



## **Article 6(3) Appropriate Assessment Screening Report**

Cork City Northwest  
Regeneration Phase 4A



## DOCUMENT DETAILS

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Prepared By:

**MKO  
Tuam Road  
Galway  
Ireland  
H91 VW84**



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# 1. INTRODUCTION

## 1.1 Background

MKO has been appointed to provide the information necessary to allow the competent authority to conduct an Article 6(3) Screening for Appropriate Assessment to accompany a Part 8 Planning Application. The application is for the provision of 43 housing units in Knocknaheeny, Cork City. The proposed development, which is referred to as Phase 4A, forms part of the overall Cork City Northwest Regeneration Masterplan.

Screening for Appropriate Assessment is required under Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive). Where it cannot be excluded that a project or plan, either alone or in combination with other projects or plans, would have a significant effect on a European Site then same shall be subject to an appropriate assessment of its implications for the site in view of the site's conservation objectives. The current project is not directly connected with, or necessary for, the management of any European Site consequently the project has been subject to the Appropriate Assessment Screening process.

The assessment in this report is based on a desk study and field surveys undertaken in May 2021. It specifically assesses the potential for the proposed development to impact on European sites in the absence of any best practice, mitigation or preventative measures.

This Appropriate Assessment Screening Report has been prepared in accordance with the European Commission's *Assessment of Plans and Projects Significantly affecting Natura 2000 Sites: Methodological Guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC* (EC, 2001) and *Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC* (EC, 2018) as well as the Department of the Environment's *Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities* (DoEHLG, 2010).

In addition to the guidelines referenced above, the following relevant documents were also considered in the preparation of this report:

1. *Council of the European Commission (1992) Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora. Official Journal of the European Communities. Series L 20, pp. 7-49.*
2. *EC (2000) Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC, Office for Official Publications of the European Communities, Luxembourg.*
3. *EC (2007) Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence. Opinion of the commission,*
4. *EC (2013) Interpretation Manual of European Union Habitats. Version EUR 28. European Commission.*

## 1.2 Appropriate Assessment

### 1.2.1 Screening for Appropriate Assessment

Screening is the process of determining whether an Appropriate Assessment is required for a plan or project. Under Part XAB of the Planning and Development Act, 2000, as amended, screening must be carried out by the Competent Authority. As per Section 177U of the Planning and Development Act, 2000, as amended '*A screening for appropriate assessment shall be carried out by the competent authority to assess, in view of best scientific knowledge, if that Land use plan or proposed development,*

*individually or in combination with another plan or project is likely to have a significant effect on the European site*'. The Competent Authority's determination as to whether an Appropriate Assessment is required must be made on the basis of objective information and should be recorded. The Competent Authority may request information to be supplied to enable it to carry out screening.

Consultants or project proponents may provide for the competent authority, the information necessary for them to determine whether an Appropriate Assessment is required and provide advice to assist them in the Article 6(3) Appropriate Assessment Screening decision.

Where it cannot be excluded beyond reasonable scientific doubt at the Screening stage, that a proposed plan or project, individually or in combination with other plans and projects, would have a significant effect on the conservation objectives of a European site, an Appropriate Assessment is required.

Where an Appropriate Assessment is required, the Competent Authority may require the applicant to prepare a Natura Impact Statement.

The term Natura Impact Statement (NIS) is defined in legislation<sup>1</sup>. An NIS, where required, should present the data, information and analysis necessary to reach a definitive determination as to 1) the implications of the plan or project, alone or in combination with other plans and projects, for a European site in view of its conservation objectives, and 2) whether there will be adverse effects on the integrity of a European site. The NIS should be underpinned by best scientific knowledge, objective information and by the precautionary principle.

This Article 6(3) Appropriate Assessment Screening Report has been prepared in compliance with the provision of section 177U of the Planning & Development Act 2010 as amended.

1.2.2

## Statement of Authority

A baseline ecological survey was undertaken on the 19<sup>th</sup> of May 2021 by Aran von der Geest Moroney (BSc) MKO. This report has been prepared by Aran von der Geest Moroney. The report has been reviewed by Sarah Mullen (BSc, MSc, PhD, ACIEEM) who has 5 years' experience in ecological assessment.

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<sup>1</sup> As defined in Section 177T of the Planning and Development Act, 2000 as amended, an NIS means a statement, for the purposes of Article 6 of the Habitats Directive, of the implications of a proposed development, on its own and in combination with other plans and projects, for a European site in view of its conservation objectives. It is required to include a report of a scientific examination of evidence and data, carried out by competent persons to identify and classify any implications for the European site in view of its conservation objectives

## 2. DESCRIPTION OF THE PROPOSED DEVELOPMENT

### 2.1 Site Location

The proposed site is located in Knocknaheeny, in the Northwest area of Cork City (Grid Ref: W 65783 72978). The Phase 4A site is predominantly a greenfield site of approximately 1.16 hectares. It fronts onto the Killala Gardens, and is bounded on the west by Knocknaheeny Avenue, on the east by Churchfield Green and on the south by Ascension Heights. The site falls within the Northwest Housing Regeneration Area Masterplan 2011. The location of the proposed development site is provided as Figure 2.1. and the proposed layout drawing is in Figure 2.2.

### 2.2 Characteristics of the Proposed Development

#### 2.2.1 Description of the project

The proposed Phase 4A of the Cork City North West Quarter Regeneration provides for the development of a new residential scheme in an existing suburban setting. The proposed development will comprise the construction of 43 no. new residential units as follows:

- 4 no. 3-storey, 3-bed houses,
- 33 no. 2-storey, 3-bed houses,
- 2 no. 2-bed, ground floor apartment,
- 4 no. 2-bed, duplex units.

The proposed works include for the provision of new roads and paths, on-street car-parking, retaining walls, boundary walls, fencing and railings, gates, handrails, surface treatments and re-grading, installation of services and utilities throughout the site, and landscaping and planting.

#### 2.2.1.1 Proposed foul water drainage

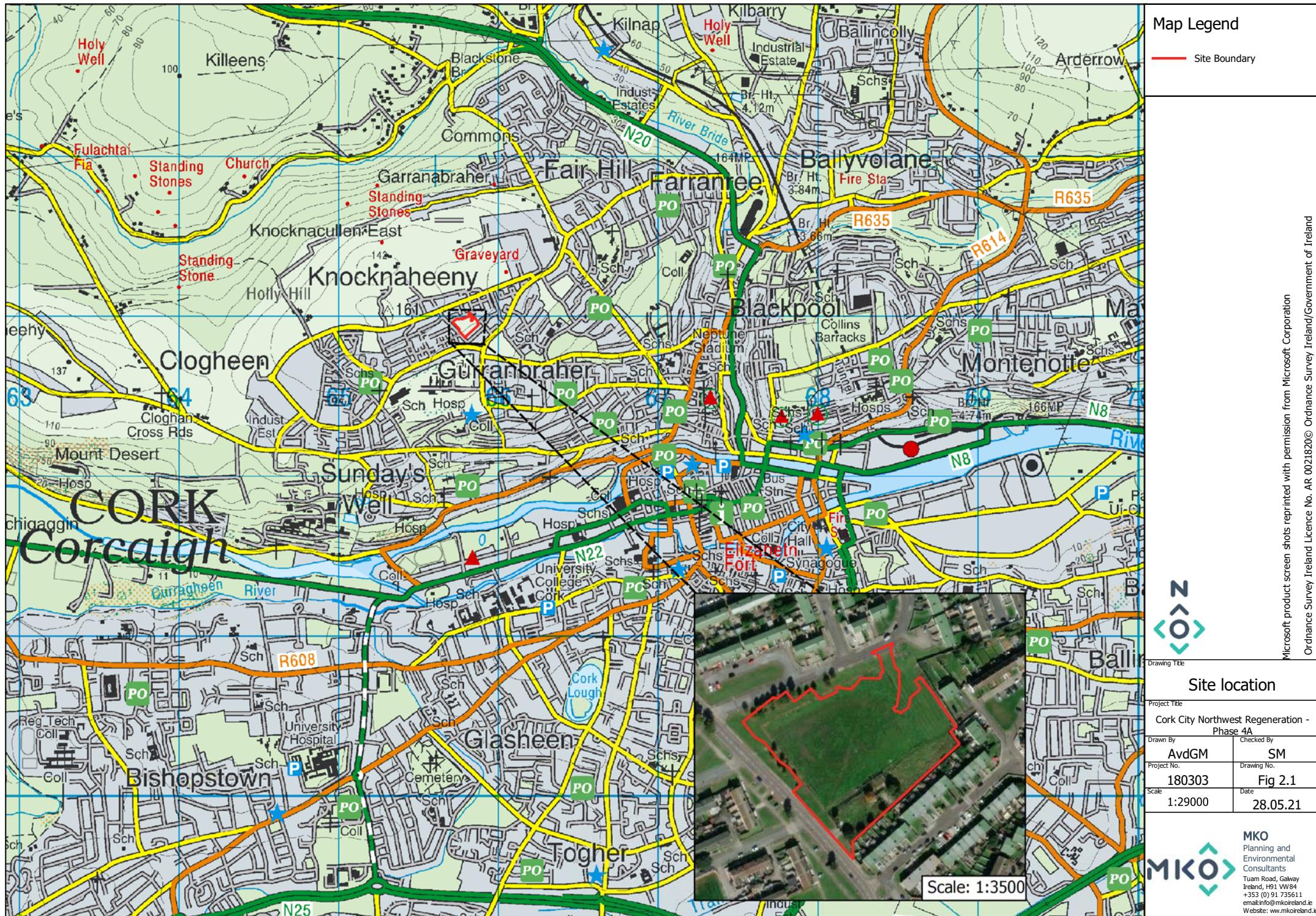
Foul water from the proposed Phase 4A development will tie directly into the new foul water infrastructure constructed as part of the proposed Phase 3B of the development masterplan which is situated to the southwest of the site. Foul water from Phase 3B in turn ties into the existing Phase 1C and Phase 2B developments which ultimately discharge to the public foul sewer for treatment at the Carrigrennan wastewater treatment plant, near Little Island.

The entire foul water network will be constructed in accordance with Irish Water Code of Practice and Standard Details.

An Pre-Connection Enquiry has been submitted to Irish Water for the proposed foul layout. A letter of confirmation of feasibility has been received from Irish Water for the proposal. The letter from Irish Water is included as Appendix 1.

#### 2.2.1.2 Proposed surface water drainage

It is proposed that all surface water from the proposed development will discharge via gravity to tie into the proposed Phase 3B storm drainage network located to the southwest of the site. Storm water from Phase 3B will tie into the storm water infrastructure for the existing Phase 1C and Phase 2B developments which ultimately discharge to the public storm water network. Prior to reaching the existing public storm water network, storm water flows generated will be attenuated by means of an





attenuation tank and hydrobrake device in order to limit the surface water flow from the development site to the equivalent of the runoff rate under the existing conditions.

An allowance has also been made for the tie in of future phases in line with the development masterplan. A hydro-brake manhole has been included to allow for future installation of a flow control device, once attenuation associated with the future Phase 5A is constructed. The flow control device will be designed and installed as part of the future Phase 5A storm water design strategy.

2.2.2

## Description of the Baseline Ecological Environment

Assessing the impacts of any project and associated activities requires an understanding of the ecological baseline conditions prior to and at the time of the project proceeding. Ecological baseline conditions are those existing in the absence of proposed activities (CIEEM 2018). A multidisciplinary walkover survey was conducted on the 19<sup>th</sup> of May 2021 in line with NRA (2009) guidelines (Ecological Surveying Techniques for Protected Flora and Fauna during the Planning of National Road Schemes) by Aran von der Geest Moroney (BSc.).

The site of the proposed development consists primarily of a sports field and adjacent areas of grassland, classified as **Amenity grassland (GA2)/ Dry meadows and grassy verges (GS2)**, characterized by yarrow (*Achillea millefolium*), dandelion (*Taraxacum officinale* agg.), *Festuca spp.*, daisy (*Bellis perennis*), clover (*Trifolium repens*) common nettle (*Urtica dioica*), broad leaved dock (*Rumex obtusifolius*), creeping buttercup (*Ranunculus repens*) and ribwort plantain (*Plantago lanceolata*) (Plate 2.1). Footpaths within the site boundary are classified as **Buildings and artificial surfaces (BL3)**.

The South-West of the site consists of a fenced off area classified as **Scrub (WS1)**, **Recolonising bare ground (ED3)**, and **Buildings and artificial surfaces (BL3)** containing species such as sycamore (*Acer pseudoplatanus*), willow (*Salix spp.*), bramble (*Rubus fructicosus*), gorse (*Ulex europaeus*), rosebay willowherb (*Epilobium angustifolium*) common nettle, butterfly-bush (*Buddleja davidii*), creeping buttercup, ragwort (*Jacobaea vulgaris*), dandelion, ribwort plantain and thistle (*Cirsium spp.*) (Plate 2.2).

Other habitats present include a scattered **Treeline (WL2)** along the western and northern site boundaries.

No watercourses were identified within or adjacent to the proposed development site boundary.

No Annex I listed habitats were identified within the site during the site visit.



Plate 2.1 Sports field area and adjacent grassland defined as Amenity grassland (GA2)/Dry meadows and grassy verges (GS2).



Plate 2.2 Fenced off area at the south west of the site defined as Scrub (WS1), Recolonising bare ground (ED3), and Buildings and artificial surfaces (BL3).

## 2.2.3

### Fauna

The walkover survey was designed to detect the presence, or likely presence, of a range of protected species associated with European protected sites. No evidence of Annex II species associated with any

SAC or Special Conservation Interest (SCI) bird species associated with any SPA was recorded within the site boundaries.

2.2.4

## Significance of Habitats & Species

Ecological evaluation follows a methodology that is set out in Chapter 3 of the ‘Guidelines for Assessment of Ecological Impacts of National Roads Schemes’ (NRA, 2009). The habitats within and adjacent to the works site were evaluated in accordance with the criteria developed by the NRA (2009b), which classifies sites in terms of their ecological importance, i.e. ‘international importance’, ‘national importance’, ‘county importance’, ‘local importance (higher value)’ or ‘local importance (lower value)’.

None of the habitats within the works areas correspond to habitats listed on Annex I of the EU Habitats Directive.

The built habitats, scrub, recolonising bare ground bare and grassland habitats that are present within the site, given their highly modified nature, are of Local Importance (Lower Value) as they contain areas which are of some local importance for wildlife.

Faunal populations associated with EU site were not recorded and the development site does provide suitable habitat to support such populations.

### 3. IDENTIFICATION OF RELEVANT EUROPEAN SITES

#### 3.1 Identification of the European Sites within the Likely Zone of Impact

The following methodology was used to establish which European Sites are within the Likely Zone of Impact of the proposed development:

- Initially the most up to date GIS spatial datasets for European designated sites and water catchments were downloaded from the NPWS website ([www.npws.ie](http://www.npws.ie)) and the EPA website ([www.epa.ie](http://www.epa.ie)) on the 30/06/2021. The datasets were utilized to identify European Sites which could feasibly be affected by the proposed development.
- All European Sites within a distance of 15km surrounding the development site were identified and are shown on Figure 3.1. In addition, the potential for connectivity with European Sites at distances of greater than 15km from the proposed development was also considered in this initial assessment. In this case, no potential connectivity with sites located at a distance of over 15km from the proposed development was identified.
- The catchment mapping was used to establish or discount potential hydrological connectivity between the site of the proposed development and any European Sites. The hydrological catchments are also shown in Figure 3.1.
- Table 3.1, provides details of all relevant European Sites as identified in the preceding steps and assesses which are within the likely Zone of Impact. The assessment considers any likely direct or indirect impacts of the proposed development, both alone and in combination with other plans and projects, on European Sites by virtue of the following criteria: size and scale, land-take, distance from the European Site or key features of the site, resource requirements, emissions, excavation requirements, transportation requirements and duration of construction, operation and decommissioning were considered in this screening assessment
- The site synopses and conservation objectives of these sites, as per the NPWS website ([www.npws.ie](http://www.npws.ie)), were consulted and reviewed at the time of preparing this report 30/06/2021. Figure 3.1 shows the location of the proposed development in relation to all European sites within 15km of the proposed development.
- Where potential pathways for Significant Effect are identified, the site is included within the Likely Zone of Impact.

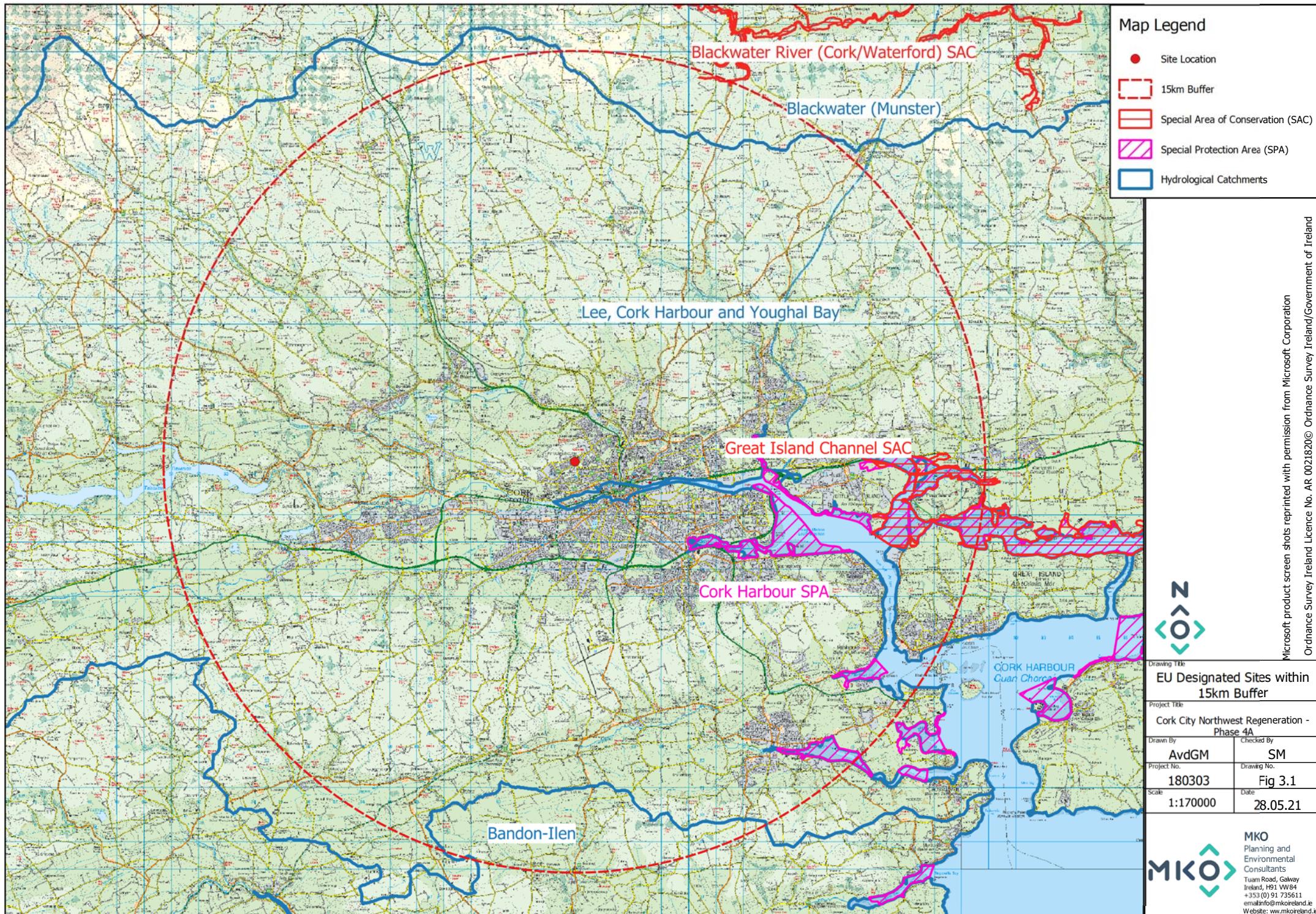


Table 3.1 Identification of Designated sites within the Likely Zone of Impact

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, <a href="http://www.npws.ie">www.npws.ie</a> on the 30/06/2021	Conservation Objectives	Likely Zone of Impact Determination
<b>Special Areas of Conservation (SAC)</b>			
<p>Great Island Channel SAC [001058]</p> <p><b>Distance:</b> 10.5km</p>	<ul style="list-style-type: none"> <li>➢ Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>➢ Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]</li> </ul>	<p>Detailed conservation objectives for this site (Version 1, June 2014) were reviewed as part of the assessment and are available at <a href="http://www.npws.ie">www.npws.ie</a></p>	<p>There will be no direct effects as the project footprint is located entirely outside all European designated sites.</p>
<p>Blackwater River (Cork/Waterford) SAC [002170]</p> <p><b>Distance:</b> 14.7km</p>	<ul style="list-style-type: none"> <li>➢ Freshwater Pearl Mussel (<i>Margaritifera margaritifera</i>) [1029]</li> <li>➢ White-clawed Crayfish (<i>Austropotamobius pallipes</i>) [1092]</li> <li>➢ Sea Lamprey (<i>Petromyzon marinus</i>) [1095]</li> <li>➢ Brook Lamprey (<i>Lampetra planeri</i>) [1096]</li> <li>➢ River Lamprey (<i>Lampetra fluviatilis</i>) [1099]</li> <li>➢ Twaite Shad (<i>Alosa fallax</i>) [1103]</li> <li>➢ Atlantic Salmon (<i>Salmo salar</i>) (only in fresh water) [1106]</li> <li>➢ Estuaries [1130]</li> <li>➢ Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>➢ Perennial vegetation of stony banks [1220]</li> <li>➢ Salicornia and other annuals colonizing mud and sand [1310]</li> <li>➢ Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]</li> </ul>	<p>Detailed conservation objectives for this site (Version 1, July 2012) were reviewed as part of the assessment and are available at <a href="http://www.npws.ie">www.npws.ie</a></p>	<p>There is no hydrological connectivity between the proposed development site and any SAC. There are no watercourses within or adjacent to the proposed development which could act as conduits for pollution. No complete source – pathway – receptor chain for impact was identified and therefore no pathway for indirect effects on any SAC exists.</p> <p><b>These sites are not within the Likely Zone of Impact and no further assessment is required.</b></p>

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, <a href="http://www.npws.ie">www.npws.ie</a> on the 30/06/2021)	Conservation Objectives	Likely Zone of Impact Determination
	<ul style="list-style-type: none"> <li>➢ Otter (<i>Lutra lutra</i>) [1355]</li> <li>➢ Mediterranean salt meadows (<i>Juncetalia maritime</i>) [1410]</li> <li>➢ Killarney Fern (<i>Trichomanes speciosum</i>) [1421]</li> <li>➢ Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260]</li> <li>➢ Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0]</li> <li>➢ Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0]</li> <li>➢ <i>Taxus baccata</i> woods of the British Isles [91J0]</li> </ul>		
Special Protection Area (SPA)			
Cork harbour SPA [004030] <b>Distance:</b> 4.9km	<ul style="list-style-type: none"> <li>➢ Little Grebe (<i>Tachybaptus ruficollis</i>) [A004]</li> <li>➢ Great Crested Grebe (<i>Podiceps cristatus</i>) [A005]</li> <li>➢ Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> <li>➢ Grey Heron (<i>Ardea cinerea</i>) [A028]</li> <li>➢ Shelduck (<i>Tadorna tadorna</i>) [A048]</li> <li>➢ Wigeon (<i>Anas penelope</i>) [A050]</li> <li>➢ Teal (<i>Anas crecca</i>) [A052]</li> <li>➢ Pintail (<i>Anas acuta</i>) [A054]</li> <li>➢ Shoveler (<i>Anas clypeata</i>) [A056]</li> </ul>	Detailed conservation objectives for this site (Version 1, December 2014) were reviewed as part of the assessment and are available at <a href="http://www.npws.ie">www.npws.ie</a>	There will be no direct effects as the project footprint is located entirely outside the designated site.  There is no hydrological connectivity between the proposed development site and this SPA. There are no watercourses within or adjacent to the proposed development which could act as conduits for pollution. The proposed development site does not provide t

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, <a href="http://www.npws.ie">www.npws.ie</a> on the 30/06/2021)	Conservation Objectives	Likely Zone of Impact Determination
	<ul style="list-style-type: none"> <li>➢ Red-breasted Merganser (<i>Mergus serrator</i>) [A069]</li> <li>➢ Oystercatcher (<i>Haematopus ostralegus</i>) [A130]</li> <li>➢ Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>➢ Grey Plover (<i>Pluvialis squatarola</i>) [A141]</li> <li>➢ Lapwing (<i>Vanellus vanellus</i>) [A142]</li> <li>➢ Dunlin (<i>Calidris alpina alpina</i>) [A149]</li> <li>➢ Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>➢ Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>➢ Curlew (<i>Numenius arquata</i>) [A160]</li> <li>➢ Redshank (<i>Tringa tetanus</i>) [A162]</li> <li>➢ Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]</li> <li>➢ Common Gull (<i>Larus canus</i>) [A182]</li> <li>➢ Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</li> <li>➢ Common Tern (<i>Sterna hirundo</i>) [A193]</li> <li>➢ Wetlands [A999]</li> </ul>		<p>suitable habitat for any SCI species associated with this SPA. No complete source – pathway – receptor chain for impact was identified. There is no pathway for indirect effect on this SPA as a result of the proposed development.</p> <p><b>This site is not within the Likely Zone of Impact and no further assessment is required.</b></p>

3.2

## Likely Cumulative Impact of the Proposed Works on European Sites, in-combination with other plans and projects

The potential for the proposed development to contribute to a cumulative impact on European Sites was considered. The online planning system for Cork City Council was consulted on the 30/06/2021. The search was made within the Knocknaheeny area within the last 5 years. Results included:

- Permission to install a rooftop photovoltaic solar panel ray consisting of approximately 519 Sqm of solar panels and associated full arrest system fixed to the southern roof slop of existing building (Planning Ref: 2039433),
- Permission to construct a granny flat extension to the side. Attic conversion to bedroom front porch dormer type window to rear. Velux window to front. Install 2 no windows to front bay window to front remove front railing and construct 1.50m high wall to front and side. Install hard standing for off road parking and wheelchair access within the curtilage of the site and ancillary works all to existing dwelling at 4 Churchfield Hill Churchfield Cork (Planning Ref: 2039293),
- Permission for the construction of rain shelter canopy located to the front elevation of the existing building (Planning Ref: 2039040),
- Permission for the construction of a two storey detached dwelling (2 bedrooms), new pedestrian entrance and all associated site works (Planning Ref: 1938944),
- Permission for the retention of the entrance gate and driveway at the existing dwelling (Planning Ref: 1938717),
- Permission for retention of attic conversion for storage purposes, all to existing dwelling at No.28 Churchfield Place East, Churchfield, Cork (Planning Ref: 1938348),
- Retention and completion of extension to existing domestic garage and change of use of same to granny flat (Planning Ref: 194919),
- To construct a two storey extension to the front of existing clubhouse. This new extension will accommodate changing rooms, a meeting room / function area, office, kitchen, toilets. New foul and storm sewers to replace existing old combined sewer and all associated ancillary site development works (Planning Ref: 194596),
- Permission to demolish existing front porch along with side and rear extensions, internal alterations to existing ground floor, to replace first floor windows, to construct a new single storey front, side and rear extension, to move and widen existing site entrance along with all associated site works (Planning Ref: 1838006),
- Permission is sought for the demolition of section of existing boundary wall, construction of new gated opening in boundary wall, construction of new footpath connecting Primary Care Centre to Heather House, construction of new footpath connecting Heather House to public footpath on Harbour View Road, construction of new fence and gates, ancillary site works and all associated external works (Planning Ref: 1837972),
- Permission for the construction of new prefabricated ASD classroom building and ancillary facilities (Planning Ref: 1837750),
- A 2-storey mixed use building consisting of a ground floor unit for crèche and community use, 2 no (1-bed) apartments at first floor and all associated site works with same road layout as in previously permitted development PL Reg. No. 08/4893 and 13/6007, bounded by Meadow Crescent, Meadow Avenue and Meadow Green including public open space (Planning Ref: 184444),
- Permission for construction of 22 no. residential units (8 no. ground floor apartments with 8 no. two storey duplex apartments units over 6 no. semi detached dwelling

houses) bin storage units new site entrance and all associated site works (Planning Ref: 1737671),

- Retention of extensions to existing premises (Planning Ref: 1737651),
- Permission is sought for the installation of a 3m high lamp post style relief vent stack servicing the existing above ground natural gas pressure reduction unit with all ancillary services and associated site works (Planning Ref: 1737254),
- Permission for Residential development of 17 no. dwelling houses, 1 apartment and 1 retail/café unit and all associated site works with the same road layout as in previously permitted development Pl. Reg. Nos. 08/4893 and 13/6007, bounded by Meadow Crescent, Meadow Avenue and Meadow Green including public open space (Planning Ref: 175285),
- Permission for a housing development of 9 dwelling houses - 4 two storey 2-beds and 5 two storey with attic accommodation 3-beds, and all associated site works and new entrance onto Meadow Walk (Planning Ref: 175164),
- Permission to construct a single-storey extension to the front of existing dwelling (Planning Ref: 1637208),
- Permission for the change of use of existing two storey dwelling house (consisting of 2no. residential units) to retail unit, construction of a single storey extension to rear and façade alterations to existing building to serve proposed retail unit and all ancillary site works (Planning Ref: 1637178),
- Permission to construct a ground floor extension to the front of dwelling (Planning Ref: 1636736),
- Permission for the following, namely; to construct new single storey extension at side of dwelling house (north west facing side), new two storey extension at rear and side of dwelling house (North east and south east facing sides), new porch area at front, new window at side at first floor (north west facing sides), alterations including new French doors at first floor in lieu of existing windows (south east facing side), new balcony area at first floor at side (south east facing side), new 1.8m boundary wall at side boundary (south east facing side), two new velux roof lights in existing roof (south east facing side) and all associate site works (Planning Ref: 1636707),
- Permission for Construction of 44 dwelling houses and all associated site works with the same road layout as in previously permitted development - Pl. Reg. No. 07/10015 (Planning Ref: 166411)

Cork City Council is carrying out a programme of regeneration in Knocknaheeny, Cork City. The scheme is known as 'City Northwest Quarter Regeneration (CNWQR)' and a masterplan for same was adopted by Cork City Council in 2011. A review of the Cork City Northwest Regeneration, Masterplan & Implementation Report (Housing Agency 2011) was undertaken to inform the potential for cumulative impact assessment. Overall, the regeneration will involve the demolition of approximately 450 houses and their replacement with approximately 650 new homes. The adopted masterplan provided for five (5) separate phases of development, Phase 1-5. However, for numerous practical and constructability reasons, the regeneration programme is being carried out over multiple phases (and sub-phases) and the implementation will take a number of years. The scheme is subject to funding on a project by project basis under the Social Housing Investment Programme (SHIP) through the Department of Housing, Planning and Local Government (DHPLG). Master Drawing Phase Numbering rev 2020, Appendix 1, provides an up to date overview of the proposed phasing of the redevelopment. The following information briefly describes the existing/completed phases of the development, the current phases under consideration and future phases of the plan. However, it should be noted that the implementation of the future phases of the masterplan are subject to planning permission and funding.

Works already advanced/consented under part 8:

- Phase 1A (23 units), completed in 2015,

- Phase 1B (29 units), completed in 2017. Advanced/consented under part 8,
- Phase 2A Demolition, Completed in 2017. 54 existing houses demolished. Advanced/consented under part 8,
- Phase 2A New Housing (47 units), construction completed 2020. Advanced/consented under part 8,
- Phase 2B Demolition works, completed 2018, 30 existing houses demolished. Advanced/consented under part 8,
- Phase 2B New Housing (39 units), designed by DTA (Derek Tynan Architects) shortly going for construction tender. Construction to commence Q3 2021 approx. Advanced/consented under part 8,
- Phase 1C New Housing (41 units), designed by DTA (Derek Tynan Architects) shortly going for construction tender. Construction to commence Q3 2021 approx. Advanced/consented under part 8,
- Phase 2C New Housing (24 units), designed by Housing Agency for Cork City Council, currently under construction. Advanced/consented under part 8,
- Phase 3B Demolition, ongoing. 73 existing houses to be demolished (6 demolished to date, 12 to be demolished shortly). Advanced/consented under part 8.

The following phase of the masterplan is currently under review for submission for planning permission and has also been considered in-combination with the proposal:

- Phase 3B New Housing (62 units), design ongoing by City Architect's Dept for Cork City Council, shortly going for Part 8 [AA and EIA Screening Reports will support the part 8 'application'],

Any later phases of the proposed Cork City North-West Regeneration Scheme Masterplan will be subject to their own separate assessment.

The Cork City Development Plan 2015-2021 and Draft Cork County Development Plan 2021 were also consulted.

The Proposed Phase 4A does not have the potential to result in any significant direct or indirect effect on any European Site. As a result, it cannot contribute to any cumulative effect on any European Site.

## 4. ARTICLE 6(3) APPROPRIATE ASSESSMENT SCREENING STATEMENT AND CONCLUSIONS

The findings of this Screening Assessment are presented following the European Commission's Assessment of Plans and Projects Significantly affecting Natura 2000 Sites: Methodological Guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC (EC, 2001) and Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC (EC, 2018) as well as the Department of the Environment's Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (DoEHLG, 2010).

### 4.1 Data Collected to Carry Out Assessment

In preparation of the report, the following sources were used to gather information:

- Review of NPWS Site Synopses, Conservation Objectives for the European Sites
- Review of 2013 and 2007 EU Habitats Directive (Article 17) Reports.
- Review of OS maps and aerial photographs of the site of the proposed project.
- Review of other plans and projects within the area.
- Site visits conducted by Aran von der Geest Moroney on the 19<sup>th</sup> of May 2021.

### 4.2 Concluding Statement

It is concluded beyond reasonable scientific doubt, in view of best scientific knowledge, on the basis of objective information and in light of the conservation objectives of the relevant European sites, that the proposed development, individually or in combination with other plans and projects, will not have a significant effect on any European Site.

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## APPENDIX 1

*LETTER FROM IRISH WATER*

Martin O' Sullivan

Unit 2B, 2200 Avenue 2000  
Cork Airport Business Park  
Co. Cork  
T12R279

Uisce Éireann  
Bosca OP 448  
Oifig Sheachadta na  
Cathrach Theas  
Cathair Chorcaí

8 February 2021

Irish Water  
PO Box 448,  
South City  
Delivery Office,  
Cork City.

[www.water.ie](http://www.water.ie)

**Re: CDS21000293 pre-connection enquiry - Subject to contract | Contract denied**

**Connection for Housing Development of 43 unit(s) at Cork North West Quarter Regeneration,  
Kilmore Road Lower, Cork, Cork**

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Cork North West Quarter Regeneration, Kilmore Road Lower, Cork, Cork (the **Premises**). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

SERVICE	OUTCOME OF PRE-CONNECTION ENQUIRY
	<u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u>
Water Connection	Feasible without infrastructure upgrade by Irish Water
Wastewater Connection	Feasible without infrastructure upgrade by Irish Water
SITE SPECIFIC COMMENTS	
Water Connection	Connections can be made to the water mains as per the drawings provided with this enquiry
Wastewater Connection	Connection can be made to the sewer at the south west of the site
The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.	

**The map included below outlines the current Irish Water infrastructure adjacent to your site:**



Reproduced from the Ordnance Survey of Ireland by Permission of the Government. License No. 3-3-34

Whilst every care has been taken in its compilation Irish Water gives this information as to the position of its underground network as a general guide only on the strict understanding that it is based on the best available information provided by each Local Authority in Ireland to Irish Water. Irish Water can assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided and does not accept any liability whatsoever arising from any errors or omissions. This information should not be relied upon in the event of excavations or any other works being carried out in the vicinity of the Irish Water underground network. The onus is on the parties carrying out excavations or any other works to ensure the exact location of the Irish Water underground network is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

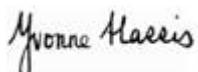
## General Notes:

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.

- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email [datarequests@water.ie](mailto:datarequests@water.ie)
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Brian O'Mahony from the design team on 022 52205 or email [bomahony@water.ie](mailto:bomahony@water.ie) For further information, visit **www.water.ie/connections**.

Yours sincerely,



**Yvonne Harris**

**Head of Customer Operations**



Planning and  
Environmental  
Consultants

# **Environmental Impact Assessment Screening Report**

Cork City Northwest  
Regeneration Phase 4A



## DOCUMENT DETAILS

Client: **Cork City Council**

Project Title: **Cork City Northwest Regeneration Phase 4A**

Project Number: **180303**

Document Title: **Environmental Impact Assessment Screening Report**

Document File Name: **EIA SR F - 2021.06.30- 180303**

Prepared By:  
**MKO**  
**Tuam Road**  
**Galway**  
**Ireland**  
**H91 VW84**



Rev	Status	Date	Author(s)	Approved By
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## 1. INTRODUCTION

MKO has been instructed by Cork City Council to complete an Environmental Impact Assessment (EIA) screening exercise to accompany a Section 8 Planning Application for the provision of 43 housing units in Knocknaheeny, Cork City. The proposed development which is referred to as Phase 4A, forms part of the overall Cork City Northwest Regeneration Masterplan.

This EIA Screening exercise was undertaken to determine if EIA is required for the proposed development as set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000 (as amended) (the Act) and in Schedule 5 of the Planning and Development Regulations, 2001 as amended (the Regulations). Certain projects, listed in Schedule 5 of the regulations, due to their always having the potential for significant environmental effects, require mandatory EIA. Others, also listed in the Schedule 5 of the regulations, contain threshold levels and for projects that fall below these thresholds it is the decision of the competent authority to decide if an EIA (and the associated Environmental Impact Assessment Report (EIAR) is required.

Whether a 'sub threshold' development should be subject to EIA is determined by the likelihood that the development would result in significant environmental effects. Significant effects may arise due to the nature of the development, its scale or extent and its location in relation to the characteristics of the receiving area, particularly sensitive environments.

This report documents the methodology employed to complete the screening exercise, having regard to relevant legislation and guidance documents. It also sets out a clear rationale for each decision made in the process.

The application is also accompanied by an Article 6(3) Appropriate Assessment Screening Report (AASR) which has also been prepared by MKO.

This EIA Screening Report is cognisant of the findings of all relevant site and desk studies and are referenced where appropriate in this report.

### 1.1 Statement of Authority

A baseline ecological survey was undertaken on the 19th of May 2021 by Aran von der Geest Moroney (BSc) MKO. The EIA Screening exercise has been compiled by Ellen Costello who joined MKO in November 2019. Ellen holds a BSc (Hons) in Earth Science, and a MSc (Hons) in Climate Change: Integrated Environmental and Social Science Aspects. Ellen's key strengths and expertise are Environmental Protection and Management, Environmental Impact Statements, Project Management, and GIS Mapping and Modelling. The report was reviewed by Owen Cahill (BSc. MSc.) who has over eight years' experience in the environmental consultancy sector. Owen completed an MSc. in Environmental Engineering at Queens University, Belfast in 2010. Owen is full member of IEMA (MIEMA) as well as a Chartered Environmentalist (CEnv).

## 2. DESCRIPTION OF THE PROPOSED DEVELOPMENT

### 2.1 Site Location

The proposed site is located in Knocknaheeny, in the Northwest area of Cork City (Grid Ref: W 65783 72978). The Phase 4A site is predominantly a greenfield site measuring of an area of approximately 1.16 hectares. It fronts onto the Killala Gardens, and is bounded on the west by Knocknaheeny Avenue, on the east by Churchfield Green and on the south by Ascension Heights. The site falls within the Northwest Housing Regeneration Area Masterplan 2011. The general location of the proposed development site is provided as Figure 2-1 and the proposed layout drawing is in Figure 2-2.

### 2.2 Development Description

The proposed Phase 4A of the Cork North West Quarter Regeneration provides for the development of a new residential scheme in an existing suburban setting. The subject site is currently a greenfield site, previously used as a local football pitch, and occupies an area of 1.16Ha. The housing estate of Killala Gardens is situated to the north, Churchfield Green lies to the east, Ascension Heights is situated to the south while the Knocknaheeny Avenue provides a boundary to the west of the site. The proposed development identifies will comprise the construction of 43 no. new residential units. It includes the following Unit Mix & Type:

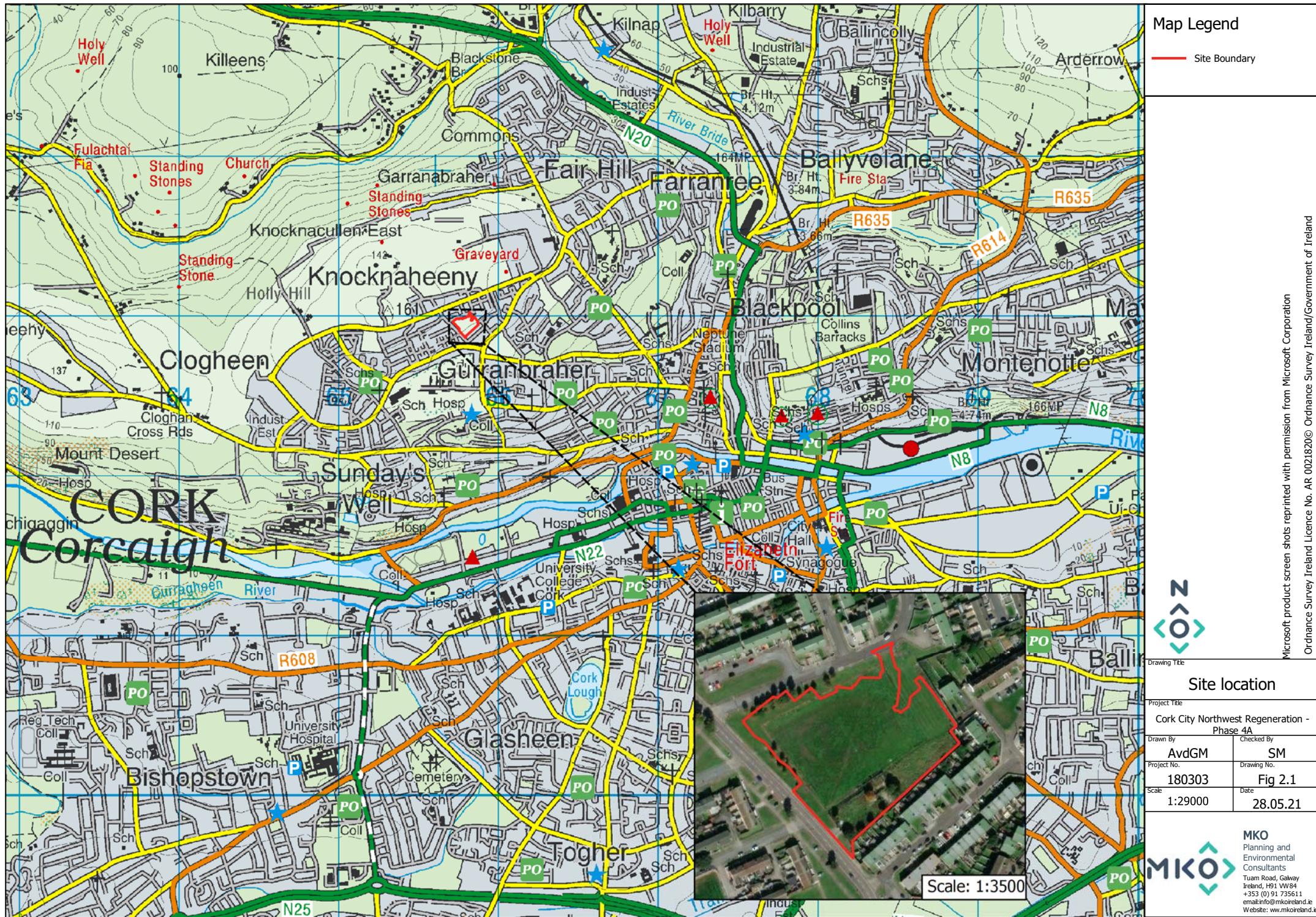
- 4 no. 3-storey, 3-bed houses,
- 33 no. 2-storey, 3-bed houses,
- 2 no. 2-bed, ground floor apartment,
- 4 no. 2-bed, duplex units.

The proposed works include for the provision of new roads and paths, on-street car-parking, retaining walls, boundary walls, fencing and railings, gates, handrails, surface treatments and re-grading, installation of services and utilities throughout the site, and landscaping and planting.

Foul water from the proposed Phase 4A development will tie directly into the new foul water infrastructure constructed as part of the proposed Phase 3B of the development masterplan which is situated to the southwest of the site. Foul water from Phase 3B in turn ties into the existing Phase 1C and Phase 2B developments which ultimately discharge to the public foul sewer for treatment at the Carrigrennan wastewater treatment plant, near Little Island. The site layout is shown in Figure 2.2.

### 2.3 Construction Methodology

The proposed development will be completed using standard construction methodology and materials. The housing will be constructed on ground bearing reinforced concrete foundations. The foundations will be excavated to a competent stratum on to which the foundations will be installed. The housing will comprise a standard masonry build structure. Surface and foul water drainage will connect to the existing drainage network.





3.

# ENVIRONMENTAL IMPACT ASSESSMENT SCREENING EXERCISE

3.1

## Relevant Environment Impact Assessment Legislation

Environmental Impact Assessment (EIA) requirements derive from Council Directive 85/337/EEC (as amended by Directives 97/11/EC, 2003/35/EC and 2009/31/EC) and as codified and replaced by Directive 2011/92/EU of the European Parliament and the Council on the assessment of the effects of certain public and private projects on the environment and as amended in turn by Directive 2014/52/EU.

The consolidated European Union Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (the ‘EIA Directive’), was transposed into Irish planning legislation by the Planning and Development Acts 2000 to 2018 and the Planning and Development Regulations 2001 to 2018 (the ‘Regulations’). The EIA Directive was amended by Directive 2014/52/EU (the ‘amended Directive’) which has been transposed into Irish law with the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018). As of the 1<sup>st</sup> of January 2019, the new regulations come into operation.

The new legislation requires screening to be undertaken to determine whether or not specified public or private developments are likely to have significant effects on the environment and, as such, require EIA to be carried out prior to a decision on a development consent application being made.

3.2

## Methodology

Screening is a process used to establish whether an EIA is required for a proposed development. There are a number of steps in the screening process.

The mandatory requirement for an EIA is generally based on the nature or scale of a proposed development, as set out in Annex I and II of the amended Directive. This identifies certain types and scales of development, generally based on thresholds of scale, for which EIA is mandatory.

The European Commission (2017) have published a *Guidance on Screening* document (Directive 2011/92/EU as amended 2014/52/EU) which summarises the need for an EIA based on specific measures and/or limits, according to predefined criteria such as the projects characteristics, location and/or certain project features such as a projects potential impacts.

In addition, there is sometimes a requirement for EIA 'sub-threshold' developments and, in this respect, it may be necessary to undertake a screening exercise to assess whether the proposed development requires the preparation of an EIAR.

A methodology was developed to formally screen the proposed development, which was based on Environmental Impact Assessment (EIA), *Guidance for Consent Authorities regarding Sub-threshold Development* (EPA, 2003) and the recent 2017 guidance issued by the EU. The screening exercise is divided into a section on Mandatory EIA and another on Sub-threshold or Discretionary EIA. In each section below a screening matrix is presented which examines the requirement for EIA according to the criteria set out in the relevant legislation. The rationale behind the responses within the matrix is provided at the end of each section.

3.3

## Mandatory Environment Impact Assessment

Section 172 of the Planning & Development Act 2000 (as amended), provides the legislative basis for mandatory EIA. It states the following:

*“An environmental impact assessment shall be carried out by a planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either:*

- 1. the proposed development would be of a class specified in –*  
*(i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either*  
*I. such development would exceed any relevant quantity, area or other limit specified in that Part, or*  
*II. no quantity, area or other limit is specified in that Part in respect of the development concerned,*

or

- (ii) Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either –*  
*I. such development would exceed any relevant quantity, area or other limit specified in that Part, or*  
*II. no quantity, area or other limit is specified in that Part in respect of the development concerned,*

or

- 1. (i) the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not exceed the relevant quantity, area or other limit specified in that Part, and*
- 2. (ii) the planning authority or the Board, as the case may be, determines that the proposed development would be likely to have significant effects on the environment.”*

Further to the above, Schedule 5 of the Planning & Development Regulations 2001, as amended sets out a number of classes and scales of development that require EIA.

With regards to the proposed development, the provisions of Schedule 5 require an EIA to be undertaken where it is proposed to carry out the following -

“Construction of more than 500 dwelling units”, as per Class 10 (b)(i) of the Schedule and (iv) urban development which would involve an area greater than either 10 hectares (built up area) or 20 hectares (elsewhere), and also (possibly):

- Class 10 (dd) private roads of 2km in length;
- Class 15 any sub-threshold project in Schedule 5 Part 2 which would be likely to have significant effects on the environment.

The proposed Phase 4A does not exceed the 500 unit threshold, does not propose urban development of an area greater than 10 hectares and does not require greater than 2km of private roads and therefore is not subject to mandatory EIA.

Schedule 5 Subsection 13 of the Planning and Development Regulations 2001 (as amended) (Regulations) outlines the instances where changes and extension developments are required to be accompanied by an Environmental Impact Assessment Report (EIAR).

These are as follows;

- a. Any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would: -*
      - i. result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and*
      - ii. result in an increase in size greater than 25 per cent, or - an amount equal to 50 per cent of the appropriate threshold, whichever is the greater.*

In regard to the above, it is noted that the subject application relates to construction of 43 units.

When considered within the context of the phased approach of the overall City Northwest Quarter Regeneration (CNWQR) masterplan, Phase 4A and the completed and proposed projects when combined equates to 246 Units which is significantly below the primary 500 Unit EIA Threshold. Therefore, the proposed development is not subject to mandatory EIA.

However, it is important to note, each phase of development under the Masterplan is independent of the next Phase; the development of Phases 3 and 5 of the Masterplan are not integral to the development and operation of Phase 4A, and the grant of approval for Phase 4A does not materially delimit or define the subsequent phases of development.

3.4

## Projects Considered for the Cumulative Assessment

The proposed development was considered in combination with other projects in the area that could result in cumulative effects on the environment.

The online planning system for Cork City Council was consulted on the 17/05/2021. The search was made within the Knocknaheeny area within the last 5 years. Results included:

- Permission to install a rooftop photovoltaic solar panel ray consisting of approximately 519 Sqm of solar panels and associated full arrest system fixed to the southern roof slop of existing building (Planning Ref: 2039433),
- Permission to construct a granny flat extension to the side. Attic conversion to bedroom front porch dormer type window to rear . Velux window to front. Install 2 no windows to front bay window to front remove front railing and construct 1.50m high wall to front and side. Install hard standing for offroad parking and wheelchair access within the curtilage of the site and ancillary works all to existing dwelling at 4 Churchfield Hill Churchfield Cork (Planning Ref: 2039293),
- Permission for the construction of rain shelter canopy located to the front elevation of the existing building (Planning Ref: 2039040),
- Permission for the construction of a 2 storey detached dwelling (2 bedrooms), new pedestrian entrance and all associated site works (Planning Ref: 1938944),
- Permission for the retention of the entrance gate and driveway at the existing dwelling (Planning Ref: 1938717),
- Permission for retention of attic conversion for storage purposes, all to existing dwelling at No.28 Churchfield Place East, Churchfield, Cork (Planning Ref: 1938348),
- Retention and completion of extension to existing domestic garage and change of use of same to granny flat (Planning Ref: 194919),
- To construct a two storey extension to the front of existing clubhouse. This new extension will accommodate changing rooms, a meeting room / function area, office, kitchen, toilets. New foul and storm sewers to replace existing old combined sewer and all associated ancillary site development works (Planning Ref: 194596),

- Permission to demolish existing front porch along with side and rear extensions, internal alterations to existing ground floor, to replace first floor windows, to construct a new single storey front, side and rear extension, to move and widen existing site entrance along with all associated site works (Planning Ref: 1838006),
- Permission is sought for the demolition of section of existing boundary wall, construction of new gated opening in boundary wall, construction of new footpath connecting Primary Care Centre to Heather House, construction of new footpath connecting Heather House to public footpath on Harbour View Road, construction of new fence and gates, ancillary site works and all associated external works (Planning Ref: 1837972),
- Permission for the construction of new prefabricated ASD classroom building and ancillary facilities (Planning Ref: 1837750),
- A 2-storey mixed use building consisting of a ground floor unit for crèche and community use, 2 no (1-bed) apartments at first floor and all associated site works with same road layout as in previously permitted development PL Reg. No. 08/4893 and 13/6007, bounded by Meadow Crescent, Meadow Avenue and Meadow Green including public open space (Planning Ref: 184444),
- Permission for construction of 22 no. residential units (8 no. ground floor apartments with 8 no. two storey duplex apartments units over 6 no. semi detached dwelling houses) bin storage units new site entrance and all associated site works (Planning Ref: 1737671),
- Retention of extensions to existing premises (Planning Ref: 1737651),
- Permission is sought for the installation of a 3m high lamp post style relief vent stack servicing the existing above ground natural gas pressure reduction unit with all ancillary services and associated site works (Planning Ref: 1737254),
- Permission for Residential development of 17 no. dwellinghouses, 1 apartment and 1 retail/café unit and all associated site works with the same road layout as in previously permitted development Pl. Reg. Nos. 08/4893 and 13/6007, bounded by Meadow Crescent, Meadow Avenue and Meadow Green including public open space (Planning Ref: 175285),
- Permission for a housing development of 9 dwellinghouses - 4 two storey 2-beds and 5 two storey with attic accommodation 3-beds, and all associated site works and new entrance onto Meadow Walk (Planning Ref: 175164),
- Permission to construct a single-storey extension to the front of existing dwelling (Planning Ref: 1637208),
- Permission for the change of use of existing two storey dwelling house (consisting 2no. residential units) to retail unit, construction of a single storey extension to rear and façade alterations to existing building to serve proposed retail unit and all ancillary site works (Planning Ref: 1637178),
- Permission to construct a ground floor extension to the front of dwelling (Planning Ref: 1636736),
- Permission for the following, namely; to construct new single storey extension at side of dwelling house (north west facing side), new two storey extension at rear and side of dwelling house (North east and south east facing sides), new porch area at front, new window at side at first floor (north west facing sides), alterations including new French doors at first floor in lieu of existing windows (south east facing side), new balcony area at first floor at side (south east facing side), new 1.8m boundary wall at side boundary (south east facing side), two new velux roof lights in existing roof (south east facing side) and all associate site works (Planning Ref: 1636707),
- Permission for Construction of 44 dwellinghouses and all associated site works with the same road layout as in previously permitted development - Pl. Reg. No. 07/10015 (Planning Ref: 166411)

Cork City Council is carrying out a programme of regeneration in Knocknaheeny, Cork City. The scheme is known as 'City Northwest Quarter Regeneration (CNWQR)' and a masterplan for same was adopted by Cork City Council in 2011. A review of the Cork City Northwest Regeneration, Masterplan

& Implementation Report (Housing Agency 2011) was undertaken to inform the potential for cumulative impact assessment. Overall, the regeneration will involve the demolition of approximately 450 houses and their replacement with approximately 650 new homes. The adopted masterplan provided for five (5) separate phases of development, Phase 1-5. However, for numerous practical and constructability reasons, the regeneration programme is being carried out over multiple phases (and sub-phases) and the implementation will take a number of years. The scheme is subject to funding on a project by project basis under the Social Housing Investment Programme (SHIP) though the Department of Housing, Planning and Local Government (DHPLG). Drawing number CNWQR-PHASE NUMBERING-001, Appendix 1 provides an up to date overview of the proposed phasing of the redevelopment. The following information briefly describes the existing/completed phases of the development, the current phases under consideration and future phases of the plan. However, it should be noted that the implementation of the future phases of the masterplan are subject to planning permission and funding.

Works already advanced/consented under part 8:

- Phase 1A (23 units), completed in 2015,
- Phase 1B (29 units), completed in 2017. Advanced/consented under part 8,
- Phase 2A Demolition, Completed in 2017. 54 existing houses demolished. Advanced/consented under part 8,
- Phase 2A New Housing (47 units), construction completed 2020. Advanced/consented under part 8,
- Phase 2B Demolition works, completed 2018, 30 existing houses demolished. Advanced/consented under part 8,
- Phase 2B New Housing (39 units), designed by DTA (Derek Tynan Architects) shortly going for construction tender. Construction to commence Q3 2021 approx. Advanced/consented under part 8,
- Phase 1C New Housing (41 units), designed by DTA (Derek Tynan Architects) shortly going for construction tender. Construction to commence Q3 2021 approx. Advanced/consented under part 8,
- Phase 2C New Housing (24 units), designed by Housing Agency for Cork City Council, currently under construction. Advanced/consented under part 8,
- Phase 3B Demolition, ongoing. 73 existing houses to be demolished (6 demolished to date, 12 to be demolished shortly). Advanced/consented under part 8.

The following phases of the masterplan are currently under review for submission for planning permission and have also been considered in-combination with the proposal:

- Phase 3B New Housing (62 units), design ongoing by City Architect's Dept for Cork City Council, shortly going for Part 8 [AA and EIA Screening Reports needed to support the part 8 'application'],
- Later Phases of regeneration – no firm dates available at this time. No funding in place.

This assessment has been written for Phase 4A:

- Phase 4A New Housing (43 units), design ongoing by Housing Agency for Cork City Council, shortly going for Part 8 [AA and EIA Screening Reports needed to support the part 8 'application'].

The Cork City Development Plan 2015-2021 and Draft Cork County Development Plan 2021 were also consulted.

The Masterplan has been subject to SEA and AA previously, which concluded that the proposed implementation of the plan was unlikely to have significant environmental effects. Each of the subsequently completed Phases have also been subject to EIA Screening, as they comprise individual

'Projects', and have been 'Screened Out' of the need for EIA on the basis that the likelihood for significant effects on the environment could be excluded. The actual construction and operational stages of these completed developments have been carried out without any environmental effects. Given the nature of the developments i.e. residential units, the potential for ongoing environmental effects and associated potential cumulative effects with the currently proposed Phase 4A are low.

3.5

## Sub-threshold Development Requirements

Section 172 of the Planning & Development Act 2000, as amended, also sets out the basis for EIA for developments which may not be of a scale included in Schedule 5 of the Planning & Development Regulations 2001, as amended. This allows a consenting authority to require EIA where it is of the opinion that a development (although sub-threshold) is likely to have significant effects on the environment and therefore should be subject to EIA. In this context, the consideration of 'significant effect' should not be determined by reference to size only and the nature and location of a project must also be taken into account.

Class 15 of Schedule 5 provides for EIA/EIAR for developments under the relevant threshold, where the works would be likely to have significant effects on the environment. This states the following:

"Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7."

The proposed residential development is a project which falls under Schedule 5 however is considered sub-threshold as the number of units is 43 rather than the 500 unit threshold, the area of the site is less than c1.16 Ha rather than 10 ha and significantly less than 2km of road will be required.

3.6

## Sub-threshold Assessment

The 1997 amending Directive (97/11/EC) introduced guidance for Member States in terms of deciding whether or not a development is likely to have 'significant effects on the environment'. The criteria have been transposed in full into Irish legislation, in the Third Schedule to the EC EIA (Amendment) Regulations 1999 (S.I. No. 93 of 1999) and in Schedule 7 to the Planning and Development Regulations 2001 (S.I. No. 600 of 2001) (as amended).

Schedule 7A of the Planning and Development Regulations 2001, (as amended) sets out the information to be provided by the applicant or developer for the purposes of screening sub-threshold development for environmental impact assessment.

- (i) *A description of the proposed development, including in particular—*
  - (a) *a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and*
  - (b) *a description of the location of the proposed development, 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 proposed development.*
- 3) *A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—*
  - (a) *the expected residues and emissions and the production of waste, where relevant, and*
  - (b) *the use of natural resources, in particular soil, land, water and biodiversity.*

The information required by the Schedule 7A has been set out in Section 2 of this EIA Screening Report as well as within the assessment of the criteria set out on Schedule 7 which provides the description and assessment of any likely significant effects from the proposed development.

The Schedule 7 criteria are grouped under three headings as follows:

- 1) Characteristics of the Proposed Development
- 2) Location of Proposed Development
- 3) Characteristics of Potential Impacts

Each of the above groupings includes a number of criteria for consideration. The assessment of the likelihood of significant environmental effects is based on the overall consideration of all criteria and requires clear and rational judgment. The DoEHLG Guidance Document 'Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-Threshold Development' states that

*"those responsible for making the decision must exercise their best professional judgment, taking account of considerations such as the nature and size of the proposed development, the environmental sensitivity of the area and the nature of the potential effects of the development. In general, it is not intended that special studies or technical evaluations will be necessary for the purpose of making a decision."*

The Schedule 7 criteria to be reviewed are discussed in more detail, with reference to the proposed development, in the following subsections. The screening questions are based on the criteria listed under each grouped heading in Schedule 7.

In addition, the likelihood of the project having significant effects on the environment has been assessed under the criteria set out in Annex III of the amended Directive and the checklist of criteria set out European Commission (2017) *Guidance on Screening* document.

### 3.6.1 Characteristics of the Proposed Development

Table 3-1 Characteristics of the Proposed Development

Characteristics of the Proposed Development – Screening Questions	Comment
Could the scale of the proposed works be considered significant?	No. The geographic extent of the proposed works are confined to the immediate area, with the proposed number of residential units relatively modest in comparison to the existing residential area. Accordingly, there is no impact associated with the operational phase. The proposed active works area is situated on a greenfield site comprising dry meadows and grassy verges on which the residential units will be constructed. The scale of works is not considered significant when compared to the various thresholds as set out in the EIA Directive which could pertain to the proposed development.
Considered cumulatively with other adjacent proposed developments, would the size of the proposed works be considered significant?	No. The proposed works have been assessed cumulatively by MKO within this Environmental Impact Assessment (EIA) Screening Report and within the Appropriate Assessment Screening Report (AASR) and concludes that potential cumulative effects are limited. As set out in Section 3.5 above the potential for cumulative environmental effects with the completed projects (99 Units) is low. Phases 1C, 2B and 2C propose approximately 104 Units combined. When Phase 4A and the completed and proposed projects are combined this equates to 246 Units which is significantly below the primary 500 Unit EIA Threshold. Each phase of development under the Masterplan is independent of the next Phase; the development of Phases 3 and 5 of the Masterplan are not integral to the development and operation of Phase 4A, and the grant of approval for Phase 4A does not materially delimit or define the subsequent phases of development. Separately, as the

Characteristics of the Proposed Development – Screening Questions	Comment
	construction and operation of the proposed development is unlikely to cause significant environmental effects (as set out further below), cumulatively it is therefore unlikely to cause significant environmental effects.
Is the nature of the proposed works significant?	No. The proposed 43 unit residential development and associated infrastructure forms part of the overall masterplan for Cork City Northwest Regeneration. The works will be carried out in accordance with environmentally sensitive and best practice construction methodologies which are well established in this area and will ensure that any potential for significant impacts are either eliminated or reduced to low risk.
Will the proposed works utilise a significant quantity of natural resources?	No. The proposed works will reuse excavated materials in the reinstatement and landscaping areas where possible. Stone material will be sourced from local quarries the quantities of which are not considered significant and will be limited to those materials used during the construction phase.
Will the proposed works produce a significant quantity of waste?	No. The proposed works will reuse excavated materials in the reinstatement of and landscaping areas where appropriate. Waste where it arises, will be source segregated to accommodate re-use and recycling opportunities with provisions implemented on site in waste management areas. All waste and recyclable material will be dealt with through a suitably licensed contractor and sent to appropriately permitted waste facilities.
Will the proposed works create a significant amount or type of pollution?	No. Waste water generated as part of the completed development will be diverted to the public foul and storm sewer system and managed at the Carrigrennan waste water treatment plant, near Little Island. The potential for air borne pollution as a result of the proposed works will be short-term and are not considered significant.
Will the proposed works create a significant amount of nuisance?	No. Limited <u>short-term</u> disruption may arise during the proposed construction process but this will not be significantly different to routine construction works in the area including general roads works. There will be no environmental nuisance during the operational stage.
Will there be a risk of accidents, having regard to substances or technologies used?	No. The proposed works and construction methods to be used are well established and will be subject to contractor's safety statements and risk assessments.
Would any combination of the above factors be considered likely to have significant effects on the environment?	No. The actual environmental effects of construction projects locally are well established. There are no watercourses on the existing site or any potential impacts to sensitive receptors including European Sites

## Conclusion

It is concluded that the nature of the proposed development are not considered to have likely significant effects on the environment.

## Reasoning

The scale of the proposed works, when viewed individually and cumulatively, is small in the context of both the EIAR threshold criteria and the scale of works carried out in the area previously.

The proposed works will comprise the construction of approximately 43 residential units. The works will be undertaken according to the construction methodologies designed to reduce or eliminate the potential for environmental impacts. The site will be excavated for the installation of foundations and internal access roads. The construction works areas will be reinstated where possible with landscaped areas provided where proposed. The works will be restricted to the footprint of the site for the proposed Phase 4A of the development.

Any waste arising on site from construction works will be taken from the site by a licensed contractor, subject to normal statutory controls. Any noise and nuisance associated with the proposed works will be short term and subject to appropriate best practice procedures.

## 3.6.2 Location of the Proposed Development

Table 3-2 Location of the Proposed Development Matrix

Location of the Proposed Development – Screening Questions	Comment
Have the proposed works the potential to impact directly or indirectly on any site designated for conservation interest (e.g. SAC, SPA, pNHA)?	A detailed Article 6(3) Appropriate Assessment Screening report has been carried out on the proposed works. The conclusions of this report find that <i>“It is concluded beyond reasonable scientific doubt, in view of best scientific knowledge, on the basis of objective information and in light of the conservation objectives of the relevant European sites, that the proposed development, individually or in combination with other plans and projects, will not have a significant effect on any European Site.</i>
Has the proposed development the potential to impact directly or indirectly on any habitats listed as Annex I in the EU Habitats Directive?	No. The Appropriate Assessment Screening Report includes detailed site-specific habitat assessment and confirms that sensitive habitats will not be affected.
Has the proposed development the potential to impact directly or indirectly on any habitats listed as Priority Annex I in the EU Habitats Directive?	No. The Appropriate Assessment Screening Report includes detailed site-specific habitat assessment and confirms that sensitive habitats will not be affected.
Has the proposed development the potential to impact directly or indirectly on any species listed as Annex II in the EU Habitats Directive?	No. The Appropriate Assessment Screening Report includes detailed site-specific information and confirms that Annex II species will not be impacted by the proposed works.
Has the proposed development the potential to impact directly or indirectly on any species listed as Annex IV in the EU Habitats Directive?	No. The Appropriate Assessment Screening Report includes detailed site-specific information and confirms that Annex IV species will not be impacted by the proposed works.
Has the proposed development the potential to impact directly or indirectly on any species listed as Annex I of the EU Birds Directive?	No. The Appropriate Assessment Screening Report includes detailed site-specific information and confirms that Annex I bird species will not be impacted by the proposed works.

Location of the Proposed Development – Screening Questions	Comment
Has the proposed development the potential to impact directly or indirectly on the breeding places of any species protected under the Wildlife Act?	No. The proposed development is located within an urban environment and the site characteristics have been reviewed by an MKO ecologist.
Has the proposed development the potential to impact directly or indirectly on existing land use?	No. The proposed works are located on residentially zoned lands.
Has the proposed development the potential to impact directly or indirectly on any protected structures or Recorded Monuments and Places of Archaeological Interest?	No. There are no Protected Structures or Recorded Monuments on the application site or in close proximity to the site. The nearest National Monument is 353 metres north-east of the site at its closest point.
Has the proposed development the potential to impact directly or indirectly on listed or scenic views or protected landscapes as outlined in the County Development Plan?	No. The proposed works will comprise the construction of a 43 unit residential development and associated infrastructure within an urban landscape. There are no listed or scenic views or protected landscapes as outlined in the County Development Plan (2014) or the Draft County Development Plan (2021) locally which could be significantly affected by the development.

## Conclusion

It can be concluded that there will be no significant direct or indirect impacts by virtue of the location of the proposed development on the receiving environment.

## Reasoning

The European Communities (Natural Habitats) Regulations, 1997 requires that an Article 6(3) assessment be carried out where it is considered that a development is likely to have a significant effect on Natura 2000 sites (SAC/SPA). In this regard an Appropriate Assessment Screening Report (AASR) has been completed for the proposed works. This report concludes that based on a consideration of the likely impacts arising from the proposed works, no likely significant impacts on the conservation objectives of any Natura 2000 site has been identified.

Indirect impacts, which may potentially affect any other designated sites have been discounted provided the proposed construction methodologies are employed during the proposed works. The risk of any significant negative impacts on any Natura 2000 site can be excluded.

The AASR outlines that none of the habitats within the development site boundary correspond to habitats listed on Annex I of the EU Habitats Directive. No EU Habitats Directive Annex II species will be affected by the development.

The natural environment within the proposed site can accommodate the development without significant impact.

3.6.3

## Characteristics of Potential Impacts

A further screening exercise was completed to assess the most significant potential impacts, as outlined in Table 3-3 below. These are the sections that would be covered in any EIA as specified in the EU Directive 85/337/EEC (as amended by Directive 97/11/EC).

Table 3-3 Significance of Impact According to Theme (as in EIA)

EIA Section	Brief Assessment of Impacts
Human Beings, Population and Human Health	The potential impacts are not considered to be significant. During construction, there is the potential for temporary minor impacts related to traffic inconvenience, dust and noise. The active works area will be limited so potential impacts will be restricted in their geographic extent as well as their duration. The proposed development comprises the regeneration of an existing residential area and so should have minor effects on overall population patterns
Biodiversity, Flora & Fauna	The site was subject to a walkover survey by an MKO ecologist who concluded that the proposed development will not result in any significant effects on the flora and fauna of the existing environment. Designated sites in the vicinity will not be impacted upon as set out in the Appropriate Assessment Screening Report submitted.
Soils & Geology	Imperceptible impact, the development will be carried out in accordance with the environmentally sensitive construction methodologies and environmental management systems. Excavated overburden and subsoils will be reused in reinstatement and landscaping where appropriate or dealt with in an appropriate manner i.e. sent for soil recovery if appropriate.
Water	The construction phase will be carried out in accordance with detailed methodologies and mitigation proposals to ensure that potential impacts on water are either eliminated or reduced to low levels. Potential impacts on water quality are considered to be imperceptible as there are no water courses or drains onsite with the potential to have hydraulic connectivity to any sensitive watercourses. There is no surface water connectivity between the proposed works and sensitive designated sites and no watercourses recorded on site. Foul water from the proposed Phase 4A development will tie directly into the new foul water infrastructure constructed as part of the proposed Phase 3B of the development masterplan which is situated to the southwest of the site. Foul water from Phase 3B in turn ties into the existing Phase 1C and Phase 2B developments which ultimately discharge to the public foul sewer for treatment at the Carrigrennan wastewater treatment plant, near Little Island.
Air & Climate	Potential short-term low probability impact on air quality in particular dust emissions during construction activities however this will be managed through best practice measures. No significant impact anticipated.
Noise & Vibration	Potential short-term noise impact during construction activities however this will be managed through best practice measures. No significant impact anticipated.
Landscape	No significant impact. The subject works relate to the provision of a residential development in an existing urban environment
Material Assets	No impact.
Cultural Heritage	No impact on protected structures or archaeological features.
Interaction of Foregoing	No impact.

The characteristics of the impacts are discussed in Table 3-4 below, with particular reference to the potential impacts as outlined in the Table 3-3.

Table 3-4 Characteristics of the Potential Impacts Matrix

Characteristics of Potential Impacts – Screening Questions	Comment
Would a large geographical area be impacted as a result of the proposed development?	No. The geographic extent of the proposed works are confined to the immediate site area. Accordingly, there is no significant impact associated with the operational phase of the residential development.
Would a large population of people be affected as a result of the proposed development?	No. The proposed development is located within a residential area. The regeneration of the area has been adopted with the aim of evaluating accessibility and movement and improving the overall physical condition of the neighbourhood. Therefore, any impacts on a large population of will only have the potential to occur during the construction phase of the development. Any potential impact will be short-term and not considered significant.
Are any transboundary impacts likely to arise as a result of the proposed development?	No, the proposed development works will remain within the defined site boundary.
Would the magnitude of impacts associated with the proposed development be considered significant?	No. All impacts on areas of ecological sensitivity will be minimised to insignificance. Full details of the ecology of the site is presented in the Appropriate Assessment Screening document that has been prepared. The proposed works will be carried out in line with environmentally sensitive construction methodologies therefore no significant impacts will arise.
In considering the various aspects of the environment, would the impacts of the proposed development be considered complex?	No. All impacts on areas of general environmental sensitivity will be minimised to insignificance and therefore any interactions between sensitive receptors such as water quality and aquatic ecology and noise or air pollution, are not anticipated to be complex.
Is there a high probability that the effects will occur?	Whilst temporary impacts relating to construction activities are likely to occur, best practice measures will result in any impacts being insignificant.
Will the effects continue for a long time?	No. Any effects are only associated with the temporary construction period which will be temporary and short term.
Will the effects be permanent rather than temporary?	The potential effects during construction are considered temporary, with no operational phase effects anticipated.
Will the impacts be irreversible?	No. The proposed development will remain a permanent part of the residential infrastructure of the area.
Will it be difficult to avoid, or reduce or repair or compensate for the effects?	The construction process will avoid any significant effects of the proposed development through the implementation of standard best practice construction methodologies.

## Conclusion

It is concluded that, the characteristics of the potential impacts are not considered significant. There are no long-term negative impacts. Whilst temporary noise levels and disturbance are typical of any construction phase, any potential impact on sensitive receptors will be short term and effectively managed through best practice measures. No impact interactions have been identified and it is considered that any minor impacts will be avoided through the implementation of best working

practices. No likely significant long-term or permanent negative environmental impacts have been identified in the course of the screening process.

### **Reasoning**

All works will be carried out in accordance with best practice and in previously disturbed and modified habitats. An Appropriate Assessment Screening Report has been prepared which demonstrates that the proposal will not impact on designated sites. The potential for any direct or indirect impact on habitats is low and the likelihood of any significant effects occurring as a result of the works can be excluded based on the implementation of best practice measures. There are no water courses or sensitive receiving water courses in the vicinity of the site and so the potential for effects on this media is limited.

## 4. CONCLUSION

A summary of conclusions is presented as follows:

The proposed works do not exceed the threshold for which EIA is mandatory. It is also considered that the proposed development is not a sub-threshold development that requires an EIA however it was assessed against the relevant criteria and is considered unlikely to have '*significant effects on the environment*'.

The relevant legislation requires EIA for a number of classes of project that could potentially relate to the proposed development including the construction of more than 500 dwelling units and the development of an urban area greater than 10 Hectares however, the proposed development does not exceed the threshold of any of these classes.

An EIA Screening exercise was however carried out to determine the potential for the proposed development to have significant environmental effects or not. This exercise has been informed by a site visits and the Appropriate Assessment Screening Report prepared.

The **nature or characteristics of the proposed development** are not considered likely to have significant effects on the environment. The geographic extent of the proposed development is modest in scale on a site of this area and there will be no significant impacts during the operational phase.

The proposed development will be located within an existing residential area and comprises the re-development of a greenfield site. There are no water courses onsite or sensitive watercourse close to the site and in general the environmental sensitivity of the site is low.

The Appropriate Assessment Screening Report has also concluded that the proposed development, by itself or in combination with other plans and projects, in light of best scientific knowledge in the field, will not, in view of the sites' conservation objectives, have significant effects on any Natura 2000 sites.

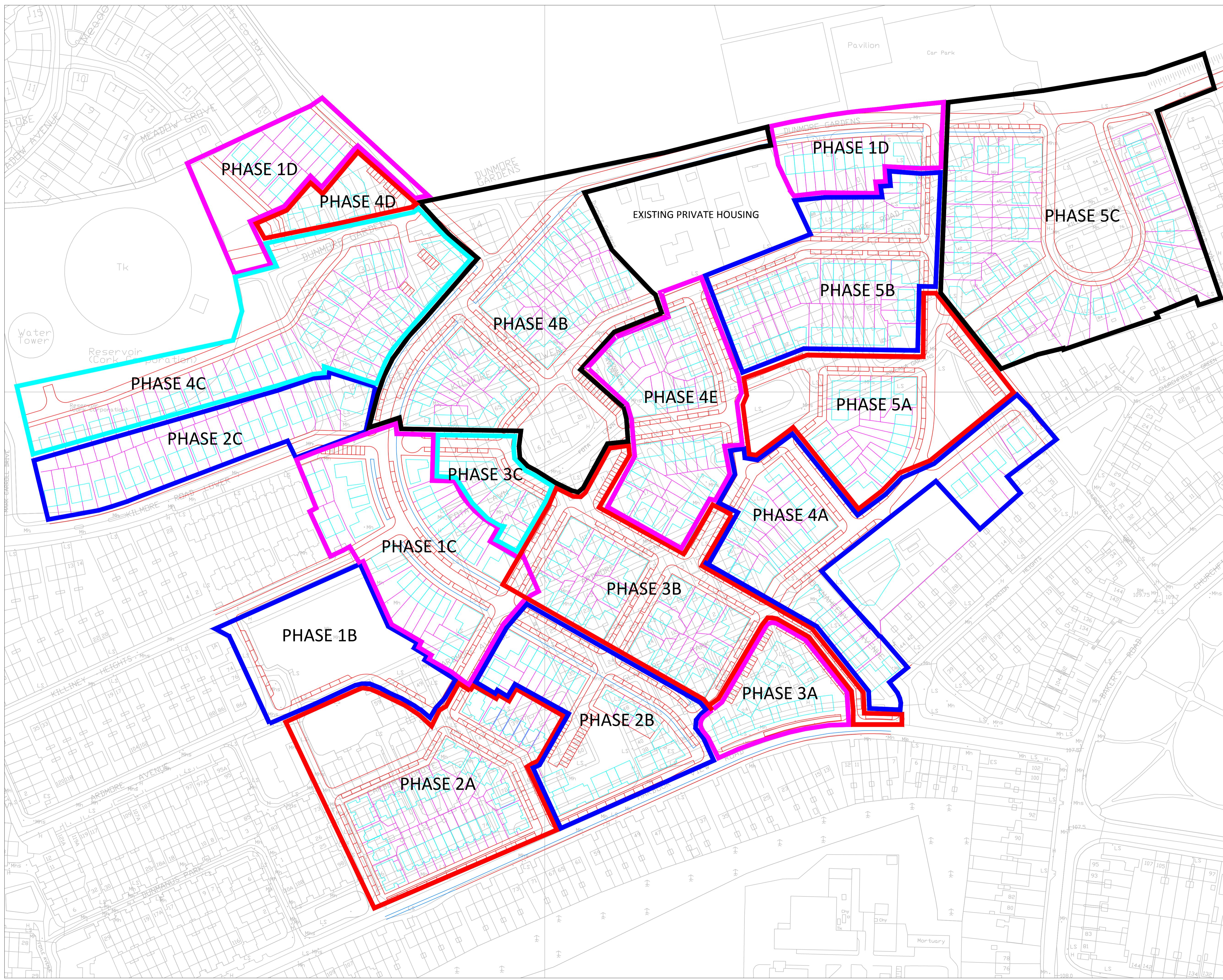
The **characteristics** of the potential impacts are not considered significant, as standard best practice will be adopted during the construction phase of proposed works.

The overall conclusion of this screening exercise is that there is no specific requirement for an Environmental Impact Assessment of the proposed works.



## **APPENDIX 1**

### **DETAILED DESIGN DRAWINGS**



Figured dimensions only to be taken from this drawing. All dimensions to be checked on site. Design Office to be informed immediately of any discrepancies before work proceeds.

REV.	BT	CHKD/HFTK.	DATE	DESCRIPTION
<b>PROJECT:</b> <b>CITY NORTHWEST QUARTER REGENERATION</b>				

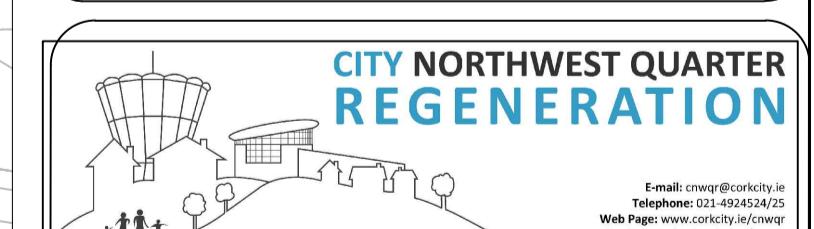
# PROJECT

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## TITLE:

# REGENERATION PHASE

## NUMBERING



**Comhairle Cathrach Chorcaí**  
Cork City Council

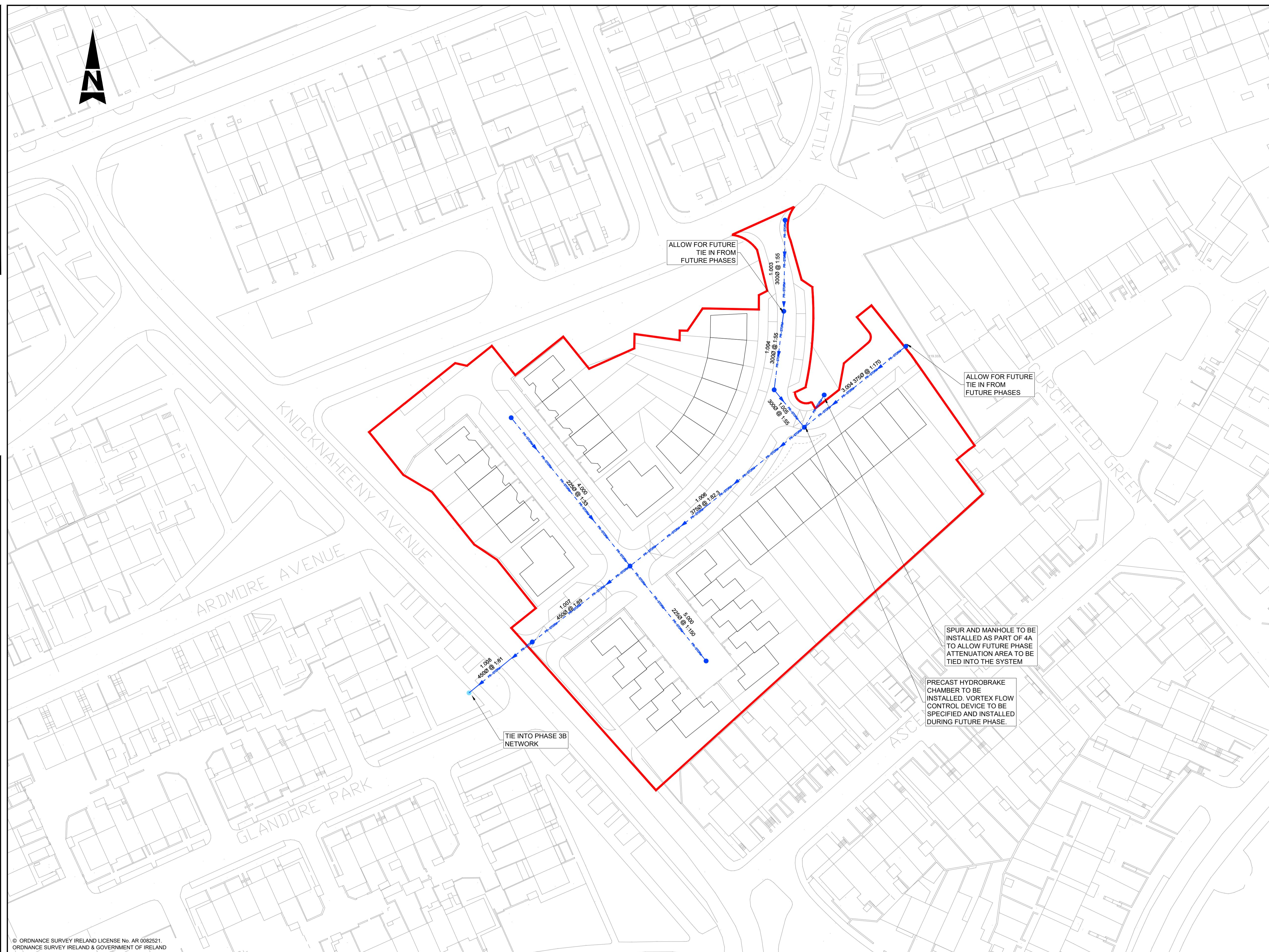
Housing & Community Directorate  
HarbourView Road,  
Cork  
Tel: (021) 4924410  
Fax: TBC  
E-mail: [citynorthwest@corkcity.ie](mailto:citynorthwest@corkcity.ie)

<b>Regeneration &amp; Housing Construction Dept.</b>			
DRAWN: DC	SCALE: 1:1000		
CHECKED: AS	DATE: 29/01/2018	DRAWING NO: CNWQR-PHASE NUMBERING-001	REV: 0
APPROVED: MR. WFO	STATUS: IN PROGRESS		



A1

DO NOT SCALE

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Page by: Mairiowski  
Date: Apr 19, 2021 - 5:42 pm

**GENERAL NOTES**

- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE
- ONLY WRITTEN DIMENSIONS SHALL BE USED. NO DIMENSIONS SHALL BE SCALED FROM THE DRAWINGS
- ALL LEVELS ARE IN METRES AND ARE TO MALIN HEAD DATUM
- ALL COORDINATES ARE IN METRES AND ARE TO IRISH TRANSVERSE MERCATOR
- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.

**LEGEND:**

- PHASE 4A BOUNDARY
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER MANHOLE
- PROPOSED PIPE DETAILS SHOWING PIPE NUMBER, DIAMETER AND SLOPE
- PROPOSED MANHOLE DETAILS SHOWING MANHOLE NUMBER, COVER LEVEL AND INVERT LEVEL
- PROPOSED STORM SEWER MANHOLE OUTSIDE PHASE 4A PROJECT

**SPECIAL NOTES:**

ALL DRAINAGE WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS FOR WASTEWATER NETWORKS DRAWINGS STD-WW-01 TO STD-WW-34 AND IN ACCORDANCE WITH CCC DRAINAGE DEPARTMENT REQUIREMENTS.

ALL DRAINAGE WORKS SHALL COMPLY WITH CORK CITY COUNCIL'S MINIMUM ENGINEERING REQUIREMENTS FOR NEW DEVELOPMENTS.

PRE-PART 8 PLANNING					
OS REFERENCE:		Title		Original Scale	
6337-23 6382-03		PROPOSED STORM WATER LAYOUT PLAN		1:500 @ A1	
		1:1000 @ A3		Design/Drawn WMG	
		Date 04.03.21		Checked MK	
		Date 04.03.21		Authorised MOS	
		Status S2		Drawing Number CNW P4A-ATK-P4A-Z0-DR-C-960500	
		Rev P01		Rev P01	

P01 ISSUED FOR PRE-PART 8  
Rev Description By Date Chkd Auth

**ATKINS**

Member of the SNC-Lavalin Group

Atkins House, 150 Lansdowne Business Park, Ballyroberts, Cork, Ireland  
Tel: (+353) 01 810 8000 Fax: (+353) 01 810 8001

Unit 2B, 2200 Cork Airport Business Park, Cork, Ireland  
Tel: (+353) 021 429 0300 Fax: (+353) 021 429 0360

2nd Floor Technology House, Parkmore Technology Park, Cork, Ireland  
Tel: (+353) 091 778 850 Fax: (+353) 091 779 830

Client  
Cork County Council  
Project  
CorkNW Regeneration Quarter Phase 4A

Original Scale	Design/Drawn WMG	Checked MK	Authorised MOS
1:500 @ A1			
1:1000 @ A3			
Date 04.03.21	Date 04.03.21	Date 04.03.21	Date 04.03.21
Status S2	Drawing Number CNW P4A-ATK-P4A-Z0-DR-C-960500	Rev P01	

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