

**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**

Reference no.	Redemption Heights
Development consent type	Part 8 Planning Application
Development location	Redemption Road, located in Blackpool, Cork
Description of development	The demolition of existing structures, The proposed housing development will consist of a total of 54 units, comprising of 34 no. apartment units and 20 no. sheltered apartments., the provision of landscaping and amenity areas, all associated ancillary development works including lighting, drainage, boundary treatments, bicycle parking and bin storage.
Distance from cSAC	The River Bride is located approximately 120 meters east of the site. This river joins with the Glen River approximately 150 meters downstream to form the River Kiln, which discharges into the River Lee ~1 km downstream.
Distance from SPA	3.8km
Relevant strategies or policies	City Development Plan
EIS 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? (If yes, no further assessment required. If no, screening required.)	No
2.	Is the proposed development located within or partly within the SPA?	No
3.	Is the proposed development located within 100m of the SPA?	No
4.	Does the proposed project involve the development, extension or upgrade of a cycleway or walkway within 200m of the SPA?	No
5.	Does the proposed development involve development in the intertidal or coastal zone within the potential impact zone of the SPA?	No
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?	No
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?	No

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Yes / No

8. Does the proposed development involve the removal of significant amounts of topsoil within 100m of the SPA?	No
9. Does the existing wastewater treatment system have the capacity to treat any additional loading?	Yes
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?	Yes*
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
<b>Comments or notes</b>	
<p>3.10 * During the post-construction phase, it is proposed to have 3 soak-away pits that will treat surface water and prevent overland discharge.</p> <p>In the unlikely case that surface water did infiltrate the nearby River Bride, it would undergo a considerable amount of dilution before reaching Cork Harbour SPA and Great Island Channel SAC. Cork Harbour SPA is located ~6 km downstream from the site location and Great Island Channel SAC is located ~11 km downstream.</p> <p>Given the above, the contamination of surface water and its infiltration of hydrological pathways is not deemed to be a likely significant risk to the integrity of Cork Harbour SPA or Great Island Channel SAC.</p>	

**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**

In accordance with the Habitats Directive, an Appropriate Assessment (AA) Screening has been carried out on the project, in relation to any potential impacts upon the Cork Harbour Special Protection Area [Site No. 004030] and the Great Island Channel Special Area of Conservation [Site No. 001058]. The findings of the AA screening noted that no significant effects on any Natura 2000 sites is likely and it was not necessary to undertake any further stage of the Appropriate Assessment process. Please refer to Appendix A for report titled; EU Habitats Directive Stage 1 Screening Statement for Appropriate Assessment prepared by Cuthbert Environmental, dated April 2024.

<b>Name:</b>	<i>ORourke</i>
<b>Position:</b>	Director of Services – Housing Delivery & Regeneration
<b>Date:</b>	<i>25/04/24</i>

**Appendix A**

**Stage 1 Appropriate Assessment Screening**