SUB THRESHOLD EIA SCREENING REPORT
Ballyhooly Road, Part 8 Development

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 site area where works are to occur is 2.95Ha. The proposed scheme involves the development of a residentially zoned site, within Cork City, for 72 no. dwellings comprising 28 no. 1-bed ground floor apartments, 8 no. 2-bed ground floor apartments, 28 no. 2-bed duplex apartments, and 8 no. 3-bed duplex apartments in 6 no. blocks of three-storeys each. The development also involves the construction of a new vehicular access from the Ballyhooly Road/ R614 and includes the provision of 93 no. car parking spaces, 124 no. bicycle parking spaces, landscaped public open space and amenity areas, pedestrian connectivity with adjoining sites to the north and west. The above gives an indication of the scale of the works involved. Having regard to the size of the proposed project, there are not anticipated to be any significant effects on the environment.
Cumulation with other Proposed Development	No other works are proposed as part of the project. There is another residential construction project immediately west of the site, Coppenger Fields, a development of 75 no. houses (permitted under Application Register Refences: 17/6781 and 19/38655. Construction of Coppenger Fields is already partly completed, with the development partly occupied. A second residential development for 96 no. residential units and a creche immediately north of the subject site is currently the subject of an appeal with An Bord Pleanála under Application Register Reference ABP-311730-21 (21/40038) and is due to be decided soon by the Board. East of the subject site, across the Ballyhooly Road/ R6114, is the site of the permitted Longview Strategic Housing Development (SHD) (Application Register Reference: ABP-306325-20), which comprises 753 no. residential units (531 no. houses, 222 no apartments) and a crèche. This SHD was the subject of a mandatory EIAR. Measures to mitigate any significant effects on the environment by this permitted development include various design features being incorporated into the scheme as well as construction being conducted in accordance with a detailed Waste Management and Construction Management Plan. There are no other planned or permitted developments of any significant scale in the immediate vicinity of the subject site.
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	No demolition works
Use of Natural Resources	There will be no significant use of natural resources given the residential nature of the development proposed. Excavated soil/stone will be carefully stored in segregated piles on the site for subsequent re-use within the development where it is deemed acceptable by the site Engineer to do so. Excess material will be removal from site to a suitable permitted Construction and Demolition disposal site. A pre-connection enquiry (Ref: CDS21008672) has been made to Irish Water in respect of connecting the proposed development with the existing public water mains and foul sewer network.
Production of Waste	The proposal is subject to a Waste Management and Construction Management Plan which addresses the use of resources and the production of waste. The proposed development has been designed to comply with local, regional, and national waste legislation along with best practice. All waste generated from the operational phase of this development will be sent for reuse, recycling and/or disposal at appropriately licensed waste facilities.
Pollution and Nuisances	Minor and temporary in nature during construction works. Application of best available techniques and provisions of a Waste Management and Construction Management Plan shall ensure minimum risk of pollution to the local environment (water, noise, and air). The development will be connected to the existing public sewer network. Sustainable Urban Drainage Systems will be designed in. All storm water discharge will be directed though hydrocarbon interceptors and grit sumps before entering a storm water attenuation tank which will in turn discharge via a hydro-brake flow control device to the existing stream. A method statement will be implemented for the cleaning and maintenance of the proposed storm drainage system and tank during the operation phase. The site is bunded to the east by a stream. A natural buffer zone exists between the development area and the stream in the form of existing earthen berms which will provide at least 5m buffer between the development area and the stream during the construction stage. Mitigation measures that will be put in place to ensure maximum protection of the river will include silt fences and silt traps. During the construction stage the existing berms which act as a buffer between the development area and the stream will remain in place to prevent any direct surface water runoff to the stream. Surface water runoff will be directed to a stilling pond located on the development side of this berm where all runoff generated during the construction stage will be attenuated and treated to a high standard prior to being discharged.
Risk of Major Accidents	The proposed works will be governed by health and safety regulations. Provided best practice is followed, the risk of accidents which are of any significant scale is considered extremely low.
Risk to Human Health	Low risk of significant effects arising.

2. LOCATION OF PROPOSED DEVELOPMENT	
Existing Land Use	Greenfield / Agricultural lands at the outskirts of the urban area of Cork city. The site is identified by the relevant statutory context as being capable of accommodating development of this form and quantum. The surrounding areas to the south and west can be characterised as a mostly suburban environment. To the north and east it is predominantly agricultural in character, with one-off rural housing. However, permitted and pending development proposals are set to change this character to a suburban one also. The site was surveyed by DixonBrosnan Environmental Consultants to determine if habitats or species of ecological value occur within the development site boundary. The site in question is predominantly composed of improved agricultural grassland and arable crops habitats. These habitats are of low ecological value. Hedgerows and the small watercourse that runs along the eastern boundary of the site were also identified. Both are habitats of higher ecological value. The majority of existing hedgerows are proposed to be retained, with additional planting of native hedgerow species. A 15m buffer zone along the stream is proposed to protect the stream from adverse impacts from the proposed development. No invasive species were recorded within the site.
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	This proposal does not require the use of natural resources in the area. There are no Natura 2000 sites immediately adjacent to the subject site. There will be no significant loss of habitats. Having regard to the character of the receiving environment and the surrounding area of the proposed development, it is considered that the proposed development, individually or cumulatively, will not have any impact on the relative abundance, quality, and regenerative capacity of natural resources in the area.

2. LOCATION OF PROPOSED DEVELOPMENT	
Absorption Capacity of the Natural Environment	The site is not located near a designated Natura 2000 site. Ecological assessment and AA screening have been carried out and have concluded that there is no potential for significant effects. **Wetlands, riparian areas, river mouths** A stream runs along the eastern site boundary. A buffer zone of 15m is proposed between the internal roadway and the stream to protect the ecology and biodiversity of the stream from any negative impacts during construction and operation phases of development. **Coastal zones** None immediate. **Mountain and forest areas** None immediate. **Nature reserves and parks** None immediate. **Natura 2000 sites** The nearest European site is the Cork Harbour Special Protection Area (Site code: 004030) and is located 4km to the south. Appropriate Assessment (AA) screening has been carried out to assess the likely impacts that will arise from the proposed development works that could potentially impact upon the integrity of the Natura 2000 network. On the basis of the findings of the AA Screening report, it is concluded that the development is not directly connected with or necessary to the management of a Natura 2000 site and will not have significant impacts on the Natura 2000 network. The AA Screening report further 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. A stage 2 Appropriate Assessment is therefore not considered necessary. **Areas in which environmental quality standards laid down by the EU have already been exceeded** Not applicable in this location. **Densely populated areas** Proposed site is located contiguous to the norther suburban area of Ballyvolane, Cork city. The proposal is to have a positive impact on local housing need and permeability of adjacent sites. **Landscape of historical, cultural, or archaeological significance** No protected or listed views, Architectural Conservation Areas or protected structures will be impacted by this proposal. The landscape is characteristic of a city hinterland location in transition towards becoming a suburban location in response to social influences such as increasing human population, a housing shortage, and the subsequent zoning of land for residential use. Archaeological assessment has been carried out. There are two known archaeological monuments on site –a ringfort (CO063-114) and a fulacht fia/burnt mound. The fulacht fia/burnt mound was identified during ground works in 2019 and has not yet been assigned a number in the Sites and Monuments Record database. It is proposed to retain the ringfort within a buffer zone. The buffer zone will extend 25m from the northern outer edge of the ringfort as defined by the geophysical survey and elsewhere 20m from the outer edge of the ringfort. The fulacht fia at the southern site boundary will be preserved in situ within a 10m buffer zone. Buffer zones around the ringfort (CO063-114) and fulacht fia will be erected prior to the commencement of construction and retained for its duration. Licensed archaeological monitoring of topsoil stripping will be carried out. All recommendations are subject to approval by the planning authority and the National Monuments Service. There are two archaeological monuments in the adjoining site to the west which is under development as part of the residential complex of Coppenger Fields. The two monuments, a standing stone (CO063-072) and a souterrain (CO063-115), are preserved in situ within agreed buffer zones. There is a standing stone (CO063-073) which is approximately 350m north of the proposed development site. The context of this standing stone remains agricultural land.

3. CHARACTERISTICS OF POTENTIAL IMPACTS	
Extent of the Impact	No significant adverse impacts identified. Impacts envisaged to occur will be localised in nature (noise, dust, traffic disruption, potential for surface water pollution) and mitigated through the project management including best practices in the environmental management of works and generally will be confined to the works phase. It is considered that the proposed development will have an overall positive impact on human beings, population, and human health.
Transfrontier nature of the Impact	No cross-border implications.
Magnitude and Complexity of the Impact	Main adverse impacts are short term and temporary in nature. They include potential for: · Disturbance, pollution, nuisance to people living/working in the area. · Impacts on water quality / ecology in immediate area. The development will impact primarily on low value habitats i.e., arable crops, exposed sand, gravel or till, and spoil and bare ground. There will be a small loss of common agricultural/disturbed habitats which may be used as foraging grounds for common bird and mammal species. A slight impact will occur to the higher value habitat of hedgerow to accommodate the culverting of the stream along the eastern site boundary to allow for vehicular and pedestrian access from the Ballyhooly Road. However, hedgerows along the site boundary,

	including riparian vegetation along the eastern boundary will be largely retained. The provision of a site entrance will result in the loss of a small section of riparian vegetation. No trees suitable as bat roosting habitat were identified within the site. During construction, there will be increased noise and disturbance which could potentially impact on birds and mammals. However, such impacts will be temporary and not significant. The provision of a single span bridge at the entrance to the site will ensure there is no direct removal of aquatic habitats. While there will be a moderate impact on the higher value eroding river habitat on site, no adverse impact on aquatic ecology or on designated sites (SACs, SPAs or pNHAs) and/or their conservation objectives will occur. Given the availability of alternative nesting habitat in the vicinity, disturbance impact during construction on nesting birds is likely to be slight and short-term. With the exception of localised impacts and short-term impacts during construction, no significant impacts on fauna are envisaged. No impact from the spread of invasive species will occur. These impacts are not considered to be high in magnitude or complex in nature and are standard considerations with respect to works.
Probability of the Impact	The probability of the impacts noted above is likely. However, as noted, none of the likely impacts are significant or adverse. Negative short-term impacts associated with the construction phase associated with noise, traffic and possibly dust. Standard dust control measures, including water spraying and sweeping will be incorporated into the proposal. It is also noted that a Waste Management and Construction Management Plan has been prepared. Best practice during the construction works is sufficient to ensure that no significant risks are likely to occur in this instance. The potential for the development to significantly affect Natura 2000 sites is addressed in the Appropriate Assessment Screening report. No impacts are envisaged, and a Stage 2 Appropriate Assessment (Nature Impact Assessment) is not envisaged to be required.
Duration, Frequency and Reversibility of the Impact	Risks arising during works will be temporary and short term in nature once best practice is employed during the project works. Any such impacts identified will be restricted to the works phase and working hours. There will be a net loss of low value habitat and some impact on moderate value habitat, both of which amount to a non-reversible minor impact. No other significant permanent impacts have been identified. More long-term impacts will be associated with the provision of road access which can facilitate and enable a sustainable development.

SCREENING CONCLUSION STATEMENT
In addition, the proposed development has been screened to determine whether an Environmental Impact Assessment (EIA) is required, and it has been concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and that an EIA is not required. *Please refer to Appendix A for report titled; EIA Screening Report prepared by Coakley O'Neill Town Planning Ltd. dated June 2022*

Name:	Niall Ó Donnabháin
Position:	Director of Services
Date:	04/07/2022

Appendix A

EIAR Screening

COAKLEY O'NEILL
town planning

EIA Screening Report

Part 8 Residential Development at

Ballyhooly Road, Ballincrokig, Co. Cork.

Prepared in June 2022 on behalf of

O'Leary & O'Sullivan Developments Ltd.

Coakley O'Neill Town Planning Ltd.

NSC Campus, Mahon, Cork 021 2307023 info@coakleyoneill.ie www.coakleyoneill.ie

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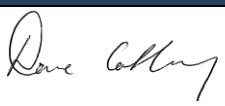
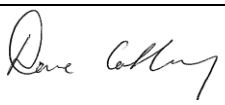
1	Draft	14th January 2022	ND	DC	
2	Final	27th June 2022	ND	DC	

1.0 INTRODUCTION

1.1 This preliminary Environmental Impact Assessment (EIA) screening report has been prepared to consider the impacts of the proposed development of 72 no. dwellings on a site at the Ballyhooly Road, Ballincrokig, Ballyvolane, Cork.

1.2 The purpose of this report is to identify the legal requirement, or otherwise, for an Environmental Impact Assessment for the development. This screening exercise was undertaken in two stages. The first stage considered the requirement for a mandatory EIAR, while the second stage considered the requirement or need for a subthreshold EIAR.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The subject site is located to the northwest of Cork City Centre, and measures 2.95ha in area. The site comprises an open field under grass with established boundaries. An overhead 110kv ESB power line traverses the length of the western section of the site. A stream runs along the eastern site boundary.

2.2 The site is located on gently sloping land which is bounded by the Ballyhooly Road/ R614 to the east and to the west by a 75 no. unit residential development, Coppenger Fields, which is currently part-occupied and part-under construction and which is accessed from and bounded along its western boundary by the Ballincollie Road and the Dublin Pike/ L2980.

2.3 The subject site is bounded to the north by a site where a notification of decision to grant permission for the construction of 96 no. residential units and a creche was issued by Cork City Council in September 2021 under Application Reg. Ref.: 21/40038. That decision is the subject of a third-party appeal currently under the consideration of An Bord Pleanála (Application Reg. Ref.: ABP-311730-21). To the south, the subject site is bounded by agricultural lands.

Figure 1. Subject site (generally outlined in red) in its local context. (Source: Google Maps; Annotated by Coakley O'Neill Town Planning Ltd., 2022).

3.0 PROJECT DESCRIPTION

3.1 The proposed scheme involves the development of a residentially zoned site, within Cork City, for 72 no. apartments comprising 28 no. 1-bed ground floor apartments, 8 no. 2-bed ground floor apartments, 28 no. 2-bed duplex apartments, and 8 no. 3-bed duplex apartments in 6 no. blocks of three-storeys each.

3.2 The development also involves the construction of a new vehicular access from the Ballyhooly Road/ R614 and includes the provision of 93 no. car parking spaces, 124 no. covered bicycle parking spaces, landscaped public open space and amenity areas and pedestrian connectivity with adjoining sites to the north and west.

3.3 Overall, the proposed development represents a mean population equivalent of 178 persons[1]. A new foul network system will be installed on site to serve the proposed development and will discharge to the existing public foul sewer which runs along the southern site boundary. Water will be provided by the existing local water supply network. No significant additional use of natural resources is required.

3.4 Stormwater management is detailed in the Waste Management and Construction Management Plan prepared for the proposed development by OSL Consulting Engineers. This will involve using an attenuation tank located in the south-eastern corner of the site. All surface water runoff arising from the proposed development will be drained to this attenuation tank. The attenuation tank will have a catchment capacity of 562m^3 is designed for a 100-year storm event.

Figure 2: Proposed Site Layout. (Source: Deady Gahan Architects, 2022).

[1] Minimum proposed population (minimum bedroom occupancy) = 124 persons
Maximum proposed population (maximum bedroom occupancy) = 232 persons
124 + 232 = 356
356 / 2 = 178

3.5 All storm water discharge will be directed though hydrocarbon interceptors, and grit sumps, before being directed to the storm water attenuation tank, which will in turn discharge via a hydro-brake flow control device to the existing stream.

3.6 Overall the proposed development will have sufficient capacity to prevent pollutants being flushed through the unit during storm conditions and ensure retention of water during storm events to allow it to slowly release in a controlled discharge to a surface water.

4.0 LEGISLATIVE BASIS FOR ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

4.1 The EIA Directive 85/337/EEC, as amended, aims to determine the likely significant effects of a project on the environment. Annex I of Directive 2014/52/EU defines mandatory projects that require an Environmental Impact Assessment Report (EIAR) / Environmental Impact Statement (EIS) and Annex II lists projects which can be subject to a case-by-case subthreshold screening analysis or thresholds to be transposed by member states. EIA Screening determines whether an EIA is required for a specified project. Projects requiring mandatory EIA are listed in Schedule 5 of the Planning and Development Regulations, 2001 (as amended) (hereafter "the Regulations").

4.2 The legislative context for screening is set out in the Planning and Development Act, 2000 (as amended) and the Regulations. Schedule 5, Parts 1 and 2 of the Regulations set out the types of projects and thresholds that require an Environmental Impact Assessment (EIA). For any such project an Environmental Impact Assessment Report (EIAR) must be prepared and submitted as part of the planning application.

4.3 In the case of development, which is under the thresholds set out, planning authorities are required under Article 103 of the Regulations to request an EIAR where it is considered that the proposed development is likely to have a significant effect on the environment.

4.4 The proposed development does not give rise to mandatory Environmental Impact Assessment. This conclusion is based on the requirements under item 10 relating to urban development in Part 2 of Schedule 5 of the Regulations.

> *10. Infrastructure Projects*
> *" (b) (i) Construction of more than* ***500 dwellings****"*
>
> *(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 use is retail or commercial use)"* [emphasis added]

4.5 The application is for 72 dwellings. The site, of 2.95Ha, is not located within a business district, nor in a built-up area.

4.6 Under Schedule 5 of the t Regulations, the proposed development is therefore sub-threshold for EIA.

4.7 The competent authority, who in this instance is Cork City Council, can also require an EIAR where a project is below the specified threshold and where there is a likelihood of significant effects on the environment by reference to the nature and location of the proposed project. The criteria for determining whether a development is likely to have significant effects on the environment are set out in Schedule 7 of the Regulations and in Annex IIA of the 2014 EIA Directive (EIA 2014/52/EU).

4.8 This EIA Screening Report provides the information necessary to assist Cork City Council in making a determination as to whether this sub-threshold proposed development would or would not be likely to have significant effects on the environment. It presents the information in a manner that facilitates the competent authority in addressing the appropriate criteria in its screening assessment.

4.9 The proposal is thus being screened as per Schedule 7 of the Regulations to determine if there is likely to be significant effects on the environment.

4.10 Screening involves appraisal of impacts from the proposed works according to three main criteria:

1. Characteristics of the proposed development

The characteristics of proposed development, in particular:

- the size of the proposed development,
- the cumulative effects with other proposed development,
- the use of natural resources,
- the production of waste,
- pollution and nuisances,
- the risk of accidents, having regard to substances or technologies used.

2. Location of proposed development

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

- the existing land use,
- the relative abundance, availability, quality, and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area,
- the absorption capacity of the natural environment, paying particular attention to the following areas:
  - wetlands, riparian areas, river mouths,
  - coastal zones and the marine environment,
  - mountain and forest areas,
  - nature reserves and parks,

- areas classified or protected under legislation, including special protection areas and special areas of conservation (Natura 2000 sites) designated pursuant to the Habitats Directive and the Birds Directive,
- areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded,
- densely populated areas,
- landscapes of historical, cultural, or archaeological significance.

3. Characteristics of potential impacts.

The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above and having particular regard to:

- the extent of the impact (geographical area and size of the affected population),
- the nature of the impact,
- the transfrontier nature of the impact,
- the magnitude and complexity of the impact,
- the probability of the impact,
- the duration, frequency, and reversibility of the impact,
- the cumulative impact with other existing and/or development the subject of a consent for proposed development to which an Environmental Impact Assessment applies,
- the possibility of effectively reducing the impact.

4.11 The applicability of the Schedule 7 criteria to the proposed development is considered below.

4.12 Schedule 6 of the Regulations outlines the aspects of the environment likely to be significantly affected by a proposed development.

4.13.1 These are human beings, flora and fauna, soil and geology, water, air and climate, landscape, material assets, cultural heritage, and the inter-relationships of the above environmental criteria. EIA screening involves assessment of these criteria to determine if the proposed works are likely to significantly affect the environment.

5.0 SCREENING ASSESSMENT

5.1 The potential of the proposal to significantly affect the environment is assessed below relative to the following environmental factors:

1. human beings;
2. biodiversity/fauna and flora;
3. geology (soil);
4. hydrology/hydrogeology (water);
5. air and climatic factors;
6. landscape;
7. material assets, and

8. cultural heritage including the architectural and archaeological heritage.

5.2 The inter-relationship between all these factors is also considered.

1. Characteristics of Development	
Size	The site area where works are to occur is 2.95Ha. The proposed scheme involves the development of a residentially zoned site, within Cork City, for 72 no. dwellings comprising 28 no. 1-bed ground floor apartments, 8 no. 2-bed ground floor apartments, 28 no. 2-bed duplex apartments, and 8 no. 3-bed duplex apartments in 6 no. blocks of three-storeys each. The development also involves the construction of a new vehicular access from the Ballyhooly Road/ R614 and includes the provision of 93 no. car parking spaces, 124 no. bicycle parking spaces, landscaped public open space and amenity areas, pedestrian connectivity with adjoining sites to the north and west. The above gives an indication of the scale of the works involved. Having regard to the size of the proposed project, there are not anticipated to be any significant effects on the environment.
Cumulative impacts	No other works are proposed as part of the project. There is another residential construction project immediately west of the site, Coppenger Fields, a development of 75 no. houses (permitted under Application Register Refences: 17/6781 and 19/38655. Construction of Coppenger Fields is already partly completed, with the development partly occupied. A second residential development for 96 no. residential units and a creche immediately north of the subject site is currently the subject of an appeal with An Bord Pleanála under Application Register Reference ABP-311730-21 (21/40038) and is due to be decided soon by the Board. East of the subject site, across the Ballyhooly Road/ R6114, is the site of the permitted Longview Strategic Housing Development (SHD) (Application Register Reference: ABP-306325-20), which comprises 753 no. residential units (531 no. houses, 222 no apartments) and a crèche. This SHD was the subject of a mandatory EIAR. Measures to mitigate any significant effects on the environment by this permitted development include various design features being incorporated into the scheme as well as construction being conducted in accordance with a detailed Waste Management and Construction Management Plan. There are no other planned or permitted developments of any significant scale in the immediate vicinity of the subject site.
Use of natural resources	There will be no significant use of natural resources given the residential

	nature of the development proposed. Excavated soil/stone will be carefully stored in segregated piles on the site for subsequent re-use within the development where it is deemed acceptable by the site Engineer to do so. Excess material will be removal from site to a suitable permitted Construction and Demolition disposal site. A pre-connection enquiry (Ref: CDS21008672) has been made to Irish Water in respect of connecting the proposed development with the existing public water mains and foul sewer network.
The production of wastes	The proposal is subject to a Waste Management and Construction Management Plan which addresses the use of resources and the production of waste. The proposed development has been designed to comply with local, regional, and national waste legislation along with best practice. All waste generated from the operational phase of this development will be sent for reuse, recycling and/or disposal at appropriately licensed waste facilities.
Pollution and nuisances	Minor and temporary in nature during construction works. Application of best available techniques and provisions of a Waste Management and Construction Management Plan shall ensure minimum risk of pollution to the local environment (water, noise, and air). The development will be connected to the existing public sewer network. Sustainable Urban Drainage Systems will be designed in. All storm water discharge will be directed though hydrocarbon interceptors and grit sumps before entering a storm water attenuation tank which will in turn discharge via a hydro-brake flow control device to the existing stream. A method statement will be implemented for the cleaning and maintenance of the proposed storm drainage system and tank during the operation phase. The site is bunded to the east by a stream. A natural buffer zone exists between the development area and the stream in the form of existing earthen berms which will provide at least 5m buffer between the development area and the stream during the construction stage. Mitigation measures that will be put in place to ensure maximum protection of the river will include silt fences and silt traps. During the construction stage the existing berms which act as a buffer between the development area and the stream will remain in place to prevent any direct surface water runoff to the stream. Surface water runoff will be directed to a stilling pond located on the development side of this berm where all runoff generated during the construction stage will be attenuated and treated to a high standard prior to being discharged. The proposed entrance road to the north of the site and the pedestrian link with Ballyhooly Road to the south of the site will require single span bridges over the existing stream. The construction of the bridges at the entrances to the development will generally be undertaken by casting 1 no. concrete abutment at each side of the bridge and the placement of precast concrete

	bridge sections. The works will be carried out over the stream, and it is not proposed to carry out any in-stream works as part of the construction. The development shall put safety measures in place to ensure that the existing stream is fully protected during the placement of the precast concrete bridge sections. There are no envisaged air or noise emissions arising from the residential proposal at this site other than noises arising from traffic associated with the development.
The risk of accidents	The proposed works will be governed by health and safety regulations. Provided best practice is followed, the risk of accidents which are of any significant scale is considered extremely low.
Potential for combination of above factors to have significant effects	Low risk of significant effects arising.

2. Location of Proposed Development	
Existing land use	Greenfield / Agricultural lands at the outskirts of the urban area of Cork city. The site is identified by the relevant statutory context as being capable of accommodating development of this form and quantum. The surrounding areas to the south and west can be characterised as a mostly suburban environment. To the north and east it is predominantly agricultural in character, with one-off rural housing. However, permitted and pending development proposals are set to change this character to a suburban one also. The site was surveyed by DixonBrosnan Environmental Consultants to determine if habitats or species of ecological value occur within the development site boundary. The site in question is predominantly composed of improved agricultural grassland and arable crops habitats. These habitats are of low ecological value. Hedgerows and the small watercourse that runs along the eastern boundary of the site were also identified. Both are habitats of higher ecological value. The majority of existing hedgerows are proposed to be retained, with additional planting of native hedgerow species. A 15m buffer zone along the stream is proposed to protect the stream from adverse impacts from the proposed development. No invasive species were recorded within the site.

Relative abundance, quality, and regenerative capacity of natural resources in the area	This proposal does not require the use of natural resources in the area. There are no Natura 2000 sites immediately adjacent to the subject site. There will be no significant loss of habitats. Having regard to the character of the receiving environment and the surrounding area of the proposed development, it is considered that the proposed development, individually or cumulatively, will not have any impact on the relative abundance, quality, and regenerative capacity of natural resources in the area.
Existing environment and absorption capacity of the natural environment, in the following areas:	The site is not located near a designated Natura 2000 site. Ecological assessment and AA screening have been carried out and have concluded that there is no potential for significant effects.
o Wetlands, riparian areas, river mouths	A stream runs along the eastern site boundary. A buffer zone of 15m is proposed between the internal roadway and the stream to protect the ecology and biodiversity of the stream from any negative impacts during construction and operation phases of development.
o Coastal zones	None immediate.
o Mountain and forest areas	None immediate.
o Nature reserves and parks	None immediate.
o Natura 2000 sites	The nearest European site is the Cork Harbour Special Protection Area (Site code: 004030) and is located 4km to the south. Appropriate Assessment (AA) screening has been carried out to assess the likely impacts that will arise from the proposed development works that could potentially impact upon the integrity of the Natura 2000 network. On the basis of the findings of the AA Screening report, it is concluded that the development is not directly connected with or necessary to the management of a Natura 2000 site and will not have significant impacts on the Natura 2000 network. The AA Screening report further 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. A stage 2 Appropriate Assessment is therefore not considered necessary.
o Areas in which environmental quality standards laid down by the EU have already been exceeded	Not applicable in this location.

o Densely populated areas	Proposed site is located contiguous to the norther suburban area of Ballyvolane, Cork city. The proposal is to have a positive impact on local housing need and permeability of adjacent sites.
o Landscape of historical, cultural, or archaeological significance	No protected or listed views, Architectural Conservation Areas or protected structures will be impacted by this proposal. The landscape is characteristic of a city hinterland location in transition towards becoming a suburban location in response to social influences such as increasing human population, a housing shortage, and the subsequent zoning of land for residential use. Archaeological assessment has been carried out. There are two known archaeological monuments on site –a ringfort (CO063-114) and a fulacht fia/burnt mound. The fulacht fia/burnt mound was identified during ground works in 2019 and has not yet been assigned a number in the Sites and Monuments Record database. It is proposed to retain the ringfort within a buffer zone. The buffer zone will extend 25m from the northern outer edge of the ringfort as defined by the geophysical survey and elsewhere 20m from the outer edge of the ringfort. The fulacht fia at the southern site boundary will be preserved in situ within a 10m buffer zone. Buffer zones around the ringfort (CO063-114) and fulacht fia will be erected prior to the commencement of construction and retained for its duration. Licensed archaeological monitoring of topsoil stripping will be carried out. All recommendations are subject to approval by the planning authority and the National Monuments Service. There are two archaeological monuments in the adjoining site to the west which is under development as part of the residential complex of Coppenger Fields. The two monuments, a standing stone (CO063-072) and a souterrain (CO063-115), are preserved in situ within agreed buffer zones. There is a standing stone (CO063-073) which is approximately 350m north of the proposed development site. The context of this standing stone remains agricultural land.

3. Characteristics of Potential Impacts	
Extent of the Impact (geographical area and size of affected population)	No significant adverse impacts identified. Impacts envisaged to occur will be localised in nature (noise, dust, traffic disruption, potential for surface water pollution) and mitigated through the project management including best practices in the environmental management of works and generally will be confined to the works phase. It is considered that the proposed development

	will have an overall positive impact on human beings, population, and human health.
Transfrontier nature of the Impact	No cross-border implications.
Magnitude and complexity of the impact	Main adverse impacts are short term and temporary in nature. They include potential for: · Disturbance, pollution, nuisance to people living/working in the area. · Impacts on water quality / ecology in immediate area. The development will impact primarily on low value habitats i.e., arable crops, exposed sand, gravel or till, and spoil and bare ground. There will be a small loss of common agricultural/disturbed habitats which may be used as foraging grounds for common bird and mammal species. A slight impact will occur to the higher value habitat of hedgerow to accommodate the culverting of the stream along the eastern site boundary to allow for vehicular and pedestrian access from the Ballyhooly Road. However, hedgerows along the site boundary, including riparian vegetation along the eastern boundary will be largely retained. The provision of a site entrance will result in the loss of a small section of riparian vegetation. No trees suitable as bat roosting habitat were identified within the site. During construction, there will be increased noise and disturbance which could potentially impact on birds and mammals. However, such impacts will be temporary and not significant. The provision of a single span bridge at the entrance to the site will ensure there is no direct removal of aquatic habitats. While there will be a moderate impact on the higher value eroding river habitat on site, no adverse impact on aquatic ecology or on designated sites (SACs, SPAs or pNHAs) and/or their conservation objectives will occur. Given the availability of alternative nesting habitat in the vicinity, disturbance impact during construction on nesting birds is likely to be slight and short-term. With the exception of localised impacts and short-term impacts during construction, no significant impacts on fauna are envisaged. No impact from the spread of invasive species will occur. These impacts are not considered to be high in magnitude or complex in nature and are standard considerations with respect to works.
Probability of the impact	The probability of the impacts noted above is likely. However, as noted, none of the likely impacts are significant or adverse. Negative short-term impacts associated with the construction phase associated with noise, traffic and possibly dust. Standard dust control measures, including water spraying and sweeping will be incorporated into the proposal. It is also noted that a Waste Management and Construction

	Management Plan has been prepared. Best practice during the construction works is sufficient to ensure that no significant risks are likely to occur in this instance. The potential for the development to significantly affect Natura 2000 sites is addressed in the Appropriate Assessment Screening report. No impacts are envisaged and a Stage 2 Appropriate Assessment (Nature Impact Assessment) is not envisaged to be required.
Duration, frequency and reversibility of the impact	Risks arising during works will be temporary and short term in nature once best practice is employed during the project works. Any such impacts identified will be restricted to the works phase and working hours. There will be a net loss of low value habitat and some impact on moderate value habitat, both of which amount to a non-reversible minor impact. No other significant permanent impacts have been identified. More long-term impacts will be associated with the provision of road access which can facilitate and enable a sustainable development.

6.0 CONCLUSION

6.1 Potential impacts on human beings will be short-term and not significant and there will be mitigation measures in place to control traffic, noise, and dust. No significant impacts on cultural heritage will occur and a net slight positive impact will result by the preservation of the two known archaeological monuments on site. No significant impact on landscape will occur as the context is that of a city hinterland landscape in transition towards that of a suburban landscape. No significant impacts with respect to waste or discharges or wastewater were identified. Most of the potential impacts will be mitigated by the preparation of a Waste Management and Construction Management Plan that should be agreed upon by all parties before the commencement of the works. No significant cumulative impact between this development and other elements within the surrounding landscape has been identified.

6.2 There will be net positive benefit resulting from the proposed project due to increased housing and the provision of quality open space and pedestrian linkages in the locality. Overall, it is concluded that an EIAR (EIS) is not required as the risk of significant impacts is negligible. **The Environmental Impact Assessment Screening concluded that there is no real likelihood of significant effects therefore an Environmental Impact Assessment is not required.**

6.3 In conclusion, the proposed development has been screened to determine whether an **Environmental Impact Assessment (EIA**) is required, and it has been concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and that an EIA is not required.