



ARCHITECTURAL DESIGN STATEMENT

RESIDENTIAL DEVELOPMENT ON GLASHEEN ROAD,
CO. CORK

PREPARED BY:

DEADY
GAHAN 
ARCHITECTS

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1.0 Introduction

This Architectural Design Statement has been produced as part of the planning application for the site on Glasheen Road, Cork. It is proposed that the development will consist of 43 no. residential units.

This statement summarises the reasoning and design principles that have led to the proposed arrangement. It describes the site and its immediate and wider context and the constraints imposed by the site conditions. It demonstrates how the design response addresses these to provide an appropriate, sustainable and site specific response.

The approach taken is to provide 38 no. 1 and 2 bed apartments along with 5 no. 2 bed duplex units which are residential units suitable for/required in the area.

UNIT NO.	NO. OF BEDS	AREA	Inc. Circulation	UNIT NO.	NO. OF BEDS	AREA	Inc. Circulation
UNIT 01	2 BED	77.5m ² /834ft ²		UNIT 23	2 BED	79.9m ² /860ft ²	
UNIT 02	2 BED	79.9m ² /860ft ²		UNIT 24	1 BED	48.0m ² /516ft ²	
UNIT 03	1 BED	48.0m ² /516ft ²		UNIT 25	2 BED	75.9m ² /817ft ²	
UNIT 04	2 BED	75.9m ² /817ft ²		UNIT 26	2 BED	74.8m ² /805ft ²	
UNIT 05	2 BED	74.8m ² /805ft ²		UNIT 27	1 BED	47.8m ² /514ft ²	
UNIT 06	1 BED	47.8m ² /514ft ²		UNIT 28	1 BED	58.9m ² /634ft ²	
UNIT 07	2 BED	76.4m ² /822ft ²		UNIT 29	1 BED	48.3m ² /519ft ²	
UNIT 08	2 BED	77.5m ² /834ft ²		UNIT 30	1 BED	50.9m ² /547ft ²	
UNIT 09	2 BED	79.9m ² /860ft ²		UNIT 31	2 BED	68.9m ² /742ft ²	
UNIT 10	1 BED	48.0m ² /516ft ²		UNIT 32	1 BED	51.4m ² /553ft ²	
UNIT 11	2 BED	75.9m ² /817ft ²		UNIT 33	1 BED	51.4m ² /553ft ²	
UNIT 12	2 BED	74.8m ² /805ft ²		UNIT 34	1 BED	51.4m ² /553ft ²	
UNIT 13	1 BED	47.8m ² /514ft ²		UNIT 35	1 BED	51.4m ² /553ft ²	
UNIT 14	2 BED	76.4m ² /822ft ²		UNIT 36	1 BED	50.4m ² /543ft ²	
UNIT 15	2 BED	77.5m ² /834ft ²		UNIT 37	1 BED	55.9m ² /602ft ²	
UNIT 16	2 BED	79.9m ² /860ft ²		UNIT 38	2 BED DUPLEX	82.3m ² /885.87ft ²	90.5m ² /974.13ft ²
UNIT 17	1 BED	48.0m ² /516ft ²		UNIT 39	2 BED DUPLEX	82.3m ² /885.87ft ²	90.5m ² /974.13ft ²
UNIT 18	2 BED	75.9m ² /817ft ²		UNIT 40	2 BED DUPLEX	82.3m ² /885.87ft ²	90.5m ² /974.13ft ²
UNIT 19	2 BED	74.8m ² /805ft ²		UNIT 41	2 BED DUPLEX	82.3m ² /885.87ft ²	90.5m ² /974.13ft ²
UNIT 20	1 BED	47.8m ² /514ft ²		UNIT 42	2 BED DUPLEX	82.3m ² /885.87ft ²	90.5m ² /974.13ft ²
UNIT 21	2 BED	76.4m ² /822ft ²		UNIT 43	1 BED	60.5m ² /651ft ²	68.7m ² /739ft ²
UNIT 22	2 BED	77.5m ² /834ft ²		TOTAL NO. UNITS - 43			

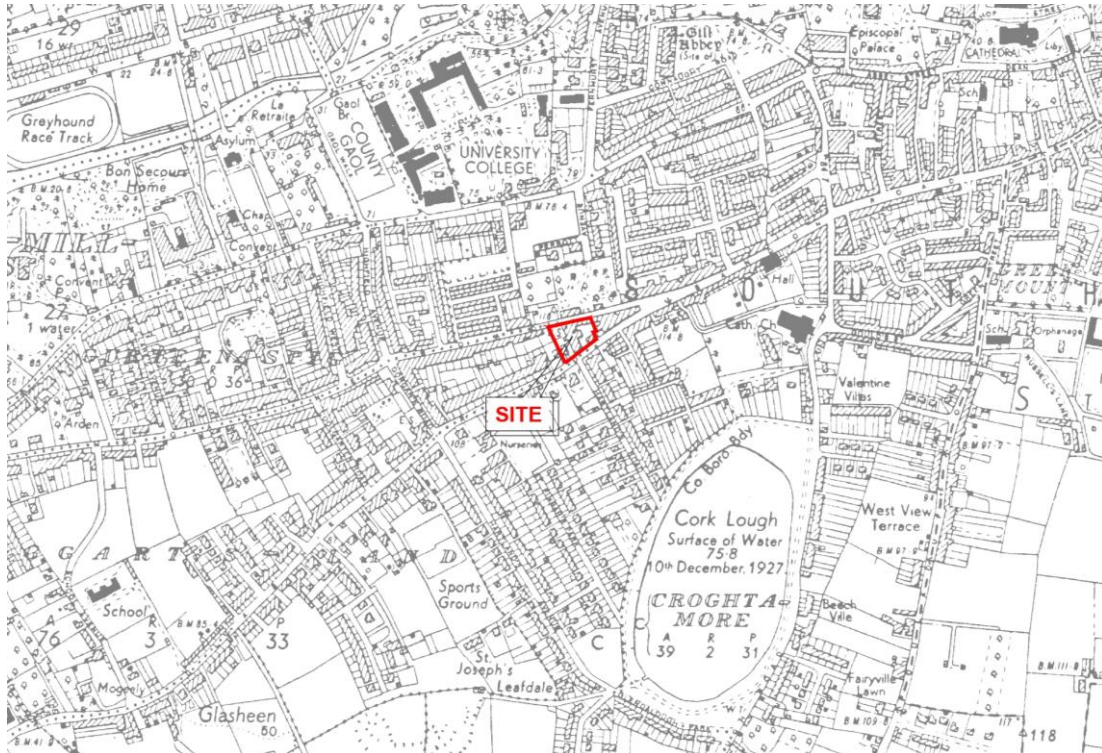
SCHEDULE OF ACCOMMODATION	
UNIT TYPE	NO. UNITS
1 BED	18
2 BED	25

SCHEDULE OF ACCOMMODATION	
APPROXIMATE SITE AREA:	0.18 Ha (0.46 Acres)
OPEN SPACE PERCENTAGE:	0.027 Ha (15%)
DENSITY:	43 ÷ 0.18 = 239 Units per Ha (93 Units per Acre)

2.0 Site

2.1 Site Location

The development site area is 0.18 Ha. The site is in an urban area and sits between Glasheen Road and Magazine Road to the southwest of Cork City Centre. The site is in a prominent location and is in close proximity to UCC Main Campus, Bon Secours and Cork City Centre.



2.2 Site Suitability

The development site is zoned for 'Residential, Local Services and Institutional Uses' outlining the suitability for housing. The location of the site accommodates the use of cycling, public transport and walking which promotes alternative modes of transport over the use of a private car. The site is approximately within 15 minute walking distance from the City Centre and located a short distance from a bus stop for the 216 bus, which provides regular services into the City Centre. The Site is in close proximity to UCC Main Campus, Bon Secours and recreational areas (The Lough) which allows for a sustainable development in a key location within the city.

2.3 Characteristics

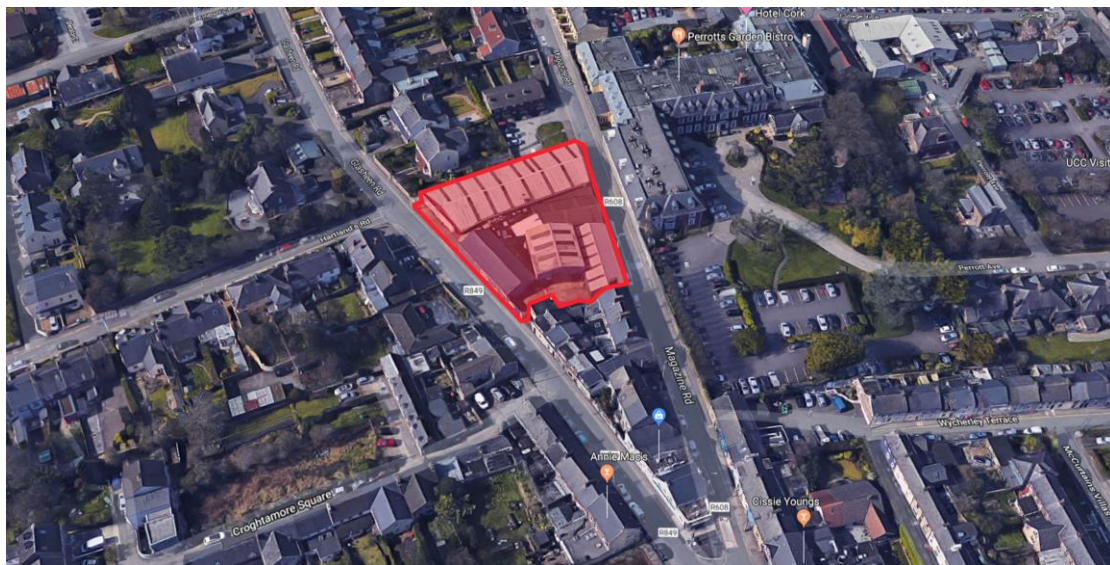
Access to the development site is achieved from Glasheen Road and Magazine Road. Currently on site there are a group of vacant sheds that are proposed to be demolished. The streetscape of Glasheen Road and Magazine Road predominantly consists of private residential units in the form of 2 storey dwellings, and the southern façade of The Hayfield Manor Hotel.

The proposed scheme is designed to respond positively to the existing context of the site. The form and architecture are consistent and compatible with the area. The development sits on a prominent site and will contribute positively to the immediate and wider context.

2.4 Aerial Photos



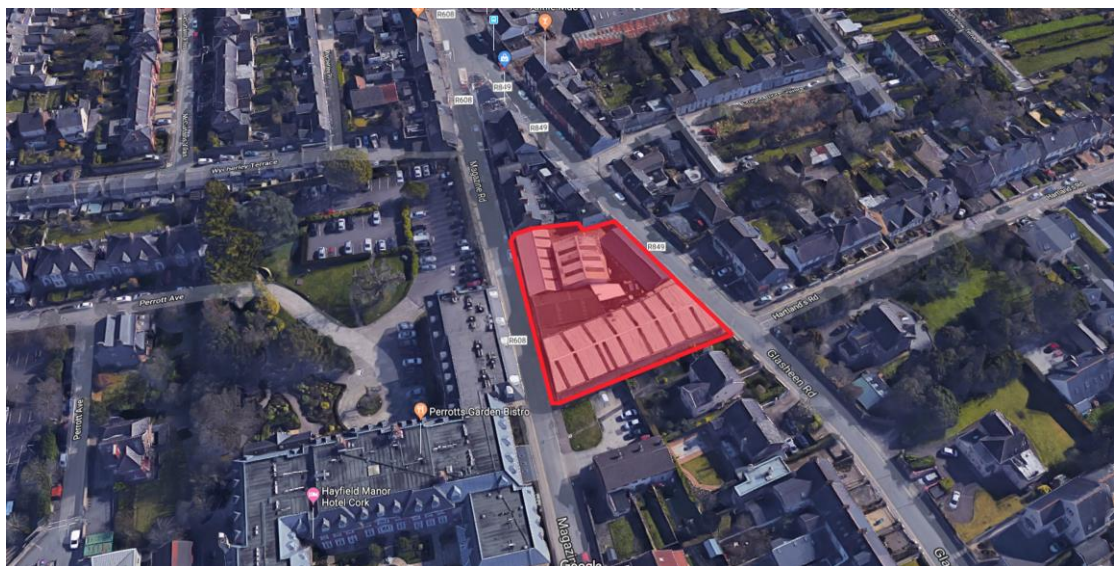
Aerial View – North



Aerial View – East



Aerial View – South



Aerial View – West

3.0 Site Strategy

The proposed development has been designed as a direct response to the grain of development surrounding the site. The orientation of apartments and the location of balconies have been arranged to benefit from natural light throughout the day while also ensuring that the privacy of neighbouring properties is retained. The design of the central communal space creates a public amenity for the residence and encourages a sense of community within the development. The architectural treatment incorporates brick, coloured render, pressed metal elements and generous glazing proportions which are articulated in a contemporary language which is compatible with the immediate context.

4.0 Development Plan Objectives

Objective 01– Housing Density

The Cork City Development Plan (CCDP) 2015-2021 outlines the optimum residential density for the city. It states that within the city, minimum residential density in central and inner suburban areas should be higher than 75 dwellings per hectare. The proposed density of 239 units per hectare is consistent with the Council's optimum density for central and inner suburban areas. We consider that the proposed density reflects the existing pattern of development in the surrounding area and will act as a natural infill development providing an attractive addition to the area.

Objective 02– Scale/Height

The scale of the development has been established as a direct response to the surrounding context which allows it to seamlessly tie into the fabric of the area. The height and location of each block was carefully considered to optimise the potential of the site without having an inverse impact on the amenities of the area. The scheme has been designed to create a new street frontage onto both Glasheen Road and Magazine Road which serves to enhance the visual amenity of the area.

(Please note that Section 4.0 'Development Plan Objectives' contains information that was prepared by McCutcheon Halley Chartered Planning Consultants)

5.0 Design Considerations

The development as designed is considered under the 12 criteria as outlined in the Urban Design Manual for residential developments.

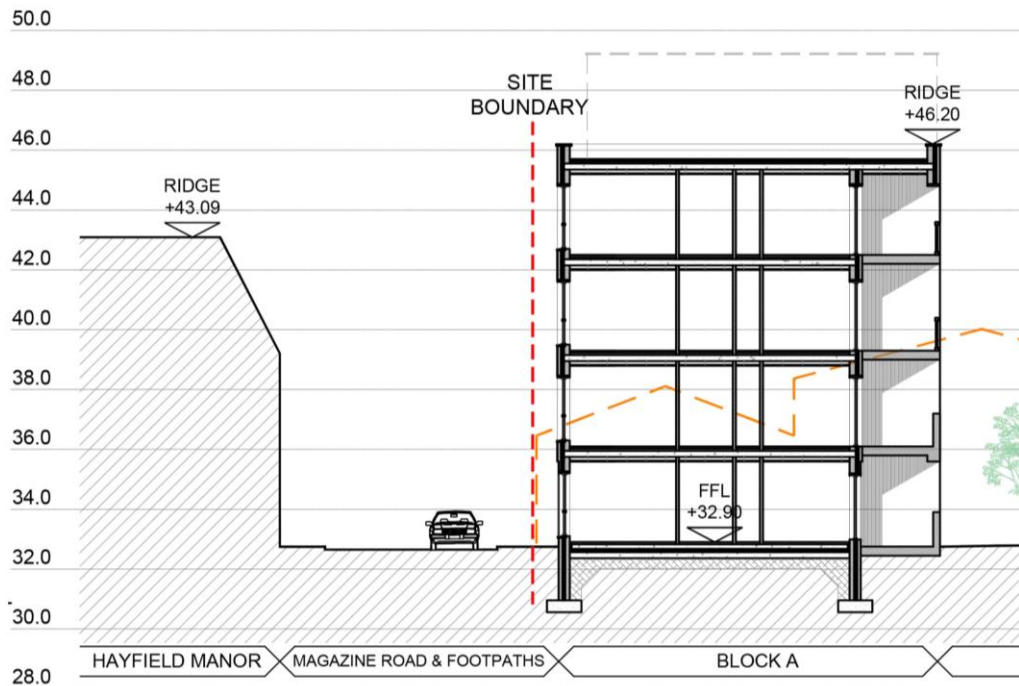
5.1 Context (Boundary Conditions) - Consideration 1

To the North is Magazine Road, to the South is Glasheen Road, to the east of the site the existing boundary is formed by the neighbouring properties. To the West the existing boundary is to be retained and in the North West corner lowered to allow overlooking of the adjoining open space. The proposed scheme has been stepped back an adequate distance from the adjacent sites.



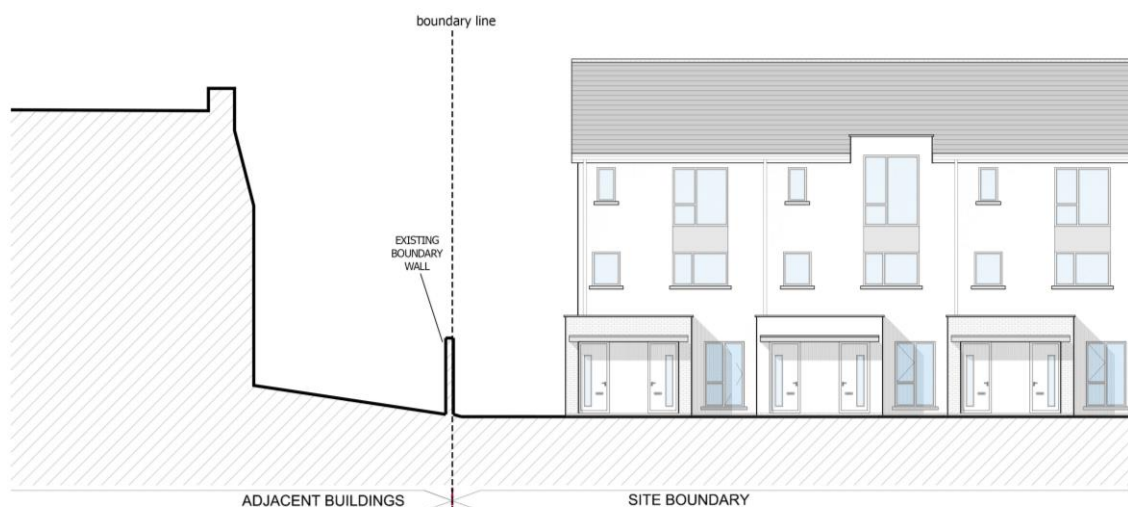
Boundary (A) Proposed Scheme / Public Road & Hayfield Manor (Northern Boundary)

The scheme to the north faces onto Magazine Road opposite The Hayfield Manor Hotel façade, leaving ample space for a large pedestrian pathway. Breaks along the façade provide a variation of depth in order to maximise pedestrian walking space.

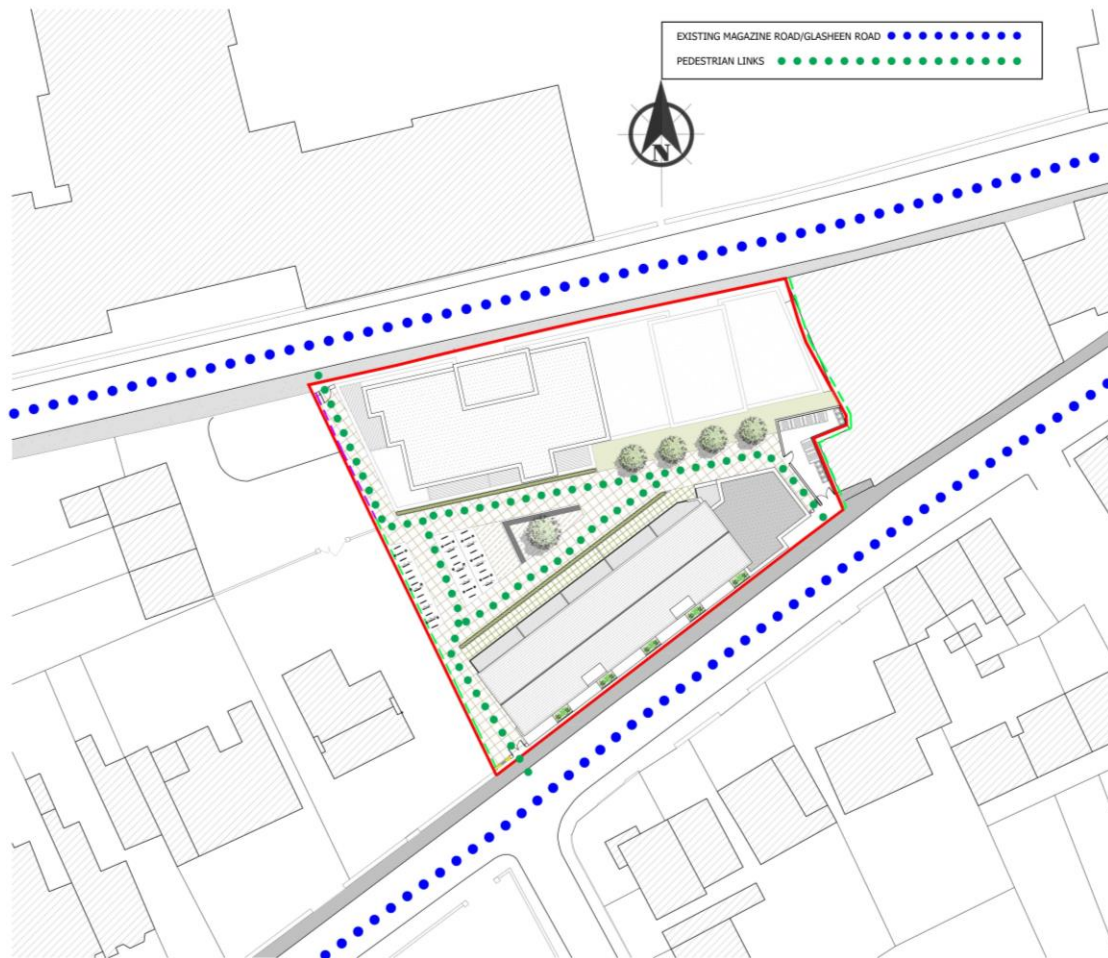


Boundary (B) Proposed Scheme / Adjacent Land (Western Boundary)

The existing buildings on site that are extended up to the boundary wall are to be demolished and the new scheme will be set back from this in areas to accommodate site entrances. The existing western boundary is to be retained and in the North West corner lowered to allow overlooking of the adjoining open space.



5.2 Access & Connections - Consideration 2

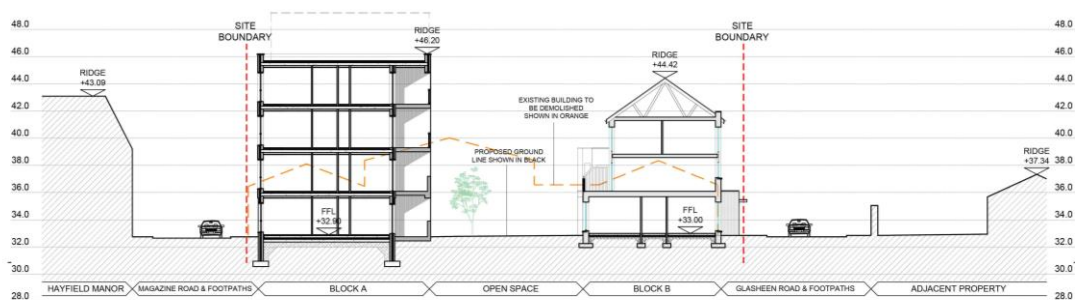


Access to the units is achieved from both Glasheen Road and Magazine Road. The scheme is situated near the city centre in an area easily accessible for pedestrians and cyclists. There are a number of bus stops in close proximity to the site on College Road which provide good transport links throughout the city. Main city centre facilities are located within a 15 min walk of the development site. The development site is ideally located within walking distance of UCC main campus, CUH and Bon Secours.

5.3 Inclusivity, Variety & Public Realm - Consideration

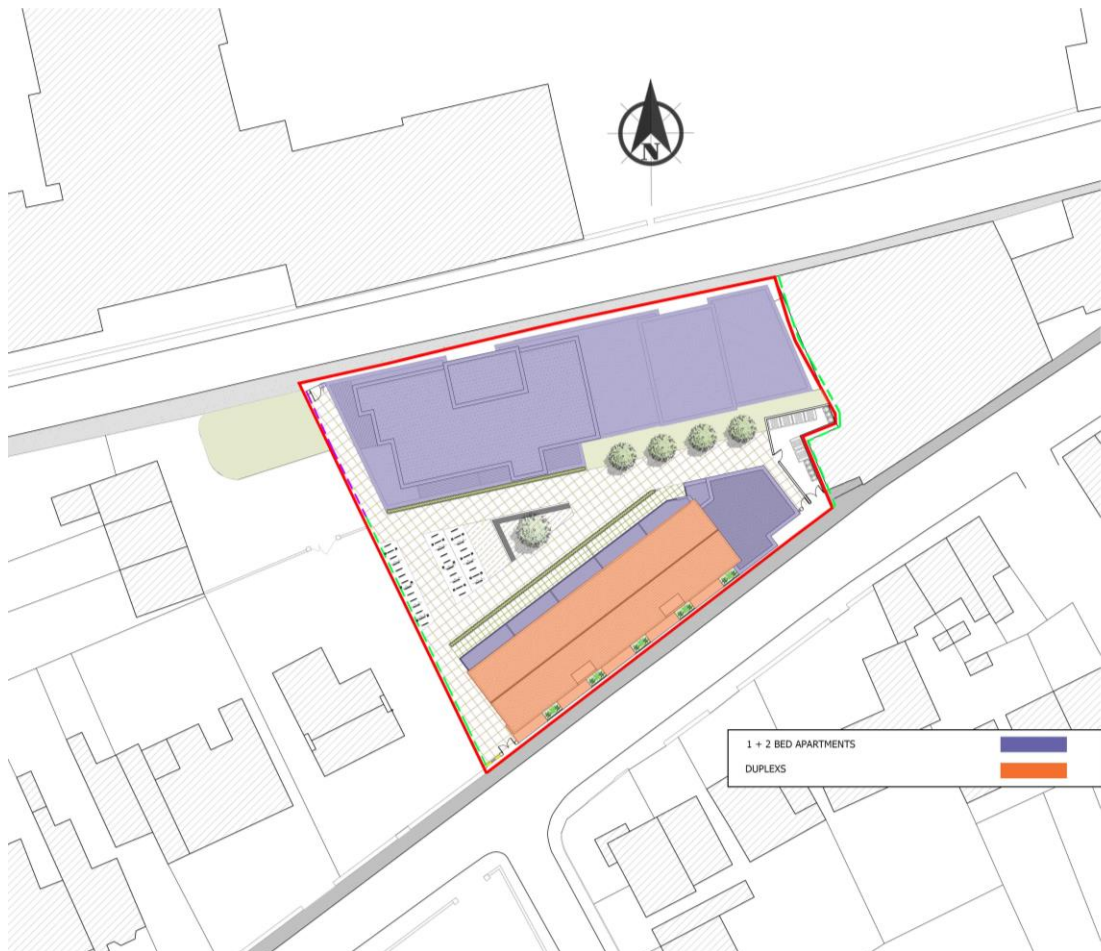


The design and layout of the dwellings enables easy access to all. The central landscaped communal open space is overlooked by surrounding units. Along with the existing open space on the adjoining site to the North-West, the public amenity space provided will contribute to the quality of life for the residence.



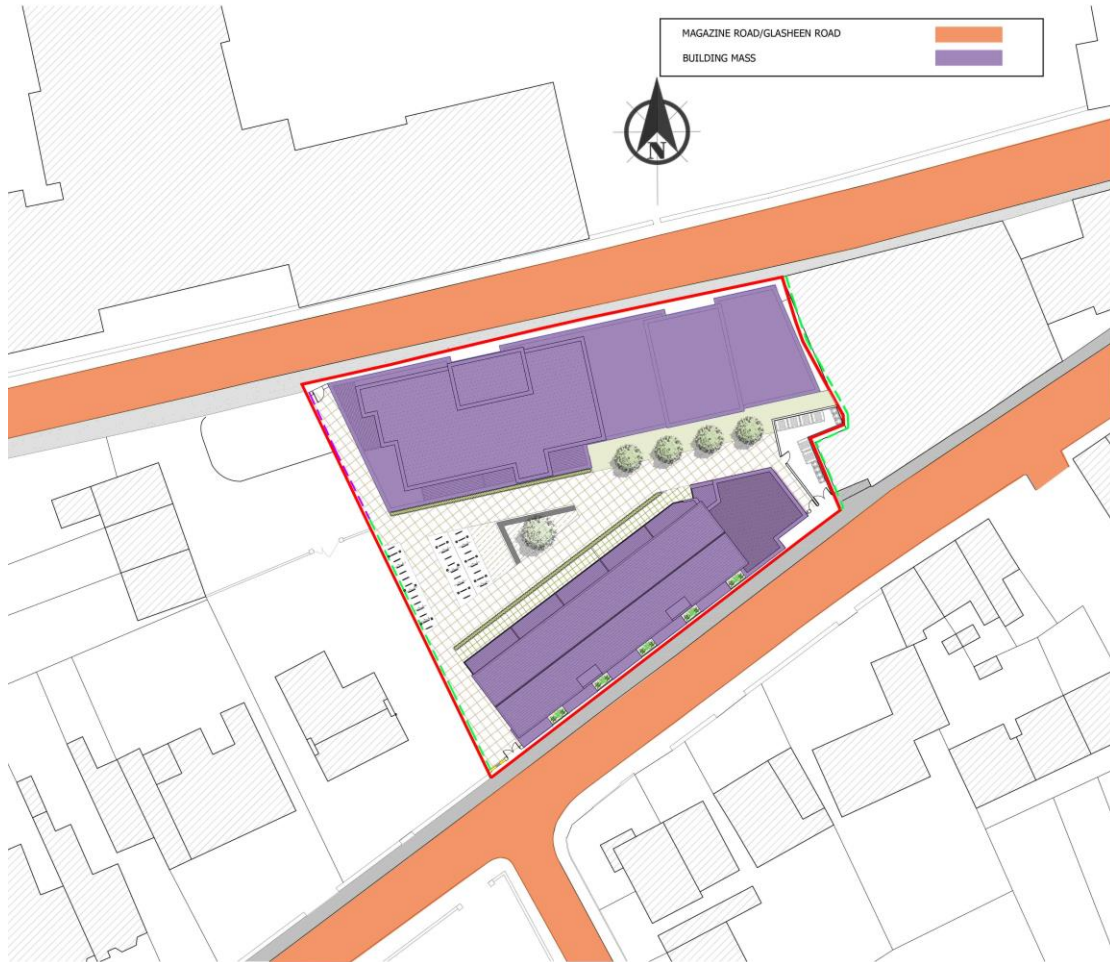
5.4 Efficiency - Consideration 5

The proposed layout considers the existing surrounding residential properties, the topographical nature of the site and local amenities. This layout proposes an appropriate density given the context while making efficient use of a prominent site. Distances to boundaries and open spaces are considered to add to the quality of life for the end user without being excessive.



5.5 Distinctiveness/Layout - Consideration 6/7

The proposed layout is arranged to maximise the existing site, while rejuvenating the street frontage of both Glasheen Road and Magazine Road. Careful consideration has been made in organising the layout to prevent overlooking of adjoining properties.

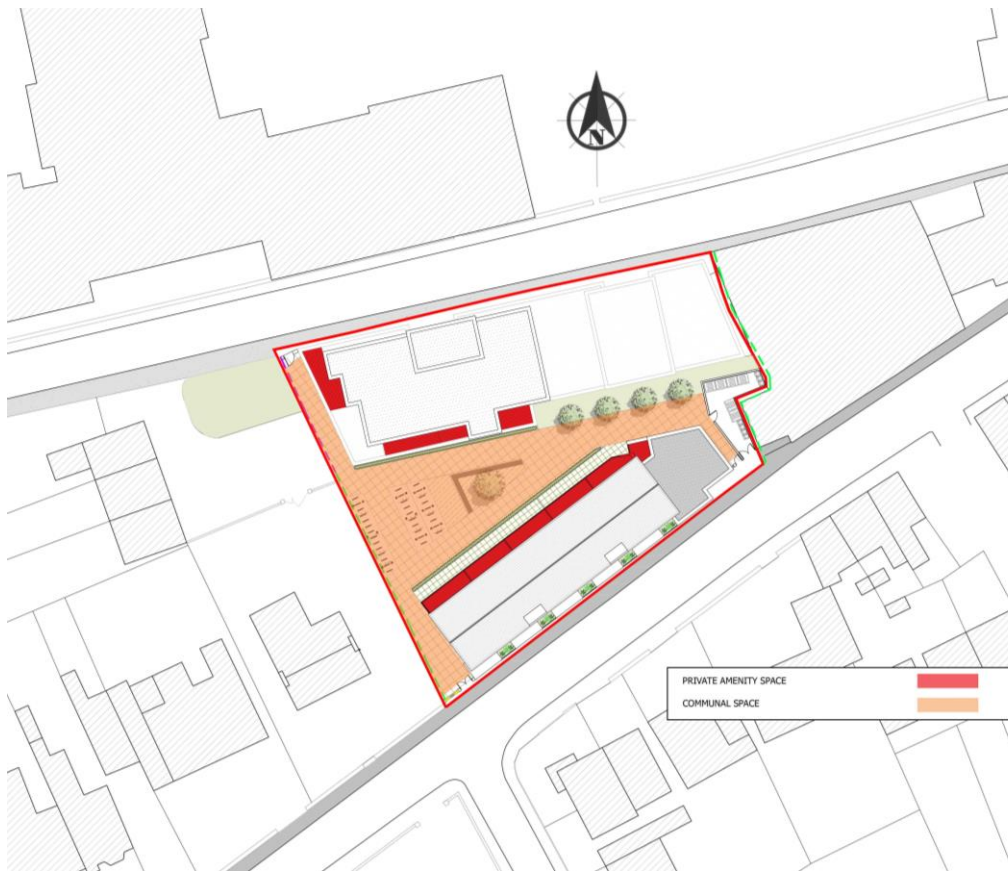


5.6 Adaptability - Consideration 9

The units in the development are provided with the required storage. This adds to the usability of the building. Bulky or infrequently used items can be stored away from the main living space.



5.7 Privacy & Amenity – Consideration 10



Each apartment has access to a generous private amenity space. Along with private amenity space all units have access to the communal open space with landscaping. All units will be constructed to prevent acoustic transfer. Windows are sited to prevent overlooking into adjacent private gardens. An adequate storage space is provided for all apartments and a communal refuse store is provided on site.



5.8 Parking - Consideration 11

For the upper apartments there is a provision of 1 bike space per bedroom and an additional 1 visitor's space for every 2 no. apartments contained within the scheme. The ground floor units can store bikes within their private amenity space provided. Due to the ease of access to the city centre, no vehicle parking is provided in the scheme.



5.9 Detail Design – Consideration 12

The architectural design is dictated by the unit type proposed which in this instance will consist of 1 & 2 bed apartments. There are a number of 2 bed duplex units over 1 bed apartments, all with own door access from Glasheen Road. Given the general scale of surrounding developments, a sensitive approach is taken to ensure appropriate balance of the height of buildings and relevant development density. All units have been arranged to ensure they receive maximum benefit of natural light by appropriate orientation and fenestration, while the central open space is overlooked to ensure safety.

Due to the nature of the site and the continuous elevations along Glasheen Road and Magazine Road the facade has been broken up in order to create visual interest. The top floor has been stepped back to prevent the proposed development feeling too dominant over the neighbouring properties.

The development has been organised around the central open space which has been designed to ensure low maintenance while enhancing the quality of life for the residence. The communal open space with landscaping will enhance the overall design. Care has been taken to design the location of bins and vents to prevent impact on the public amenities.

The intention behind the overall design approach is to provide a balance between the quality and sustainability of the proposed finishes, appropriate sense of enclosure resulting from good proportions and scale of the development which will all help to create a sense of place and community.





6.0 Site Services

Please refer to Ray Keane & Associates documentation for reports and drawings regarding Site Services.

Magazine Road / Glasheen Road, Cork

Proposed apartments fronting onto Magazine Road and Glasheen Road, Cork.

May 2020



Prepared on behalf of
Cetti Limited

Site Context & Planning History

The proposed site, which fronts on to Magazine Road and Glasheen Road, Cork is in a prime and convenient location in Cork City. The proposed site is located 200 metres from University College Cork's main campus and 1.5 km southwest of Cork City Centre. The immediate surrounding area has a number of commercial, social and community services, making it an extremely amenable location from a living perspective.

The proposed site, which has an area of 0.18 hectares, lies underutilised comprising vacant buildings within the urban fabric of Glasheen. The surrounding area is made up of predominantly residential dwelling units with Glasheen Road bounding the site to the north and Magazine Road to the south. The site is bound to the west by a car park and residential dwellings with terraced houses located to the immediate east of the site. Hayfield Manor Hotel is located to the north of the proposed development site.



Fig 1. Proposed site at Magazine Road / Glasheen Road outlined in red.

Planning History

There have been two relevant planning applications relating to our clients site. These are summarised below:

Cork City Council Ref. 94/18802 (An Bord Pleanála Ref. PL 28.093947)

Planning permission was granted by Cork City Council on 23rd June 1994, for the change of use and demolition of Ryan's factory and construct 23 apartments for student accommodation at Glasheen Road/Magazine Road, Cork. This was appealed to An Bord Pleanála where the Bord overturned the decision of the Council and refused permission due to deficiencies in terms of design and layout including *"the absence of open space"* and *"the application was not accompanied by particulars, including specifications, necessary to describe the works to which the application relates, as required under article 19 of the Local Government (Planning and Development) Regulations, 1994."*

Cork City Council Ref. 11/35057

Planning permission was granted by Cork City Council on 25th January 2012 for change of use for 32m² of existing factory/warehousing use to retail use at Ryans factory, Glasheen Road,

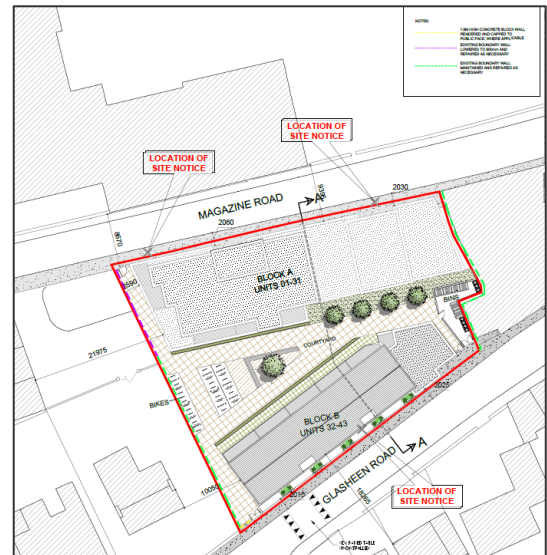
The following development, which is of relevance to the proposed site and located 100m from the subject site was granted permission by Cork City Council:

Cork City Council Ref. 17/37374

Permission was granted on December 12th, 2017 for the construction of a residential development of 49 no. student apartments in 5 no. apartment blocks varying in height from 3 to 4 storeys. The Planning Authority supported the height of the proposed development. Only one minor modification was requested by the planning authority and that was the reduction in height of block 4 by 1 metre in order to protect views from The Lough.

Development Description

The proposed development comprises the demolition of existing structures, including the former Ryan's Factory and Glasheen Rd. Auto Services and the construction of 43. no apartments in 2 no. blocks and all associated ancillary development including pedestrian access, landscaping, with ancillary bicycle parking and bin stores fronting onto Magazine Road and Glasheen Road.



Zoning

The proposed site is on lands zoned for “Residential, Local Services and Institutional Uses” in the Cork City Development Plan (CCDP) 2015 - 2021 where Objective ZO 4 applies. This objective states as follows:

“To protect and provide for residential uses, local services, institutional uses, and civic uses, having regard to employment policies outlined in Chapter 3.”

The proposed development is in line with this objective.



Fig 3 Site Zoning at Magazine Road

Density

The CDP 2015 outlines the optimum residential density for the city. It states that within the city, minimum residential density in central and inner suburban areas should be higher than 75 dwellings per hectare. The proposed density is 239 units per hectare is consistent with the Council’s optimum density for central and inner suburban areas. In considering the appropriate density on a site, Section 16.12 states that the attainment of higher densities is not a stand-alone objective and will be determined by a wide range of factors and must be delivered in tandem with good urban places making:

“The attainment of higher densities is not a stand-alone objective; rather higher densities must be delivered in tandem with quality to ensure the creation of good urban places and attractive neighbourhoods. The appropriate density for any site will be determined by a wide range of factors. In assessing proposals for higher density development proposals, the following design safeguards will be relevant:

- Presence or capacity of public transportation system (Chapter 5);
- Vision for urban form - Appropriate response to context, acceptable building heights
- Amenity considerations - Overlooking, overshadowing, daylight, sunlight, etc., provision of adequate external and internal space

- *Parking*
- *Provision of ancillary facilities.”*

In this context, we consider that the proposed density reflects the existing pattern of development in the surrounding area and will act as a natural infill development providing an attractive addition to the area.

Scale/Height

Section 16.13 of the CDP provides indicative plot ratios (i.e. the amount of floor space proportionally in relation to the site area), which provide a useful indicator when considering the capacity of a development site and ascribing building volumes to be placed on a site. Section 16. 14 and Table 2.1 of the plan provides indicative standards of plot ratio for certain parts of the City

The total gross internal floor area (GFA) of the proposed development is 2,904.9 sqm, which gives a plot ratio of approximately 1.6.

Location	Plot Ratio
City Centre	1.5 - 2.5
Docklands (north and south docks)	1.5 - 2.5
Suburban Key Development Areas	1.0 - 1.75
Inner Suburban (pre-1920 city)	1.0 - 1.5
Neighbourhood and District Centres	1.5 - 1.75
Suburban Offices	0.75 - 1.0

Fig 4 Extract from CCDP 2015 - Density

In terms of height, section 16.33 of the CDP states that the Inner Urban Areas typically have a general building height of 1.5 to 3 storeys and that new development should respect this scale. The proposed development ranges from 3 storeys with a fourth storey set back to five storeys on the north-western corner. The height and location of each block was carefully conceived to optimise the potential of the site without having an adverse impact on the amenities of the area.

It is important to point out that Cork City Council deemed the neighbouring permission for a 3 to 4 storey apartment complex to be acceptable and in accordance with the Cork City Development Plan.

Adjoining Uses

The surrounding area is characterised predominately by residential dwelling units with the lands immediately adjoining the site to the west and east comprising of two storey terraced residential. Great care has been taken to ensure that there will not be any adverse impact on the general residential amenities of the area. This has been achieved by keeping the north east and southern section at three storeys with the fourth storey stepped back so as not to have an adverse impact on the neighbouring residential properties. The tallest 5 storey element of the scheme is located on the north-east corner of the site adjacent to the neighbouring car park and open space area and located furthest away from the adjoining residential properties. Even though this part of the scheme s 5 storeys in height it is important to point out that the fifth storey is stepped back and will not be visible from the road.

Overall, we firmly believe that the proposed scheme has been carefully conceived, is of an appropriate scale and will not have an adverse impact on the residential amenities of the area.

Other Considerations / Designations

Access to the proposed development is achieved from Glasheen Road and Magazine Road. There are a number of bus stops surrounding the site which provide good transport links throughout the city. Main city centre facilities are also located within a 20-minute walk of the development site. The site is ideally located within walking distance of large employment sectors in the city centre and surrounds such as Bons Secours Hospital, University College Cork, Cork University Hospital, Cork Institute of Technology and the Mercy University Hospital. Due to the close proximity of the development site to the city centre and access to good transport links throughout the city, there is no provision for parking provided on site. 66 no. bicycle parking

spaces have been incorporated as part of the proposed development and are sheltered and located close to the main building entrances. This level of bicycle parking is consistent with the requirements of the CCDP 2015.

Each dwelling has access to a generous private amenity space. Along with private amenity space, the apartments will also have access to the communal open space with landscaping. All homes will be constructed to prevent acoustic transfer. Windows are sited to prevent overlooking into adjacent private gardens. Homes will have adequate storage areas and areas for sorting of recyclables.

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]</i> (NPWS), <i>Natura 2000 Standard Data Form</i> (NPWS), <i>Site Synopsis Great Island Channel Site Code 001058</i> (NPWS) (see www.npws.ie for further details)

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]</i> (NPWS), <i>Natura 2000 Standard Data Form</i> (NPWS), <i>Site Synopsis Cork Harbour SPA Site Code 004030</i> (NPWS) (see www.npws.ie for further details)

2. DETAILS OF PROPOSED DEVELOPMENT

Reference no.	Denroches Cross
Development consent type	Part 8 Planning Application
Development location	Denroches Cross, located at the junction between Magazine Road and Glasheen Road, Cork
Description of development	The demolition of existing structures, the construction of 43 no. apartments in the form of 18 no. 1 bed units and 25 no. 2 bed units in 2 no. three to five storey blocks, the provision of landscaping and amenity areas, all associated ancillary development works including lighting, drainage, boundary treatments, bicycle parking and bin storage.
Distance from cSAC	Given the location and scale of the development, the zone of influence is considered likely to be limited to the immediate vicinity of the project. There are no watercourses present at or near the Site which could act as a potential hydrological link between the proposed development and Natura 2000 sites in proximity.
Distance from SPA	3.8 km
Relevant strategies or policies	City Development Plan
EIS submitted?	N/A

3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS

Yes / No

1. Is the proposed development directly connected to or necessary for the conservation management of the SPA and/or cSAC? (If yes, no further assessment required. If no, screening required.)	No
2. Is the proposed development located within or partly within the SPA?	No
3. Is the proposed development located within 100m of the SPA?	No
4. Does the proposed project involve the development, extension or upgrade of a cycleway or walkway within 200m of the SPA?	No
5. Does the proposed development involve development in the intertidal or coastal zone within the potential impact zone of the SPA?	No
6. Could the proposed project increase the level of recreational or other use of marine or intertidal areas within the potential impact zone of the SPA?	No
7. Does the proposed development involve the excavation of previously undeveloped land within an area that has been identified to be at risk of flooding within the potential impact zone of the SPA?	No
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

3. ASSESSMENT OF LIKELY DIRECT, INDIRECT AND CUMULATIVE EFFECTS

Yes / No

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
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

Other Natura 2000 Sites such as Great Island Channel candidate Special Area Of Conservation (site code 001058) are excluded based on the nature of the existing and proposed development, distance from the subject site, lack of surface water features within and in the vicinity of the proposed development site and no ecological connectivity to the Site.

4. SCREENING CONCLUSION STATEMENT

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

☐**Appropriate Assessment is not required**

The proposed development is directly connected / necessary to the conservation management of a site.

☒**Appropriate Assessment is not required**

It can be excluded through screening that the proposed development will have significant effects on the sites.

☐**Further information is required**

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

☐**Appropriate Assessment is required**

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

Further information required / Comments or Notes

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

Please refer to Appendix A for report titled; Stage 1 Appropriate Assessment Screening Report prepared by McCutcheon Halley Planning Consultants, dated May 2020.

Name:	Declan Roche
Position:	A/Director of Services - Housing
Date:	27 th May 2020

Appendix A

Stage 1 Appropriate Assessment Screening

Stage 1 Appropriate Assessment Screening Report

Residential Development at Glasheen Road and Magazine Road, Cork.

June 2020



Prepared on behalf of
Cetti Limited

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1.0 Introduction

This Stage I Appropriate Assessment Screening Report has been prepared by McCutcheon Halley Chartered Planning Consultants on behalf of the applicant Cetti Limited who intends to develop lands for residential development at Glasheen Road and Magazine Road, Cork.

The aim of this Screening Report is to provide supporting information to assist the competent authority, in this Cork City Council, to carry out an Appropriate Assessment Screening in respect of the proposed development at Glasheen and Magazine Road, Cork.

The AA Screening report is set out under the following headings;

1. Introduction
2. Regulatory Context & Legislation
3. Methodology
4. Description of Development
5. AA Screening
6. Consideration of Findings

1.1 General Site Description

The proposed site ("the Site"), which has an area of 0.18 hectares is located between Glasheen Road and Magazine Road (Fig 1). It is currently occupied by discussed industrial sheds including a former factory. The surrounding area is made up of predominantly residential dwelling units with Glasheen Road bounding the site to the north and Magazine Road to the south. The Site is bound to the west by a car park and residential dwellings with terraced houses located to the immediate east of the site. Hayfield Manor Hotel is located to the north.



Fig. 1 Location and boundary of subject site

The proposed development comprises the demolition of existing structures, including the former Ryan's Factory and Glasheen Rd. Auto Services and the construction of 43 no. apartments in 2 no. blocks and all associated ancillary development including pedestrian access, landscaping, with ancillary bicycle parking and bin stores fronting onto Magazine Road and Glasheen Road.



2.0 Regulatory Context

2.1 European Nature Directives (Habitats and Birds)

Special Areas of Conservation (SAC) are designated under the Conservation of Natural Habitats and of Wild Fauna and Flora Directive 92/43/EEC (Habitats Directive) which is transposed into Irish law by the EC (Birds and Natural Habitats) Regulations 2011 (S.I. 477 of 2011). Special Protection Areas are legislated for under the Birds Directive (Council Directive 79/409/EEC on the Conservation of Wild Birds). Collectively, SACs and SPAs are referred to as Natura 2000 sites. In general terms, they are considered to be of exceptional importance in terms of rare, endangered or vulnerable habitats and species within the European Community. Under Article 6(3) of the Habitats Directive an Appropriate Assessment must be undertaken for any plan or project that is likely to have a significant effect on the conservation objectives of a Natura 2000 site. An Appropriate Assessment is an evaluation of the potential impacts of a plan or project on the conservation objectives of a Natura 2000 site. Where necessary, mitigation or avoidance measures should be proposed to preclude negative effects.

Article 6, paragraphs 3 of the Habitats Directive state that: *“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public”.*

2.2 EC (Birds and Natural Habitats) Regulations 2011

Part 5 of the EC (Birds and Natural Habitats) Regulations 2011 sets out the circumstances under which an ‘appropriate assessment’ is required. Section 42(1) requires that ‘a screening for Appropriate Assessment of a plan or project for which an application for consent is received, or which a public authority wishes to undertake or adopt, and which is not directly connected with or necessary to the management of the site as a European Site, shall be carried out by the public authority to assess, in view of best scientific knowledge and in view of the conservation objectives of the site, if that plan or project, individually or in combination with other plans or projects is likely to have a significant effect on the European site.’

2.3 Planning and Development Regulations 2001 to 2015

Section 250 of the Planning and Development Regulations 2001 to 2015 sets out the circumstances under which an ‘appropriate assessment’ is required. Section 250 (1) requires that ‘In order to ascertain whether an appropriate assessment is required in respect of a development which it proposes to carry out a local authority shall carry out a screening of the proposed development to assess, in view of best scientific knowledge, if the development, individually or in combination with other plans or projects, would be likely to have a significant effect on a European site.’

2.4 Recent Judgements

On the 12th April 2018, the Court of Justice of the European Union (CJEU) in response to a request for a ruling from the High Court issued a judgement (C 323/17) which ruled that Article 6(3) of the Habitats Directive must be interpreted as meaning that mitigation measures (referred to in the judgment as measures which are intended to avoid or reduce effects) should be assessed within the framework of an appropriate assessment (AA) and that it is not permissible to take account of measures intended to avoid or reduce the harmful effects of the plan or project on a European site at the screening stage.

More recently, in the judgement Kelly -v- An Bord Pleanála & anor, ([2019] IEHC 84 and 2017 883 JR) delivered on 8th February 2019, the High Court ruled that *“SUDS measures incorporated in the development, as required under the policy contained in the GDSDS, are not mitigation measures as that term has been defined and considered by the CJEU in People over Wind. It is clear from the uncontested evidence before the court that*

the inclusion of the SUDS measures is not with the intention of avoiding or reducing any potentially harmful effect of the development on any European site and that their inclusion is required for completely different reasons”.

In that case, the drainage system proposed provided for surface water from the project footprint to drain via a new drainage network into the public drain. The new drainage network included a suitably sized soakaway system and a Class 1 oil interceptor and flow limiting device to maintain greenfield run-off rates prior to discharge.

The application of mitigation measures at screening stage was a focal point of the judgment. The Court notes (at paragraph 132 of the Judgment) that the components of the drainage system proposed:

- are not measures that are intended to avoid or reduce the harmful effects of a particular development on a European site;
- are not intended to have that effect as they are required to be incorporated in developments for the reasons set out in the relevant regional drainage policies in light of the objectives of the Water Framework Directive and associated water quality Directives and Regulations;
- are not required to be incorporated by reason of the potential effect of a development on a European site.

The Court concluded *“as a matter of fact and law, that SUDS are not mitigation measures which a competent authority is precluded from considering at the stage 1 screening stage”.*

Both of these decisions were upheld in the High Court judgement delivered on 21st June 2019 setting aside a decision granting permission for a Strategic Housing Development at Bearna, Co. Galway (Heather Hill Management Company clg & anor -v- An Bord Pleanála & anor ([2019] IEHC 450 and 2019 20 JR). The Court concluded that the decision to grant planning permission was *ultra vires* and should be set aside.

One of the reasons for the ruling was the failure of An Bord Pleanála to carry out a proper screening exercise for the purposes of the EU Habitats Directive, as implemented under Part XAB of the PDA 2000; *“The board erred in relying on measures which were intended to avoid / reduce potential harmful effects of the proposed development on two European sites located in Galway Bay. Measures of this type cannot lawfully be taken into account for the purposes of a stage 1 screening exercise. See Case C 323/17 People Over Wind”.*

However, in his judgement Justice Simmons held that *“The key determinant of whether a measure is an avoidance / reduction measure is its intended purpose. This can only be ascertained by reference to the predicted impact of the proposed development on a European site, and whether the measure is intended to avoid or reduce a potential impact”* (emphasis added).

2.5 Objectives of Appropriate Assessment

The Habitats Directive promotes a hierarchy of avoidance, mitigation and compensatory measures to be addressed in the AA process (Scott Wilson and Levitt-Theravil, 2006).

1. Firstly, a plan/project should aim to avoid any negative impacts on Natura 2000 sites by identifying possible impacts early and designing the project/plan to avoid such impacts.
2. Secondly, mitigation measures should be applied during the AA process to the point where no adverse impacts on the site(s) remain.
3. Under a worst-case scenario, a plan/project may have to undergo an assessment of alternative solutions. Under this stage of the assessment, compensatory measures are required for any remaining adverse effects, but they are permitted only if (a) there are no alternative solutions and (b) the plan/project is required for imperative reasons of overriding public interest (the ‘IROPI test’). European case law highlights that consideration must be given to alternatives outside the plan/project boundary area in carrying out the IROPI test.

2.6 The Stages in an Appropriate Assessment

There are 4 stages in an Appropriate Assessment as outlined in the European Commission Guidance document (EC, 2001). The following is a brief summary of these steps. This report addresses Stage 1 – Screening.

Stage 1 - Screening: This stage examines the likely effects of a project either alone or in combination with other projects upon a Natura 2000 Site and considers whether it can be objectively concluded that these effects will not be significant.

Stage 2 - Appropriate Assessment: In this stage, the impact of the project on the integrity of the Natura 2000 site is considered with respect to the conservation objectives of the site and to its structure and function.

Stage 3 - Assessment of Alternative Solutions: Should the Appropriate Assessment determine that adverse impacts are likely upon a Natura 2000 site, this stage examines alternative ways of implementing the project that, where possible, avoid these adverse impacts.

Stage 4 - Assessment of where no alternative solutions exist and where adverse impacts remain: Where imperative reasons of overriding public interest (IROPI) exist, an assessment to consider whether compensatory measures will or will not effectively offset the damage to the Natura site will be necessary.

3.0 Methodology

3.1 Approach

The approach taken in preparing this document is set out below and is broadly based on standard methods and best practice guidance, as listed in the References in Section 5.

- Identify Natura 2000 sites, within the potential zone of influence of the proposed development.
- Identify the features of interest of the Natura 2000 sites and review their conservation objectives.
- Review whether there is potential for the features of interest to be affected by the proposed development based on information such as the vulnerabilities of the Natura 2000 site, proximity to the Site and the nature and scale of the works associated with the proposed development.
- Consider the likelihood of potential impacts occurring based on the information collated and professional judgement.
- Consider the likelihood of cumulative impacts arising from the proposed development in-combination with other plans and projects.
- Identify the likelihood of significant effects on Natura 2000 sites occurring because of the proposed development.

3.2 Desk Study

A desk study was carried out to collate the available information on the ecological environment with respect to Natura 2000 sites identified within the potential zone of influence of the proposed development.

The location of the Site at Glasheen Road and Magazine Road, and the surrounding area was viewed using google maps www.google.com/maps (last accessed 20 May 2020). The National Parks and Wildlife Service (NPWS) website (www.npws.ie) and National Biodiversity Data Centre (NBDC) online database (<http://www.biodiversityireland.ie/>) were accessed for information on Natura 2000 sites in the vicinity of the proposed development (accessed on 20 May 2020). The planning authority websites www.corkcity.ie and www.corkcoco.ie (last accessed on 20 May 2020) were accessed for information on plans or projects in the area that may result in cumulative impacts when considered with the application for the proposed development.

3.3 Evidence of Technical Competence and Experience

Emer Sexton BSc MSc MPlan HDipGIS ACIEEM

Emer holds a BSc in Zoology from University College Cork and a MSc in Ecology from Bangor University, Wales. In addition to her scientific qualifications Emer also holds a Masters in Planning and Sustainable Development and a Higher Diploma in Geographic Information Systems (GIS). She is an Associate Member of the Chartered Institute of Ecology and Environmental Management (ACIEEM).

Emer has prepared AA screening reports, Natura Impact Statements and Ecological reports for a range of development projects. Relevant project experience includes large housing developments, single 'one – off' developments, submissions to local area plans and county development plans and renewable energy developments. Emer prepared this AA screening report.

4.0 Appropriate Assessment Screening

4.1 Detailed Description of Project

The proposed development comprises the demolition of existing structures, including the former Ryan's Factory and Glasheen Rd. Auto Services and the construction of 43 no. apartments in 2 no. blocks and all associated ancillary development including pedestrian access, landscaping, with ancillary bicycle parking and bin stores fronting onto Magazine Road and Glasheen Road. The project is anticipated to be carried out in phases over a 5 year period. The development will be arranged around a central paved area. No parking will be provided at the site. The apartment mix will include 18 no. 1 bed units and 25 no. 2 bed units.

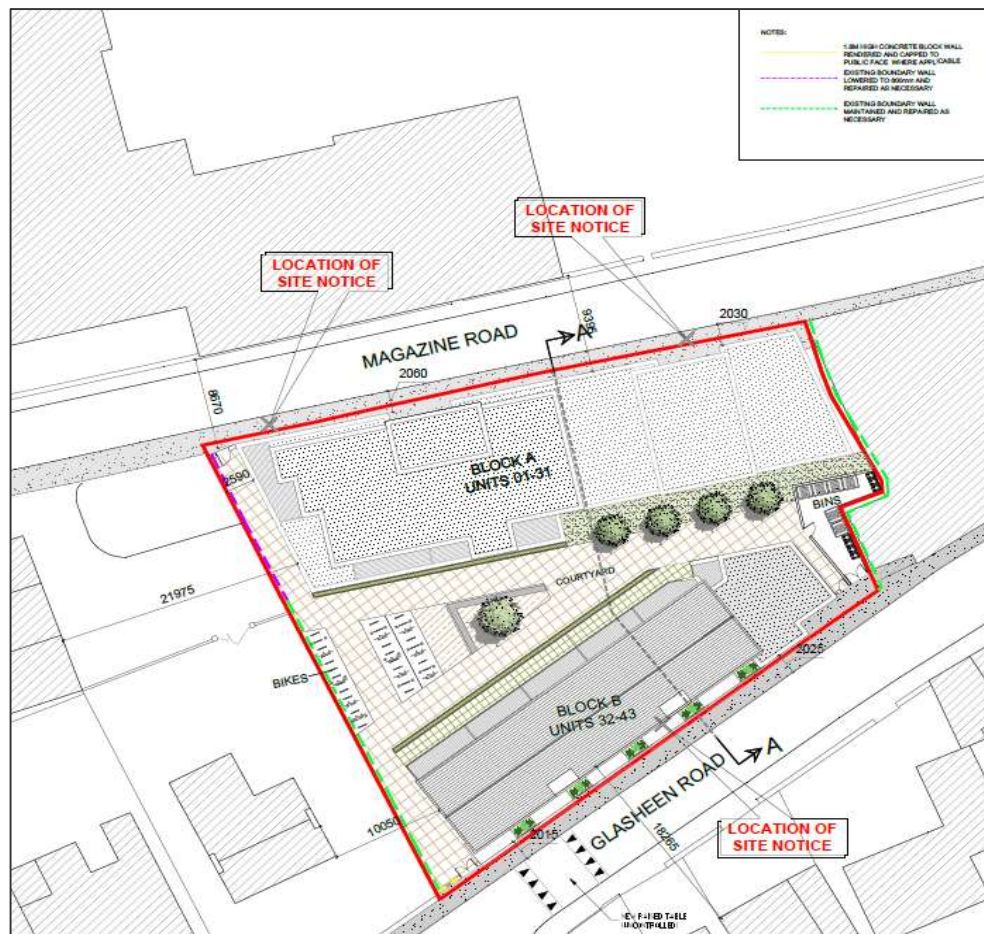


Fig 4.1 Proposed site layout.

It is proposed to connect to the existing foul and storm water sewers. The 2018 Annual Report for the Carrigrennan Wastewater Treatment Plant (WWTP) which serves the Cork City agglomeration states that the capacity of the WWTP will not be exceeded in 3 years¹. It is proposed to connect the surface water to the existing public sewer in the Glasheen road. An attenuation system will be provided for Block A and the courtyard of the development along with the rear roofed area for Block B, comprising a Roadstone Aquaflo attenuation system. This consists of permeable paving which drains to a stone layer which has 35% voids. This stone is wrapped in a geotextile which attenuates the surface water. A flow control device at the exit will

¹ 2018 Annual Environmental Report Cork City D0033-01 http://www.epa.ie/licences/lic_eDMS/090151b28070ded6.pdf

control the discharge from the site to a flow of 2.5 l/sec. Full details of the system are provided in the accompanying reports prepared by RKA Consulting Engineers.

Site investigation works will be carried out prior to commencing construction. Waste material generated during demolition and site clearance will be recycled or reused on-site if appropriate or disposed of through the appropriately licenced facilities.

4.2 Identification of Natura 2000 Sites.

The “zone of influence” for a project is the area over which ecological features may be subject to significant effects as a result of the proposed project and associated activities (CIEEM, 2016). This is likely to extend beyond the Site where there are ecological or hydrological links beyond the site boundaries.

A distance of 15 km is currently recommended in the case of plans, as a potential zone of influence, and this distance is derived from UK guidance (Scott Wilson et al., 2006). For projects, the distance could be much less than 15 km, and in some cases less than 100 m, but National Parks and Wildlife Service (NPWS) guidance advises that this must be evaluated on a case-by-case basis with reference to the nature, size and location of the project, the sensitivities of the ecological receptors, and the potential for in-combination effects.

Given the location and scale of the development, the zone of influence is considered likely to be limited to the immediate vicinity of the project. There are no watercourses present at or near the Site which could act as a potential hydrological link between the proposed development and Natura 2000 sites in proximity. The boundary of Cork Harbour Spa is approximately 4.0 km to the east when measured in a straight line to the nearest point. As this is the nearest Natura 2000 site to the proposed development, the zone of influence is therefore set at 4.0 km and potential impacts to Cork Harbour SPA will be assessed in this screening report.

The boundary of Great Island Channel SAC is located approximately 10.4 km to the east of the development when measured in a straight line to the nearest point. Given the distance between the proposed development and the SAC, impacts to Great Island Channel SAC are not anticipated and the SAC is therefore screened out of this assessment.

Other Natura 2000 Sites

All other Natura 2000 sites excluded based on the nature of the existing and proposed development, distance from the subject site, lack of surface water features within and in the vicinity of the proposed development site and no ecological connectivity to the Site.

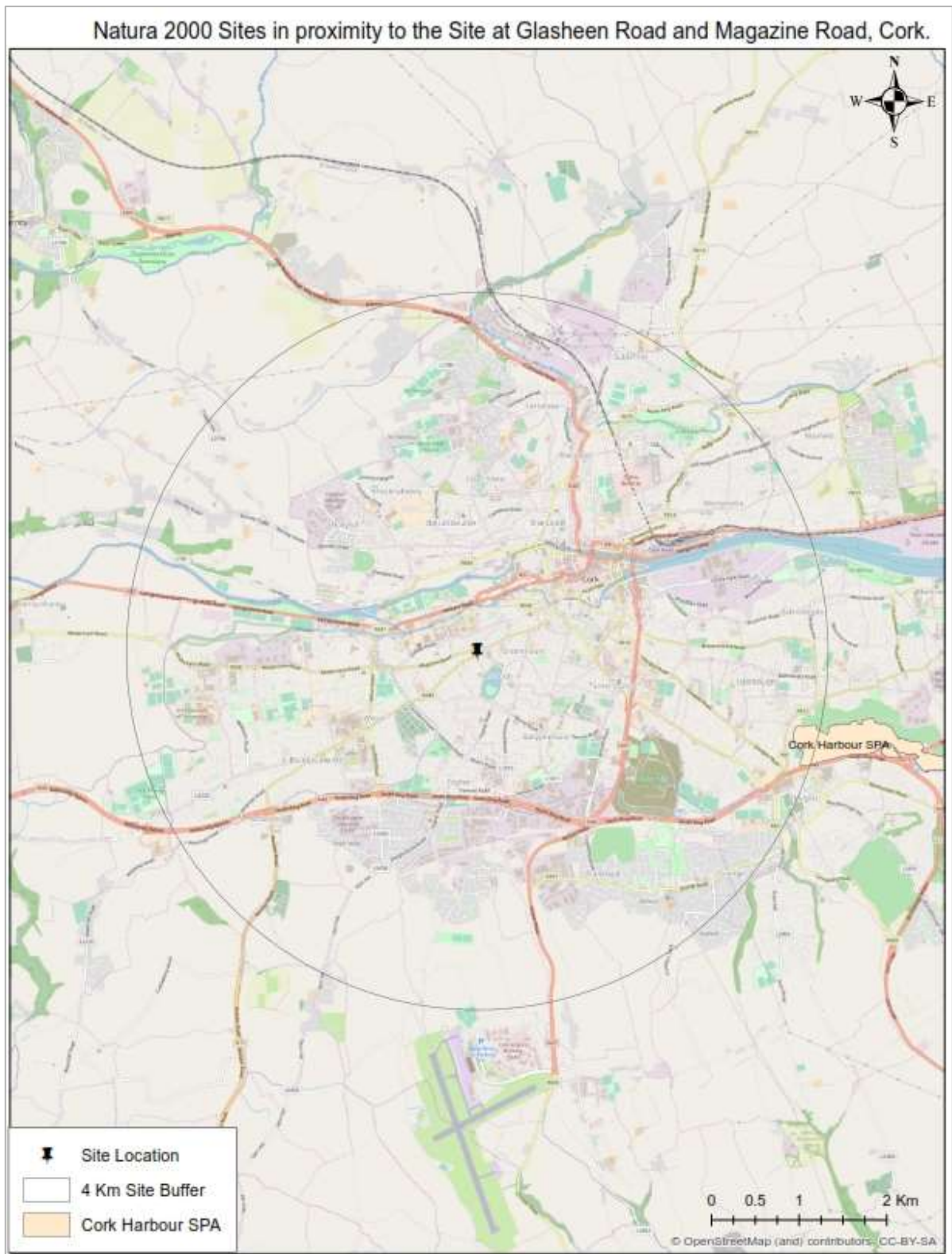


Fig 4.2 Location of Natura 2000 sites relative to Site at Glasheen Road and Magazine Road, Cork.

4.3 Description of Natura 2000 Sites

A description of Cork Harbour SPA is provided below. The descriptions is collated using the site synopsis and other documents available on the NPWS² and EPA websites.

4.3.1 Cork Harbour SPA (004030)

Cork Harbour is a large, sheltered bay system, with several river estuaries - principally those of the Rivers Lee, Douglas, Owenboy and Owenacurra. The SPA site comprises most of the main intertidal areas of Cork Harbour, including all of the North Channel, the Douglas River Estuary, inner Lough Mahon, Monkstown Creek, Lough Beg, the Owenboy River Estuary, Whitegate Bay and the Rostellan and Poul nabibe inlets. Owing to the sheltered conditions, the intertidal flats are often muddy in character. These muds support a range of macro-invertebrates, notably *Macoma balthica*, *Scrobicularia plana*, *Hydrobia ulvae*, *Nephtys hombergi*, *Nereis diversicolor* and *Corophium volutator*.

Rostellan Lake is a small brackish lake that is used by swans throughout the winter. The site also includes some marginal wet grassland areas used by feeding and roosting birds. The site is a Special Protection Area under the E.U. Birds Directive, of special conservation interest for the following species: Little Grebe, Great Crested Grebe, Cormorant, Grey Heron, Shelduck, Wigeon, Teal, Pintail, Shoveler, Red-breasted Merganser, Oystercatcher, Golden Plover, Grey Plover, Lapwing, Dunlin, Blacktailed Godwit, Bar-tailed Godwit, Curlew, Redshank, Black-headed Gull, Common Gull, Lesser Black-backed Gull and Common Tern.

Cork Harbour is of major ornithological significance, being of international importance both for the total numbers of wintering birds (i.e. > 20,000) and also for its populations of Black-tailed Godwit and Redshank. In addition, it supports nationally important wintering populations of 22 species, as well as a nationally important breeding colony of Common Tern. Several of the species which occur regularly are listed on Annex I of the E.U. Birds Directive, i.e. Whooper Swan, Little Egret, Golden Plover, Bar-tailed Godwit, Ruff, Mediterranean Gull and Common Tern. The site provides both feeding and roosting sites for the various bird species that use it. Cork Harbour is also a Ramsar Convention site and part of Cork Harbour SPA is a Wildfowl Sanctuary.

The water quality of Lough Mahon, which forms part of Cork Harbour SPA, was determined from the EPA Interactive Mapviewer³. The Water Quality status for 2010 – 2012 was determined to be “intermediate”, while the Water Framework Directive (WFD) status for the period 2013 - 2018 is identified as “Moderate”, and “At Risk” of not achieving good status.

4.4 Features of conservation interest and potential threats to the Natura 2000 sites.

The features of conservation interest and potential threats for Cork Harbour SPA presented in Table 4.1. The potential threats and pressures are taken from the Natura 2000 Standard Data form for the Natura 2000 site (NPWS, 2017) and the meaning of the potential threat codes was obtained from the EIONET Reference portal⁴ for Natura 2000 sites. The most significant threat to Cork Harbour SPA is the operation of marine and freshwater aquaculture within the Natura 2000 Site boundary, while urbanisation, and industrial and commercial areas are identified as threats outside the site boundary.

² National Parks and Wildlife Service (NPWS) <https://www.npws.ie/protected-sites/spa/004030>

³ <https://gis.epa.ie/EPAMaps/>

⁴ https://bd.eionet.europa.eu/activities/Natura_2000/reference_portal

Table 4.1 Features of conservation interest, conservation objectives and NPWS identified threats/pressures to Cork Harbour SPA 004030.

Features of Conservation Interest	NPWS Identified Threats/Pressures H = high M = medium L = low i = inside Natura 2000 site boundary o = outside Natura 2000 site boundary b = both inside and outside Natura 2000 site boundary		
Cork Harbour SPA 004030		Rank	Location
A004 Little Grebe <i>Tachybaptus ruficollis</i>	G01.02 Walking, horse riding, non-motorised vehicles	M	i
A005 Great Crested Grebe <i>Podiceps cristatus</i>	G01.01 Nautical ports	M	i
A017 Cormorant <i>Phalacrocorax carbo</i>	D03.02 Shipping lanes	M	i
A028 Grey Heron <i>Ardea cinerea</i>	D03.01 Port areas	H	o
A048 Shelduck <i>Tadorna tadorna</i>	D01.02 Roads, motorways	H	o
A050 Wigeon <i>Anas penelope</i>	A08 Fertilisation	M	o
A052 Teal <i>Anas crecca</i>	E01.03 Dispersed habitation	L	o
A054 Pintail <i>Anas acuta</i>	E01 Urbanised areas, human habitation	H	o
A056 Shoveler <i>Anas clypeata</i>	E02 Industrial or commercial areas	H	o
A069 Red-breasted Merganser <i>Mergus serrator</i>	F02.03 Leisure fishing	M	i
A130 Oystercatcher <i>Haematopus ostralegus</i>	F01 Marine and freshwater aquaculture	H	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</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 and waterbirds			

4.5 Likelihood of potential impacts and their significance on Natura 2000 Sites

The available information on Cork Harbour SPA was reviewed to establish whether the proposed development of the Site at Glasheen Road and Magazine Road, Cork is likely to have a significant effect. The potential for impacts on the features of interest is identified using information collated from the desk study.

The likelihood of impacts occurring are established in light of the type and scale of the project, the location of the project with respect to the Natura 2000 sites and the features of interest and conservation objectives of the Natura 2000 sites. The assessment is carried out following the Cause – Pathway – Effect model. The potential impacts are summarised into the following categories for screening process.

- Direct impacts refer to habitat loss or fragmentation arising from land-take requirements for development or agricultural purposes. Direct impacts can be as a result of a change in land use or management, such as the removal of agricultural practices that prevent scrub encroachment.
- Indirect and secondary impacts do not have a straight-line route between cause and effect and it is potentially more challenging to ensure that all the possible indirect impacts of the plan – in combination with other plans and projects - have been established. These can arise when a development alters

the hydrology of a catchment area, which in turn affects the movement of groundwater to a site and the qualifying interests that rely on the maintenance of water levels. Deterioration in water quality can occur as an indirect consequence of development, which in turn changes the aquatic environment and reduces its capacity to support certain plants and animals.

- Disturbance to fauna can arise directly through the loss of habitat (e.g. bat roosts) or indirectly through noise, vibration and increased activity associated with construction and operation.

4.6 Identification of potential significant effects on Natura 2000 Sites

The features of special conservation interests for Cork Harbour SPA are presented in Table 4.1. Potential impacts, both direct and indirect, as a result of the proposed development are identified in the following section. The potential for cumulative impacts to occur and likelihood of effects being significant is also discussed.

Potential impacts

Direct Impacts

The construction and operation of proposed development will not result in any direct impacts to Cork Harbour SPA as the Site is too distant from the SPA (approximately 4 km when measured in a direct line from the Site to the boundary of the SPA).

Indirect impacts

There are no watercourses or drains present on-site through which pollutants can be transmitted to Cork Harbour during construction or operation. The Site is too distant from the SPA for construction works to cause disturbance or displacement of birds which are the species of conservation interest for Cork Harbour SPA (Table 4.1). The Site is approximately 0.18 ha of developed area with hardstanding, and does not offer habitats suitable for birds which may forage terrestrially, for example on grasslands outside the SPA boundary, such as curlew or lapwing. Species such as Cormorant and Shoveler may be found at the Lough⁵, which is approximately 250m from the Site. Given the distance between the Site and the Lough, the location of Lough in a busy urban area, and its use as an amenity it is not likely that birds will be negatively impacted by noise or activity during construction or operation of the proposed development.

The proposed development will connect to existing services, including the existing foul and surface water drainage networks. Surface water attenuation provided at the site will restrict run-off, and the existing foul sewer network has capacity to accommodate the proposed development. The proposed development is not considered likely to result in any indirect impacts to Cork Harbour SPA.

Cumulative Effects

Cumulative effects can result from individually insignificant but collectively significant actions taking place over a period of time or concentrated in a location. Cumulative effects can occur where a proposed development results in impacts that when considered combination with impacts of other proposed or permitted plans and projects may result in a cumulative effect.

It is considered that the proposed development will not impact, directly or indirectly, any of the habitats or species listed as features of interest for Cork Harbour SPA. In the absence of any potential impacts due to the proposed development there is no pathway for other plans and projects to act in-combination giving rise to cumulative impacts.

Significant Effects

Potential impacts, direct and indirect, on the conservation objectives of Cork Harbour SPA are not considered likely to occur as a result of the proposed development at Glasheen Road and Magazine Road, Cork. Therefore, the proposed development is not likely to result in a significant effect on Cork Harbour SPA alone

⁵ http://corkcityheritage.ie/publications/biodiversity_in_corkcity.pdf

or in-combination with other plans and projects. It is therefore considered that there is no requirement to progress to Stage 2: Appropriate Assessment.

5.0 Consideration of Findings

This AA Screening report for Appropriate Assessment is based on the best available scientific information and shows that the proposed development at Glasheen Road and Magazine Road, Cork poses no risk of likely significant effects on Natura 2000 sites either alone or in combination with other plans and projects, and therefore does not require progression to Stage 2 Appropriate Assessment. Based on this conclusion it is submitted that the competent authority can determine, based on objective scientific information, that an Appropriate Assessment is not required.

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

6.0 References

CIEEM (2016) Guidelines for Ecological Impact Assessment in the UK and Ireland. Terrestrial Freshwater and Coastal. Second edition.

European Commission (2001) Assessment of Plans and Projects significantly affecting Natura 2000 Sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC.

European Commission (2000) Managing Natura 2000 Sites: The Provisions of Article 6 of the 'Habitats Directive' 92/43/EEC.

European Union Habitats Directive, (1992). Council Directives 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.

European Union Birds Directive (1979) Council Directive 79/209/EEC of 2 April 1979 on the conservation of wild birds. Brussels: The Council of the European Communities.

NPWS (2009) Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities. National Parks and Wildlife Service, Department of the Environment, Heritage and Local Government. Dublin.

NPWS (2014) Conservation Objectives: Cork Harbour SPA 004030. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Rural and Gaeltacht Affairs, Dublin, Ireland.

NPWS (2015) Site Synopsis Cork Harbour SPA 004030. National Parks and Wildlife Service, Department of Arts, Heritage, Rural and Gaeltacht Affairs, Dublin, Ireland

NPWS (2015) Standard Data Form Cork Harbour SPA 004030. National Parks and Wildlife Service, Department of Arts, Heritage, Rural and Gaeltacht Affairs, Dublin, Ireland.

NPWS (2014a) Cork Harbour SPA 004030. Conservation Objectives Supporting Document. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Rural and Gaeltacht Affairs, Dublin.

Scott Wilson & Levitt-Therein R. (2006) Appropriate Assessment of Plans. Scott Wilson, Levett-Therivel Sustainability Consultants, Treweek Environmental Consultants and Land Use Consultants.

WEBSITES

Birdwatch Ireland www.birdwatchireland.ie

EPA www.epa.ie

National Biodiversity Data Centre www.nbdc.ie

Cork City Council Website www.corkcity.ie.

SUB THRESHOLD EIS SCREENING REPORT

DENROCHES CROSS

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 Denroches Cross proposed development comprises of the demolition of vacant buildings and the construction of 43 no. residential units in a 5-storey apartment building and 3-storey units consisting of ground floor apartments and 2-storey duplex units at Glasheen Road and Magazine Road, Cork. The development site area is approximately 0.18 hectares.
Cumulation with other Proposed Development	N/A
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	<i>There are existing structures on site that will be demolished.</i>
Use of Natural Resources	<i>The use of natural resources associated with this development is limited to the materials to be used for its construction.</i>
Production of Waste	<i>Waste production is limited to the construction phase and will consist of the following:</i> - General building waste - excavated soil-based fill material, with small pieces of waste material such as brick, glass, plastics, timber, wire and ceramics. No contamination of fill material detected during site investigations. - Reinforced concrete foundations. <i>All waste material will be subject to segregation and appropriate disposal.</i>
Pollution and Nuisances	<i>No significant pollution and nuisances. Any impact is commensurate with that of the normal residential development associated with what is an existing residential suburban area of the city.</i>
Risk of Major Accidents	<i>No significant risk of major accidents or disasters.</i>
Risk to Human Health	<i>No significant risks to human health have been identified</i>

2. LOCATION OF PROPOSED DEVELOPMENT	
Existing Land Use	<i>Existing structures; former Ryan's Factory and Glasheen Rd. Auto Services</i>
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	<i>It is a brownfield site, of low ecological value in terms of habitat or sensitive in terms of natural resources. The proposed operational phase will not have any out of the ordinary impact on natural resources. No significant negative impacts are likely.</i>
Absorption Capacity of the Natural Environment	<i>There are no natural environments in proximity likely to be impacted by the construction of the proposed development. The proposed use is compatible with the geographical area. The high quality architectural design will contribute to the urban landscape. No significant negative impacts are likely.</i>

3. CHARACTERISTICS OF POTENTIAL IMPACTS	
Extent of the Impact	<i>The proposed density of development is appropriate, given the level of services, amenities, infrastructure and public transport available in the areas. No significant negative impacts are likely.</i>
Transfrontier nature of the Impact	N/A
Magnitude and Complexity of the Impact	<i>The operational phase of the development is moderate in scale and will be actively managed. No significant negative impacts are likely.</i>
Probability of the Impact	<i>The operational phase will inevitably change the local environment, however the change will be consistent with emerging trends in the area. Measures are in place to avoid, reduce or mitigate any likely negative impacts.</i>
Duration, Frequency and Reversibility of the Impact	<i>No permanent negative impacts are anticipated as a result of the demolition and construction phase of the project. No significant negative impacts are likely. The development will be occupied all year round and impacts will be irreversible.</i>

SCREENING CONCLUSION STATEMENT	
<i>The Environmental Impact Assessment Screening therefore concludes that there is no real likelihood of significant effects and therefore an Environmental Impact Assessment is not required.</i>	
<i>Please refer to Appendix A for report titled; EIAR Screening prepared by McCutcheon Halley Planning Consultants, dated June 2020.</i>	

Name:	<i>Declan Roche</i>
Position:	<i>A/ Director of Services - Housing</i>
Date:	<i>15th June 2020</i>

Appendix A

EIAR Screening

EIA Screening Report

Residential development at a site fronting on to Magazine Road and Glasheen Road, Cork.

June 2020



Prepared by
McCutcheon Halley Planning Consultants

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1. Introduction

Environmental Impact Assessment (EIA) requirements derive from EU Directives. Council Directive 2014/52/EU amended Directive 2011/92/EU and is transposed into Irish Law by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

Proposed development which falls within one of the categories of development specified in Schedule 5 of the Planning and Development Regulations 2001, as amended, which equals or exceeds, a limit, quantity or threshold prescribed for that class of development must be accompanied by an Environmental Impact Assessment Report (EIAR). Where a project is of a specified type but does not meet, or exceed, the applicable threshold then the likelihood of the project having significant effects (adverse and beneficial) on the environment needs to be considered.

The purpose of this Screening Report is to provide supporting information to assist the competent authority, in this instance, Cork City Council to determine whether an Environmental Impact Assessment of the proposed development is required as required under Section 120 of the Planning and Development Regulations 2001 (as amended).

This Environmental Impact Assessment (EIA) Screening Report has been prepared by McCutcheon Halley Planning Consultants on behalf of the applicant Cetti Limited, who intends to develop lands for residential under the Part 8 process development at Glasheen Road and Magazine Road, Cork.

Evidence of Technical Competence and Experience

Emer Sexton BSc MSc MPlan HDipGIS ACIEEM

Emer holds a BSc in Zoology from University College Cork and a MSc in Ecology from Bangor University, Wales. In addition to her scientific qualifications Emer also holds a Masters in Planning and Sustainable Development and a Higher Diploma in Geographic Information Systems (GIS). She is an Associate Member of the Chartered Institute of Ecology and Environmental Management (ACIEEM).

Emer has prepared AA screening reports, EIA Screening reports, Natura Impact Statements and Ecological reports for a range of development projects. Relevant project experience includes large housing developments, single 'one – off' developments, submissions to local area plans and county development plans and renewable energy developments.

2. Legislative Context

Environmental Impact Assessment Report (EIAR) requirements derive from EU Directives. The requirements of Directive 2011/92/EU and preceding directives have been transposed into Irish Legislation. EU Directive 2014/52/EU amends EIA law in several respects by amending Directive 2011/92/EU.

The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 came into effect in September 2018, transposing Directive 2014/52/EU and giving further effect to Directive 2011/92/EU. This Screening Report is drafted based on the requirements of EU Directive 2014/52EU. The objective of the Directive is *“to ensure a high level of protection of the environment and human health, through the establishment of minimum requirements for environmental impact assessment (EIA), prior to development consent being given, of public and private developments that are likely to have significant effects on the environment”*¹.

¹ Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment https://www.housing.gov.ie/sites/default/files/publications/files/guidelines_for_planning_authorities_and_an_bord_pleanala_on_carrying_out_eia_-_august_2018.pdf

EIA provisions in relation to planning consents are currently contained in the Planning and Development Act, 2000, as amended, (Part X) and in Part 10 of the Planning and Development Regulations 2001, as amended, ("the 2001 Regulations").

The decision as to whether a development is likely to have significant effects on the environment must be taken with reference to the criteria set out in Schedule 7 and Schedule 7A of 2001 Regulations.

In accordance with the provisions of Part X of the Planning and Development Act 2000 (as amended), an EIAR 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 EIAR is required for developments which fall within the remit of Schedule 5.

Section 120 of the Regulations sets out the obligation of the Local Authority to determine the requirements for an EIAR,

Section 120 1 (a) Where a local authority proposes to carry out a subthreshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

(b) Where the local authority concludes, based on such preliminary examination, that—

(c) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination,

This report satisfies the requirements of Section 120 of the Regulations.

Schedule 7 of the Regulations, details the criteria for determining whether a development would, or would not be likely to have significant effects on the environment, and this was transposed directly from Annex III of the 2011 Directive. Schedule 7A sets out the information to be provided by the applicant for the purposes of screening sub-threshold development for EIA;.

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, or 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.

The Directive also amends Annex III "Selection Criteria referred to in Article 4(3)". The details to be considered in the new Annex III are as follows:

1. Characteristics of proposed development

The characteristics of project, with particular regard to:

- the size and design of the whole project,
- cumulation with other existing and / or approved development,
- the use of natural resources, in particular land, soil, water and biodiversity;
- the production of waste,
- pollution and nuisances,

- the risk of major accidents and / or disasters which are relevant to the project concerned, including those caused by climate changes, in accordance with scientific knowledge
- the risk to human health (for example due to water contamination or air pollution).

2. Location of proposed development

The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to

- the existing and approved land use,
- the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,
- the absorption capacity of the natural environment, paying particular attention to the following areas:

- (a) wetlands, riparian areas, river mouths;
- (b) coastal zones and the marine environment;
- (c) mountain and forest areas,
- (d) nature reserves and parks,
- (e) areas classified or protected under national legislation, including Natura 2000 areas designated by Member States pursuant to Directives 92/43/EEC and 2009/147/EC,
- (f) 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,
- (g) densely populated areas,
- (h) landscapes and sites of historical, cultural or archaeological significance.

3. Type and Characteristics of potential impacts

The likely significant effects on the environment proposed development in relation to criteria set out under paragraphs 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:

- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected),
- the nature of the impact;
- the transboundary nature of the impact,
- the intensity and complexity of the impact,
- the probability of the impact,
- the expected onset, duration, frequency and reversibility of the impact.
- the cumulation of the impact with the impact of other existing and / or approved projects;
- the possibility of effectively reducing the impact.

In compliance with the requirements of the 2014 Directive, this Screening Report provides details of the information specified in Annex IIA, taking account of the criteria in Annex III. The screening statement sets out information under the headings provided for under Schedule 7 of the 2001 Regulations. In effect, this ensures that all of the information required under Schedule 7A has been furnished. It also presents the information in a manner that facilitates the competent authority in its screening assessment.

3. Information Required by Annex II(A) of 2014/52/EU

3.1 Physical Characteristics of the whole project and demolition works

The proposed development consists of the demolition of existing structures, including the former Ryan's Factory and Glasheen Rd. Auto Services. The proposed development will consist of the following:

- The construction of 43 no. residential units in 2 no. blocks consisting of 18 no. 1 bed units and 25 no. 2 bed units.
- The provision of landscaping and amenity areas;
- All associated ancillary development works including lighting, drainage, boundary treatments, bicycle parking and bin storage.

3.2 Location of the Project, with regard to Environmental Sensitivities of Geographical Areas likely to be affected.

The proposed development is located between Glasheen Road and Magazine Road. The surrounding area is made up of predominantly residential dwelling units with Glasheen Road bounding the site to the south and Magazine Road to the north. The site is bound to the west by a car park and residential dwellings with terraced houses located to the immediate east of the site. Hayfield Manor Hotel is located to the north of the proposed development site.

The site does not fall within an Architectural Conservation Area. There are no recorded archaeological sites within the red line boundary. A public house (NIAH Reg. No. 20504153) lies 40m to the northwest of the site. There are no other archaeological sites within 100m of the proposed development site. There are a number of recorded sites within 200m of the site representing the broader archaeological landscape of the area.

The proposed development is on a brownfield site, of low ecological value in terms of habitat. An Appropriate Assessment Screening has been carried out by McCutcheon Halley Planning Consultants, which concludes that the proposed development will not have a significant impact on the qualifying interests and conservation objectives for Natura 2000 sites, and that the integrity of these sites will not be adversely affected.

The site is not located within a Flood Zone.

The most environmental sensitive aspect of the geographical area is the amenity of existing residential units.

3.3 Description of Aspects of the Environment Likely to be Significantly affected by the project

The most likely significant negative effects on the environment, without appropriate mitigation measures in place, are:

- Increased demand on community's (including schools), recreation and amenity services;
- Construction and operational traffic resulting in traffic congestion to local or strategic road networks;
- Population growth resulting in increased foul and storm water discharges to the public sewers and municipal sewage treatment plant waste infrastructure, incapable of meeting demand;
- Increased water usage from the development impacting on water supply resources;
- Potential impacts on the amenities of adjoining properties.

A range of measures have been or are being developed to avoid, reduce or mitigate likely significant negative effects on the environment, including:

- Design of landscape to incorporate recreation and amenity services;
- Development of a Construction Environmental and Waste Management Plan to mitigate construction related impacts.
- Development of appropriate screening to protect the amenities of adjoining properties.

The most significant positive effects on the environment will be the provision of residential units to meet the housing demands of a growing population.

3.4 Expected Residues and Emissions and the production of waste

Residues and emissions from the demolition and construction phase of the development will be related to demolition and construction waste and emissions from construction plant. No out of the ordinary residues, or emissions, are likely during the demolition and construction phase of the development and an environmental, demolition, construction and waste management plan will mitigate likely impacts of the works. No residues are likely during the operational phase of the development. Emissions will be linked to air conditioning and heating systems and will fall within regulated standards for modern residential developments. Operational waste generated will be domestic waste from the residential units. All domestic waste will be disposed of by a licensed waste contractor.

3.5 Use of natural resources, in particular soil, land, water and biodiversity

The proposed development is on a brownfield site, with a low value ecological habitat. It will be connected to public main water supply and foul sewer system. The development is for 43 no. residential units and ancillary uses and there will be no activities on site which would have a high demand for water resources. Natural resources may be used in the construction process (i.e. stone, gravel, water), but during the operational phase there will be no out of the ordinary use of natural resources.

4. Screening for Mandatory EIAR

4.1 Requirement – Schedule 5 (10)

The proposed development for 43 no. residential units and ancillary development falls within the category of an 'Infrastructure Project' within 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.)

4.2 Assessment

The proposed development is for 43 units, on a site area of 0.18 ha. The proposed development does not trigger a requirement for a mandatory EIAR for reasons set out below;

- The number of accommodation units, at 43 units, falls well below the threshold of 500 dwellings; and
- The site area of 0.18 ha falls well below the area threshold for sites in built up areas.

5. Screening for Sub-threshold EIA & Conclusion

Schedule 7 of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIAR 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, Table 1, attached, provides screening statement of the proposed development against the Annex III criteria of 2014/52/EU and Schedule 7 of the 2001 Regulations.

Based on the information provided in accordance with Annex IIA and Annex III of the 2014 Directive, it is considered that a sub-threshold EIAR 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.

6. Screening Statement with reference to Annex III EU Directive 2014/52/EU and Schedule 7 and 7A of the Regulations

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
1. Characteristics of proposed development The characteristics of the proposed development, in particular		
- the size and design of the whole project	<p>The proposed site is on lands zoned for "Residential, Local Services and Institutional Uses" in the Cork City Development Plan (CCDP) 2015 - 2021 where Objective ZO 4 applies. This objective states as follows: <i>"To protect and provide for residential uses, local services, institutional uses, and civic uses, having regard to employment policies outlined in Chapter 3."</i></p> <p>The proposed development is in line with this objective.</p> <p>The demolition and construction works are confined to an area of 0.18 ha and will be completed over an estimated 5-year period. A construction and demolition, environmental, & waste management plan (CEMP) will be in place for the demolition and construction phase. A construction traffic management plan (CTMP) will also be put in place for the construction phase.</p> <p>With mitigation measures detailed in the CEMP and CTMP in place no significant negative impacts are likely.</p>	<p>The proposed development is located on Glasheen Road & Magazine Road in an area with good access to amenities and public transport. The development site has been chosen due its proximity to UCC and to the town centre, which will allow residents to walk.</p> <p>The size and design of the project is in keeping with the scale of the environment and no significant negative impacts are likely.</p>
- cumulation with other existing and / or proposed development	<p>A search of the Cork City Council planning register indicates that there are a number of proposed construction projects in the vicinity of the proposed development. These mainly relate to minor urban developments of single houses or extensions or alterations to existing developments.</p> <p>A Strategic Housing Development has been granted permission at Bandon Road, comprising Student accommodation of 57 apartments with 419 bedspaces (ABP Ref. PL28 .303437).</p> <p>It is unlikely that the construction phases of the projects will overlap, as it is intended to commence construction by end of 2019. A CEMP has been prepared for the project to reduce the potential for adverse impacts.</p> <p>The proposed development is significantly smaller in scale, and has been designed to ensure there will be no adverse impact on the residential amenities of the area.</p>	<p>The proposed development is located in a built up area, near other residential units and proposed student accommodation.</p> <p>A Strategic Housing Development has been granted permission at Bandon Road, comprising Student accommodation of 57 apts with 419 bedspaces (ABP Ref. PL28 .303437). In recommending a grant of permission, the inspector found that "it is considered that, subject to compliance with the conditions, the proposed development; would make a positive contribution to the urban landscape of the area and respect its existing character; would not seriously injure the residential amenities of properties in the vicinity; would not be injurious in terms of biodiversity; and would be acceptable in terms of traffic and pedestrian safety and convenience.</p> <p>The proposed development is significantly smaller in scale, and has been designed to ensure there will be no adverse impact on the residential</p>

	It is not considered likely that the construction of the proposed development will result in significant cumulative environmental impacts.	amenities of the area. There is no provision for parking on the site, and the development will connect to existing services. It is not considered likely that the operation of the proposed development will result in significant cumulative environmental impacts.
- the use of natural resources, in particular land, soil, water and biodiversity	Energy, including electricity and fuels, will be required during the construction phase. Construction process will include use of various raw materials. No out of the ordinary use of natural resources is likely during the construction process. No significant negative impacts are likely.	Water, consumption of electricity and energy related to the residential occupancy of the completed development. No out of the ordinary use of natural resources is likely during the operation phase. No significant negative impacts are likely.
- the production of waste	The demolition and construction process will result in some demolition and construction related waste, which will be disposed of in compliance with the CEMP. No significant negative impacts are likely.	Operational waste generated will be domestic waste from the residential units. All domestic waste will be disposed of by a licensed waste contractor. No significant negative impacts are likely.
- pollution and nuisances	The demolition and construction process has the potential to cause nuisance related to noise, dust and vibration impacts. The CEMP will detail measures to mitigate likely impacts. The proposed development will be subject to normal conditions related to demolition and construction working hours to protect the residential amenity of the area. With mitigation measures in place no significant negative impacts are likely as a result of the construction phase of the project	An Operational Waste Management Plan will put in place measures to avoid and / or mitigate pollution from operational waste. There will be no provision for parking at the proposed development, and no impacts from additional traffic or congestion. With mitigation measures in place no significant negative impacts during operation of the proposed development are likely.
- 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	None foreseen, subject to strict compliance with building regulations and environmental controls. No significant negative impacts are likely.	None foreseen, subject to compliance with building and fire regulations With mitigation measures in place no significant negative impacts are likely.
- the risks to human health (for example due to water contamination or air pollution).	The CEMP will detail measures to mitigate any likely impacts associated with noise, dust or pollution from the demolition and construction process. With mitigation measures in place no significant negative impacts are likely.	The proposed development will be connected to public water and sewer infrastructure. No emissions other than from air conditioning and heating units are anticipated. No significant negative impacts are likely.

2. Location of proposed development

The environmental sensitivity of geographical areas likely to be affected by proposed development, with particular regard to:

<ul style="list-style-type: none"> - the existing and approved land use 	<p>The proposed development will result in the construction of an existing brownfield site.</p> <p>No significant negative impacts are likely.</p>	<p>The completed development will provide for residential units and ancillary uses in a town environment. The proposed use is compatible with the existing land use.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - the relative abundance, availability quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground; 	<p>It is a brownfield site and not sensitive in terms of natural resources.</p> <p>No significant negative impacts are likely.</p>	<p>The proposed operational phase will not have any out of the ordinary impact on natural resources.</p> <p>No significant negative impacts are 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, riparian areas, river mouths; (b) coastal zones and the marine environment; (c) mountain and forest areas, (d) nature reserves and parks, (e) areas classified or protected under national legislation, Natura 2000 areas designated pursuant to Directives 79/409/EEC and 92/43/EEC, (f) 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, (g) densely populated areas, (h) landscapes and sites of historical, cultural or archaeological significance 	<p>(a to e) There are no natural environments in proximity likely to be impacted by the construction of the proposed development.</p> <p>An AA Screening has been prepared which found that there would be no significant effects on Natura 2000 sites as a result of the proposed development.</p> <p>The area includes several residential units, which may be sensitive to the impacts such as noise during the construction phase; however any impacts are likely to be short term and not significant.</p> <p>The site is not in proximity to landscapes of historical, cultural or archaeological significance.</p> <p>No significant impacts are likely from the construction phase of the development.</p>	<p>Proposed use is compatible with the geographical area. The high quality architectural design will contribute to the urban landscape.</p> <p>No significant negative impacts are likely.</p>

3. Type and Characteristics of Potential Impacts

The likely significant effects of projects on the environment must be considered in relation to criteria set out under paragraphs 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:

- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)	The site size is 0.18 ha. The site is located in a built up area that is well served by public transport. A Construction Traffic Management Plan will be put in place to mitigate negative impacts on traffic flow. With mitigation measures in place no significant negative impacts are likely.	The site is located fronting on to Magazine Road and Glasheen Road. The proposed development will provide 43 no. residential units. The proposed density of development is appropriate, given the level of services, amenities, infrastructure and public transport available in the area. No significant negative impacts are likely.
- the nature of the impact;	The demolition and construction impacts have potential to cause nuisance associated with noise, dust and traffic. The CEMP will put in place measure to avoid, reduce or mitigate impacts. With mitigation measures in place no significant negative impacts are likely.	The operational phase will result in the development of permanent residential accommodation and ancillary services. The nature of the use is appropriate to the location and proximity to existing facilities. No significant negative impacts are likely.
- the transboundary nature of the impact	There are no construction phase transboundary impacts.	There are no operational phase transboundary impacts.
- the intensity and complexity of the impact	The intensity and complexity of the demolition and construction phase is in keeping with modern construction projects. No significant negative impacts are likely.	The operational phase of the development is moderate in scale and will be actively managed. No significant negative impacts are likely.
- the probability of the impact	Some level of demolition and construction impacts is highly probable, but these will be mitigated by the CEMP.	The operational phase will inevitably change the local environment, however the change will be consistent with emerging trends in the area. Measures are in place to avoid, reduce, or mitigate any likely negative impacts.
- the expected onset, duration, frequency and reversibility of the impact.	The demolition and construction impacts will commence within approximately 6 months of planning approval; they will be short-medium term, over a period of c. 5 years and restricted by planning conditions in terms of the hours of operation. No permanent negative impacts are anticipated as a result of the demolition and construction phase of the project. No significant negative impacts are likely.	The development will be occupied all year round and impacts will be irreversible.
- the cumulation of the impact with the impact of other existing and / or approved projects;	No other major construction projects are known which will have an impact with the proposed development. No significant negative impacts are likely.	The development is near several other residential units.
- the possibility of effectively reducing the impact.	The CEMP will avoid, reduce or mitigate construction impacts related to noise, dust and traffic.	The design and landscaping of the proposed development has avoided, reduced or mitigated significant negative impacts in relation to protected views; daylight of adjacent

		properties and wind impacts on pedestrians, as detailed in associated reports to accompany the application.
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6.0 Conclusion

Development of the site for residential use is appropriate in the context of the site's zoning objective and national policy. With proposed mitigation measures in place, it is not anticipated that the construction or operational phases of the proposed development, whether considered on its own or together with in-combination projects or plans, will give rise to likely significant environmental effects. Therefore, a sub-threshold environmental impact assessment is not required to accompany the submission.

Likely positive effects are forecast as the land will provide much needed sustainable residential development consistent with the zoning objective for the site. The energy efficient measures incorporated into the design will have a positive effect on climate change.

The change to the landscape as a result of the development is not significant as it is consistent with existing urban development.

A Construction Management Plan (CEMP) will be prepared for the development. It will describe the environmental measures and procedures to be followed for the duration of the construction phase. It will refer to mitigation measures for inter alia, managing noise, dust, suspended solids, accidental spillages, traffic and waste. The detailed CEMP will be implemented for the construction phase and likely impacts and nuisances that arise during all development proposals of this nature will be managed using standard proven controls.

The Appropriate Assessment Screening Report that is included with the planning submission demonstrates that the proposed development will not impact on identified European Designated Sites within the zone of influence of the proposed development either alone or in combination with other plans or projects.

This Environmental Impact Assessment Screening therefore concludes that there is no real likelihood of significant effects and therefore an Environmental Impact Assessment is not required.



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CONSULTING ENGINEERS

CIVIL | STRUCTURAL | PROJECT MANAGEMENT

SERVICES REPORT REV 2

**Including: Proposed Surface Water Discharge
Proposed Foul water Discharge
Water & Firefighting Supply**

**Project Reference: Proposed Development at Glasheen Road &
Magazine Road, Cork City.**


Client: Cetti Limited

Project No.: 0600-374

Design By: P.F. & D.T.

Date: May 2020



 CONSULTING ENGINEERS <small>CIVIL STRUCTURAL PROJECT MANAGEMENT</small> RAY KEANE & ASSOCIATES	Project Proposed Development at Glasheen Road, Cork				Job Ref. 0600-374	
	Section				Sheet no./rev	
	Calc. By D.T.&P.F.	Date	Chck'd by	Date May'20	App'd by	Date

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3.0 Water & Firefighting Supply

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5.0 Proposed Drainage Layout (nts)

6.0 Proposed Watermain Layout (nts)

7.0 Irish Water



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Project

Proposed Development at Glasheen Road, Cork

Job Ref.

0600-374

Section

Surface water discharge

Sheet no./rev

Calc. By

D.T.&P.F.

Date

May'20

Chck'd by

Date

App'd by

Date

Design of Pipe Sizes

Exercise in looking at surface water drainage “effective area” runoff for each storm water pipe length.

Areas to be included in the “effective area” are surface areas of roofs, paths, gardens.

An Impermeability factor is used for each surface:

Surface	Impermeability Factor
Roofs	95% or 0.95
Footpaths	80% or 0.80
Garden/Lawns/wooded area	10% or 0.10

Manhole Areas	House Roof	Paths	Green Areas	Runoff Area
S01-S02	$982(0.95) = 933\text{m}^2^*$	$421(0.8) = 337\text{m}^2$	$220(0.10) = 22\text{m}^2$	1292 m ²
S02-S03	0	0	0	0
S04-C02	$167(0.95) = 159\text{m}^2$	-	-	159 m ²

Pipe Section	Area m ² Contributing	Area m ² Cumulative	Flow Rate (L/sec) based on 50mm hr	Pipe Size (mm)	Invert Start	Invert End	Length (m)	Gradient	Flow Rate Capacity (L/sec)
S01-S02	-	1292m ²	17.94	225	31.85	31.72	20	1/140	54.30
S02-S03		1292m ²	17.94	225	31.72	31.67	7	1/140	54.30
S04-C02	159m ²	159m ²	2.21	225	31.94	31.64	42	1/140	54.30



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Project

Proposed Development at Glasheen Road, Cork

Job Ref.

0600-374

Section

Surface water discharge

Sheet no./rev

Calc. By

D.T.&P.F.

Date

Chck'd by

Date

May'20

App'd by

Date

Proposed Surface water discharge

It is proposed to connect the surface water to the existing public sewer in the Glasheen road. An attenuation system will be provided .

The surface water from the site is collected in an underground drainage pipe network and connection subject to agreement with Irish Water/Cork City Council to the public sewer.

All proposed drainage works is designed to comply with and be carried out in accordance with the current edition of the *Recommendations for site development works for Housing Areas* published by the *Department of Environment and Local Government*.

Drainage works also shall comply with Irish Water/Local Authority requirements.

Sewers carrying domestic surface water from this proposed developments shall have a sewer minimum sewer size of 225mm and the gradients are to achieve self cleansing velocities.

It is proposed to provide attenuation for Block A and the courtyard of the development along with the rear roofed area for block B.

There are site constraints which are limiting the options for the design of the attenuation system.

The invert of the receiving sewer is 31.64. The level of the landscape zone in the centre of the site is 32.9.

As a consequence of the shallow depth of the receiving sewer, it will not be possible to construct a conventional attenuation tank system.

The use of a crate system is also unsuitable as there is insufficient cover to provide for the structural integrity of the crates.

For the reasons outlined above, it has been decided that the attenuation will be provided by a Roadstone Aquaflo attenuation system. This consists of permeable paving which drains to a stone layer which has 35% voids. This stone is wrapped in a geotextile which attenuates the surface water.

A flow control device at the exit will control the discharge from the site to a flow of 2.5 l/sec.



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DESIGN OF ATTENUATION SYSTEM

Cork City Council have specified that the flow rate from the proposed development shall have Qbar rate of **2.5 l/sec.**

The attenuation shall be designed to provide for a **1 in 50 year storm**

The storage volume required for the attenuation is as follows;

Storage capacity is given by the Billam Formula

$$S = \frac{640 (A_p)^{1.4} - 2.54A}{((N) (P))^{0.4}}$$

Where

S	=	Critical storage volume (m3)
A _p	=	Impermeable Area (Ha)
N	=	No. of storms in a 10 year period
P	=	Permitted outflow (l/sec)

S	=	Critical storage volume (m3)
A _p	=	0.13 Ha
N	=	0.20(50 yr. storm)
P	=	2.50 l/sec

$$S = \frac{640 (0.13)^{1.4} - (25.4)(0.13)}{((0.2) (2.5))^{0.4}}$$


$$= 44.24 \text{ m}^3 \quad 10\% \text{ factor for climate change} = 48.66 \text{ m}^3$$

The Aquaflo system will have an available depth of 0.8m. The void ratio in the stone is 35%. Accordingly, the area required for the Aquapave system is given by;

$$48.66 / ((0.85) \times (0.35)) = 163.5 \text{ m}^2$$

The required area of permeable paving is 163.5m².

The area of the permeable paving provided as per drawing 02 PL1 is 170m²

 CONSULTING ENGINEERS <small>CIVIL STRUCTURAL PROJECT MANAGEMENT</small> RAY KEANE & ASSOCIATES	Project Proposed Development at Glasheen Road, Cork		Job Ref. 0600-374	
	Section Proposed Foul Discharge		Sheet no./rev	
	Calc. By D.T.&P.F.	Date May 2020	Chck'd by	Date
			App'd by	Date

Proposed Foul water discharge

43 no. units in this development are proposed to connect to the existing sewer in the Glasheen road. Please refer to drainage drawing

Sewers carrying domestic wastewater from this proposed housing developments should be designed to carry a minimum wastewater volume of six times dry weather flows (6DWF).

Dry weather flows (DWF) is taken as 600 litres per dwelling (three persons per house and a per capita wastewater flow of 200 litres per head per day.)

Total Dry weather flow (DWF) = $43 \times 600 / 24/60/60 = 0.30 \text{ l/s}$

peak flow taken as 2 dwf = $2 \times 0.30 = 0.60 \text{ l/s}$

Foul Pipe Network is designed to carry a minimum wastewater volume of six times dry weather flows (6DWF).

6 DWF = $6 \times 0.60 = 1.80 \text{ l/s}$

Please refer to The Code of Practice for Wastewater Infrastructure (IW-CDS-5030-03) for pipe sizing requirements. The proposed sewer is a 225mm and is in accordance with IW code of practice section 3.8


3.8 Pipe Sizes

The minimum size for a Gravity Sewer, subject to the criteria outlined in Section 3.6 above, should be:

3.8.1 150mm nominal internal diameter for carrying Wastewater from 20 properties or less;

3.8.2 At least 225mm nominal internal diameter carrying Wastewater from more than 20 properties.

The minimum size for a Service Connection shall be 100 mm. The minimum size for Gravity Sewer serving less than 20 properties shall be 150 mm diameter. The minimum pipe size for Gravity Sewer where more than 20 housing units are connected is 225mm diameter subject to hydraulic design capacity assessment requirement.

 CONSULTING ENGINEERS <small>CIVIL STRUCTURAL PROJECT MANAGEMENT</small> RAY KEANE & ASSOCIATES	Project Proposed Development at Glasheen Road, Cork				Job Ref. 0600-268	
	Section Proposed watermain and water supply				Sheet no./rev	
	Calc. By D.T.&P.F.	Date May'20	Chck'd by	Date	App'd by	Date

Proposed Water Supply

43 no. units in this development are proposed to connect to the existing watermain in the Glasheen road.

The water demand includes : Average domestic daily demand in the development is established based on daily per-capita consumption, house occupancy, number of properties,. For design purposes the average daily domestic demand is be based on a per-capita consumption of 150 l/person/day and an average occupancy ratio of 2.7 persons per dwelling.
 43 dwellings : $43 \times 150 \times 2.7 = 17415$ l/day

Total average daily demand = 17415 l/day

average daily demand per hour = $17415/24 = 726$ litres/hour

The average day/peak week demand should be taken a 1.25 times the average daily domestic demand.

Total average day/peak demand = $17415 \times 1.25 = 21769$ l/day (peak demand)

Post-development peak hour water demand = $21769/24 = 907$ litres/hour

The peak demand for sizing of the pipe network will normally be 2.1 times the average day, peak week demand.

Peak demand = $17415 \times 2.1 = 36571$ litres/hour

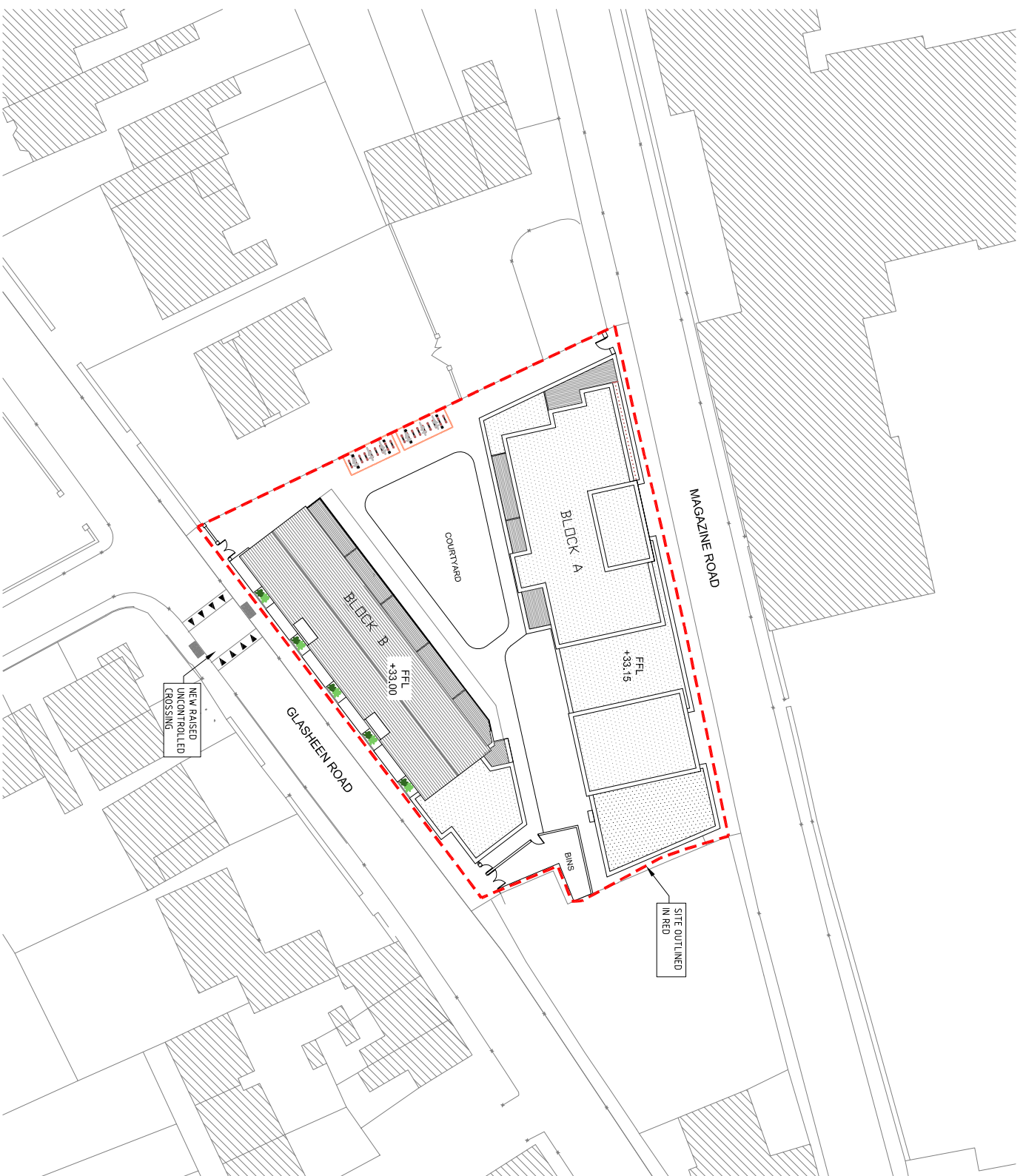
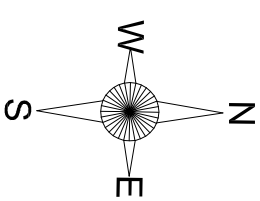
Fire fighting Requirements:

Pressure and flow to be determined on site to meet the requirements of Irish water/Cork City Council water, Fire Department and Fire Safety Certificate.

The flows (l/s) and pressure (dynamic – bar) from the existing/adjacent/extended fire water main hydrants should be confirmed in writing to the fire authority, thus to demonstrate an adequate fire water main supply for the fire authority in the event of an emergency.

Original Drawing Size A1
Notes

Original Drawing Size A1
Notes



Rev	Date	CR	Issued for Printing	PF
1	May 20			

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 **CONSTRUCTION
IRELAND**

Client:	Cetti Limited
Project:	Proposed Residential Development Between Magazine & Glasheden Roads

Drawing Title:		PROPOSED SITE LAYOUT			
Designed:	PF	Dworn:	DT	Date: May 2020	
Eng. Chk:	PF	Eng. Chk:	PF	Scale: 1:200 @ A1	
Project No:	0600-374				
Drawing No:	108			Status:	Rev:
				Planning	PL

Project Proposed Development at Glasheen Road, Cork				Job Ref. 0600-374	
Section				Sheet no./rev	
Calc. By D.T.&P.F.	Date May'20	Chck'd by	Date	App'd by	Date

7.0 Irish Water

See below Connection Offer from Irish Water for 43 dwellings IW Ref CDS19003677801

Dan Twohig
RKA Consulting Engineers
2 Clogheen Business Park
Blarney Road
Cork City

To: Ted O Connor
Anneville
Orchard Road
Cork
(the "Customer")

Connection Reference: CDS1900367801

Date: 3 October 2019

CONNECTION OFFER



07 OCT 2019

RECEIVED

SUBJECT TO CONTRACT

Re: Providing a Water & Wastewater Service Connection between

the 'Network(s)'

AND

Glasheen Road and Magazine Road
Cork City
Co. Cork

(the "Customer's Premises")

Dear Sir/Madam,

Following receipt of your application for a connection to the Network(s) (the "**Customer Application**"), Irish Water is pleased to offer you ("**You**" or the "**Customer**"), a connection between the Network(s) and the Customer's Premises, subject to and in accordance with the conditions set out in this Connection Offer (the "**Connection Offer**"), the General Conditions for a Water and/or Wastewater Connection (the "**General Conditions**"), copy attached in Appendix 2) and any Special Conditions pertaining to this connection (the "**Special Conditions**"), as may be attached in Appendix 3).

This Connection Offer is conditional upon payment of the Connection Charge and the return of the signed Letter of Acceptance (the form of which is included at Appendix 1 to this Connection Offer).

[illegible]

OUTLINE FIRE SAFETY REPORT

for

Proposed Residential Development
Block A

Location:

Magazine Road
Cork

For

Cetti Ltd.

Reference No: OFSR-P374 - Issue

Date: 9th September 2019

Prepared on behalf of: **Deady Gahan Architects**
Eastgate Village,
Little Island
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Tel. 021 4355016 Fax. 021 4355330
Email info@dgsrchitects.ie

By:

BRENDAN HARTY & ASSOCIATES

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Fire Consultants

Brendan Harty and Associates Limited
Registered in Ireland, No. 366527

Directors:
Brendan Harty CEng, MSc(Fire Eng), BSc(Eng),
M.E.I
Eimear de Brun B Ed.

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1. GENERAL

The following Outline Fire safety Assessment has been conducted on Block A drawings P/003, P/101 – P/105 which were issued by email on the 6th September 2019.

Note: This is an outline fire safety assessment only and any items not mentioned in this report will be picked up during the Fire Cert Application process.

In accordance with **TGD 'B' 2006 Table 0.1** Classification of Buildings by Purpose Group, this building falls into the following purpose group;

Purpose Group 1(C) - Apartments

2. MEANS OF ESCAPE

- Minor modifications may be required at construction stage, however these are not material.

3. FIRE ALARM & EMERGENCY LIGHTING SYSTEMS

- As the compartment floors/walls shall be constructed of non-combustible materials, a type L3X fire detection and alarm system in accordance with IS 3218: 2013 will be provided in the common escape routes from the apartment entrance doors to a place of safety with a Grade D LD2 system within each apartment.
- Simultaneous evacuation of the building block on activation of the main fire detection & alarm system.
- Emergency lighting shall be installed in accordance with IS3217: 2013.

4. SUPPRESSION SYSTEM

- There will be no need for an automatic fire suppression system in the building.

5. COMPARTMENTATION

- Each Apartment will have its own 60 minute fire compartment walls, floors & ceilings/floor above.

Each stair will form its own 60 minute fire rated compartment.

6. FIRE RESISTANCE

- Elements of structure will have 60 minutes fire resistance with regard to stability
- All stair and lift shafts are to be enclosed in 60 minutes fire rated construction.

7. EXTERNAL FIRE SPREAD

7.1 External Fire Spread

External Fire spread should not pose to be a problem due to the high level of compartmentation although this will be investigated in greater detail in the Main Fire Certificate Report in relation to fire spread between different compartments i.e. to the stairs and to other parts of the building.

8. ACCESS AND FACILITIES FOR THE FIRE BRIGADE

8.1 Internal Fire Mains

Height of top storey above ground floor level = 12.8m < 18 or 20m
Internal Fire mains Required? = No

8.2 Provision of Hydrants

The building is not required to be provided with a hydrant as its ground floor area of 558m² is less than 1000m². An existing hydrant probably exists on Magazine road which can serve a tender within 45m of all parts of the building. (which can be clarified on Magazine Road).

8.3 Access for Fire Fighting

The fire tender access route will be along the front of the site. The access requirement for this building development i.e. with a volume of 5,594m³ i.e. less 7,000m³ and a building height of 12.8m is to provide vehicle access to 15% of the perimeter (25% approx. provided) with a high reach appliance, min road width provided between kerbs = 6m (3.7m required which is compliant).

8.4 Personal Access for Fire Fighting

Personal access is provided to 100% of the building

9. MECHANICAL VENTILATION/SMOKE CONTROL REQUIREMENTS

An Automatic opening vent of 1.5sqm shall be fitted in the common lobby directly adjacent to the stairs at each level at as high a level as is practicable or a 1.5sqm smoke shaft or a mechanical system. Both stairs will be provided with 1m² automatically opening vents at roof level, which shall activate on fire detection and alarm and also be controlled manually via a manual override switch at ground floor level within each stair by fire brigade personnel.

10. CONCLUSION

In my opinion the proposed development can be constructed in accordance with Part B of the Building Regulations.

OUTLINE FIRE SAFETY REPORT

for

Proposed Residential Development
Block B

Location:

Glasheen Road
Cork

For

Cetti Ltd

Reference No: OFSR-P375 - Issue

Date: 9th September 2019

Prepared on behalf of: **Deady Gahan Architects**
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By:

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1. GENERAL

The following Outline Fire safety Assessment has been conducted on Block B drawings P/003, P/101 – P/105 which were issued by email on the 16th August 2019.

Note: This is an outline fire safety assessment only and any items not mentioned in this report will be picked up during the Fire Cert Application process.

In accordance with **TGD 'B' 2006 Table 0.1** Classification of Buildings by Purpose Group, this building falls into the following purpose group;

Purpose Group 1(c) – Apartments
Purpose Group 1(b) – House

2. MEANS OF ESCAPE

- Minor modifications may be required at construction stage, however these are not material.

3. FIRE ALARM & EMERGENCY LIGHTING SYSTEMS

- As the compartment floors/walls shall be constructed of non-combustible materials, a type L3X fire detection and alarm system in accordance with IS 3218: 2013 will be provided in the common escape routes from the apartment entrance doors to a place of safety with a Grade D LD2 system within each apartment.
- The houses shall be provided with mains linked smoke alarms throughout the premises carbon monoxide detection and heat detection provided to the kitchen area.
- Simultaneous evacuation of entire building block on activation of the main fire detection & alarm system.
- Emergency lighting shall be installed in accordance with IS3217: 2013.

4. SUPPRESSION SYSTEM

- There will be no need for an automatic fire suppression system in the building.

5. COMPARTMENTATION

- Each Apartment will have its own 60 minute fire compartment walls, floors & ceilings/floor above.

Each house will form its own 60 minute fire rated compartment.

The stair to the houses top to bottom will form 60 minute fire rated compartments with 30 minute fire doors accessing it.

6. FIRE RESISTANCE

- Elements of structure will have 60 minutes fire resistance with regard to stability

7. EXTERNAL FIRE SPREAD

7.1 External Fire Spread

External Fire spread should not pose to be a problem due to the high level of compartmentation although this will be investigated in greater detail in the Main Fire Certificate Report in relation to fire spread between different compartments i.e. to the stairs and to other parts of the building.

8. ACCESS AND FACILITIES FOR THE FIRE BRIGADE

8.1 Internal Fire Mains

Height of top storey above ground floor level = 5.825m < 18 or 20m

Internal Fire mains Required? = No

8.2 Provision of Hydrants

The building is not required to be provided with a hydrant as its ground floor area of 312m² is less than 1000m². An existing hydrant probably exists on Glasheen road which can serve a tender within 45m of all parts of the building. (which can be clarified on Glasheen Road).

8.3 Access for Fire Fighting

The fire tender access route will be along the front of the site. The access requirement for this building development i.e. with a volume of 2,132m³ i.e. less 7,000m³ and a building height of 5.825m is to provide vehicle access at a rate of 2.4m in length for every 90m² of ground floor area i.e. $312\text{m}^2/90\text{m}^2 = 3.47 \times 2.4\text{m} = 8.32\text{m}$ required (31m approx. provided) with a pump appliance, min road width provided between kerbs = 6m (3.7m required which is compliant).

8.4 Personal Access for Fire Fighting

Personal access is provided to 100% of the building.

9. MECHANICAL VENTILATION/SMOKE CONTROL REQUIREMENTS

The stairs to apartment 43 will be provided with a 1m² automatically opening vent at roof level, which shall activate on fire detection and alarm and also be controlled manually via a manual override switch at ground floor level within the stair by fire brigade personnel.

10. CONCLUSION

In my opinion the proposed development can be constructed in accordance with Part B of the Building Regulations.