

## APPROPRIATE ASSESSMENT SCREENING REPORT

Section 177U of the Planning and Development Act 2000 (as amended)

Cork City Council  
Strategic Planning and  
Economic Development

### 1. EUROPEAN SITE DATA

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

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

### 2. DETAILS OF PROPOSED DEVELOPMENT

<b>Reference no.</b>	No. 2 Ard na Rí Avenue
Development consent type	Part 8 Planning
Development location	A derelict house at No. 2 Ard na Rí Avenue, Pouladuff rd. Cork City
Description of development	Refurbishment and extension of existing derelict house.
Distance from cSAC	Over 5km
Distance from SPA	Over 5km
Relevant strategies or policies	N/A
EIS submitted?	No
Screening report/NIS submitted?	N/A

### 3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS

Yes / No

1. Is the proposed development directly connected to or necessary for the conservation management of the SPA and/or cSAC? <i>(If yes, no further assessment required. If no, screening required.)</i>	<b>No</b>
2. Is the proposed development located within or partly within the SPA?	<b>No</b>
3. Is the proposed development located within 100m of the SPA?	<b>No</b>
4. Does the proposed project involve the development, extension or upgrade of a cycleway or walkway within 200m of the SPA?	<b>No</b>
5. Does the proposed development involve development in the intertidal or coastal zone within the potential impact zone of the SPA?	<b>No</b>
6. Could the proposed project increase the level of recreational or other use of marine or intertidal areas within the potential impact zone of the SPA?	<b>No</b>
7. Does the proposed development involve the excavation of previously undeveloped land within an area that has been identified to be at risk of flooding within the potential impact zone of the SPA?	<b>No</b>
8. Does the proposed development involve the removal of significant amounts of topsoil within 100m of the SPA?	<b>No</b>
9. Does the existing wastewater treatment system have the capacity to treat any additional loading?	<b>Yes</b>
10. Would the proposed development result in direct surface water or other discharge to water bodies in or feeding into the SPA or cSAC? Would it result in additional storm flows into a combined sewer and subsequently into a combined sewer overflow (CSO), resulting in increased frequency, quantity and/or duration of overflow from the CSO to watercourses feeding into the European sites?	<b>No</b>

### 3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS Yes / No

11. Would the proposed development involve dredging or could it result in the mobilisation of marine sediments in the Harbour area?	No
12. Could the proposed development give rise to increased risk of oil or chemical spillage or leaks within the marine environment or watercourse within the potential impact zone for the SPA or cSAC?	No
13. Are there relevant plans or projects which, in combination with the proposed development, are likely to give rise to any cumulative effects?	No

#### Comments or notes

The proposed development would not be likely to have a significant effect on any Natura 2000 site.

### 4. SCREENING CONCLUSION STATEMENT

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

**Appropriate Assessment is not required**  
The proposed development is directly connected / necessary to the conservation management of a site.

**Appropriate Assessment is not required**  
It can be excluded through screening that the proposed development will have significant effects on the sites.

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

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

#### Further information required / Comments or Notes

Name:	Niall Ó Donnabháin
Position:	Director of Services - Housing, Cork City Council
Date:	5th April 2022

## SUB THRESHOLD EIS SCREENING REPORT – 7N0. HOUSES HOLLYWOOD DRIVE HOLLYHILL

Criteria for determining whether a development would or would not be likely to have significant effects on the environment as per the requirements of Article 120 of the Planning and Development Regulations 2001-2012

1. CHARACTERISTICS OF PROPOSED DEVELOPMENT	
Size of Proposed Development	The No. 2 Ard na Rí Avenue proposed development consisting of renovation and 45m2 approx extension of an existing derelict house.
Accumulation with other Proposed Development	N/A
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	<i>The proposed works include the removal of existing extention and removal of an area of hard standing where cars have been parked. Any demolition material that is not reused will be disposed of in line with best environmental practice.</i>
Use of Natural Resources	<i>The use of natural resources associated with this development is limited to the materials to be used for its construction.</i>
Production of Waste	<i>Waste production iwill consist of demolition waste and general excavated material, inert in nature which will be disposed of using local licensed landfill facilities.</i>
Pollution and Nuisances	<i>The proposed works are refurbishment and extention of an existing derelict house and no additional traffic or nuisances will be generated and we envisage that there will be no net increase in either pollution or nuisance.</i>
Risk of Accidents	<i>It is not considered that there would be any significant risk of accidents, having regard to substances or technologies used.</i>

2. LOCATION OF PROPOSED DEVELOPMENT	
Existing Land Use	<i>Urban brownfield site</i>
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	<i>There is some ground cover existing at the boundaries of the existing site which we would expect would be exceeded with the public and private open spaces on the complete project.</i>
Absorption Capacity of the Natural Environment	<i>Negligible long term impact on the natural environment. is foreseen</i>

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

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

Name:	Niall Ó Donnabháin
Position:	Director of Services - Housing, Cork City Council
Date:	5th April 2022