

Environmental Impact Assessment Screening Report

Large Scale Residential Development
(LRD) at the site of the former DELL
EMC premises, Innishmore, Ballincollig,
Cork

Prepared for:

Castle Peak properties Ltd

21 Lavitt's Quay

Cork

T12 HYT9

By:

Tom Phillips + Associates

Mathew House

Father Mathew Street

Cork

T12 TN56

t: +353 212066596

e: info@tpa.ie

w: www.tpa.ie

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1.0 INTRODUCTION

This EIA Screening Statement has been prepared to aid Cork City Council's (CCC) determination in respect of the necessity or otherwise for an Environmental Impact Assessment ("EIA") to be carried out and an Environmental Impact Assessment Report ("EIAR") to be prepared in respect of a proposed Large Scale Residential Development (LRD) at the site of the former DELL EMC premises, Innishmore, Ballincollig, Cork.

This EIA Screening has been prepared having regard to the Planning and Development Regulations 2001 (as amended) ("the Regulations"). This EIA Screening Assessment confirms that the project does not exceed a threshold specified in Part 1 of Schedule 5 of the Regulations, which requires the mandatory preparation of an EIA.

The project may be considered to constitute sub-threshold development, i.e. is of a class specified in Part 2 of Schedule 5 of the Regulations, but does not equal or exceed the relevant quantity, area or other limit specified in that Class.

This screening assessment which has been undertaken in accordance with Schedule 7A of the Regulations has concluded that the works, individually and cumulatively, would not give rise to any significant effects on the environment, which would require the preparation of an EIA.

2.0 PROPOSED DEVELOPMENT

Castle Peak Properties Ltd intend to apply for planning permission for a Large-Scale Residential Development (LRD) at the site of the former DELL EMC premises, Innishmore, Ballincollig, Cork.

The proposed development is described as follows in the accompanying statutory notices;

"Castle Peak Properties Ltd intend to apply for planning permission for a Large-Scale Residential Development (LRD) at this c. 1.0 ha site of the former DELL EMC premises, Innishmore, Ballincollig, Cork.

The proposed development will consist of the demolition of the existing former 2 no. storey DELL EMC building (c. 3882 sq m) and ancillary plant area, with associated site clearance works. The proposed development will provide for the 130 no. residential units, arranged in 3 no. blocks in a development ranging in height from 3 to 6 no. storeys.

The development will comprise a mix of 108 no. apartments (total apartment blocks area - c. 10,657 sqm), arranged in 2 no. blocks, providing a unit mix of 52 no. 1-bed and 56 no. 2-bed apartment units. In addition, the proposed development will provide 22 no. duplex units (total duplex block area - c. 2,159 sqm), arranged in 1 no. block, providing a unit mix of 4 no. 1-bed, 9 no. 2-bed, and 9 no. 3 beds.

Vehicular, cyclist and pedestrian access to the proposed development will be via 2 no. entrances from Innishmore Lawn (to the north east) and Mechterstadt Road (to the south west) and the development will include for pedestrian and cyclist permeability. Additionally, pedestrian access points are provided to the west of the subject site and to the south, off Mechterstadt Road.

The development will also include the provision of private, communal and public open space (including all balconies); car parking at ground floor level and undercroft; bicycle parking; internal roads and pathways; bin stores; hard and soft landscaping; boundary treatments;

the provision of new surface water and foul drainage pipes and any associated pipe diversion works; retaining walls; changes in level; services provision and related ducting, piping and cabling; electric vehicle charging points; attenuation tanks; SUDS; signage; 1 no. ESB substation; wayfinding structures; public realm works including public lighting; and all site development and excavation works above and below ground.”

Details of this are outlined further below and overleaf.

2.1 Site Location and Development Context

The subject site of c. 1.0 Ha is located in Innishmore, Ballincollig. It comprises the former DELL EMC premises. It is situated approximately 1km west of Ballincollig Town Centre. The site is roughly square in shape and comprises a large commercial property and associated car parking that has been disused since DELL EMC vacated it in 2021.

The site is enclosed along its eastern and southern boundaries by metal fencing and hedging. The western and northern boundaries are generally open as they abut West City Retail Park and the site to the north.

There is existing vehicular access in the south west corner and pedestrian steps into the site from the south on Mechterstadt Road.

There is a vacant site directly adjacent to the north that has recently been granted planning permission for residential development. The site directly abuts West City Retail Park (which includes Lidl, Chemist Warehouse and Jysk) to the west.

The development context of the site area is mixed which is typical for an urban town like Ballincollig. It comprises residential, commercial/ retail, recreational and educational use.

There are mature residential estates, including Westcliffe and Innishmore Estate to the east and more recent residential development at Westview to the south of the site.

The site is served by two Neighbourhood/Local Centres, one at West City Retail Park, with a second at Quish's Supervalu further south of the site.

The site is within close walking distance of Ballincollig playground to the south west and Ballincollig Regional Park which is located further north of the site. Ballincollig Regional Park is a popular amenity of c. 55Ha which includes several playing pitches, a skate park, playground and external gym areas, river walks and running routes, numerous picnic areas, woodland trails and paved walkways.

3.0 LEGISLATIVE BASIS FOR EIA

3.1 EIA Directive

EIA requirements are governed by Directive 2014/52/EU (referred to as the 2014 Directive), which amends the previous Directive (Directive 2011/92/EU). The primary objective of the EIA Directive is to ensure that projects that are likely to have significant effects on the environment are subjected to an assessment of their likely impacts. Various types of projects and associated thresholds are defined in the Directive to classify whether a project is or is not likely to have a significant effect.

These are set out as Annex I and Annex II. Annex I projects require mandatory EIA. Annex II projects require EIA if significant effects are likely. The latter is established in two ways:

- Classes of project and associated thresholds whereby “*significant effects*” are triggered.
- Sub-threshold projects that are likely to have “*significant effects on the environment*” – Annex III sets out criteria whereby significance of effects is assessed.

Member States are given a certain amount of discretion in respect of establishing thresholds / criteria by which Annex II projects will be required to undergo EIA. However, as per Article 2(a)(1) of the 2014 EIA Directive, projects should be subject to EIA if, arising from their nature, size, or location, they are likely to have significant effects on the environment.

Article 1(2) of the Directive defines “project” as:

“The execution of construction works or of other installations or schemes, other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources”.

Annex II projects are transposed into the *Irish Planning Code by Schedule 5 Part 2 and Schedule 7 of the Planning and Development Regulations 2001 (as amended)*. Directive 2014/52/EU was transposed into *The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) on 1st September 2018*.

This EIA Screening Statement has also been prepared with reference to the EPA’s Guidelines for Planning Authorities and An Bord Pleanála on carrying out *Environmental Impact Assessment, August 2018*, *OPR Practice Note PN02, Environmental Impact Assessment Screening, June 2021* and the EPA’s Guidelines on the information to be contained in *Environmental Impact Assessment Reports, May 2022*.

3.2 The Act and Regulations

Section 172(1) of the Act sets out the following requirement for EIA:

“An environmental impact assessment shall be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either—

the proposed development would be of a class specified in—

- Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either such development would equal or exceed as the case may be any relevant quantity, area or other limit specified in that Part, or no quantity, area or other limit is specified in that Part in respect of the development concerned or*
- Part 2 (other than subparagraph (a) of paragraph 2) of Schedule 5 of the Planning and Development Regulations 2001 and either – such development would equal or exceed as the case may be any relevant quantity, area or other limit specified in that Part, or no quantity, area or other limit is specified in that Part in respect of the development concerned, or*

(b) the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not equal or exceed as the case may be, the relevant quantity, area or other limit specified in that Part, and it is concluded, determined or decided, as the case may be, - by a planning authority, in exercise of the powers conferred on it by this Act or the Planning and Development Regulations 2001 (S.I. No. 600 of 2001). by the Board, in exercise of the powers conferred on it by this Act or those regulations, by a local authority in exercise of the powers conferred on it by regulation 120 of those regulations, by a State authority, in exercise of the powers conferred on it by regulation 123A of those regulations, in accordance with section 13A of the Foreshore Act, by the appropriate Minister (within the meaning of that Act), or by the Minister for Communications, Climate Action and Environment, in exercise of the powers conferred on him or her by section 8A of the Minerals Development Act 1940, that the proposed development is likely to have a significant effect on the environment."

3.3 Schedule 5

Part 10 of the Planning and Development Act 2000 (as amended) provides a basis in primary legislation for EIA. Part 10 of the Act establishes a framework for EIA with the detail provided in Schedules 5, 6 and 7 of the Planning and Development Regulations 2001 as amended (Regulations).

Schedule 5 of the Regulations sets out types of development for which mandatory EIA is required and is, therefore, an important reference point in the context of establishing the threshold for EIAR preparation.

In terms of the different categories of development listed in Schedule 5 of the Regulations, the subject development relates to Part 2(10)(b)(iv) of the *Planning and Development Regulations 2001* as amended regarding 'Infrastructure Projects' respectively and provides the relevant area/development thresholds as follows:

'Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. (In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)'

The proposed development in this case comprises a new large scale residential development on a site of 1.0Ha. The site is located in Ballincollig and comprises infill redevelopment of a site within an existing built-up area. As noted above, the development context of the site area is mixed which is typical for an urban town like Ballincollig. It comprises residential, commercial/ retail, recreational and educational uses.

The site is a brownfield site comprising a vacant commercial building. We note the site is zoned 'ZO 01 Sustainable Residential Neighbourhoods' under the *Cork City Development Plan 2022-2028*. The Development Plan states the following in relation to this zoning;

"Sustainable Residential Neighbourhoods Zoning Objective 1: To protect and provide for residential uses and amenities, local services, and community, institutional, educational and civic uses".

Therefore, we do not consider the site to be within a 'business district,' as retail and commercial activities are present but do not dominate the wider area's land use, which also covers residential estates.

In this regard, we have applied the 10-hectare EIA threshold to the development of the subject site. Thus, given that the subject site area of 1.0Ha is significantly below this threshold, we conclude that a mandatory EIAR is not required in respect of this development.

3.4 Screening

Given the nature, location, and scale of the project, the project is not Annex I. The project is assessed under Annex II / Part 2, and Annex III / Schedule 7. The pertinent references from Schedule 5 of PDR, 2001, as amended by The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018, are as follows:

Part 2 Class 10(b)(i) – Infrastructure Projects

In particular, subsection 10(b)(i):

“Construction of more than 500 dwelling units.”

Comment:

The proposed development will comprise 130 no. residential units, as outlined above, which is below the mandatory EIA threshold of 500 units. Therefore, as the total number of dwellings remains under 500 No., it is considered that a mandatory EIA is not required.

Part 2 Class 15

“Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development, but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.”

Comment:

It is considered that the subject proposal comprises a development type which is listed within Part 2, but does not exceed the specified limits and is therefore considered to be a 'sub threshold' development. Therefore, notwithstanding that the development does not trigger a mandatory EIA, it is considered prudent to investigate if the proposal would be likely to have significant effects on the environment, thus requiring a sub-threshold EIA.

3.5 Sub Threshold Screening

The 2014 Directive requires the following:

“In order to ensure a high level of protection of the environment and human health, screening procedures and environmental impact assessments should take account of the

impact of the whole project in question, including, where relevant, its subsurface and underground, during the construction, operational and, where relevant, demolition phases”.

Schedule 5 Part 2 Class 10 (b) (i) and (iv) may or may not be triggers for EIA depending on whether the development would be likely to have significant effects on the environment, by reference to the criteria of Schedule 7. For the purposes of this screening, the updated criteria set out in Schedule 7 and Schedule 7A of the *Planning and Development Regulations, 2001 (as amended)* will be considered. The following section assesses the proposed development as per the information required under Schedule 7A:

1. *“A description of the proposed development, including in particular—*
 - a) *description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and*
 - b) *a description of the location of the proposed development, 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 proposed development.*
3. *A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—*
 - a) *the expected residues and emissions and the production of waste, where relevant, and*
 - b) *the use of natural resources, in particular soil, land, water and biodiversity.*
4. *The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7”.*

Table 3.1: Assessment under Schedule 7 of *Planning and Development Regulations, 2001* (as amended)

Criteria	Response
1. Characteristics of proposed development <i>The characteristics of proposed development, in particular—</i>	
a) The size and design of the whole project	The proposed development is for the demolition of the existing DELL EMC building and associated site clearance, and the construction of 130 no. residential units. This will be delivered in three blocks ranging from three to six storeys, comprising 108 no. apartments and 22 no. duplex units with a mix of one, two and three bedroom homes. Access will be provided from Innishmore Lawn and Mechterstadt Road with additional pedestrian and cycle connections to improve permeability. The development includes car and cycle parking, private and communal open space, landscaping, drainage and SuDS infrastructure, an ESB substation, public realm works and associated services The development includes play areas, and open spaces/amenity areas, car and bicycle parking, bin storage, lighting, and all associated and ancillary services and

	infrastructure required for the construction and operation of the development. The proposed development is on site of 1.0Ha. The size and design of the project is not likely to cause significant effects on the environment.
b) Cumulation with other existing and/ or approved projects	The subject site is zoned 'ZO 01 Sustainable Residential Neighbourhoods', the Development Plan states the following. <i>"Sustainable Residential Neighbourhoods Zoning Objective 1: To protect and provide for residential uses and amenities, local services, and community, institutional, educational and civic uses".</i> A review of approved projects in the immediate surrounding area has been undertaken. All appropriate environmental assessments have been undertaken in support of planning applications in the vicinity by the applicants and/or the local authority, as relevant, which demonstrate that no significant environment impacts will arise on foot of the proposed development in isolation or in combination with the above referenced projects in the immediate and wider vicinity. Having regard to developments reviewed and the nature and scale of the subject development and given that the subject site is located in an existing built up area, it is considered that the potential for cumulative environmental impacts does not arise in this instance.
c) the nature of any associated demolition works	The demolition and site clearance works will be limited to the existing commercial building on site. Demolition works will be managed in accordance with the CEMP enclosed, for the construction stage.
d) The use of natural resources, in particular land, soil, water and biodiversity	The proposed development will redevelop an urban brownfield site that has been vacant since 2021. The proposed residential use will make efficient use of this site, which as noted above is zoned for residential development. As noted within the enclosed Construction Management Plan (CEMP) prepared by DOSA Engineers, the development has been designed to minimise cut and fill throughout, in keeping the proposed finished floor levels of the units and the proposed road levels as close to the existing ground levels as possible. The removal of any materials off site is addressed within the CEMP and the Construction Waste Resource Management Plan (CWRMP) submitted.

	Details of the proposed servicing of the development are set out in the enclosed Infrastructure Report and Drainage Impact Assessment prepared by DOSA Engineers. The principles of a SuDS treatment train were used in designing the surface water drainage system for the proposed development. The proposed surface water drainage system has been designed to manage runoff from all hard surfaces within the development, including roadways, roofs, footpaths, and parking areas. Surface water will be collected via a piped network and discharged through one designated outfall point to the existing stormwater network traversing the site. DOSA Engineers have developed a comprehensive Stormwater Management Plan for the proposed development that aims to: • <i>“Manage surface water runoff close to source.</i> • <i>Treat runoff on the surface for a range of contaminants.</i> • <i>Minimise sediment remobilisation and impacts from accidental spills.</i> • <i>Enhance biodiversity and local amenity”.</i> The proposed Stormwater Management Plan intends to include a range of Sustainable Urban Drainage (SuDS) features, such as: • Permeable paving to promote infiltration and reduce surface runoff. • Bio-retention planting areas to treat and filter runoff while supporting biodiversity. • Full retention petrol/ oil interceptors to treat runoff from roadways and parking areas. • Attenuation tanks to store excess runoff and regulate discharge rates. • Hydrobrake flow control devices to restrict discharge to greenfield runoff rates. • Green roof to be applied. The proposed attenuation system will attenuate water to restrict the outflow to the equivalent of the 1 in 1 year runoff. This ensures the development will not give rise to any impact downstream of the site. It is proposed to provide a petrol interceptor upstream of the attenuation area to ensure that any remaining hydrocarbons or pollutants within the runoff from trafficked areas are treated prior to outfall to the drainage network. In conclusion the water quality from this catchment should be of a high quality due to the measures proposed which are applied in a treatment
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	train to treat the water before discharge at a restricted rate to the local network. The landscape design rationale for this site is underpinned by the principles of green and blue infrastructure. These components are integral to creating a resilient, sustainable, and high-quality living environment. The proposed landscape strategy prioritises ecological connectivity, biodiversity enhancement, sustainable water management, and improved well-being for future residents. By embedding these principles at the core of the design, the development aligns with current best practices in planning policy and contributes meaningfully to the wider environmental and social context of the area. No significant impacts arising from the use of land, soil, biodiversity and water are anticipated. Both the construction and operation stages will require the use of natural resources. No out of the ordinary use of natural resources is likely during either stage.
e) The production of waste	Wastes arising at the construction stage of the development will be managed in accordance with the procedures outlined in the CEMP prepared by DOSA Engineers. An Operational Waste Management Plan prepared by AWN Consulting Ltd is also submitted with this application. The plan aims to ensure maximum recycling, reuse and recovery of waste with diversion from landfill, wherever possible. It also seeks to provide guidance on the appropriate collection and transport of waste to prevent issues associated with litter or more serious environmental pollution (e.g. contamination of soil or water resources). The plan estimates the type and quantity of waste to be generated from the proposed development during the operational phase and provides a strategy for managing the different waste streams. <i>Foul Drainage</i> A Pre Connection Enquiry submitted to Uisce Eireann confirmed that subject to a valid connection agreement being put in place, the proposed connection to the Uisce Eireann network on Innishmore Lawn could be facilitated. In addition, a Confirmation of Feasibility has been received and is appended in the enclosed Infrastructure Report, prepared by DOSA Engineers.

	<i>Surface Water Management</i> The proposed surface water drainage system has been designed to manage runoff from all hard surfaces within the development, including roadways, roofs, footpaths, and parking areas. Surface water will be collected via a piped network and discharged through one designated outfall point to the existing stormwater network traversing the site. The proposed surface water management strategy has been outlined above. The production of waste is not likely to cause significant effects on the environment.
f) Pollution and nuisances	Best practice methods will be utilised during construction to mitigate potential impacts from pollution on the local environment. Potential short-term nuisances that could occur during the construction of the proposed development have been identified in the CEMP and how these will be mitigated. Prevention measures to reduce nuisance are to be integrated into the construction management plan, details of which will be agreed through compliance. Significant impacts are unlikely to arise in this regard.
g) 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	The subject lands are not proximate to any Seveso designated sites. A Site-Specific Flood Risk Assessment (FRA) prepared by DOSA Engineers accompanies this request. The FRA assesses the risk to the proposed development from all potential sources of flooding. The site lies outside of the 0.1% AEP flood event and is therefore located with Flood Zone C for fluvial flood risk, where the risk of flooding is low. The FRA determined that there is no requirement to undertake a detailed Flood Risk Assessment. The FRA concludes as follows: • <i>“Proposed residential development is appropriate for the site’s flood zone category.</i> • <i>The sequential approach outlined in Planning System and Flood Risk Management Guidelines has been adhered to.</i> • <i>The proposed development will not increase run-off rates when compared with the existing site and satisfies the requirement of the SSDRA to not increase flooding.</i> <i>In conclusion, the proposed development is considered to have a minimal risk of flooding and to have the</i>

	<i>required level of flood protection up to and including the 1% AEP storm event”.</i>
h) The risks to human health (for example due to water contamination or air pollution)	Foul water will discharge to the existing public sewer. Surface water will discharge to the existing surface water sewer network and the proposed SuDs and attenuation facilities on-site. No impact on air quality is envisaged due to the nature and scale of the project.
2. Location of proposed development <i>The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—</i>	
(a) the existing and approved land use	Existing: The subject site is brownfield in nature and is currently vacant. Proposed: The subject site is zoned for new residential uses and amenities, as outlined above. The Proposed Development complies with the relevant zoning and objectives set out in the Development Plan.
(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	The Project will use land and construction materials. No significant effects on the environment are anticipated as a result of materials used in the construction process. Greenleaf Ecology were instructed to prepare an Appropriate Assessment (AA) Screening Report to accompany this application. This AA screening report was completed with due regard to relevant European Commission guidance, national guidance and case law. The potential impacts of the proposed development were considered in the context of the European sites potentially affected, their qualifying interests or special conservation interests, and their conservation objectives. Through an assessment of the source-pathway-receptor model, which considered the zone of influence of effects from the proposed development and the potential in-combination effects with other plans or projects, the report concludes as follows: <i>“The proposed Large Scale Residential Development, West City, located at the former DELL EMC premises, Innishmore, Ballincollig, Cork, either alone or in-combination with other plans and/or projects, does not have the potential to significantly affect any European site, in light of their conservation objectives. Therefore, a Stage 2 Appropriate Assessment is deemed not to be required”.</i>

	No significant effects arising from the Proposed Development are likely to occur.
(c) the absorption capacity of the natural environment, paying particular attention to the following areas: (i) wetlands, riparian areas, river mouths; (ii) coastal zones and the marine environment; (iii) mountain and forest areas; (iv) nature reserves and parks; (v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and; (vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure; (vii) densely populated areas; (viii) landscapes and sites of historical, cultural or archaeological significance.	i) and ii) The proposed site is located within the Lee (Cork)_090 WFD River Sub Basin. The proposed site comprises buildings and artificial surfaces with flower borders. There are no waterbodies within the proposed site; the nearest watercourse is the River Lee, located c.0.6km to the north of the site. Connectivity between the proposed development and European sites has been reviewed. Source – pathway – receptor dynamics were assessed for the above detailed European site located within a 15km radius of the proposed development and it was determined that there is no connectivity (via surface water, groundwater, air or other environmental vectors) between the proposed development and Cork Harbour SPA. iii) The proposed development site is not within or directly connected to any mountain or forest areas. iv) The proposed development is not within or directly connected to any nature reserves or parks. v) The site is not located within such an area. vi) The site is not located within such an area. vii) The site is located within a densely populated suburban area. Procedures will be put in place at construction stage to minimise potential adverse construction impacts to the local population in terms of vehicular movements, noise or vibration. There is not considered to be any likely operational impact to the local population given the existing residential nature of the area. viii) The site is not located within a landscape or site of historical or cultural significance and there is no known archaeological significance.

3. Types and characteristics of potential impacts <i>The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Act, taking into account—</i>	
(a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),	The proposal relates to a brownfield site. Any potential construction related impacts are likely to be limited to the Subject Site of the Proposed Development and sensitive receptors, including nearby residential properties. These however have been assessed in the suite of supportive assessments enclosed to assess the impact on residential amenity in the locality and every effort has been made to reduce these impacts accordingly.
(b) the nature of the impact,	The site itself is considered to be of low-moderate ecological value. During the construction phase, noise, vibration and dust monitoring controls will be implemented, ensuring that no significant effects on the local population in terms of air, noise and vibration will occur. Any potential construction impacts will be managed by the CEMP.
(c) the transboundary nature of the impact,	There are no transboundary impacts.
(d) the intensity and complexity of the impact,	No impacts of significant complexity or intensity are foreseen.
(e) the probability of the impact,	The impacts are unlikely to occur.
(f) the expected onset, duration, frequency and reversibility of the impact,	Some temporary disruption may occur during the construction phase. Appropriate measures to counter this are to be agreed as per the CEMP, through agreement with the Local Authority.
(g) the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and	It is considered that cumulative impacts with other existing and/or approved projects are not likely to cause significant effects on the environment.
(h) the possibility of effectively reducing the impact.	With the appropriate mitigation measures, including the implementation of an approved Contractor's CEMP and associated inherent controls, regulatory controls and best practice measures potential impacts resulting from the construction phase, including noise and dust impacts, will be temporary and transient in nature, and reversible over time.

A Screening Assessment in accordance with Schedule 7 of the Regulations has been undertaken for the purposes of providing all necessary information to Cork City Council as the competent authority.

The assessment under Schedule 7 confirms that the Project is not likely to have significant effects on the environment.

EIA is therefore not required having regard to Schedule 7 of the Planning and Development Regulations 2001, as amended.

3.6 Summary

The subject project does not require mandatory EIA under Annex I. Having regard to Annex II (where EIA may be required) and Annex III (sub-threshold EIA) the subject screening has found the following:

Annex II (PDR as amended, Schedule 5 Part 2)

TYPE / CLASS	SUMMARY	COMMENT	EIA REQUIRED
Part 2 Class 10(b)(i)	Construction of more than 500 dwellings	Proposal involves 130 no. dwellings	No
Part 2 Class 10(b)(iv)	Urban development on area greater than 10Ha in built-up area	Site area is 1.0Ha	No
Part 2 Class 15	Any project not meeting thresholds of Part 2 but would still be likely to have significant environmental	Proposal is not likely to have significant impacts having regard to criteria in Schedule 7	No

It is our opinion that by virtue of its nature, size, and location, the subject project would not be likely to have significant impacts on the environment and thus EIA is not required.



3.6 Annex III of Directive 2014/52/EU

Questions to be considered per Annex III of Directive 2014/52/EU	Yes / No / ? Briefly describe	Is this likely to result in a significant effect? Yes/No/? – Why?
1. Will construction, operation or decommissioning of the Project involve actions, which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc)?	Yes In summary, the proposal will provide for a new residential development on a currently vacant commercial site.	No The construction phase of the project will have some temporary impacts in the immediate locality, and there will be long term impacts in terms of land use and visual impact / physical changes in the locality following completion of the development. It is considered that the operation of the CEMP will limit any short-term construction impacts. Long term land use and visual impacts are considered to be positive in nature due to the current undeveloped nature of the subject site.
2. Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	Yes The Proposed Development will use land and construction materials.	No Significant effects on the environment are anticipated as a result of materials used in the construction process.
3. Will the Project involve use, storage, transport, handling or production of substances or materials, which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?	Yes Some materials used in construction, e.g. concrete, stone, etc. could be harmful if released into the environment.	No The development will be constructed in accordance with best practice and specific controls will be put in place to manage hazardous materials.
4. Will the Project produce solid wastes during construction or operation or decommissioning?	Yes Waste will be generated during the construction and operational phases.	No The construction process will result in some generation of waste which will be disposed of in accordance with the provisions related to waste management in the enclosed CEMP and RCWMP prepared by DOSA Engineers. It is not anticipated that there will be any significant effects on the environment. Operational phase waste will be domestic and is proposed to be managed in accordance with the Operational Waste Management Plan. Waste will be disposed of by a licensed waste contractor.



5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air?	Yes Release of air pollutants as a result of construction and vehicular construction traffic.	No The development will be constructed in accordance with best practice and specific controls will be put in place to manage emissions, particularly dust management practices.
6. Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Yes Noise and vibration will be generated during construction phases.	No The development will be constructed in accordance with best practice and specific controls will be put in place to manage noise and vibration during the construction phases. Transport of construction materials will be necessary but will be subject to normal conditions and working hours to protect existing residential amenity.
7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes During the construction stage there is a potential for polluting matter to enter onto land, water and ground water.	No During construction, standard preventative measures to avoid any impacts on the local ground and/or surface and ground water environment will be adhered to.
8. Will there be any risk of accidents during construction or operation of the Project, which could affect human health or the environment?	Yes During the construction stage there is a potential for accidents that could affect human health or the environment.	No Standard preventative measures are provided as part of the project, which will be carried out in accordance with best practice; and specific controls will be put in place to manage risks.
9. Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	Yes It will involve the development of 130 No. residential units	No There will be an increase in population within the area. However, given the existing built-up character of the area, it is considered that the proposal is consistent with existing land uses and will not result in significant impacts. The new population of the site will further support the use of existing services, amenities and businesses within the area.
10. Are there any other factors, which should be considered such as consequential development, which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality?	No	All permitted residential development has been assessed with regard to potential environmental impacts and have been approved in line with best practice environmental measures. When considered cumulatively with permitted development in the vicinity, no significant impacts are likely.



11. Are there any areas on or around the location, which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?	Yes One European Site was identified as being within 15km of the project site - Cork Harbour SPA (Site Code: 004030).	No The AA Screening Report prepared by Greenleaf Ecology concluded as follows: <i>"Through an assessment of the source-pathway-receptor model, which considered the zone of influence of effects from the proposed development and the potential in-combination effects with other plans or projects, the following are the main conclusions:</i> <i>The proposed Large Scale Residential Development, West City, located at the former DELL EMC premises, Innishmore, Ballincollig, Cork, either alone or in-combination with other plans and/or projects, does not have the potential to significantly affect any European site, in light of their conservation objectives. Therefore, a Stage 2 Appropriate Assessment is deemed not to be required".</i>
12. Are there any other areas on or around the location, which are important or sensitive for reasons of their ecology, e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?	No	No
13. Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?	No	No
14. Are there any inland, coastal, marine or underground waters on or around the location, which could be affected by the project?	No	No
15. Are there any areas or features of high landscape or scenic value on or around the location, which could be affected by the project?	No	No
16. Are there any routes or facilities on or around the location, which are used by the public for access to	NO	No



recreation or other facilities, which could be affected by the project?		
17. Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes The site is located within a town location where some level of traffic is to be expected.	No The development will be constructed in accordance with best practice and specific controls will be put in place to manage congestion arising from the construction phase. Transport of construction materials will be necessary but will be subject to agreed working hours. A Traffic and Transportation Assessment (TTA) prepared by MHL & Associates and an outline Construction Management Plan prepared by DOSA Engineers containing details of construction traffic are enclosed within this application. The TTA notes that <i>“BusConnects routes should be in place which aims to significantly reduce the number of vehicles on the road and improve the public service infrastructure for the Cork City. In addition to this, the planned Cork City LRT (Light Rail Transit) route, as identified in CMATS, is proposed to commence at Ballincollig. Both of these public transport schemes will see a significant reduction in the number of vehicles in the area”</i>. No significant effects are envisaged.
18. Is the project in a location where it is likely to be highly visible to many people?	Yes The project is in a location that it will be visible both during construction and once operational	No <i>The visual impact of the construction phase will be temporary and therefore not significant.</i> <i>This request is accompanied by a Visual Appraisal prepared by Cunnane Stratton Reynolds that concludes as follows:</i> <i>“The visual effects associated with the proposed development are found to be Moderate for views 1, 2, 4, 5, 6, 7, 8 & 10, No Change for view 3 and there will</i>



		<i>be No Change for views 9, 11 & 12. The quality of visual effects is found to be Neutral for views 7, 8 & 10, No Change for view 3 and Beneficial for views 1, 2, 4, 5 & 6. The proposed development has a relatively compact zone of visual influence with just three distant views included, two of which will not experience any visual effect...</i> <i>While there will be partial loss of views northward to the distant ridge from some viewpoints, axial views along Innismore Road will be retained, and no vistas or landmarks recognised in Cork City Development Plan 2022 – 2028 will be affected by the proposed development. There are no overlooking or overshadowing issues associated with the development and there are no adverse effects recorded in the assessment". [Cropped for emphasis]</i> The planning application is accompanied by a full Visual Impact Assessment enclosed.
19. Are there any areas or features of historic or cultural importance on or around the location, which could be affected by the project?	No	No
20. Is the project located in a previously undeveloped area where there will be loss of greenfield land?	No It is a brownfield site that comprises a vacant commercial building	No
21. Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	Yes The site is located in an existing built up area that includes existing residential development, commercial uses and retail etc	No There will be temporary impacts to the surrounding area during the construction stage, particularly in terms of visual impact; access; noise and dust. Best practice construction practice and management will ensure no such impacts are significant. Given the existing built up nature of the surrounding area, it is considered that the operational phase will not result in significant impacts.
22. Are there any plans for future land uses on or around the location, which could be affected by the project?	No	No



23. Are there any areas on or around the location, which are densely populated or built-up, which could be affected by the project?	Yes As noted in item 21, the site is located in an existing built up area that includes existing residential development.	No There will be temporary impacts to the surrounding area during the construction stage, particularly in terms of visual impact; access; noise and dust. Best practice construction practice and management will ensure no such impacts are significant. Given the existing built up nature of the surrounding area, it is considered that the operational phase will not result in significant impacts.
24. Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected by the project?	No	No
25. Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	No	No
26. Are there any areas on or around the location, which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No	No
27. Is the project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No	No

4.0 CONCLUSION

This EIA Screening Assessment confirms that the Project does not exceed a threshold specified in Part 1 of Schedule 5 of the Regulations, which requires the mandatory preparation of an EIA. The relevant development may be considered to constitute sub-threshold development, i.e., is of a class specified in Part 2 of Schedule 5 of the Regulations, but does not equal or exceed the relevant quantity, area or other limit specified in that Class. It is considered that a sub threshold EIAR is not required for the proposed development for the following summation of the reasons set out in this screening exercise:

- The proposal falls significantly below the thresholds of Schedule 5 of the *Planning and Development Regulations 2001 (as amended)*;
- The development will be connected to public services such as water, foul and storm sewers;
- The site will not be directly hydrologically connected to any protected environmental sites. Surface water is to be directed through the public surface water system. Surface water will be subject to hydrocarbon interceptors and attenuated in the proposed surface water system for the proposed scheme;

Standard construction practices can be employed to mitigate any risk of noise, dust or pollution.

No identified impact in this screening exercise, cumulatively or individually is considered to likely cause significant effects on the environment.

In conclusion, it is considered that the proposed development will not have any significant impacts on the environment. All recommended mitigation measures and standard practices will be employed throughout the construction and operation phase of the development to ensure that the proposed development will not create any significant impacts on the quality of the surrounding environment.

Should you have any queries in relation to this Environmental Impact Assessment Screening Report, please let me know.

Yours sincerely,



Órla Casey

Associate

Tom Phillips + Associates