



Environmental Impact Assessment Screening

Proposed Residential Development at Old
Whitechurch Road, Kilnap, Blackpool, Cork.

Murnane & O'Shea Limited

July 2024

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Connecting places.**

Contents

Introduction	1
1.1 Purpose of Statement	1
Project Details	3
2.1 Description & Characteristics of the Proposed Development	3
2.2 Description of Location of Site	3
2.3 Environmental Sensitivities	3
2.4 Description of Aspects of the Environment likely to be affected by the project.	6
2.5 Expected Residues / Emissions / Production of Waste	7
2.6 Use of Natural Resources – Soil / Land / Water / Biodiversity	7
Assessment of EIA Requirement	8
3.1 Schedule 5 Criteria	8
3.1 Schedule 7 Criteria	8
Appendix A – Schedule 7 Screening Summary	9

Introduction

1.1 Purpose of Statement

This Environmental Impact Assessment Screening has been prepared by HW Planning on behalf of Murnane & O'Shea Limited to determine whether an Environmental Impact Assessment Report (EIAR) is required for a Residential Development for a site located off Old Whitechurch Road, Kilnap, Blackpool, Cork.

This statement should be read in conjunction with other application documents including Appropriate Assessment Screening and the Preliminary Construction, Waste and traffic Management Plan prepared to accompany this Section 179A process which provides an exemption for local authorities to go through the part 8 'own development' approval process.

Environmental Impact Assessment (EIA) is a procedure under the terms of European Directives on the assessment of the impacts of certain public and private projects on the environment. In accordance with the provisions of Part X of the Planning and Development Act 2000 (as amended), an EIA shall be carried out in respect of an application for development which is specified in Schedule 5 of the Planning and Development Regulations 2001 (as amended) [the Regulations]. A mandatory EIA is required for developments which fall within the remit of Schedule 5.

In addition, a 'sub-threshold' EIA may be required, if the Planning Authority determines that the development would be likely to have significant impacts on the environment. Schedule 7 of the Regulations details the criteria for determining whether a development would or would not be likely to have significant impacts on the environment considering the characteristics of the proposed development, its location and characteristics of potential impacts.

Having regard to the above, the first step in the EIA process is to undertake a screening exercise to determine whether or not EIA is required for a particular project. This report considers same relative to European best practice guidance on such matters.

Article 4(4) of the Directive 2014/52/EU introduces a new Annex IIA to be used in the case of screening determinations. Annex IIA of Directive 2014/52/EU requires that the following information be provided by a developer in respect of projects listed in Annex II:

"1. A description of the project, including in particular:

- a) a description of the physical characteristics of the whole project and, where relevant, of demolition works.*
- b) a description of the location of the project, with particular regard to the environmental sensitivity of geographical areas likely to be affected.*

- 2. A description of the aspects of the environment likely to be significantly affected by the project.*
- 3. A description of any likely significant effects, to the extent of the information available on such effects, of the project on the environment resulting from:*

 - a) the expected residues and emissions and the production of waste, where relevant.*
 - b) the use of natural resources, in particular soil, land, water and biodiversity.*
- 4. The criteria of Annex III shall be taken into account, where relevant, when compiling the information in accordance with points 1 to 3."*

Schedule 7 of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIA should be undertaken. This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. EU Directive 2014/52/EU provides a revised Annex III and its transposition into national legislation is mandatory. Accordingly, the pro-forma included as Appendix A in this report provides a screening statement of the proposed development against the Annex III criteria of 2014/52/EU.

Project Details

2.1 Description & Characteristics of the Proposed Development

Murnane & O' Shea Limited intend to construct a 95 unit residential development for Cork City Council on a site located off Old Whitechurch Road, Kilnap, Blackpool, Cork.

2.2 Description of Location of Site

The subject lands are currently in agricultural use and located to the north of Blackpool within the townland of Kilnap. The lands are situated to the west of the Old Whitechurch Road, north of the Cork-Mallow railway line and southeast of the Old Mallow Road. The River Bride bounds the northern boundary of the lands. The subject lands can be described as a large greenfield infill site in its wider context with the Westlink Business Park to the west of the site, the City North Business Park to the east and the established footprint of the city's northern environs to the south. The site is also within approximately 15 minutes walking distance from Blackpool District Centre via the Old Whitechurch Road and Redforge Road.

The site is zoned:

- ZO 02 – ‘New Residential Neighbourhoods’ – The zoning objective of which aims ‘*To provide for new residential development in tandem with the provision of the necessary social and physical infrastructure.*’

2.3 Environmental Sensitivities

LANDSCAPE

No specific landscape designations apply to the subject site nor do any scenic routes occur in its vicinity. The subject proposal will introduce residential development to a greenfield site. The subject site is located within the landscape character area of ‘Sub-Urban Residential’ in the City landscape character assessment contained within the SEA prepared as part of the preparation of the current Development Plan (2022).

AMENITY

As with any new development within proximity of existing residential properties, there is the potential for overlooking and overshadowing arising from and within the proposed scheme. To address this potential issue, the proposed development has been designed to ensure that there is minimal impact on the residential amenity of existing dwellings. The proposal will provide future occupants with high quality amenity while protecting that of existing residents in the area.

BIODIVERSITY & EUROPEAN SITES

A Report in Support of Appropriate Assessment Screening has been prepared by Dixon Brosnan Environmental Consultants. The AA Screening report concludes that no significant effects from the development are likely to occur in relation to identified Natura 2000 sites. This examined the likelihood of significant effects to a European site arising from the proposed development based on several indicators including:

- Loss of habitat
- Impacts from noise and disturbance
- Potential Impacts of Surface Water Run-off
- Spread of Invasive Species
- Cumulative Impacts.

The AA Screening Report concludes that:

'Through an assessment of the source-pathway-receptor model, which considered the Zol of effects from the proposed development and the potential in-combination effects with other plans or projects, the following findings were reported:

- *The proposed development at Old Whitechurch Road, Kilnac, Co. Cork, either alone or in-combination with other plans and/or projects, does not have the potential to significantly affect any European Site, in light of their conservation objectives.*

Therefore, a Stage 2 Appropriate Assessment is deemed not to be required.'

European Designation	Code
Great Island Channel SAC	001058
Cork Harbour SPA	004030

Table 2.1 - List of Natura 2000 sites within 15km of subject site

TRAFFIC IMPACT

Vehicular access is proposed off the existing link road which runs along the eastern boundary of the site. The potential impact for operational traffic to impact human health from increased volumes and associated road safety implications is likely, however this will be managed through the design of the proposed development and compliance with DMURS and any other Guidelines relating to Traffic Safety.

The construction phase has the potential to increase traffic congestion and/or public safety hazard, with the significance of impacts likely to be low given the limited number of car parking spaces proposed which are to serve future employees of the scheme. This will be managed in line with the Preliminary Construction, Waste, and Traffic Management Plan.

FLOOD RISK

An initial desktop review of flood risk was carried out by HW Planning using the OPW Flood Maps. The site is located in a Flood Zone C, so flooding therefore it can be concluded that the subject site is not at risk from tidal or pluvial flooding.

It concludes that due to all these factors no significant risk of flooding applies to the subject site.

AIR QUALITY

During the construction phase the primary air quality issues are associated with the construction of the new development and associated construction traffic from which short term increases in dust and exhaust emissions could result. This will be managed through a Construction Management Plan prepared by the contractor at application stage to address any potential impacts in this regard.

The operational phase of the proposed development has the potential to result in an impact on local air quality primarily due to the increase in traffic movements associated with the development. However, given the emphasis that is being placed on sustainable travel in the design of the scheme, with measures being put in place to promote and improve the attractiveness of using public transport, cycling and walking it is therefore considered that the impact will be low.

NOISE

The noise generated from construction activities and related powered mechanical equipment has the potential to pose adverse noise impacts to existing surrounding sensitive receivers. A Preliminary Construction, Waste, and Traffic Management Plan accompanies this application and outlines standard best-practice construction measures to address this, therefore the impact is considered to be low.

HERITAGE

The subject lands are adjacent to an existing industrial estate with no recorded archaeological monuments. Two NIAH Listed features are located north west of the site which comprise of the Kilnap Bridge which runs over the Glennamought River (NIAH Reference: 20858004) and the Kilnap Viaduct which is still in use today by Irish Rail (NIAH Ref: 20858005). The site is greenfield in nature and these features are located outside of the application site boundary, therefore the risk is considered low.

SOIL

The Geological Survey of Ireland (GSI) classes the site within an area of high to extreme groundwater vulnerability rating. The GSI database shows the bedrock geology underlying the site is Ballytrasna formation with purple mudstone and sandstone. There are no karst landforms or rock outcrops indicated on the site. Potential impacts on land, soil and geology in the absence of appropriate construction phase measures include the following:

- Soils have the potential to become polluted by spillages during construction.
- Soils have the potential to be compacted by plant and machinery during construction.

No potential impacts on land, soils, geology, surface water or groundwater during the operational phase of the proposed development, are envisaged.

CUMULATIVE IMPACTS

This screening assessment has also considered potential cumulative impacts that could arise from the proposed development in combination with other known projects in the area. A desktop review of other local projects in the vicinity was undertaken using the Cork City Council planning enquiry system. 3 no. recent applications were identified which are summarised in Table 2.2 below. Due to the scale of these projects, it is considered that no significant direct, indirect or cumulative impacts will arise.

Reference	Applicant	Address	Date Received	Description
21/40518	IDA Ireland	Kilbarry Business & Technology Park, Dublin Hill, Cork	14 th of August 2020	Permission for the installation of perimeter security fencing, site entrance security gates and a site information totem sign.
22/40843	Geared Up Limited	Units 1 2 and 3, North Link Business Park, Old Mallow Road	3 rd of February 2022	Permission for development at this site, Units 1,2 and 3 North Link Business Park, Old Mallow Road, Cork for: Change of use of units 1, 2 and 3 North Link Business Park, from light industrial to warehouse with ancillary trade counters (for the sale of building related products principally to trade). The application also includes the inclusion of trade counters; mechanical plant area; and signage zones; disabled parking space; All ancillary and other minor works to facilitate the development including replacement door sets; security bollards; and internal works.
22/41566	Kristina Illek	Conros, Old Whitechurch Road, Kilnap	16 th of November 2022	Permission for the construction of a new two-storey dwelling, new domestic detached garage, alterations to existing entrance from access road, new entrance and driveway to proposed dwelling, new treatment system to proposed dwelling, decommissioning of existing septic tank to existing dwelling, new treatment system for existing dwelling, associated site works and services.

Table 2.2 - Nearby Plans and Projects

2.4 Description of Aspects of the Environment likely to be affected by the project.

The most significant possible negative impacts on the environment, without appropriate mitigation measures in place, are likely to be:

- Construction traffic contributing to traffic congestion and road safety hazards on the local road network.
- Adverse health and amenity impacts arising from noise and air quality pollution during demolition and construction phase.

- Possible residential amenity and visual impacts.
- Increased demand on recreation and amenity services in the vicinity.
- Possible impacts include a risk of inadequacy or malfunction of the sewage system resulting in contamination, odour and potential human health impacts. A lack of capacity in the water or sewer network, could result in a lack of supply to residential units.

These matters have been considered in full as part of the design and assessment of the subject proposal, with a range of positive measures produced in response, including:

- Provision of a detailed Landscape Design Strategy and Landscaping Proposals.
- Provision of an AA Screening Report
- Preparation of a Preliminary Construction, Waste, and Traffic Management Plan.

2.5 Expected Residues / Emissions / Production of Waste

It is expected that there will be some normal residues/emissions during the construction stage. Standard dust and noise prevention reduction measures as per the majority of planning applications of all scales will be employed and monitored. As such, pollution and nuisances are not considered likely to have the potential to cause significant impacts on the environment. Construction will be guided by the Preliminary Construction, Waste, and Traffic Management Plan. There will be some waste produced in the construction of the proposed scheme, but this will be subject to normal controls. This will be disposed of using licensed waste disposal facilities and contractors. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant impacts on the environment.

During the operational phase, everyday waste and recycling from the development will be disposed of by approved licensed waste disposal contractors as part of a weekly bin collection. There are no significant mitigations measures or methods to be undertaken in order to reduce likely significant impacts on the environment in order to complete the proposed scheme. Any measures to manage noise, dust and/or pollution during the construction and operational phases are subject to standard policies and practices.

2.6 Use of Natural Resources – Soil / Land / Water / Biodiversity

There will be no significant likely impacts on the environment in relation to natural resources in the area. The main use of natural resources will be land. The scale of natural resources used both in construction and operation is not such that would cause concern in terms of significant likely impacts on the environment. The development will not result in high demand for water use.

As outlined in the prepared Appropriate Assessment screening, there is no likelihood of significant impacts on the nearest European sites

Assessment of EIA Requirement

3.1 Schedule 5 Criteria

Article 93 and Schedule 5 of the 2001 Planning and Development Regulations sets out the classes of development for which a planning application must be accompanied by an Environmental Impact Assessment Report (EIAR).

Part 1 and Part 2 Schedule 5 of the Planning and Development Regulations, 2001 defines the categories and thresholds of developments requiring EIA. The subject proposal does not come under any of the stipulated categories contained in Part 1.

The proposed development for a residential scheme and ancillary works falls within the category of an ‘Infrastructure Project’ under Schedule 5 (10) (b) of the Planning and Development Regulations, which provides that a mandatory EIAR must be carried out for the following projects:

“b)

(i) Construction of more than 500 dwellings

(ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.

(iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.

(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

(In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)

The proposed development does not trigger a requirement for mandatory EIA because:

- At 3.6 hectares, the site area is below the threshold that would trigger a mandatory EIA.
- At 95 the number of individual residential units falls below the threshold of 500 dwellings.

3.1 Schedule 7 Criteria

Schedule 7 of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIA should be undertaken. This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. EU Directive 2014/52/EU provides a revised Annex III and its transposition into national legislation is mandatory. Accordingly, the following provides a screening statement of the proposed development against the Annex III criteria of 2014/52/EU.

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Appendix A – Schedule 7

Screening Summary

Construction Phase

Criteria for assessment of EIA sub-threshold	Impacts during Construction Phase
1. Characteristics of proposed development The characteristics of the proposed development, in particular	
<ul style="list-style-type: none"> - The size of the proposed development 	<p>The site area is 3.6 ha. It will be constructed as a single phase over a period of c.18 months. The construction works themselves will be confined to the site and will be informed by the Preliminary Construction, Waste, and Traffic Management Plan to mitigate potential impacts.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - The cumulation with other proposed development 	<p>This screening assessment has also considered potential cumulative impacts that could arise from the proposed development in combination with other known projects in the area. A desktop review of other local projects in the vicinity was undertaken using the Cork City Council planning enquiry system. The three recent applications were identified which are not considered to be significant in scale.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - The Nature of any demolition works 	<p>The proposed development does not include any demolition works.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - the use of natural resources, in particular land, soil, water and biodiversity 	<p>Energy, including electricity and fuels, will be required during construction phase. Rock and soil resources to be excavated. Construction will use various raw materials typical of the construction of residential and employment developments.</p> <p>New trees and hedges will be planted as part of the landscaping plan for the new development. This new planting will result in a net gain in tree and hedge numbers across the site. Overall the development will impact on low value habitats. While the loss of habitat may lead to a localised and short-term disturbance impacts during construction, no significant impacts on fauna, including birds, are envisaged. There will be a net gain by planting of grass areas, flowerbeds, hedging and treelines.</p> <p>No out of the ordinary use of natural resources is likely during the construction process.</p>

	No significant negative impact likely.
<ul style="list-style-type: none"> - the production of waste 	<p>Waste will be generated during the construction phase and these will be typical of development of this nature. The submitted Preliminary Construction, Waste, and Traffic Management Plan includes provisions for handling waste in full accordance with statutory legislation and associated guidance.</p> <p>No significant impacts are likely.</p>
<ul style="list-style-type: none"> - pollution and nuisances 	<p>Development of site will increase traffic in the area for the duration of the construction phase. Temporary noise, dust and vibration impacts, as well as any potential for water pollution, will be addressed as part of standard best practice controls.</p> <p>No significant impacts are likely.</p>
<ul style="list-style-type: none"> - 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 	<p>No significant risks on the proposed development site are foreseen, subject to strict compliance with standard environmental controls.</p> <p>No significant impacts are likely.</p>
<ul style="list-style-type: none"> - the risk to human health (for example due to water contamination or air pollution) 	<p>Additional noise and dust from temporary construction works may be experienced by residents and other property users in the vicinity. This can be effectively managed, having regard to the nature of the project and measures proposed in the Preliminary Construction, Waste, and Traffic Management Plan. On completion of works, noise and dust levels will return to background levels. Standard water control measures will ensure that run-off of sediment or other pollutants will not enter the watercourse therefore the proposed project will not have any impact on water quality.</p> <p>No significant impacts are likely.</p>
<p>2. Location of proposed development The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard to:</p>	
<ul style="list-style-type: none"> - the existing land use 	<p>The site is greenfield in nature and is zoned for residential use: ZO 02 – 'New Residential Neighbourhoods'</p>

	No significant impacts are likely.
<ul style="list-style-type: none"> - the relative abundance, quality and regenerative capacity of natural resources in the area 	<p>The site is not located within or in proximity to a designated area, with the closest being the Cork Harbour SPA. There are 2 no. Natura 2000 sites within 15km of the subject site.</p> <p>These consist of:</p> <p>The Great Island Channel SAC and Cork Harbour SPA.</p> <p>An Appropriate Assessment (AA) Screening Report has been prepared to actively consider the potential for adverse impacts on qualifying interests, arising from the construction phase. It concludes that the proposed development either alone or in-combination with other plans and/or projects, does not have the potential to significantly affect any European Site, in light of their conservation objectives</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - the absorption capacity of the natural environment, paying attention to the following areas: <ul style="list-style-type: none"> (a) wetlands, (b) coastal zones, (c) mountain and forest areas, (d) nature reserves and parks, (e) areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC, (f) areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded, (g) densely populated areas, (h) landscapes of historical, cultural or archaeological significance 	<p>The site is not located within or in the vicinity of a statutory designated area. An Appropriate Assessment (AA) Screening Report has been prepared to actively consider the potential for adverse impacts on qualifying interests, arising from the construction phase. The findings of the report have determined that construction of the proposed development will not adversely impact on natural resources.</p> <p>There are no Record of Monuments and Places (RMP) in the vicinity of the vicinity of the subject site. Two NIAH Listed features are however located north west of the site which comprise of the Kilnap Bridge which runs over the Glannamought River (NIAH Reference: 20858004) and the Kilnap Viaduct which is still in use today by Irish Rail (NIAH Ref: 20858005). The site is greenfield in nature and these features are located outside of the application site boundary, therefore the risk is considered low.</p> <p>Best practice standards, environmental guidelines measures will be adhered to during the construction phase in order to avoid potential impacts on natural resources and likely significant impacts are not anticipated.</p> <p>Any interaction with the existing population can be effectively managed, having regard to the nature of the project and measures proposed in a Construction</p>

	<p>Management Plan which will be submitted at application stage. On completion of works, noise and dust levels will return to background levels.</p> <p>No significant negative impact likely.</p>
3. Types and Characteristics of potential impacts The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in	
<ul style="list-style-type: none"> - the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected) 	<p>The site is located off an urban road. Construction will be managed in line with the Preliminary Construction, Waste, and Traffic Management Plan to mitigate any potential negative impacts on traffic flow.</p> <p>No significant impacts are likely.</p>
<ul style="list-style-type: none"> - the nature of the impact 	<p>Potential for the environment to be impacted negatively during the construction phase by way of traffic disruption, noise and dust issues etc. Any impacts will be localised and temporary in nature and are not deemed to be significant. These will be proactively managed via standard environmental protection measures.</p> <p>No significant impacts are likely.</p>
<ul style="list-style-type: none"> - the transboundary nature of the impact 	<p>The proposed development is confined to lands within the Cork City Council administrative boundary.</p> <p>No significant impacts arising from construction of the development.</p>
<ul style="list-style-type: none"> - the intensity and complexity of the impact 	<p>The intensity and complexity of the construction phase is in keeping with modern construction projects.</p> <p>No significant impacts are likely.</p>
<ul style="list-style-type: none"> - the probability of the impact 	<p>Some level of construction impacts is highly probable, but these will be mitigated by standard best practice techniques identified in the Preliminary Construction, Waste, and Traffic Management Plan.</p> <p>No significant negative impact likely.</p>

<ul style="list-style-type: none"> - the expected onset, duration, frequency and reversibility of the impact. 	<p>The construction phase of the development is expected to commence within approximately 6 months of any grant of permission and extend for a duration of c.18 months. Any impacts will be short-term and restricted by planning conditions in terms of the hours of operation. No permanent negative impacts are anticipated as a result of the construction phase of the project.</p> <p>No significant impacts are likely.</p>
<ul style="list-style-type: none"> - The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment. 	<p>There is potential for impacts caused by one as of yet unknown project to combine with the subject proposal to give rise to a cumulative effect. This will be considered in full as part of the final pre-commencement Construction Management Plan and the potential for such unforeseen impacts will be mitigated accordingly as part of focused response measures.</p> <p>No significant impacts are likely.</p>
<ul style="list-style-type: none"> - The possibility of effectively reducing the impact 	<p>There is a strong possibility of reducing potential impacts arising from the construction phase through appropriate project management and the application of identified best practice construction and environmental protection methods.</p> <p>No significant impacts are likely.</p>

Operational Phase

Criteria for assessment of EIA sub-threshold	Impacts during Operational Phase
1. Characteristics of proposed development The characteristics of the proposed development, in particular	
The size of the proposed development	<p>The site area is 3.6 ha. The development will change the use of the land to residential which is consistent with the zoning of the site. The developed design has been tested relative to key policy and guidelines, as well as landscape and visual considerations. Collectively, the size and design of the project will deliver significant positive benefits relative to the 'do-nothing' scenario including:</p> <ul style="list-style-type: none"> • Delivery of Housing. • Improved Connectivity. • Road safety enhancements through introduction of traffic calming measures. <p>No significant impact likely.</p>
the cumulation with other proposed development	<p>This screening assessment has also considered potential cumulative impacts that could arise from the proposed development in combination with other known projects in the area. A desktop review of other local projects in the vicinity was undertaken using the Cork City Council planning enquiry system. These are only 3 no. recent applications in the vicinity of the site which are not substantial in nature.</p> <p>The proposed use is consistent with the land use zoning of the site and compatible with adjacent land-uses, as enshrined in adopted planning policy. The development will positively integrate with other plans and projects once operational.</p> <p>No significant impact likely.</p>
the use of natural resources, in particular land, soil, water and biodiversity	<p>Water, consumption of electricity, energy related to the proposed residential use. No out of the ordinary use of natural resources is likely during the operational phase.</p> <p>No significant impacts are likely.</p>

<p>the production of waste</p>	<p>An appointed Management Company will ensure measures to avoid and / or reduce pollution from an operational waste perspective will be implemented. With these measures in place, no significant impacts are likely. Domestic waste will be generated from the development, the disposal of which will be managed by a registered refuse collector as part of a weekly bin collection service. Related practices are unlikely to cause unusual, significant or adverse impacts.</p> <p>No significant impacts are likely.</p>
<p>pollution and nuisances</p>	<p>The site is currently greenfield in nature, so any use of the site will generate additional pollution and nuisances, however these are typical of any residential development and are therefore acceptable.</p> <p>An Operational Waste Management Plan will be put in place prior to the occupation of the development with measures to avoid and / or mitigate pollution from operational waste.</p> <p>Surface water management proposals for the site have been designed in accordance with best practice measures.</p> <p>No significant impacts are likely.</p>
<p>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</p>	<p>None foreseen, subject to compliance with building and fire regulations.</p> <p>No significant impacts are likely.</p>
<p>the risk to human health (for example due to water contamination or air pollution)</p>	<p>None. The development will not involve the use, storage, transport, handling or production of substances or materials which could be harmful to people and the environment. It is considered that this proposal has the potential to have a long-term beneficial impact on human health as a consequence of facilitating sustainable development incorporating communal and private open space areas on lands zoned for residential development.</p> <p>No significant impacts are likely.</p>

<p>2. Location of proposed development</p> <p>The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard to:</p>	
<p>the existing land use</p>	<p>The site is zoned ZO 02 – ‘New Residential Neighbourhoods’. The proposal will make use of an underutilised site for residential use, consistent with the Development Plan objectives.</p> <p>No significant impacts are likely.</p>
<p>the relative abundance, quality and regenerative capacity of natural resources in the area</p>	<p>The proposed operational phase will not have any out of the ordinary impact on natural resources.</p> <p>No significant impact likely.</p>
<p>the absorption capacity of the natural environment, paying attention to the following areas:</p> <p>wetlands,</p> <p>coastal zones,</p> <p>mountain and forest areas,</p> <p>nature reserves and parks,</p> <p>areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC,</p> <p>areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded,</p> <p>densely populated areas,</p> <p>landscapes of historical, cultural or archaeological significance</p>	<p>Proposed use is compatible with the geographical area and zoning, as well as other policy intentions for the area.</p> <p>The high-quality architectural design will contribute to the urban landscape. Once developed the site will become an integrated part of the surrounding area consistent with the zoning objectives for the site.</p> <p>No significant impact likely.</p>
<p>3. Characteristics of potential impacts</p> <p>The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in</p>	
<p>the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)</p>	<p>The site area is 3.6 ha., and is sub-threshold for the purposes of EIA [Schedule 5, Part 2, Section 10 (b)(iv) of 2001 Planning and Development Regulations].</p>

	<p>Development will be compatible with its urban context and consistent with zoning objectives.</p> <p>It is considered that the proposed development is an appropriate contribution to both the existing and likely future built fabric of this urban area and it will not result in any significant townscape or visual impacts.</p> <p>The existing population likely to be impacted will be residents of the existing residential developments in the immediate vicinity of the site. However, as this is zoned ZO 02 – ‘New Residential Neighbourhoods’ where residential-led development is considered acceptable and located within an urban area, the proposed land use is appropriate and will be compatible with the existing surrounding uses. Increased permeability and enhanced amenity spaces will benefit the existing population.</p> <p>No significant impact likely.</p>
<p>the nature of the impact</p>	<p>The proposal will contribute towards the achievement of the development plan target for the delivery of much needed housing, and impacts will be generally positive in nature.</p> <p>No significant impact likely.</p>
<p>the transboundary nature of the impact</p>	<p>Given the scale and nature of the proposed development and the remoteness from the nearest E.U. Member state, no transboundary impacts are expected.</p>
<p>the intensity and complexity of the impact</p>	<p>The proposed development, by its nature will be of low to moderate intensity and complexity and the impact of the development will be moderate and will actively managed.</p> <p>No significant impacts are likely.</p>
<p>the probability of the impact</p>	<p>The operational phase will inevitably change the local environment. Measures will be in place to avoid, reduce, or mitigate any likely negative impacts.</p> <p>No significant impact likely.</p>
<p>the expected onset, duration, frequency and reversibility of the impact.</p>	<p>Once constructed, the proposal will result in landscape and visual impacts that will be permanent and non-</p>

	<p>reversible, however are considered acceptable given the scale of the proposed development.</p> <p>No significant impact likely.</p>
<p>cumulation of the impact with the impact of other existing and/or approved projects.</p>	<p>The development of the subject site is supported by adopted Development Plans and policy objectives which have been subject to Strategic Environmental Assessment. The environmental effect of the proposed development has already been adjudicated on and it has been determined that the types of intended development would be appropriate relative to the subject site and adjacent areas. It is anticipated that the subject proposal will provide for important synergistic and cumulative benefits in the wider area.</p> <p>No significant impact likely.</p>
<p>The possibility of effectively reducing the impact</p>	<p>The proposal is being shaped by a number of proactive design measures to reduce the potential for any negative impacts. This includes the promotion of sustainable travel patterns and the inclusion of Sustainable Urban Drainage Systems. The proposal also includes extensive planting to improve the amenity and enhance biodiversity in the area.</p> <p>It has been objectively concluded that the proposal will provide for long-term beneficial impacts of varying degrees.</p> <p>No significant impact likely.</p>

Based on the information provided in accordance with Annex IIA and Annex III of the 2014 Directive, it is considered that a sub-threshold EIA is not required for the proposed development, as adequate measures are in place to avoid, reduce or mitigate likely impacts, such that neither the construction nor operational phase of the overall development will have a significant negative impact on the environment.

HW Planning
5 [Joyce House](#),
Barrack Square,
Ballincollig, Cork

www.hwplanning.ie
info@hwplanning.ie
+353 (0)21 487 3250

