

## SUB THRESHOLD EIA SCREENING REPORT

PROPOSED DEVELOPMENT: Estuary Way, St. Michael's Drive, Mahon, Cork City

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	<i>The proposed Estuary Way development will consist of the construction of 38 no. emergency accommodation modular units each with a private garden and all associated site development works, services provision, road infrastructure, landscaping/public realm works and on-street car parking spaces. The site is 1.01ha in area.</i>
Cumulation with other Proposed Development	<i>Refer to Appendix A Table 5-1 'Cumulation with other projects'. Based on the nature scale and location of new developments within the area, and the fact that a Construction Environmental Management Plan (CEMP) will be required and implemented by the appointed contractors for the projects, as well as for the Proposed Development, there are no significant in-combination impacts anticipated.</i>
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	<i>There are no demolition works proposed for the development.</i>
Use of Natural Resources	<i>The use of natural resources would be kept to a minimum, aggregates and soil would be re-used on site, where possible. Although not considered required, should vegetation clearance be required, it would take place outside of the nesting season (February – August). If this is not possible, an ecologist will survey the vegetation for breeding birds no longer than 24 hours prior to clearance. If nesting birds are identified, then an alternative approach to the work will be used.</i>
Production of Waste	<i>Construction waste will be kept to a minimum with only contaminated waste being removed off site. The following waste streams will be produced during the construction:</i> <ul style="list-style-type: none"> <li>• Waste produced by the construction of the modular units.</li> <li>• Generic construction waste.</li> </ul> <i>All soil requiring disposal offsite will require waste classification in accordance with EPA requirements as set out in the documents 'Waste Classification List of Waste &amp; Determining if Waste is Hazardous or Nonhazardous' (EPA, 2015), and 'Determining if waste is hazardous or nonhazardous' (EPA, 2018), and all relevant waste management legislation. In addition to screening against relevant WAC, the preparation of a waste classification tool (hazwaste online / EPA paper tool or similar etc.) will be required to be carried out in order to determine the relevant Low / EWC code for the transport of any waste soils which require offsite removal and disposal.</i>
Pollution and Nuisances	<i>Regional air quality in the vicinity of the Proposed Development is 'good' (EPA, 2024). The closest suburban Air Quality Monitoring Station to the Proposed Development is Heatherton Park, (Station Code: CK3) located ca. 3.8km to the west. Management of dust will be in line with relevant best practice measures such as those set out in 'Guidelines for the Treatment of Air Quality During the Planning and Construction of National Road Schemes' (NRA, 2011). Due to the nature and scale of the development detailed in Section 3, it is anticipated that the construction works, and operation of the Proposed Development will not have a significant effect on air quality.</i> <i>Noise levels will not exceed the indicative levels of acceptability for construction noise in an urban environment as set out in the NRA guidance 'Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes' (NRA, 2014). The construction phases will have noise barriers in place as required, to minimise / eliminate noise disturbances to sensitive receptors i.e. residential units located adjacent to the site while construction is taking place. Works will be scheduled during day-time hours. Construction contractors will be required to comply with the requirements of the European Communities (Construction Plant and Equipment) (Permissible Noise Levels) Regulations, 1988 as amended in 1990 and 1996 (S.I. No. 320 of 1988, S.I. No. 297 of 1990 and S.I. No. 359 of 1996), and the Safety, Health and Welfare at Work (Control of Noise at Work) Regulations, 2006 (S.I. No. 371 of 2006). Due to the nature and scale of the project, detailed in Section 3 it is anticipated that the construction works, and operation of the Proposed Development will not have a significant effect with regards to noise.</i>
Risk of Major Accidents	<i>The site has been assessed in accordance with the 'The Planning System and Flood Risk Management' Guidelines and the site is deemed appropriate for the proposed residential development.</i> <i>Possible accidents relevant to the development include vehicle collisions and fire, for both of which there will be plans in place to minimise the risk of harm caused by emissions or discharges.</i> <i>Major accidents affecting the development include generic risk of fire or explosion.</i> <i>All these events will be covered by risk assessments and contingency plans which apply to the Proposed Development. In the event of accidents or fire, measures will be in place to limit emissions to land, water and air, as far as practicable.</i>
Risk to Human Health	<i>Given the nature of the scheme impacts on population during operation, from water contamination, noise and vibration or air quality and climate are not anticipated to be significant.</i>

## 2. LOCATION OF PROPOSED DEVELOPMENT

Existing Land Use	<i>The proposed development is located within urban lands in an existing carpark / compound area. The construction, operation or decommissioning of the scheme will not involve actions which will cause significant physical changes in the topography of the area.</i>
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2. LOCATION OF PROPOSED DEVELOPMENT	
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	<p><i>The reuse of soil/rock materials from within the site, as per the circular economy principles, will be undertaken as much as possible. Material will be imported for the works including in-fill and concrete.</i></p> <p><i>Excavation works will be monitored and if contaminated materials are encountered these will be segregated from uncontaminated soils, temporarily stored (any stockpiles will be lined and covered by heavy duty 1000 gauge plastic), sampled and analysed for relevant parameters (Waste Acceptance Criteria suite e.g. Rilta Disposal Suite). Any contaminated soils will be characterised as per the requirements of the relevant Waste Acceptance Criteria (WAC) under the relevant European Communities Council Decision (EC) (92/003/33/EC). The waste material will be classified in accordance with the requirements of the EPA as set out in the following documents 'Waste Classification List of Waste &amp; Determining if Waste is Hazardous or Non-hazardous' (EPA, 2018). Any contaminated soils will be transported by appropriately permitted hauliers and disposed of to an appropriate EPA licensed Waste Facility in accordance with all relevant waste management legislation. Waste disposal records will be maintained by the Contractor.</i></p> <p><i>Therefore, because of the relative abundance, quality and regenerative capacity of natural resources used for the Proposed Development, effects on the environment will be not likely and not significant, in this respect.</i></p>
Absorption Capacity of the Natural Environment	<i>There are no watercourses within the proposed development site. Based on the location of the proposed development, there is no potential for impact on the absorption capacity of the natural environment.</i>

3. CHARACTERISTICS OF POTENTIAL IMPACTS	
Extent of the Impact	<p><i>The spatial extent of the proposed development measures ca. 1.01 hectares Based on the nature and scale of the it is not anticipated that it will have a significant effect on the coastal zone or marine environment. There are no mountain or forest areas within 2km and would have no effect on this habitat type.</i></p> <p><i>Due to the nature of the proposed works, it is likely that the resident population could be affected by the development with potential to result in temporary noise and air quality impacts.</i></p>
Transfrontier nature of the Impact	<i>Not applicable.</i>
Magnitude and Complexity of the Impact	<i>The impacts identified are unlikely to cause significant changes in environmental conditions within the site and surrounding area.</i>
Probability of the Impact	<i>With the implementation of the control measures included in the Construction Environmental Management Plan it is unlikely that impacts would give rise to significant environmental effects.</i>
Duration, Frequency and Reversibility of the Impact	<p><i>No permanent negative impacts are anticipated as a result of the construction phase of the project. No significant negative impacts are likely.</i></p> <p><i>It is expected that the duration of construction works will be 12-18 months. Normal working hours during the construction period are expected to be Monday to Friday 07:00 to 19:00, and Saturday 08:00 to 14:00. During the construction stage it may be necessary to carry out some work outside of normal working hours however, this will be kept to a minimum and only undertaken following approval from Cork City Council.</i></p> <p><i>The noise and air quality impact peaks during construction will be intermittent with a potential background level of nuisance as they will depend on the construction activities which are for their nature variable and not continuous.</i></p> <p><i>It is not expected that noise levels will be significant during the operational stage. The selection and implementation of established best practice procedures as set out by the appointed Contractor will ensure potential environmental impacts during the construction phase are offset.</i></p>

SCREENING CONCLUSION STATEMENT	
<p><i>The proposed development is deemed a sub-threshold development and has been screened to determine whether an Environmental Impact Assessment (EIA) is required. It has been concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and that an EIA is not required.</i></p> <p><i>Please refer to Appendix A for report titled EIA Screening – Modular Housing Mahon – Estuary Way prepared by AtkinsRéalis Ireland, dated June 2024.</i></p>	

Name:	
Position:	Director of Services – Housing Delivery & Regeneration Directorate
Date:	03/07/24

# **Appendix A**

## **EIA Screening Report**

