

1. EUROPEAN SITE DATA

Great Island Channel candidate Special Area Of Conservation (site code 001058)	
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) (see www.npws.ie for further details)</i>
Cork Harbour Special Protection Area (site code 004030)	
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) (see www.npws.ie for further details)</i>

2. DETAILS OF PROPOSED DEVELOPMENT

Reference no.	<i>POULAVONE</i>
Development consent type	<i>Part 8 Planning Application</i>
Development location	<i>Poulavone, Ballincollig</i>
Description of development	<i>The Poulavone proposed development comprises the construction of 70 no. residential units, 168 no. parking spaces together with associated communal landscape area and all associated works</i>
Distance from cSAC	<i>20.5km</i>
Distance from SPA	<i>13.93 km</i>
Relevant strategies or policies	<i>Cork City Development Plan</i>
EIS submitted?	<i>N/A</i>

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
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?	No

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	
Refer to Appendix A of this APPROPRIATE ASSESSMENT SCREENING REPORT for further details in relation to the screening.	

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

The Appropriate Assessment Screening concluded that the proposed development would not be likely to have a significant effect on any Natura 2000 site.

Name:	Brian Geaney
Position:	Director of Housing, Cork City Council
Date:	14 th February 2020

APPENDIX A

SUB THRESHOLD EIS SCREENING REPORT POULAVONE

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

1. CHARACTERISTICS OF PROPOSED DEVELOPMENT	
Size of Proposed Development	The Poulavone proposed development comprises the construction of 70 no. residential units, 168 no. parking spaces together with associated communal landscape area and all associated works. The development site area is approximately 2.19 hectares.
Cumulation with other Proposed Development	A review of Cork City Council's EPlan online planning viewer identified no recent (within the last five years) planning applications in the immediate vicinity of the project site. The nearest recent planning applications identified are located approximately to the southwest and east of the project site. The application located south-west of the site involves the construction of a new dwelling house, associated new driveway and parking spaces (Planning reference:174615). The application to the east of the site involves the construction of a residential development of 10 no. two-storey semi-detached dwelling houses (Planning reference:174811). The works associated with these other projects are minor in scale and are likely to have been completed at the time of writing. There will be no potential for the project to combine with these other projects to result in likely significant effects to the environment.
<u>The nature of any associated demolition works (* see article 8 of SI 235 of 2008)</u>	N/A
Use of Natural Resources	Construction related activities will be largely restricted to the footprint of the project site. Soil that will be excavated within the project site will be reused for landscaping and filling. Where surplus soil material is generated it will be disposed of at an approved facility. Water required for the construction phase and operation phase of the project will be supplied by the existing mains water supply. Irish Water has confirmed that there is adequate water to meet the future needs of the project.
Production of Waste	Solid inert waste in the form of soil and stone will be produced during construction but materials will be only ordered as required. Any wastes from the construction process will either be reused within the scheme, or recycled/disposed of at an authorised waste facility. During the construction phase the waste management hierarchy will be implemented onsite, which prioritises the prevention and minimisation of waste generation. During the operation phase the waste generated will be typical of a residential development. All waste generated will be disposed of by a licensed waste contractor. Wastewater generated during the operation phase will be directed to the existing municipal wastewater treatment plant (WWTP), where it has been confirmed that capacity exists for proper treatment of all wastewater prior to discharge to the receiving environment.
Pollution and Nuisances	The construction phase presents the greatest risk of pollution to water resources. Potential sources of water pollution to both surface and groundwater include fuel, lubricants, suspended solids and concrete. Silt-laden surface runoff could arise during vegetation stripping. However as no surface watercourse occurs within the development footprint and given the approach to the construction phase of the project the potential impact to surrounding surface water quality <u>Air</u> Environmental Quality Standards for Noise and Air have been reviewed as part of this EIA Screening and no existing exceedances in these standards have been reported. <u>Noise</u> Noise during the construction phase may result in nuisance however, noise and vibration during works phase will be minimised through best practice and the implementation of mitigation measures outlined in this screening report. With the implementation of these measures the construction phase will not result in significant noise nuisance to sensitive receptors and will be minimised to a short term, slight negative impact. Traffic noise and vibration during the operation phase are not considered likely to be significantly increased as a result of the project. <u>Discharges of wastewater and surface water</u> <u>Foul Wastewater</u> Foul water discharge from the residences will drain to an existing municipal foul sewer located at Hawthorn Avenue which is immediately north-west of the site. <u>Storm Water</u> The completed development will be serviced by a comprehensive underground drainage system. Storm water will enter the drainage system via gullies located throughout the site. Storm water will pass through a silt trap and hydrocarbon interceptor prior to discharge to an underground soakaway. This soakaway is located at the north-east section of the site.
Risk of Accidents	<i>No significant risk to hydrology, hydrogeology or soils has been identified.</i>

2. LOCATION OF PROPOSED DEVELOPMENT	
Existing Land Use	Environmental Quality Standards for Noise and Air have been reviewed as part of this EIA Screening and no existing exceedances in these standards have been reported
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	The project site is currently representative of a greenfield site and is not sensitive in terms of natural resources
The absorption capacity of the natural environment, paying particular attention to the following areas: (i) wetlands, riparian areas, river mouths; (ii) coastal zones and the marine environment; (iii) mountain and forest areas; (iv) nature reserves and parks; (v) areas classified or protected under national legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;	<p>The potential for the proposed development to significantly effect the absorption capacity of the environment, with respect to the parameters listed in Column 1 opposite are outlined below.</p> <p>(i) no works are proposed that will affect wetlands, riparian areas or river mouths. (ii) not applicable, the project is located at a remote distance from the coastal zone. (iii) not applicable, the project is located at a remote distance from mountainous and forested areas. (iv) not applicable, the project is located at a remote distance from any nature reserves and parks. (v) The Screening Statement in support of Appropriate Assessment that accompanies the proposed development application has assessed the likely significant effects of the proposal on the conservation objectives of European Sites within a 15km buffer of the development and has concluded in a finding of no likely significant effects. In addition no NHAs or pNHAs are located in the vicinity of the project site and there will be no potential for the project to interact with such areas.</p>

3. CHARACTERISTICS OF POTENTIAL IMPACTS	
Extent of the Impact	Minor and localized temporary impacts are identified primarily at construction stage only.
Transfrontier nature of the Impact	Given the size, scale and location of the proposed development potential transfrontier impacts will not arise.
Magnitude and Complexity of the Impact	Potential impacts during the construction phase associated with nuisance to sensitive receptors at adjacent dwellings and schools are probable, but the implementation of best practice measures and associated mitigation will ensure that these effects are of a short term and slight negative impact.
Probability of the Impact	Potential impacts during the construction phase associated with nuisance to sensitive receptors at adjacent dwellings and schools are probable, but the implementation of best practice measures and associated mitigation will ensure that these effects are of a short term and slight negative impact.
Duration, Frequency and Reversibility of the Impact	<p>It is estimated that impacts associated with the construction phase will last for 18-24 months max. This will represent a short-term impact. No long-term or permanent significant negative impacts are predicted to arise as a result of the construction phase.</p> <p>There will be an irreversible and permanent loss of arable land to the footprint of the project. The conversion of this land to residential and amenity grassland will not represent a significant negative environmental effect.</p>

SCREENING CONCLUSION STATEMENT

The Environmental Impact Assessment Screening concluded that there is no real likelihood of significant effects therefore an Environmental Impact Assessment is not required.

Name:	Brian Geaney
Position:	Director of Housing, Cork City Council
Date:	14 TH February 2020

EU Habitats Directive

Stage 1 Screening Statement for Appropriate Assessment

at

Poulavone,

Ballincollig,

Cork

Cuthbert Environmental

October 2019

Screening Statement

Poulavone,

Ballincollig

Co. Cork

Document Version	Changes	Prepared by	Checked by	Date
0	-	JB	ST	02/10/19
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This report has been prepared by Cuthbert Environmental with all reasonable skill, care and diligence. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

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1 Introduction

Cuthbert Environmental has been commissioned to undertake an Appropriate Assessment screening exercise for a proposal to develop a total of 70 residential housing units, comprising of 2 no. 4 bedroom houses, 25 no. 3 bedroom houses, 25 no. 2 bedroom houses, 12 no. 2 bedroom duplex's, 3 no. 2 bedroom ground floor apartments, 3 no. 1 bedroom ground floor apartments at Poulavone, Ballincollig, Cork City.

1.1 Background & Requirements for HDA (Habitats Directive Assessment)

1.1.1 Project Description

This project involves the construction of a housing development at Poulavone, Ballincollig, Cork City. The site is located on the east side of Ballincollig, with residential houses located to the west of the site and the N22 road bordering the development to the east (location shown in Figure 1).

The proposed housing development will consist of a total of 70 units, comprising of:

- 16 no. 2-bed terraced and semi-detached houses.
- 8 no. 2-bed bungalows.
- 1 no. 2-bed (specially adapted) bungalow.
- 24 no. 3-bed terraced and semi-detached houses.
- 1 no. 3-bed (specially adapted) bungalow.
- 2 no. 4-bed semi-detached houses.
- 3 no. 1-bed ground floor (specially adapted) apartments.
- 3 no. 2-bed ground floor apartments.
- 12 no. 2-bed first floor duplexes.

As well as the house types (listed above), the development will also consist of 168 no. parking spaces, together with an associated communal landscape area. The site area will be approximately 2.19 Hectares.

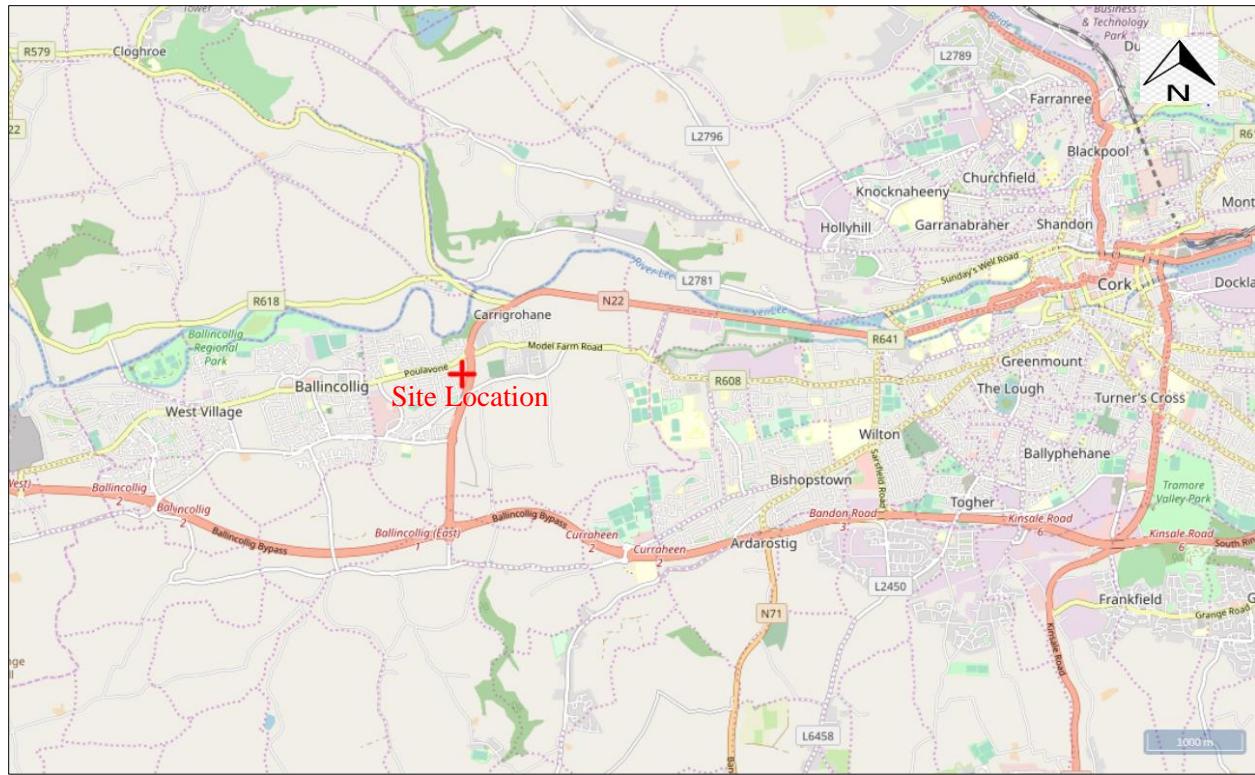


Figure 1. Project Site Location (Data Source: Google Earth, 2018)

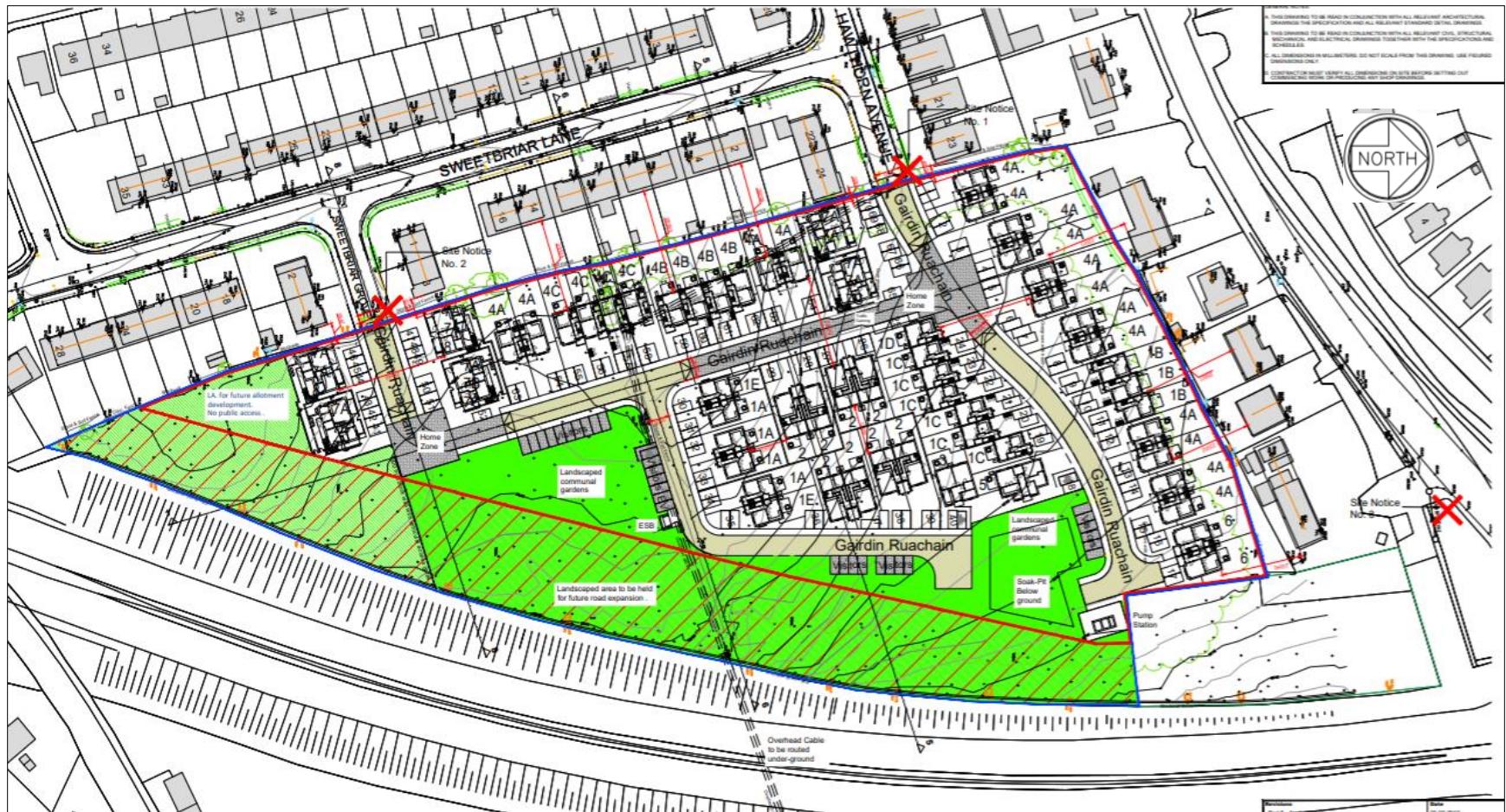


Figure 2. Proposed Finished Layout (Source: EML Architects)

LEGEND		House Types 70 Total - Eight variations	
		Symbol	Description
	Site boundary		Roads - Asphalt
	Site ownership		Pavement - Concrete to falls
	Wayleave - Right of Way		Speed control
	Green Public Space Area		Parking Bay
	Gardens		Disabled Parking
	Pavers - Cobble Sets		Bins-Storage
			ESB Substation
			Location of Site Notice

Figure 3. Legend and house types for development shown in Figure 2

1.1.2 Requirement for Habitat Directive Assessment

The transposition of the EU Habitats Directive Assessment by the European Communities (Natural Habitats) Regulations 1997 – 2011 (referred to as the Habitat Regulations) provide the legal basis for the protection of habitats and species of European importance in Ireland. The legislative protection of habitats and species provided by the Habitats Directive has been implemented in Ireland and throughout Europe through the establishment of a network of designated conservation areas known as the Natura 2000 (N2K) network. The N2K network includes sites designated as Special Areas of Conservation (SACs), under the EU Habitats Directive and Special Protection Areas (SPAs) designated under the EU Birds Directive. SACs are designated in areas that support habitats listed on Annex I and/or species listed on Annex II of the Habitats Directive. SPAs are designated in areas that support: 1% or more of the all-Ireland population of bird species listed on Annex I of the EU Birds Directive; 1% or more of the population of a migratory species; and more than 20,000 waterfowl. Under the Habitat Regulations, sites designated as SACs and SPAs are referred to as **European Sites**. It is noted that, under the Habitats Regulations, the term European Site also includes candidate SACs (cSACs) as well as SACs.

Articles 6(1) & (2) of the Habitats Directive set out provisions for the conservation management of European Sites. Articles 6(3) and 6(4) of this Directive set out a series of procedural steps that test whether or not a plan or project is likely to affect a European Site. Article 6(3) also establishes the requirement for a HDA:

“any plan or project not directly connected with or necessary to the management of the (Natura 2000) site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subjected to appropriate assessment of its implications for the site in view of the site’s conservation objectives. In light of the conclusions of the assessment of the implication for the site and subject to the provisions of paragraph 4 (i.e Article 6(4)), the competent national authorities shall agree to the plan or project only after having ascertained that it will not affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public”.

As such, any project with the potential to result in likely significant effects, either individually or in combination with other plans or projects, upon the conservation objectives of a Natura 2000 site must undergo an assessment of its implications on relevant Natura 2000 sites. In order to establish whether or not a likely significant effect will arise as a result of this project in Poulavone, a screening exercise should be undertaken.

1.1.3 Stages of the Habitats Directive Assessment

European Guidance (EC, 2002) has outlined a staged process for the completion of a HDA.

- Stage 1 – Screening: This stage defines the proposed plan, establishes whether the proposed plan is necessary for the conservation management of the Natura 2000 site and assesses the likelihood of the plan to have a significant effect, alone or in combination with other plans or projects, upon a Natura 2000 site.
- Stage 2 – Appropriate Assessment: If a plan or project is likely to have a significant effect an Appropriate Assessment must be undertaken. In this stage the impact of the plan or project to the Conservation Objectives of the Natura 2000 site is assessed. The outcome of this assessment will establish whether the plan will have an adverse effect upon the integrity of the Natura 2000 site.
- Stage 3 – Assessment of Alternative Solutions: If it is concluded that, subsequent to the implementation of mitigation measures, a plan has an adverse impact upon the integrity of a Natura 2000 site, it must be objectively concluded that no alternative solutions exist before the plan can proceed.
- Stage 4 – Where no alternative solutions exist and where adverse impacts remain but imperative reasons of overriding public interest (IROPI) exist for the implementation of a plan or project, an assessment of compensatory measures that will effectively offset the damage to the Natura site 2000 will be necessary.

Following on from Article 6(3) of the Habitats Directive the objective of this assessment is to screen for Likely Significant Effects and to conclude whether the activities associated with this project are likely to result in significant adverse effects to the integrity of European Sites.¹

2 Stage 1: Screening Assessment

2.1 Screening Methodology

The function of the Screening Assessment is to identify whether or not the proposal will have a likely significant effect on European Sites. In this context “likely” refers to the presence of doubt with regard to the absence of significant effects (ECJ case C-127/02) and “significant” means not trivial or inconsequential but an effect that has the potential to undermine the site’s conservation objectives (English Nature, 1999; ECJ case C-127/02). In other words, any effects that would

¹ Note - this report has taken account of the recent ECJ ruling (C-323/17): “Article 6(3) of the Habitats Directive must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an appropriate assessment of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site.”

compromise the functioning and viability of a site and interfere with achieving the conservation objectives of the site would constitute a significant effect.

The nature of the likely interactions between the proposal and the integrity of European Sites will depend upon the sensitivity of the Site's qualifying features to potential impacts arising from the proposal; the current conservation status of the Site; and the likely changes to water quality that will result from activities associated with the project, in combination with other plans and projects.

This Screening exercise has been undertaken with reference to respective National and European guidance documents: Appropriate Assessment of Plans and Projects in Ireland (NPWS, 2009, amended in 2010) and *Assessment of Plans and Projects Significantly Affecting Natura 2000 sites – Methodological Guidance of the Provisions of Article 6(3) and (4) of the Habitats directive 92/43/EEC* (European Communities, 2002) and recent European and National case law (ECJ C-258/11 & High Court case ref 2014-320-JR). The following guidance documents were also of relevance during this Screening Assessment:

- Birds and Natural Habitats Regulations (SI No. 477 of 2011)
- Managing Natura 2000 Sites – The provisions of Article 6 of the Habitats directive 92/43/EEC. European commission (2000).
- Guidance 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. European Commission (2007).

The EU Guidelines (EC, 2002) outline the stages involved in undertaking a Screening Assessment of a project that has the potential to have likely significant effects on European Sites. The methodology adopted for this Screening Assessment is informed by these guidelines and was undertaken in the following stages:

1. Define the project and determine whether it is necessary for the conservation management of European Sites;
2. Identify European Sites likely to be influenced by the project;
3. Review the project to determine if it has the potential to affect European Sites and determine whether the European Sites are vulnerable to the effects; and
4. Identify other plans or projects that, in combination with the project, have the potential to affect European Sites.

2.2 The Project and N2K Baseline

2.2.1 Definition of the Project

The project has been defined in *Section 1.1.1* and it is clear from the description of the project that it is not necessary for the conservation management of European Sites.

(i) Construction Phase

The construction site will be entirely contained within the proposed site boundary seen in Figure 2 and 4.

It is understood that best practice construction strategies will be carried out during the construction phase. For example, during construction, there will be adequate measures put in place to contain surface water on site and prevent it running off into surrounding areas. Earthen bunds, temporary drainage channels and temporary soakage pits are a common construction site feature that serve this purpose.

It is also understood that common best practice strategies will be employed to minimise dust emissions from the construction site. During periods of dry weather, for example, surfaces will be dampened.

Similarly, it is understood that best practice noise control strategies will be employed. Engines will be switched off when not in use, and the construction methods used will be the quietest available, insofar as practicable.

(ii) Post-Construction Phase

Post-construction, the proposed development will presumably become occupied. Activities onsite will revert to residential, domestic movements. As seen in Figure 2, the completed development will be serviced by a comprehensive underground drainage system. Foul water discharge from the residences will drain to an existing municipal foul sewer. Storm water runoff will pass through a silt trap and hydrocarbon interceptor prior to discharge to an underground soakaway.

2.2.2 Description of the Project Area

(i) Receiving Environment

The project site is located at Poulavone, Ballincollig, Cork city. Ballincollig is a large suburban town located on the west side of Cork city. The proposed site is located approximately 7 km from Cork city centre. Figure 4 provides an aerial view of the project site, showing an approximate site boundary (please refer to engineering drawings for exact dimensions of site features). There is an urban landscape surrounding the site. Much of the surrounding landscape appears to be residential. There is however an area of pastureland located to the south-east of the proposed site, on the

opposite side of the N22 road. The proposed site is also located within close proximity to the nearby shops, cafes and pubs located within the town centre of Ballincollig. There are also a number of schools located nearby. These include Colaiste Choilm and Gaelscoil Uí Ríordáin. St Oliver's cemetery is also located nearby to the east of the site.

The River Lee is located approximately 400 metres north of the site, while the Curragheen River is located approximately 1.5 km south of the proposed site (see Figure 6).



Figure 4. Project site aerial photograph (Data Source: Google Earth, 2019).

2.2.3 Identification of European Sites

The approach adopted during the identification of European Sites follows that outlined in established guidance (Scott Wilson *et al.*, 2006). An initial list of European Sites occurring within a radius of 15 km was compiled. Figure 5 shows all European Sites occurring within this radius of the project site. The following European Sites occur within this range:

1. Cork Harbour SPA

See the table overleaf for a summary of the site's qualifying interests and conservation objectives.

Table 1. Cork Harbour SPA– Qualifying Interests and Conservation Objectives

Site Name and Code	Qualifying Interests [Natura 2000 Code] *Denotes priority habitat	Conservation Objectives
Cork Harbour SPA [004030]	<p>[A004] Little Grebe <i>Tachybaptus ruficollis</i> [A005] Great Crested Grebe <i>Podiceps cristatus</i> [A017] Cormorant <i>Phalacrocorax carbo</i> [A028] Grey Heron <i>Ardea cinerea</i> [A048] Shelduck <i>Tadorna tadorna</i> [A050] Wigeon <i>Anas penelope</i> [A052] Teal <i>Anas crecca</i> [A054] Pintail <i>Anas acuta</i> [A056] Shoveler <i>Anas clypeata</i> [A069] Red-breasted Merganser <i>Mergus serrator</i> [A130] Oystercatcher <i>Haematopus ostralegus</i> [A140] Golden Plover <i>Pluvialis apricaria</i> [A141] Grey Plover <i>Pluvialis squatarola</i> [A142] Lapwing <i>Vanellus vanellus</i> [A149] Dunlin <i>Calidris alpina alpina</i> [A156] Black-tailed Godwit <i>Limosa limosa</i> [A157] Bar-tailed Godwit <i>Limosa lapponica</i> [A160] Curlew <i>Numenius arquata</i> [A162] Redshank <i>Tringa totanus</i> [A179] Black-headed Gull <i>Chroicocephalus ridibundus</i> [A182] Common Gull <i>Larus canus</i> [A183] Lesser Black-backed Gull <i>Larus fuscus</i> [A193] Common Tern <i>Sterna hirundo</i> [A999] Wetlands </p>	<p>To maintain the favourable conservation condition of the qualifying interests in Cork Harbour SPA (see left).</p>

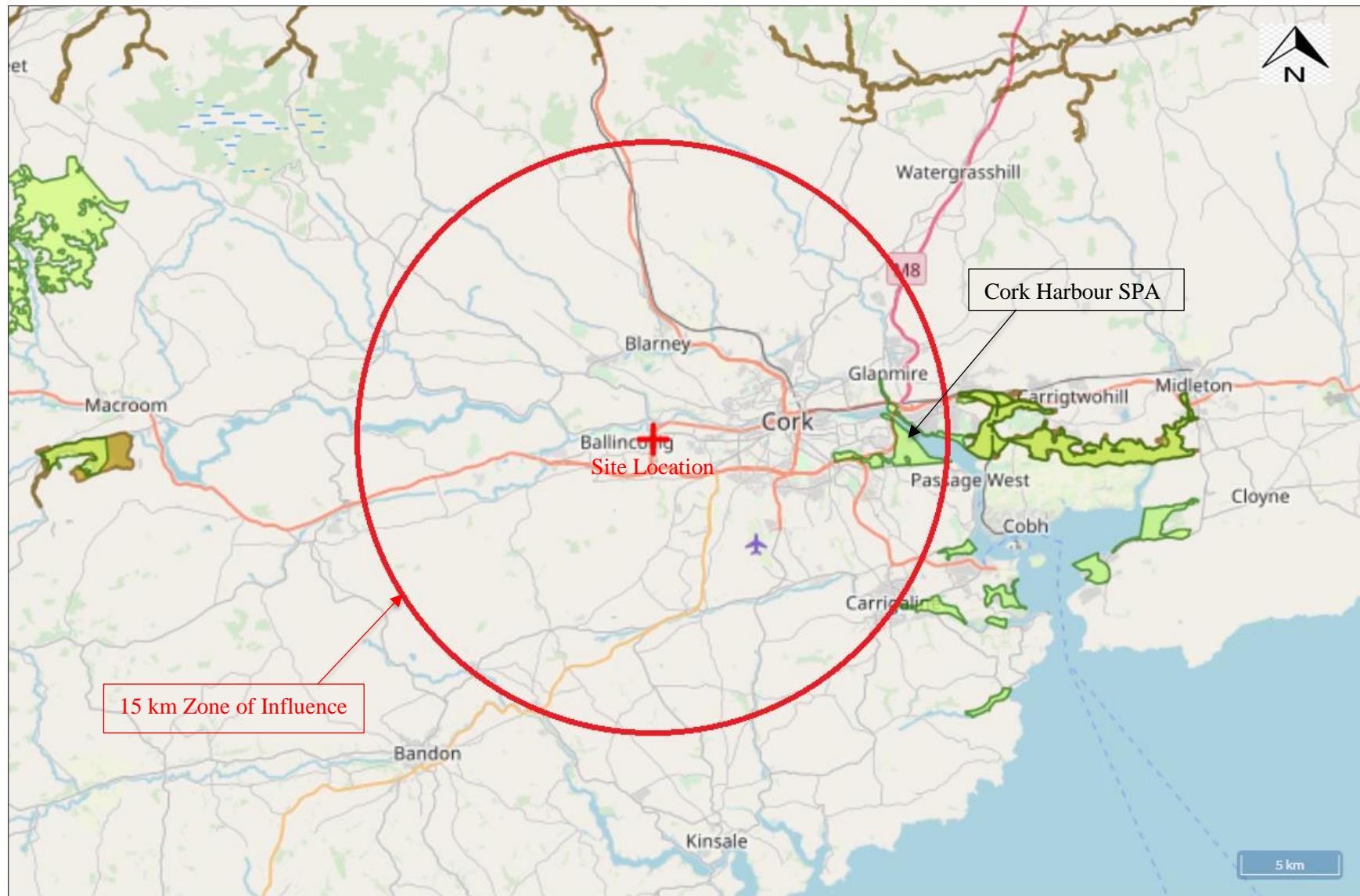


Figure 5. 15-km sensitivity radius around project site (Data Source: OSI, 2019)

Once all European Sites in this area were identified, an initial assessment of the project's relationship with these European Sites was undertaken to identify whether any of them will be affected by site activities. The zone of influence of the project concerns the project's potential to result in direct and indirect impacts to European Sites.

Direct Impacts are impacts which occur within or immediately adjacent to European Sites and result in the:

- Physical loss of Qualifying Features of Interest through habitat loss, habitat fragmentation, species disturbance or mortality. Note that impacts to qualifying mobile species outside the boundary of their European Site are considered under indirect impacts below; and
- Physical damage to Qualifying Features of Interests through habitat degradation, habitat fragmentation, severance/barrier effects and edge effects.

The location of the proposed site is such that direct impacts are not an issue in this scenario.

Indirect Impacts are:

- Secondary impacts which occur as a result of direct impacts e.g. the effects of displaced species on the occupancy of alternative habitats),
- Impacts that occur away from the project sites e.g. downstream to species and habitats as a result of perturbations to water quality; and
- The interaction of effects e.g. the interaction of siltation and chemical pollution to water quality.

As previously mentioned, the River Lee is located approximately 400 metres north of the proposed site. The River Lee discharges into Cork Harbour SPA approximately 12 km downstream. The Curragheen River is located approximately 1.5 km south of the proposed site. This river enters Cork Harbour SPA approximately 12.5 km downstream via the River Lee. The proximity of the site to the River Lee and the Curragheen River (a hydrological pathway to the aforementioned SPA), means that the potential of indirect impacts to this European Site needs to be explored. The hydrological pathway between the proposed site and Cork Harbour SPA is shown in Figure 6. Great Island Channel SAC, although located downstream from the site, is not situated within the 15 km zone of influence, and does not warrant environmental concern.

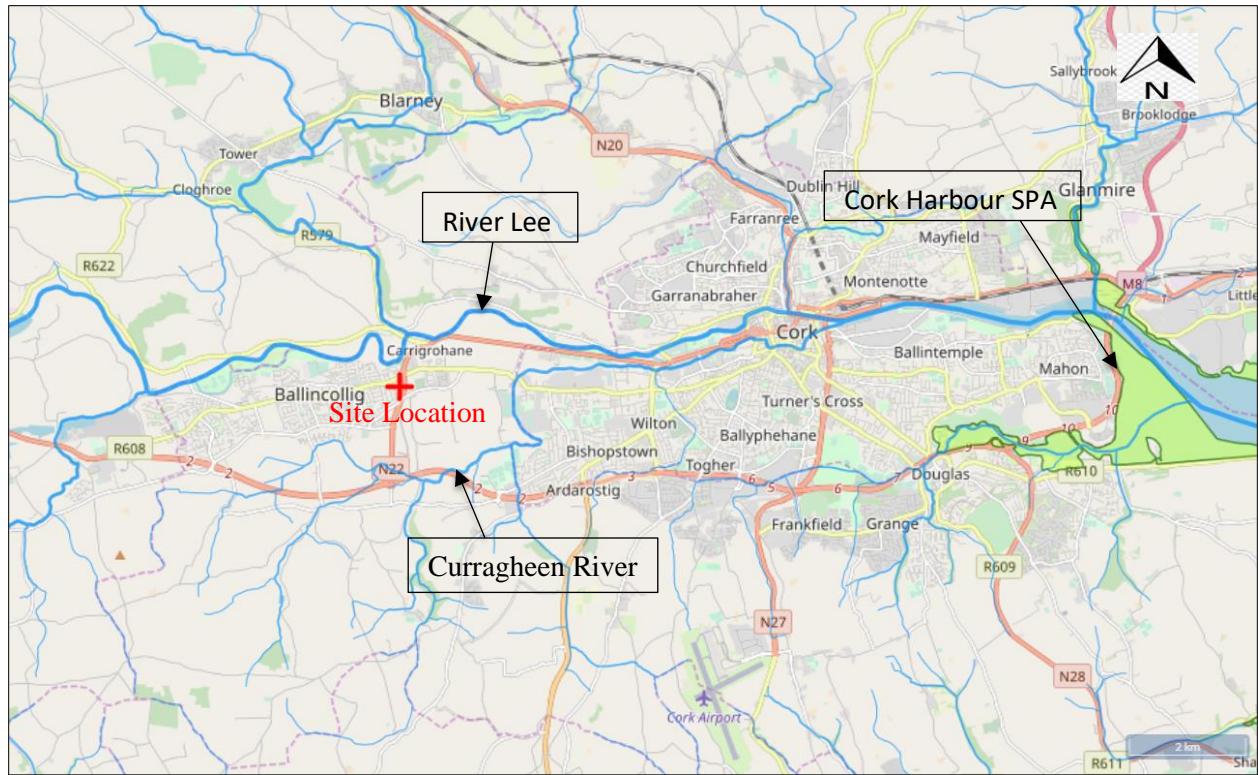


Figure 6. Rivers/streams located in the vicinity of the proposed site location

(i) Surface Water

Construction Phase

As mentioned in Section 2.2.1, it is understood that best practice strategies will be employed during the construction phase to ensure that surface water will not leave the site.

Post-Construction Phase

Given the proposed management of foul and stormwater from the completed developments, no risks to surface water are foreseen during the post-construction phase.²

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.

² The question of whether Suburban Drainage Systems (SuDS) are mitigation measures in the context of AA has been addressed in the 2017 High Court case *Kelly vs. An Bord Pleanála and Aldi Stores (Ireland) Ltd.* (High Court ref: 2017 883 JR). Drainage systems like those proposed in this project are *not* considered mitigation measures.

(ii) Dust

Construction Phase

As mentioned in Section 2.2.1, it is understood that best practice dust-suppression measures will be employed during the construction phase of the project. During periods of dry weather surfaces will be dampened.

Post-Construction Phase

Post-construction, dust creation will revert to current levels, which, typical of a domestic setting, are thought to be negligible.

Cork Harbour SPA is too far-removed to be at risk of direct dust contamination, and the above-mentioned suppression measures are deemed adequate such that there will be no likely significant risk to this site as a result of dust infiltration to the River Lee or Curragheen River.

(iii) Noise

Construction Phase

An increase in noise will occur during the construction phase of the project. Post-construction, noise will revert to current levels. Bird species protected by Cork Harbour SPA are very unlikely to be impacted by noise—they will be too far removed from the proposed site.

Best-practice noise management strategies are understood to be employed during construction. Engines will be switched off when not in use. This will contribute to minimising noise created by vehicles and machinery during the construction phase. In any case, it is not believed that noise levels generated from the site will exceed that of surrounding areas in Ballincollig, which already produces noise through traffic and various industries.

Post-Construction Phase

Post-construction noise levels will match those of a typical domestic setting; these are expected to be negligible in the context of this assessment.

From the above information, it is deemed that no likely significant risks to the integrity of Cork Harbour SPA will exist as a result of noise emissions from the proposed site.

In summary, Table 2 below details the likely effects the proposed project will have on the European Sites within the 15-km sensitivity zone.

Table 2. Likely changes to the integrity of European Sites by virtue of proposed project

Site Name	Reduction in habitat area	Disturbance to key species	Habitat or species fragmentation	Reduction in species density	Changes in key indicators of conservation value	Climate change
Cork Harbour SPA	None envisaged	None envisaged	None envisaged	None envisaged	None envisaged	None envisaged

2.2.4 Other Plans or Projects in the Area

In assessing the potential for “in-combination” effects, the research undertaken for this screening exercise took note of the following documentation:

- Existing planning applications.

Figure 7 below is taken from Cork City Council’s Planning Enquiry System. From examining the available information, there does not appear to be many recent planning applications in the surrounding area that will interact with the proposed project site in any way that could negatively affect the nearby European sites. The most recent application involves application number 174615. This is an application to construct a new dwelling house, associated new driveway and parking spaces. Another relatively recent application involves application number 174811. This involves an application to construct a residential development of 10 no. two-storey semi-detached dwelling houses. It is not believed that these applications as well as any other planning applications in the vicinity will interact with the proposed site in any way that could negatively impact nearby European Sites.



Figure 7. Planning applications near project site

2.2.5 Potential Impacts on European Sites within the Project's Sensitivity Zone

It is deemed that the proposed activities will have no impact on any European Sites within the project's sensitivity zone.

3 Screening Conclusion

This Stage 1 Screening exercise has resulted in a finding of ***no significant effects*** to any European Sites occurring within the potential area of influence of the project site.

In light of the findings of this screening for Appropriate Assessment, it is concluded that the project will not have a significant negative effect on the special qualifying interests or conservation objectives or integrity of any European Sites.

As it has been deemed that the implementation of the proposed project will not result in significant effects to European Sites, a Stage 2 appropriate assessment is *not* required.

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Residential Development

Poulavone,

Ballincollig,

Cork

Environmental Impact Assessment
Screening

Cuthbert Environmental

October 2019

Residential Development

Poulavone, Ballincollig, Cork

Environmental Impact Assessment Screening

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1.0 INTRODUCTION

Cuthbert Environmental have been commissioned by Cork City Council to undertake an Environmental Impact Assessment Screening Report for a proposed housing development at Poulavone, Ballincollig, Cork City. (see Figure 1 for location).

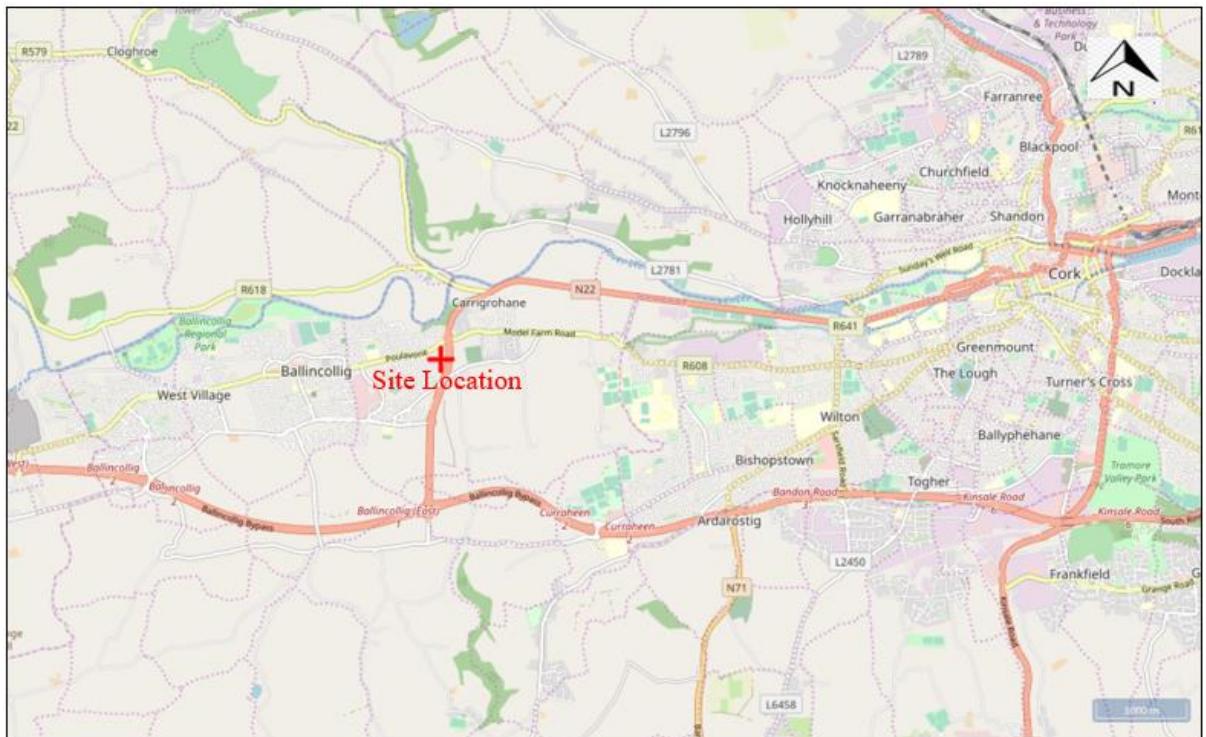


Figure 1. Project Site Location (Data Source: Google Earth, 2019)

The findings of the EIA Screening assessment for the proposed housing development (i.e. the project) are presented in this report.

1.1 PURPOSE OF THIS REPORT

This EIA screening report contains necessary information to enable the competent authority, in this case Cork City Council, to undertake an EIA screening assessment and determine whether an EIA is required for the proposed housing development. The findings of the EIA screening assessment are presented in this report and will inform the determination by Cork City Council

for the proposed Housing development at Poulavone, Ballincollig (to be referred to throughout this report as “the project”).

The purpose of this Report is to determine whether or not the project is likely to have significant effects on the environment and, as such, requires an EIA to be carried out and an EIAR to be prepared. This Report provides an overview of the project (section 2), the existing baseline environment (section 3) and then assesses the potential environmental impacts (Section 4) posed by the proposed project.

1.2 LEGISLATIVE CONTEXT

Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive) sets out the requirements for environmental impact assessment (“EIA”), including screening for EIA. Projects listed in Annex I of the EIA Directive require a mandatory EIA while projects listed in Annex II require screening to determine whether an EIA is required. The proposed development does not require a mandatory EIA under the provisions of the EIA Directive as it is not a project listed in Annex I.

The prescribed classes of development and thresholds or criteria that trigger the need for an EIA are set out in Schedule 5 of the Planning and Development Regulations, 2001, as amended. A review of the classes of development was carried out to determine whether the proposed development falls into any of the development classes which require an EIA. Part 2 of Schedule 5 of the Regulations (see Part 2, 10(b)(i)) set out thresholds for mandatory EIA of a housing development where the number of units proposed exceed 500 dwelling units. As the number of dwelling units proposed from the project will be 63 units, it will be significantly below the threshold for mandatory EIA as specified in Part 2, 10(b)(i) of the Regulations. As such the proposed development does not fall into any of the classes described in Schedule 5 of the Planning and Development Regulations, 2001. The need for an EIA has therefore not been triggered under the requirements of the Planning and Development Regulations, 2001, as amended.

Given that the project is a sub-threshold development under the EIA Regulations, the key issue for the competent/consent authority in the context of the possible need for EIA of a sub-threshold development is whether or not such a development is likely to have significant effects on the environment. Consideration of significant effect should not be determined by reference

to size only. The nature and location of a project must also be taken into account. Provision for such is set out in Schedule 5, Part 2, 15 of the Regulations which states:

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.

This EIA Screening Report is therefore being undertaken to assist Cork City Council in determining whether the proposed Poulavone Housing Development will have the potential to result in likely significant effects to the environment.

According to European Commission Guidance (2017)¹:

“Screening has to implement the Directive’s overall aim, i.e. to determine if a Project listed in Annex II is likely to have significant effects on the environment and, therefore, be made subject to a requirement for Development Consent and an assessment, with regards to its effects on the environment. At the same time, Screening should ensure that an EIA is carried out only for those Projects for which it is thought that a significant impact on the environment is possible, thereby ensuring a more efficient use of both public and private resources. Hence, Screening has to strike the right balance between the above two objectives.”

Recent guidelines from the Department of Housing, Planning and Local Government (2018)² in relation to screening state:

“3.1. Screening is the initial stage in the EIA process and determines whether or not specified public or private developments are likely to have significant effects on the environment and, as

¹ Environmental Impact Assessment of Projects Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU). European Commission 2017. Page 23.

² Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment

such, require EIA to be carried out prior to a decision on a development consent application being made. A screening determination is a matter of professional judgement, based on objective information relating to the proposed project and its receiving environment. Environmental effects can, in principle, be either positive or negative.

3.2. Screening must consider the whole development. This includes likely significant effects arising from any demolition works which must be carried out in order to facilitate the proposed development. In the case of transboundary developments, screening must consider the likely significant effects arising from the whole project both sides of the boundary. A screening determination that EIA is not required must not undermine the objective of the Directive that no project likely to have significant effects on the environment, within the meaning of the Directive, should be exempt from assessment.”

Annex III of the EIA Directive (as amended)/Schedule 7 to the Planning and Development Regulations 2001, as amended, lists the criteria for determining whether a project should be subject to EIA.

Annex IIA of the EIA Directive (as amended)/Schedule 7A to the Planning and Development Regulations, 2001, as amended, set out the information to be provided for the purposes of EIA Screening. The information set out in Schedule 7A is grouped together under 3 main headings:

Annex IIA requirements	Relevant section of this screening report
A description of the proposed development, including in particular – a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected	Section 2 & 3 of this Report describes the characteristics of the project.
A description of the aspects of the environment likely to be significantly affected by the proposed development	Section 4 of this Report describes the aspects of the environment that may be affected by the proposed development.

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	Section 5 of this Report describes any likely significant effects to the environment.
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2.0 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

2.1 OVERVIEW

This project involves the construction of a housing development at Poulavone, Ballincollig, Cork City. The site is located on the east end of Ballincollig, with residential houses located to the west of the site and the N22 road bordering the development to the east (location shown in Figure 1).

The proposed housing development will consist of a total of 70 units, comprising of:

- 16 no. 2-bed terraced and semi-detached houses.
- 8 no. 2-bed bungalows.
- 1 no. 2-bed (specially adapted) bungalow.
- 24 no. 3-bed terraced and semi-detached houses.
- 1 no. 3-bed (specially adapted) bungalow.
- 2 no. 4-bed semi-detached houses.
- 3 no. 1-bed ground floor (specially adapted) apartments.
- 3 no. 2-bed ground floor apartments.
- 12 no. 2-bed first floor duplexes.

As well as the house types (listed above), the development will also consist of 168 no. parking spaces, together with an associated communal landscape area. The site area will be approximately 2.19 Hectares.

2.2 BOUNDARY CONDITIONS

The site bounds the residential houses of Sweetbriar Lane to the west. The western boundary contains a mixture of sod and stone fence as well as a block wall along the southern section of this boundary. There are also trees growing along the west boundary. There will be entrances to the site through Hawthorn Avenue and Sweetbriar Grove on this boundary of the site.

The north boundary of the site consists of a hedge, block wall and a steel fence. The eastern boundary of the site borders a landscaped area which will be held for future road expansion. None of the boundaries will be modified throughout the construction of the development.

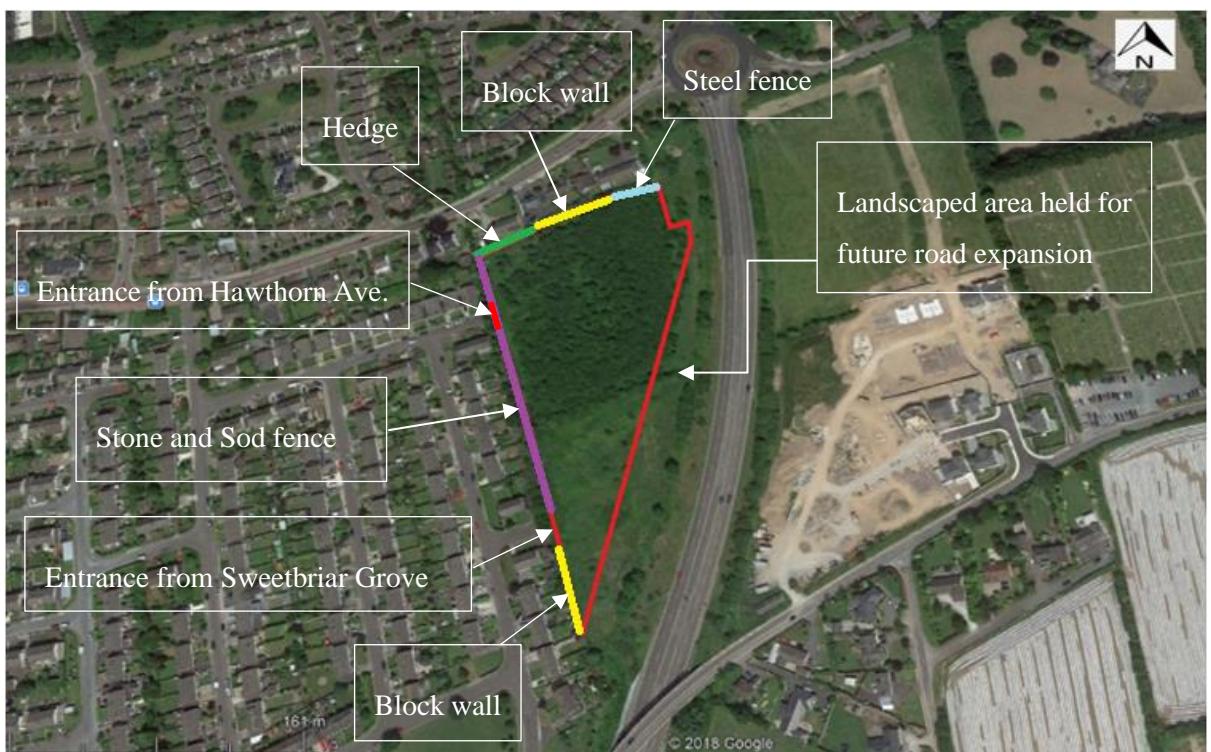


Figure 2. Boundaries of proposed site

2.3 ROADS STANDARD

Roads are typically 5.5m wide with dedicated turning areas. Footpaths are 2m wide. The roads and paths gently slope from west to east throughout the site.

Roads have been designed with the aid of the “Design Manual for Urban Roads and Streets” (DMURS) published by Department of Transport, Tourism and Sport. The DMURS aims to aid the design of safer, more attractive and vibrant streets which will generate and sustain

communities and neighbourhoods. As well as cars and other vehicles this encompasses pedestrians, cyclists and those using public transport. All roads within the development will be cul de sacs.

The majority of road surfaces within the development will be asphalt. However there will be some paved road surfaces along the western part of the development. Footpaths will be formed from concrete.

The proposed roads and footpaths within the site will be taken in charge by Cork City Council following completion of the works given that this will be a social housing project.

2.4 UTILITY AND EMERGENCY ACCESS

All roadways are provided with suitable access for refuse vehicles and fire trucks.

2.5 CAR PARKING

There will be 168 parking spaces evenly dispersed across the development.

2.6 BICYCLE PARKING

There will be bicycle parking to the rear gardens of houses and internal stores to apartments.

2.7 MATERIALS

The external of the buildings will consist of painted plaster and face brick throughout the development.

2.8 ENERGY USE

Building Energy Rating Certificates will be required for each unit in this development. The Building Regulations will require a A3 rating in this regard. An energy assessment will be carried out at the detail design stage to demonstrate compliance with TGD Part L. Of note, measures of suitable energy sources, increased thermal insulation, higher thermal performance

windows and doors, elimination of cold bridging, and airtight construction together with low energy lighting and controls will be incorporated into the development.

2.9 STORM WATER DRAINAGE

The completed development will be serviced by a comprehensive underground drainage system. Storm water will enter the drainage system via gullies located throughout the site. Storm water will pass through a silt trap and hydrocarbon interceptor prior to discharge to an underground soakaway. This soakaway is located at the north-east section of the site.

2.10 FOUL WATER DRAINAGE

Foul water discharge from the residences will drain to an existing municipal foul sewer located at Hawthorn Avenue which is immediately north-west of the site.

2.11 WATERMAIN DESIGN

A pre-enquiry form has been submitted to Irish Water with respect to the required water connection. A confirmation of feasibility has been received from Irish Water. It is proposed to make a connection to the water supply network at Hawthorn Ave and Sweetbriar Grove.

Generally it is required by Irish Water that a ‘ring main’ setup is constructed to allow for the network to be partially isolated in the event of a leak or breakage. Due to the geometry and constraints of the site and the proposed development layout, it is considered that the requirement for a ring main has been satisfied. A 100mm diameter main is proposed for the site.

Fire hydrants have been included in the design for the site layout. These have been positioned such that all proposed dwellings have a fire hydrant within 46m as per the Irish Water standard detail requirements.

2.12 CONSTRUCTION PHASE MONITORING

The construction phase of the project will be monitored to ensure that environmental best practice is adhered to and effectively implemented throughout the duration of this phase. The following systems will be put in place to ensure adherence to best practice:

- The contractor will assign a member of the site staff as the environmental officer with the responsibility for ensuring the environmental measures prescribed above are adhered to. A checklist will be filled in on a weekly basis to show how the measures have been complied with. Any environmental incidents or non-compliance issues will immediately be reported to the project team.
- The project managers will be continuously monitoring the works and will be fully briefed and aware of the environmental constraints and protection measures to be employed.

2.13 ASSESSMENT OF THE CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

An assessment of the potential characteristics of the Proposed Development as described above against the criteria outlined in Schedule 7 of the Planning and Development Regulations 2001 to 2018 are outlined in Table 2.1 below and conclusion and rationale is provided to determine whether these characteristics have the potential to result in likely significant effects to the environment.

Table 2.1: Characteristics of the Proposed Development

Screening Question	Response
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
(a) the size and design of the whole project	<p>The project site is approximately 2.19 Ha in size. All construction works will be largely restricted to the footprint of the project site. The construction phase will be guided by a Construction and Environmental Management Plan (CEMP) that will seek to ensure the construction phase is completed in line with best practice and does not result in adverse effects to surrounding receptors.</p> <p>A landscape design has been prepared for the project, which includes for the provision of the landscaping within the project site. The scale</p>

Screening Question	Response
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
	of the proposed development is in keeping with the scale of surrounding residential land use in terms of size and design. The project site is located within the residential and urban fabric of Ballincollig and is well served by amenities and public transport.
(b) cumulation with other existing and/or approved projects;	<p>A review of Cork City Council's EPlan online planning viewer identified no recent (within the last five years) planning applications in the immediate vicinity of the project site.</p> <p>The nearest recent planning applications identified are located approximately to the southwest and east of the project site. The application located south-west of the site involves the construction of a new dwelling house, associated new driveway and parking spaces (Planning reference:174615). The application to the east of the site involves the construction of a residential development of 10 no. two-storey semi-detached dwelling houses (Planning reference:174811).</p> <p>The works associated with these other projects are minor in scale and are likely to have been completed at the time of writing. There will be no potential for the project to combine with these other projects to result in likely significant effects to the environment.</p>
(c) the use of natural resources, in particular land, soil, water and biodiversity;	<p>Construction related activities will be largely restricted to the footprint of the project site. Soil that will be excavated within the project site will be reused for landscaping and filling. Where surplus soil material is generated it will be disposed of at an approved facility.</p> <p>Water required for the construction phase and operation phase of the project will be supplied by the existing mains water supply. Irish Water has confirmed that there is adequate water to meet the future needs of the project.</p>

Screening Question	Response
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
	<p>No significant effects to biodiversity are predicted to arise as a result of the construction or operation of the project.</p> <p>Natural resources in the form of hydrocarbons will be required for energy and electricity during the construction phase and operation phase of the project. Other building raw materials will be required during the construction phase. However the natural resources required will be typical of those required for the development and operation of a residential development and there provision will not have the potential to result in significant negative effects.</p>
(d) the production of waste;	<p>Solid inert waste in the form of soil and stone will be produced during construction but materials will be only ordered as required. Any wastes from the construction process will either be reused within the scheme, or recycled/disposed of at an authorised waste facility. During the construction phase the waste management hierarchy will be implemented onsite, which prioritises the prevention and minimisation of waste generation.</p> <p>During the operation phase the waste generated will be typical of a residential development. All waste generated will be disposed of by a licenced waste contractor.</p> <p>Wastewater generated during the operation phase will be directed to the existing municipal wastewater treatment plant (WWTP), where it has been confirmed that capacity exists for proper treatment of all wastewater prior to discharge to the receiving environment.</p>
(e) pollution and nuisances;	<p>The construction phase presents the greatest risk of pollution to water resources. Potential sources of water pollution to both surface and groundwater include fuel, lubricants, suspended solids and concrete. Silt-laden surface runoff could arise during vegetation stripping. However as no surface watercourse occurs within the development footprint and given the approach to the construction phase of the project the potential impact to surrounding surface water quality</p>

Screening Question	Response
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	<p>during the construction phase has been assessed as being imperceptible.</p> <p>Similarly, given the design measures to be implemented for the operation phase of the project potential pollution to water resources is considered to be imperceptible.</p> <p>The construction phase has the potential to result in nuisance to surrounding receptors as a result of noise, vibrations and dust generated during construction activities.</p> <p>In order to minimise any potential for noise and vibration nuisance mitigation measures will be implemented during the construction phase. These measures will adhere to the best practice guidelines outlined in BS5228: Code of Practice for Noise and Vibration Control on Construction and Open Sites – Part 1 Noise (2009 + A1 2014). These standard guidelines offer detailed guidelines on the control of noise and vibration from construction activities. The following mitigation measures will be implemented during the construction phase of the proposed development to ensure noise and vibration limit values are complied with:</p> <ul style="list-style-type: none">• The hours during which site activities are likely to create high levels of noise will be limited to a set time period; [T1]• During the construction phase a clear line of communication will be established between the contractor/developer, Local Authority and residents; [T2]• A site representative will be appointed to take responsibility of all matters relating to noise and vibration; [T3]• Noise monitoring will be undertaken during the construction phase, particularly during critical periods and at sensitive locations; [T4]

Screening Question	Response
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
	<ul style="list-style-type: none">• All site access roads will be kept even to mitigate the potential for noise and vibration [SEP] from lorries. [SEP]• Plant with low inherent potential for generating noise and/ or vibration will be selected for construction; [SEP]• Where required noise barriers will be erected around items such as generators or high duty compressors; [SEP]• Noisy plant will be sited as far away from sensitive properties as permitted by site constraints. [SEP]• Construction site hoarding will be erected along noise sensitive boundaries where works [SEP] are taking place in proximity to existing residential properties where no substantial screening exists. [SEP]• With the implementation of the measures it is predicted that the nuisance impact of noise generated during the construction phase will be of a short-term, slight, negative nature. <p>There is the potential for dust emissions arising during construction, particularly during dry and/or windy weather conditions. Dust emissions may also be exacerbated by the presence of dry surfaces and uncovered stockpiles during the construction. The quantity of dust is likely to be relatively small and dust emissions would be temporary in nature. Dust effects are likely to create nuisance in the immediate locale rather than significant environmental effects. Best practice mitigation measures will be put in place to minimise adverse effects. The measures will include the following:</p> <p>A dust minimisation plan will be finalised and implemented for the construction phase of the project, as construction activities are likely to generate some dust omissions. In order to minimise dust omissions during construction the following measure will form part of that plan and will be implemented during the construction phase:</p>

Screening Question	Response
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
	<ul style="list-style-type: none">• Hard surface roads will be swept to remove mud and aggregate materials from their surface while any un-surfaced roads will be restricted to essential site traffic.• Furthermore, any road that has the potential to give rise to fugitive dust must be regularly watered, as appropriate, during dry and/or windy conditions.• Bowsers or suitable watering equipment will be available during periods of dry weather throughout the construction period.• Access gates to the site shall be located at least 10m from sensitive receptors where possible• Vehicles using site roads will have their speed restricted, both on un-surfaced site roads and on hard surfaced roads, as site management dictates.• During periods of very high winds (gales), activities likely to generate significant dust emissions shall be postponed until the gale has subsided.• Material handling systems and site stockpiling of materials will be designed and laid out to minimise exposure to wind. Water misting or sprays will be used as required if particularly dusty activities such as rock blasting or demolition are necessary during dry or windy periods.• Before entrance onto public roads, trucks will be adequately inspected to ensure no potential for dust emissions and cleaned as necessary.• The Principal Contractor or equivalent will be obliged to monitor the contractors' performance to ensure that the

Screening Question	Response
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
	<p>proposed mitigation measures are implemented and that dust impacts and nuisance are minimised;</p> <ul style="list-style-type: none">• During working hours, dust control methods will be monitored as appropriate, depending on the prevailing meteorological conditions;• The name and contact details of a person to contact regarding air quality and dust issues shall be displayed on the site boundary, this notice board should also include head/regional office contact details;• Community engagement will be undertaken before works commence on site explaining the nature and duration of the works to local residents and businesses;• A complaints register will be kept on site detailing all telephone calls and letters of complaint received in connection with dust nuisance or air quality concerns, together with details of any remedial actions carried out;• It is the responsibility of the contractor at all times to demonstrate full compliance with the dust control conditions herein;• At all times, the procedures put in place will be strictly monitored and assessed. <p>At all times these procedures will be strictly monitored and assessed. In the event of dust nuisance occurring outside the site boundary, movements of materials likely to raise dust will be curtailed and satisfactory procedures, such as the covering of all dust-emanating materials, will be implemented to rectify the problem before the resumption of construction operations.</p> <p>With the implementation of these dust minimisation measures in addition to a construction management plan including dust mitigation</p>

Screening Question	Response
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
	fugitive emissions of dust from the site will be insignificant and will not pose a nuisance at nearby sensitive receptors.
(f) the risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge;	Provided that all measures to be outlined in the CEMP, which will be based on best practice mitigation measures, for the project are implemented and that all associated building and environmental regulations are adhered to it is not predicted that the project will not have the potential to result in a major accident or disaster.
(g) the risks to human health (for example due to water contamination or air pollution).	<p>Section 2 above details measures that are to be implemented to ensure that the project does not result in pollution to waters or air or nuisance generated by noise, dust or vibration emissions. All best practice mitigation measures outlined in this screening report will represent a minimum requirement to be implemented as part of the CEMP for the construction phase of the project. With the implementation of these measures the construction phase will not represent a significant risk to human health.</p> <p>During the operation phase the development will be connected to the existing public water and sewer infrastructure and will not result in the release of untreated foul effluent.</p> <p>Other emissions generated during the operation phase will relate to air conditioning and heating units. The emissions to atmosphere from such units are not predicted to have the potential to result in significant adverse environmental effects.</p>

Conclusion: No significant effects likely to arise associated with the characteristics of the proposed development.

Rationale: The project site is proposed on habitats of low ecological value in an area contiguous with established residential land use and high levels of human activity. Design measures that form part of the project will also ensure protection of the receiving environment. These design measures include the implementation of SUDs. The implementation of targeted mitigation measures to minimise noise levels at sensitive receptors will also ensure that the project does not result in nuisance to the receiving population. As mentioned above, there are also mitigation measures (such as dampening of surfaces during construction phase) that will minimise dust emissions from the site.

3.0 LOCATION OF THE PROPOSED DEVELOPMENT

3.1 INTRODUCTION

The location of the proposed development is described in accordance with the aspects of the environment likely to be significantly affected by a proposed development as outlined in Schedule 6 of the Planning and Development Regulations, 2001 to 2018. These aspects of the environment are:

- Population & Human Health
- Biodiversity
- Soil & Geology
- Water
- Air/climatic factors
- Landscape
- Cultural heritage, including the architectural and archaeological heritage and cultural heritage
- Material assets
- The inter-relationship between the above factors.

A summary of each of the above topics as they relate to the location of the proposed development is provided in the following sub-sections.

3.1.1 Population & Human Health

Based on the “Draft Advice Notes for Preparing Environmental Impact Statements issued by the EPA” (EPA, 2017), the following types of sensitive receptors should be noted in particular during impact assessment:

- homes;
- hospitals;
- hotels and holiday accommodation; and
- schools and rehabilitation workshops.

The principal sensitive receptors within the environs of the project site include residential properties surrounding the project site and schools to the west of the project site.

3.1.2 Noise & Human Health

WHO Guideline

In 2018 the WHO issued updated guidelines Environmental Noise Guidelines for the European Region. They issued specific guidelines for a number of noise sources such as roads, railways, aircraft and wind turbines. The recommended noise levels of from these sources range between 45 and 54 dB Lden (during day time) and 45 dB Lnight (during night time).

Consideration of the potential for noise nuisance during the construction phase of the project has been outlined in at Point (f) in Table 2.1. above. Provided all measures outlined in Table 2.1 to minimise noise during the daytime are implemented the construction phase of the project will not result in significant noise impacts to the surrounding population. As no construction activity will be undertaken at night time there will be no potential for the construction phase to negatively affect the surrounding population during night time and normal sleeping hours.

Once construction is complete the project will operate as a residential area and will not generate noise that could represent disturbance to the surrounding population.

3.1.3 Land

The project site is representative of a greenfield site. Much of the north section of the site is colonised with scrub vegetation. Much of the south section of the site appears to be grassland.

3.1.4 Biodiversity

The project site is located at a remote distance from the nearest European Site (Cork Harbour SPA). There are a number of Natural Heritage Areas (NHAs) and proposed NHAs (pNHAs) located nearby the proposed site. These include Lee Valley pNHA and Shournagh Valley pNHA. However, a Screening Statement in support of Appropriate Assessment has been completed by Cuthbert Environmental and this has concluded that the project will not have the potential to result in likely significant effects to the qualifying features of interest and Conservation Objectives for European Sites, NHAs and pNHAs and that the integrity of these sites will not be adversely affected.

The project site is situated within an urban area and is dominated by scrubland and dry meadow grassland habitats.

3.1.5 Soils & Geology

3.1.5.1 Land & Subsoils

The topography of the study area is gently sloping from west to east. Overall, the north section of the site is underlain by Waulsortian Limestones of the Waulsortian Limestones formation. The south section of the site is underlain by Massive and Crinoidal fine limestone of the Little Island formation.

The project site is located within the Ballincollig groundwater catchment. The main aquifer lithology in this GWB is Dinantian Pure Unbedded Limestones. Small areas of Pure Bedded Limestones (1.3 km²) also occur. Areas of Dinantian Lower Impure Limestones and Dinantian Mudstones and Sandstones (Cork Group) and Dinantian Old Red Sandstones occur along the margins of the body, in particular along the north of the body. The GSI aquifer vulnerability maps for the area indicate that the site is of high vulnerability. The groundwater quality of the area is classified as good.

3.1.5.2 Geological Heritage Sites and Protected Habitats

There are no recorded geological heritage sites in the close proximity to the study area.

3.1.5.3 Historic Landfills and Illegal Dumping

A review of EPA data on waste licence and unlicensed sites has confirmed that there are no known historic landfills or illegal landfills in the area of the study area. As noted above in Section 3.1.3 historic dumping of construction and demolition waste within the western section of the site bounding Lovers Walk has been identified.

3.1.5.4 Quarrying

There appears to be an active quarry located at the west end of the town of Ballincollig. Approximately 5 km west of the proposed site.

3.1.6 Water

3.1.6.1 Surface Water

The project site is located within the River Lee sub-basin district in Hydrometric Area No. 19 of the Irish River Network. It is within the River Lee and Cork Harbour catchment.

The River Lee is located approximately 400 metres north of the proposed site. The River Lee discharges into Cork Harbour SPA approximately 12 km downstream. The Curragheen River is located approximately 1.5 km south of the proposed site. This river enters Cork Harbour SPA approximately 12.5 km downstream via the River Lee

Surface water quality at sites on the River Lee, just north of the site were indicative of Q Value Score of 4 which is good quality.

3.1.6.2 Water Supplies

There are no regional groundwater supplies or Source Protection Areas identified within this area.

The GSI Well Card Index is a record of wells drilled in Ireland. It is noted that this record is not comprehensive, as licensing of wells is not currently a requirement in Ireland. This current

index shows the location of springs and wells. A review of the index has revealed that no wells occur within the wider area surrounding the project site.

3.1.6.2.1 Flooding

The nearest floodplains located to the project site are the floodplains of the lower River Lee, approximately 300 meters north of the project site.

There has been a history of extensive flooding along the lower sections of the River Lee in recent years. The Lower Lee (Cork City) Drainage Scheme proposes a combination of flood defense measures at specific locations and a rigorous and organised channel maintenance programme though the reach of the catchment. The scheme will consist of direct defences (walls and embankments) from downstream of Innishcarra Dam through to Cork Harbour to defend against flooding. A new flood warning system will effectively disseminate warnings and information to landowners and river users during major flood events. The scheme will also consist of a designation of floodplains (washlands) upstream of Cork City. This along with the Flood Forecasting system will facilitate the use of revised dam operation procedures resulting in a more aggressive lowering of reservoir levels in advance of a predicted flood event to maximise available reservoir storage and thus provide increased attenuation to reduce the peak flow during major flood events.

The project site is located at an elevated position and is located outside of any known flood zone. Therefore the project site is not at risk from the flooding of the River Lee.

3.1.7 Air & Climatic Factors

3.1.7.1 Air

The latest annual report on Air Quality in Ireland 2014 (EPA 2014) states that overall air quality in the country is good. Measured values of sulphur dioxide (SO₂), nitrogen dioxide (NO₂), carbon monoxide (CO), Ozone (O₃), particulate matter (PM10 and PM2.5), heavy metals, benzene and polycyclic aromatic hydrocarbons (PAH) were all below limit and target values set out in the CAFE Directive and 4th Daughter Directive. However, when some of these parameters are compared to the tighter WHO Air Quality Guideline values, it highlights some potential issues. Ireland is above these guideline values with respect to PM10, PM2.5, ozone and PAH.

The primary sources of pollutants are traffic (source of nitrogen dioxide and particulate matter), and domestic solid fuel use (particulate matter). The project site is located within the Cork City Air Quality Index Region and the current air quality in this region has been classified as “Good” by the EPA (<http://www.epa.ie/air/quality/>).

A review of IPPC licences issued by the EPA for the region show that there are no IPPC licenced facilities with emissions to the atmosphere within 5km radius of the project site.

3.1.7.2 Climate

Ireland has signed up to several Climate agreements including the “*2030 Climate and Energy Policy Framework*” which aims to reduce GHG emissions by 40% compared with 1990 levels by 2030. 2013 and 2014 saw a decreasing trend in Ireland’s GHG emissions, this can be attributed to a decrease in economic activity. The agriculture and transport sectors make up the majority of non-ETS emissions making up 72.4% of emissions in 2014. Energy production using fossil fuels is continually decreasing in recent years with renewable energy production increasing. Renewable energy production increased by 6.6% on 2012 levels in 2013 and by 12.6% based on 2013 levels in 2014. This increasing trend continued into 2015 with a 4% increase in renewable energy production based on 2014 levels. However in 2016 renewables accounted for 25.5% of electricity generated in 2016 (down from 27.3% in 2015).

Between 2014 and 2016, national total emissions have increased by 7.4% or 4.23 Mt CO₂eq. In the same period, emissions in the ETS sector have increased by 11.2% or 1.78 Mt CO₂eq and in the non-ETS sector by 5.9% or 2.45 Mt CO₂eq.

This change in trend is a result of increasing economic growth and employment. While Ireland has been in compliance with its EU 2020 target up to 2015 however 2016 figures indicate that Ireland exceeded its 2016 annual limit set under the EU’s Effort Sharing Decision (ESD), 406/2009/EC3 by 0.3 Mt CO₂eq.

3.1.8 Cultural Heritage

3.1.8.1 Archaeology

According to the Historic Environment Viewer on <http://webgis.archaeology.ie/historicenvironment/>, there doesn't not appear to be sites of archaeological importance in the immediate surrounding are of the site.

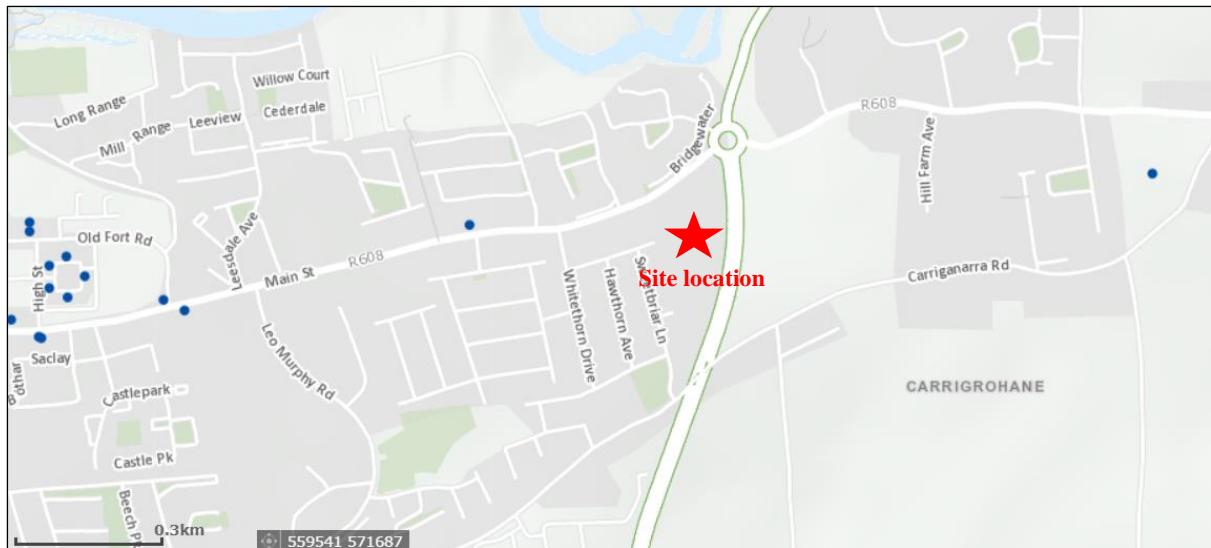


Figure 3. Archaeological sites in the vicinity of the proposed site

3.1.9 Material Assets

3.1.9.1 Transportation

The principal road in the vicinity of the project site is the N22 located immediately east of the project site. This road provides access to Cork City centre located east of the site, as well as the N40 ring road located south of the site. The R608 is a nearby public road that runs through the centre of Ballincollig and extends towards Bishopstown located nearby to the east of the project site. The proposed site will have access to the R608 road through Whitethorn Drive, which already connects the housing estate located west to the proposed site to the R608 road.

During the construction phase all construction traffic will access the project site via either of the site entrances (Whitethorn Drive entrance or Sweetbriar Grove entrance) through the housing estate located west of the site.

Given the location of the project is within close proximity to the urban centres of Ballincollig and Cork City, residents during the operation phase will be served by multiple transport and mobility options, including walking, cycling, bus and vehicular transport.

3.1.9.2 Utilities

A review of all utility constraints within the surrounding area has been completed. This review identified the following utilities in the wider area surrounding the project site:

- ESBI & ESB – Power Supply
- Gas Networks Ireland (GNI) - Gas Supply
- Eir - Telecommunications
- Virgin Media - Telecommunications
- Irish Water - Storm Water & Foul Wastewater
- Irish Water – Water Supply and Sewerage

3.1.10 Inter-relationship of Parameters & Environmental Sensitivity

The proposed development at the project site will provide continuity with the existing extent of built land occurring within Ballincollig. It is located within the existing urban fabric of Ballincollig. It supports habitats of low value. The project site is not located within the immediate vicinity of any major watercourse. It is located in a sensitive groundwater area. It is not at risk of flooding and is located in an area of good air quality status.

The footprint of the proposed development is located in an area of high landscape value. The proposed development will be in keeping with the existing built fabric in the surrounding area and has been designed to compliment the existing architectural form in the surrounding area.

There are no protected sites or monuments or protected buildings occurring within or in the immediate vicinity of the project site.

The project will not have the potential to result adverse effects to the material assets occurring in the vicinity of the project site. For instance it will not have the potential to result in road closures, adversely effect the electricity network or the water supply network.

Given the above the project site is considered to be of low environmental sensitivity.

3.2 ASSESSMENT OF THE LOCATION OF THE PROPOSED DEVELOPMENT

Table 3.1 below provides information on the location of the proposed development with respect to the assessment criteria provided in Schedule 7 of the Planning and Development Regulations 2001 to 2018.

Table 3.1: Location of the Proposed Development

Screening Criteria	Response
<i>The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:</i>	
(a) the existing and approved land use;	<p>The existing land use within the project site is dominated by greenfield land with scrubland dominating the north section of the site and dry meadow grassland dominating the southern section of the site.</p> <p>The project site is located within an area otherwise dominated by residential land use.</p> <p>The proposed development is in line with approved zoning land use for the project site.</p>
(b) the relative abundance, availability, quality and regenerative capacity of natural	The project site is currently representative of a greenfield site and is not sensitive in terms of natural resources.

Screening Criteria	Response
<p><i>The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:</i></p>	
resources (including soil, land, water and biodiversity) in the area and its underground	<p>The overall design of the project has included a design that aims to blend the development into the existing urban fabric surrounding the project site.</p> <p>The proposed development will not have a significant effect on the relative abundance, availability, quality and regenerative capacity of natural resources.</p>
<p>(c) the absorption capacity of the natural environment, paying particular attention to the following areas:</p> <p>(i) wetlands, riparian areas, river mouths;</p> <p>(ii) coastal zones and the marine environment;</p> <p>(iii) mountain and forest areas;</p> <p>(iv) nature reserves and parks;</p> <p>(v) areas classified or protected under national legislation; Natura 2000 areas designated by Member States pursuant to Directive</p>	<p>The potential for the proposed development to significantly effect the absorption capacity of the environment, with respect to the parameters listed in Column 1 opposite are outlined below.</p> <p>(i) no works are proposed that will affect wetlands, riparian areas or river mouths.</p> <p>(ii) not applicable, the project is located at a remote distance from the coastal zone.</p> <p>(iii) not applicable, the project is located at a remote distance from mountainous and forested areas.</p> <p>(iv) not applicable, the project is located at a remote distance from any nature reserves and parks.</p> <p>(v) The Screening Statement in support of Appropriate Assessment that accompanies the proposed development application has assessed the likely significant effects of the proposal on the conservation objectives of European Sites within a 15km buffer of the development and has concluded in a finding of no likely significant effects. In addition no NHAs or pNHAs are located in the vicinity of</p>

Screening Criteria	Response
<p><i>The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:</i></p>	
92/43/EEC and Directive 2009/147/EC;	the project site and there will be no potential for the project to interact with such areas.
(vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;	<p>(vi) Surface water quality within the wider area has been assessed to be of good status.</p> <p>Environmental Quality Standards for Noise and Air have been reviewed as part of this EIA Screening and no existing exceedances in these standards have been reported.</p> <p>The Groundwater Body in the surrounding area has been assigned Good status.</p> <p>The design of the project and the best practice mitigation measures that will be required to be implemented during the construction phase will ensure that the project does not perturb the long-term quality of the environment in the wider area surrounding the project site.</p>
(vii) densely populated areas;	The subject lands are located within the environs of Ballincollig. While the surrounding area is representative of a densely populated area there is sufficient capacity in terms of services and amenities to accommodate the proposed development.
(viii) landscapes and sites of historical, cultural or archaeological significance	The footprint of the proposed development is not located within an area of high landscape value and the design of the proposed development has sought to compliment the existing built form in the surrounding area.

Conclusion: No significant effects likely to arise associated with the location of the proposed development.

Rationale: The proposed development relates to an area of 2.19 ha contiguous with an area of existing residential land use in Ballincollig. The lands do not offer significant potential for environmental enhancement as they are largely severed from adjacent natural and agricultural habitats by roads, existing built land and amenity grassland. A Screening Statement for Appropriate Assessment has determined a finding of no likely significant effects on the conservation management objectives of European Sites within a 15km radius of the study area. The proposed development will represent a continuation of the existing land use within this area and is consistent with the land use zoning of this location. The design of the project will compliment the existing built form in the surrounding area and will be in keeping with the existing landscape setting.

4.0 CHARACTERISTICS OF POTENTIAL IMPACTS

Having considered the above environmental factors, the aim of this section is to address likely impacts on the environment by the implementation of the proposed development. Whether an EIA would be deemed necessary relevant to the scale of the project and the environment will then be determined.

The 2014 EIA Directive requires that an assessment of the likely significant effects of a project on the environment must be considered with regard to the factors specified in Article 3(1) of the Directive and Section 171A(b)(i)(I) to (V) of the Planning and Development Regulations 2001 to 2018, taking into account:

- (a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- (b) the nature of the impact;
- (c) the transboundary nature of the impact;
- (d) the intensity and complexity of the impact;
- (e) the probability of the impact;
- (f) the expected onset, duration, frequency and reversibility of the impact;

- (g) the cumulation of the impact with the impact of other existing and/or approved projects;
- (h) the possibility of effectively reducing the impact.

The factors outlined in Article 3(1) of the Directive are presented in Table 4.1 below under the heading of “Environmental Factor”. The results of the assessment provided in Table 4.1 are then used to inform an assessment against the criteria evaluating the characteristics of potential impacts.

Table 4.1: Characteristics of Potential Impacts on Environmental Factors

Environmental Topic	Potential Impact
Populations & Human Health	Some short-term local effects from noise and air emissions of the construction phase are expected however all construction activities will have to comply with best practice measures as outlined in this screening report. All relevant best practice mitigation measures required for avoiding likely significant effects to populations and human health through potential effects to soils, water, noise, air etc will be required to be implemented as part of a CEMP for the construction phase of the project. No operational impacts are identified for human beings.
Biodiversity	As the habitats present relate to scrubland and dry meadow grassland, no significant negative impacts are identified for habitats within the project site at construction or operation in this regard.
Soil and Geology	There will be no significant impact to soils or geology.
Water	<p>The project site is not located in close proximity to any major watercourse and no surface waters occur within the footprint of the project. The main aquifer lithology in this GWB is Dinantian Pure Unbedded Limestones.</p> <p>All design and mitigation measures outlined in this screening report with regard to managing water on site during the construction phase and operation phase will be implemented. These measures are representative of best practice guidelines for preventing pollution to water and their</p>

Environmental Topic	Potential Impact
	<p>implementation will eliminate or at minimum reduce to an insignificant level the risk of pollution to waters.</p> <p>The project site is not located within a flood zone and is not at risk of flooding.</p> <p>The project will be connected to the existing sewer and all foul water generated at the project site during the operation phase will be directed to the municipal WWTP for treatment. This will eliminate the potential for the emission of wastewater to the surrounding aquatic environment.</p>
Air Quality and climate	<p>The potential will exist for localised, temporary impacts associated with dust generated from construction plant and machinery such as diggers or excavators. Emissions during works phase will be minimised through the implementation of best practice mitigation techniques as outlined in this Screening Report.</p>
Noise and Vibration	<p>Noise during the construction phase may result in nuisance however, noise and vibration during works phase will be minimised through best practice and the implementation of mitigation measures outlined in this screening report. With the implementation of these measures the construction phase will not result in significant noise nuisance to sensitive receptors and will be minimised to a short term, slight negative impact.</p> <p>Traffic noise and vibration during the operation phase are not considered likely to be significantly increased as a result of the project.</p>
Cultural Heritage	<p>None identified. No known archaeological or architectural features are within the site footprint.</p>
Landscape & Visual	<p>The proposed development is located in an area of high landscape value. The project has been designed to ensure that it blends in with and compliments the existing built form occurring within this area. This design will ensure that the project results in a neutral and/or positive impact to the landscape surrounding the project site.</p>

Environmental Topic	Potential Impact
Interrelationship between above parameters	The key interrelationship arises between air quality and noise associated with traffic emissions and excavation during construction and human health. The implementation of mitigation measures outlined in this Screening Report will ensure that these emissions are minimised to a level that will not result in significant noise, vibration or dust nuisance to surrounding sensitive receptors.

Table 4.2: Characteristics of the potential impacts

Characteristics of potential impacts The potential significant effects of proposed development in relation to criteria set out under Tables 4.3. and 4.2 above, and having regard in particular to:	
(a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);	Minor and localized temporary impacts are identified primarily at construction stage only.
(b) the nature of the impact;	The nature of the impact associated with the proposed development to environmental parameters have been set out in Table 4.3 above. It has been concluded that provided all best practice and mitigation measures as outlined in this Screening Report are implemented the project will not have the potential to result in significant environmental effects.
(c) the transboundary nature of the impact;	Given the size, scale and location of the proposed development potential transfrontier impacts will not arise.

(d) the intensity and complexity of the impact;	The project is representative of a medium scale residential development. With the implementation of best practice measures and associated mitigation it will not result in intense or complex impacts to the receiving environment.
(e) the probability of the impact;	Potential impacts during the construction phase associated with nuisance to sensitive receptors at adjacent dwellings and schools are probable, but the implementation of best practice measures and associated mitigation will ensure that these effects are of a short term and slight negative impact.
(f) the expected onset, duration, frequency and reversibility of the impact;	<p>It is estimated that impacts associated with the construction phase will last for 18-24 months max. This will represent a short-term impact. No long-term or permanent significant negative impacts are predicted to arise as a result of the construction phase.</p> <p>There will be an irreversible and permanent loss of arable land to the footprint of the project. The conversion of this land to residential and amenity grassland will not represent a significant negative environmental effect.</p>
(g) the cumulation of the impact with the impact of other existing and/or approved projects;	As outlined in Table 2.1 above no other projects have been identified in the area immediately surrounding the project site and there will be no potential for the project to combine with other projects to result in cumulative effects on the environment.
(h) the possibility of effectively reducing the impact.	Measures to minimise any adverse effects to the environment are detailed in this screening report and are derived from best practice guidelines. These measures have been implemented as a best practice approach for the proposed development and are proven to be effective at reducing the potential for adverse environmental impacts to occur.

Conclusion: No significant effects likely to arise associated with the potential impacts on environmental parameters.

Rationale: As outlined in Table 4.1 the proposed development will not have the potential to result in significant adverse effects to biodiversity, soils and geology, water, landscape and cultural heritage. There will be potential for impacts to human beings as a result of noise and air emissions during the construction phase of the proposed development. However these impacts have been assessed as being of low significance and measures have been outlined to ensure that these potential impacts are mitigated to an insignificant level. As such no significant residual impacts to environmental parameters as outlined in Table 4.1 are predicted to arise as a result of the proposed road development.

Conclusion: No significant effects likely to arise associated with the characteristics of the potential impacts.

5.0 CONCLUSION

The proposed residential housing development at Poulavone, Ballincollig does not trigger the threshold for mandatory EIA/EIAR as set out in the 2001 Regulations (as Amended) and has been assessed as a sub-threshold EIA development. This EIA Screening Assessment has determined that the characteristics of the proposed development are considered not significant due to the scale and nature of the proposed development and its footprint, which is confined to an area of approximately 2.19 ha, the characteristics and sensitivities of the receiving environment and design and mitigation measures that will be implemented as part of the construction phase and operation phase of the proposed development.

The European Guidance on EIA Screening provides a checklist to assist with the decision of whether an EIA is required based on the characteristics of a project and its environment. This screening checklist is presented in Table 5.1 below and have been informed by the various assessments that have been set out in Sections 2, 3 and 4 above.

Table 5.1: Screening Checklist

Questions to be Considered	Yes / No? Briefly describe	Is this likely to result in a significant effect? Yes/No/? – Why?
1. Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	Yes	No. The construction of the proposed development will involve a minor change in land cover within sections of its footprint. This will involve a small area of physical land cover change. The project has been designed to be in keeping with the surrounding landscape.
2. Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	Yes	No. The proposed development will require natural resources in the form of standard construction materials. The quantities to be used as part of the proposed development will be relatively small given the scale of the proposed development.

<p>3. Will the Project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?</p>	<p>Yes</p>	<p>No. Standard construction materials for a proposed project will be used during construction, however it is unlikely that this would include any quantity of materials that could be harmful to human health or the environment. Best practice construction will be implemented during the construction phase and all such materials will be stored in secure locations and will be handled in accordance with accepted construction procedures.</p>
<p>4. Will the Project produce solid wastes during construction or operation or decommissioning?</p>	<p>Yes</p>	<p>No. Waste in the form of construction material wrappings and pallets etc. will be generated during the project. In addition waste generated by site operative at the site canteen etc. will be generated. All solid waste will be managed in accordance with relevant waste legislation and all waste would be removed by the site by a licensed contractor and disposed of at a licensed facilities.</p> <p>Efforts will be made to reuse as part of the project's construction phase wherever possible soil material generated during excavations at the project site. Where materials cannot be reused they will be transferred off site by a licensed contractor and disposed of at a licensed facilities. The movement of an soil material from the project site will be subject to the control measures.</p>
<p>5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air?</p>	<p>Yes</p>	<p>No. It is expected that dust and emissions from construction vehicles, plant and equipment may be released temporarily during construction. Mitigation measures as outlined in this Screening Report will be implemented to minimise emissions and prevent discharge. All emissions will be kept within standard air quality limits outlined in the relevant legislation.</p>
<p>6. Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?</p>	<p>Yes</p>	<p>No. It is expected that noise and vibration will occur during construction of the project. Mitigation measures have been outlined this Screening Report to minimise the potential impact of noise and vibration.</p> <p>The project site is located within an urban environment with existing night time lighting. The project will not change the extent of night time lighting in the area.</p>

7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes	<p>No.</p> <p>All potential polluting substances would be stored and managed appropriately by the contractor to reduce the risk of accidental spillages and/or discharges. There will be no discharge to surface water, groundwater, coastal waters or the sea and appropriate measures to ensure effective incident control will be provided for the construction phase and operation phase of the project.</p>
8. Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?	Yes	<p>No. Construction activities would be undertaken with due regard to occupational health and safety. The site manager would be responsible for the management of health and safety on site during construction.</p>
9. Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	No	<p>No. The project is not predicted to have the potential to result in social changes in demography, traditional lifestyles or employment.</p>
10. Are there any other factors which should be considered such as consequential development which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality?	Yes	<p>This Report undertook a review of the Cork City Council planning portal to identify other existing and approved projects within the wider surrounding area. No such projects were identified and the project will not have the potential to combine with other existing or approved projects to result in likely significant effects to the environment.</p>
11. Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?	No	<p>No protected natural areas such as European Sites occur in the vicinity of the project site. Nearby pNHAs will not be affected by the proposed site as was outlined earlier.</p> <p>The project site is located within an area of high landscape value and has been designed to blend in with and compliment the existing built landscape in the surrounding area. The project will not have any potential to diminish the value of the landscape in the surrounding area.</p>
12. Are there any other areas on or around the location which are important or sensitive for reasons of their ecology e.g. wetlands,	No	<p>The habitats occurring within and in the vicinity of the project are dominated by artificial man-made structures or intensively managed agricultural or</p>

watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?		amenity grassland. They are not representative of sensitive ecological receptors.
13. Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?	No	The project site and surrounding area does not support habitats that are relied upon by important or sensitive species of fauna or flora.
14. Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	Yes	No.
15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?	No	Yes. The project site is located within an area of high landscape value and has been designed to blend in with and compliment the existing built landscape in the surrounding area. The project will not have any potential to diminish the value of the landscape in the surrounding area.
16. Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes	No.
17. Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes	<p>No. The construction phase will be of a short term duration and will involve a low number of construction vehicular movements that are not predicted to have the potential to result in significant traffic volumes that could lead to congestion.</p> <p>The project site is located within Ballincollig and the Cork City metropolitan area. It is served by public transport and is located a short distance from the center of Ballincollig town. The project site represents a location that offers capacity of residential dwelling and residents where sustainable modes of transport can be relied upon. The operation phase of the project is not anticipated to have the potential to result in congestion within the surrounding road network.</p>

18. Is the project in a location where it is likely to be highly visible to many people?	Yes	Yes. During the construction phase mitigation measures will be put in place to minimise the visual disturbance caused by the construction works. Once constructed the project will blend in with the surrounding built landscape.
19. Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	No	No .
20. Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Yes	Won't result in a significant effect as the site was overgrown with scrubland and dry meadow grassland.
21. Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	Yes	No. As outlined in this Report the potential exists for disturbance and nuisance to properties occurring adjacent to the project site. Mitigation measures have been outlined in this Report and it is predicted that, with the implementation of these mitigation measures, potential for disturbance and nuisance to these properties will be minimised.
22. Are there any plans for future land uses on or around the location which could be affected by the project?	No	No.
23. Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	Yes	No. The construction phase will be restricted to the project site and with the implementation of a best practice approach to the construction phase and all measures outlined in this Report there will be no potential for significant effects to the population occurring in the surrounding area.
24. Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected by the project?	Yes	Yes. There are two schools located west of the site.. However the construction phase will be restricted to the project site and with the implementation of a best practice approach to the construction phase and all measures outlined in this Report there will be no potential for significant effects to the population occurring in the surrounding area.
25. Are there any areas on or around the location which contain important, high quality or scarce	No	No.

resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?		
26. Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No	No.
27. Is the project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	Yes	No.

Given the scale and nature of the project and taking account of all available information, the overall probability of impacts on the receiving environment arising from the proposed development (during the construction or operational phases) is considered to be low, as summarized in Table 5.1 above.

No significant environmental impacts will occur once mitigation measures outlined in this Report are implemented. These mitigation measures are representative of standard industry environmental management that are implemented to minimise the impact of projects to the environment.

The information provided in this EIA Screening Report can be used by the competent authority, Cork City Council, to conclude and determine that an EIA is not required for the proposed residential development at Poulavone, Ballincollig as there will be no significant effects.