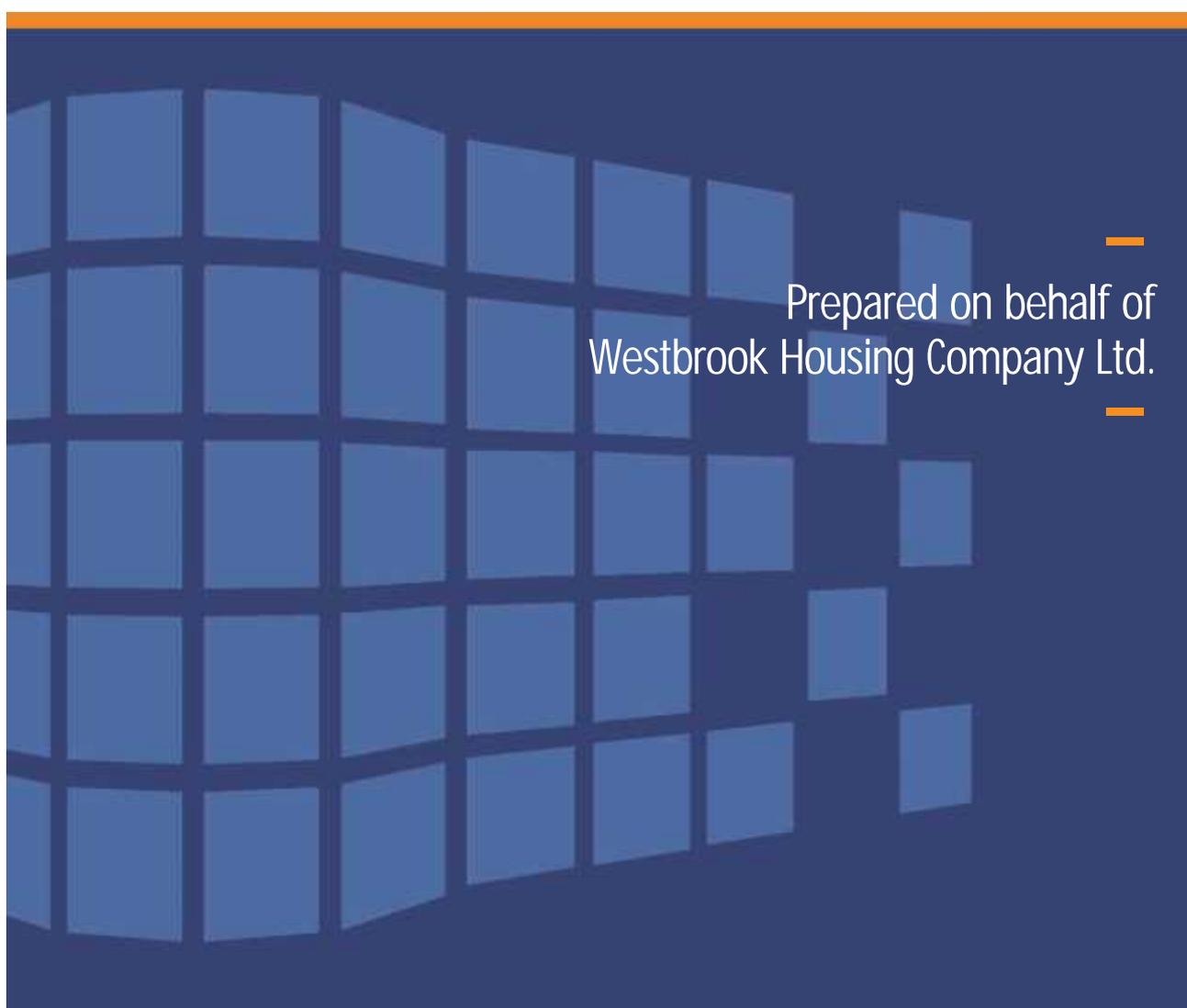


EIAR Screening

Residential Development at Cooney's Lane, Graigue, Grange, Co. Cork.

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Prepared on behalf of
Westbrook Housing Company Ltd.

1. Legislative Context

Environmental Impact Assessment Report (EIAR) requirements derive from EU Directives. The requirements of Directive 2011/92/EU and preceding directives have been transposed into Irish Legislation. EU Directive 2014/52/EU amends EIA law in several respects by amending Directive 2011/92/EU. The 2014 Directive was required to be transposed by 16 May 2017, but has not yet been transposed into Irish planning legislation. The Key Issues Consultation Paper, May 2017, issued by the Department of Housing, Planning, Community and Local Government, outlines the Government's proposals for transposing the 2014 Directive into Irish legislation. This screening report is drafted based on the requirements of EU Directive 2014/52EU, notwithstanding that the directive is yet to be transposed into planning legislation.

In accordance with the provisions of Part X of the Planning and Development Act 2000 (as amended), an EIAR shall be carried out in respect of an application for development which is specified in Schedule 5 of the Planning and Development Regulations 2001 (as amended) [the Regulations]. A mandatory EIAR is required for developments which fall within the remit of Schedule 5.

In addition, a 'sub-threshold' EIAR may be required, if the Planning Authority determines that the development would be likely to have significant effects on the environment. Schedule 7 of the Regulations, details the criteria for determining whether a development would, or would not be likely to have significant effects on the environment, and this was transposed directly from Annex III of the 2011 Directive. The 2014 Directive provides a revised Annex III and its transposition into national legislation is mandatory. This screening report, therefore, refers to Annex III of the 2014 Directive.

Article 4(4) of 2014/52/EU introduces a new Annex IIA to be used in the case of screening determination (i.e. information to be provided by the developer on projects listed in Annex II), which consists of:

1. A description of the project, including in particular:
 - a. A description of the physical characteristics of the whole project and, where relevant, of demolition works;
 - b. A description of the location of the project, with particular regard to the environmental sensitivity of geographical areas likely to be affected.
2. A description of the aspects of the environment likely to be significantly affected by the project.
3. A description of any likely significant effects, to the extent of the information available on such effects, or the project on the environment resulting from:
 - a. The expected residues and emissions and the production of waste, where relevant;
 - b. The use of natural resources, in particular soil, land, water and biodiversity.

The criteria of Annex III shall be taken into account, where relevant, when compiling the information in accordance with points 1 to 3.

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

1. Characteristics of proposed development

The characteristics of project, with particular regard to:

- the size and design of the whole project,
- cumulation with other existing and / or approved development,
- the use of natural resources, in particular land, soil, water and biodiversity;
- the production of waste,
- pollution and nuisances,
- the risk of major accidents and / or disasters which are relevant to the project concerned, including those caused by climate changes, in accordance with scientific knowledge
- the risk to human health (for example due to water contamination or air pollution).

2. Location of proposed development

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

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

- (a) wetlands, riparian areas, river mouths;
- (b) coastal zones and the marine environment;
- (c) mountain and forest areas,
- (d) nature reserves and parks,
- (e) areas classified or protected under national legislation, including Natura 2000 areas designated by Member States pursuant to Directives 92/43/EEC and 2009/147/EC,
- (f) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure,
- (g) densely populated areas,
- (h) landscapes and sites of historical, cultural or archaeological significance.

3. Type and Characteristics of potential impacts

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

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

In compliance with the requirements of the 2014 Directive, this Screening Report provides details of the information specified in Annex IIA, taking account of the criteria in Annex III.

2. Information required by Annex II(A) of 2014/52/EU

2.1 Physical Characteristics of the whole project and demolition works

The proposed development consists of the following demolition works:

- 1 no. existing dwelling house;
- 1 no. derelict coach house; and
- 1 no. farm building in its entirety and the partial demolition of 1 no. farm building.

The proposed development will consist of the construction of the following:

- The construction of 251 no. residential units to include 176 no. dwelling houses (comprising a mix of 2, 3, 4 & 5 bed, detached, semi-detached & terraced/town houses); 75 no. apartments/duplexes (comprising a mix of 1, 2 & 3 bed duplexes/apartments in 10 no. 2-3 storey blocks); and 1 no. creche;

- The provision of landscaping and amenity areas to include a kick about area, a basketball court, playgrounds, an amenity walkway along the southern and eastern boundaries of the proposed development, pocket parks, localised seating areas, garden parks and footpaths and cycle lanes;
- All associated ancillary development to include the re-alignment of Cooney's Lane to the west, traffic calming measures on Cooney's Lane and the Bellevue Road, lighting, drainage, boundary treatments, bicycle & car parking, bin storage and the proposed minor diversion of the 38kv overhead line currently traversing the site.

2.2 Location of the Project, with regard to Environmental Sensitivities of Geographical Areas Likely to be affected.

The proposed development is located to the south west of Douglas Neighbourhood Centre and approximately 4.1km south of Cork City Centre, within the defined settlement boundary of the Cork City South Environs. The site is irregular in shape, enclosed by Cooney's Lane to the west and the residential housing estate of 'Ardfield' to the north and east. The site is bounded by agricultural land to the south. The site itself is 9.9 ha in area, and in terms of topography the site is relatively flat.

The site does not fall within an Architectural Conservation Area. There are no recorded archaeological sites within the red line boundary. A Fulacht Fiadh (NIAH Reg. No. COO86-106) lies 166 metres to the west of the site. There are no other archaeological sites within 1km of the proposed development site. There are a number of recorded sites within 2km of the site representing the broader archaeological landscape of the area.

The proposed development is on a greenfield site, of low ecological value in terms of habitat. An Appropriate Assessment Screening has been carried out by Kelleher Ecology Services, which concludes that there will be no significant effects arising from the proposed development in relation to the Natura 2000 sites, Cork Harbour SPA and Great Island Channel SAC.

The site is not located with a flood zone.

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

2.3 Description of Aspects of the Environmental likely to be Significantly affected by the project.

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

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

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

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

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

2.4 Expected Residues and Emissions and the production of waste.

Residues and emissions from the construction phase of the development will be related to construction waste and emissions from construction plant. No out of the ordinary residues, or emissions, are likely during the

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

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

The proposed development is on a greenfield site, with a low value ecological habitat. It will be connected to public main water supply and foul sewer system. The development is for 251 no. residential units and ancillary uses and there will be no activities on site which would have a high demand for water resources. Natural resources may be used in the construction process (i.e. stone, gravel, water), but during the operational phase there will be no out of the ordinary use of natural resources.

3. Screening for Mandatory EIAR

3.1 Requirement - Schedule 5 (10)

The proposed development for 251 no. residential units and ancillary development falls within the category of an 'Infrastructure Project' within Schedule 5 (10) (b) of the Planning and Development Regulations, which provides that a mandatory EIAR must be carried out for the following projects:

b)

- (i) Construction of more than 500 dwellings
- (ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.
- (iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.
- (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

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

3.2 Assessment

The proposed development is for 251 units, on a gross site area of 9.9 ha. The proposed development does not trigger a requirement for a mandatory EIAR because:

- The number of accommodation units, at 251 units, falls well below the threshold of 500 dwellings; and
- The site area of 9.9 ha falls well below the area threshold for sites in an built up areas.

4. Screening for Sub-threshold EIA & Conclusion

Schedule 7 of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIAR should be undertaken. This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. EU Directive 2014/52/EU provides a revised Annex III and its transposition into national legislation is mandatory. Accordingly, Table 1, attached, provides screening statement of the proposed development against the Annex III criteria of 2014/52/EU.

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

Screening Statement with reference to Annex III EU Directive 2014/52/EU

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
1. Characteristics of proposed development The characteristics of the proposed development, in particular		
- the size and design of the whole project	The construction works are confined to an area of 9.9 ha and will be completed over an estimated 5-year period. A construction environmental, & waste management plan (CEMP) will be in place for the construction phase. A construction traffic management plan (CTMP) will also be put in place for the construction phase. With mitigation measures detailed in the CEMP and CTMP in place no significant negative impacts are likely.	The proposed development is located on the edge of the Cork City south environs in an area with good access to amenities and public transport. The development site has been chosen due its proximity to the town, which will allow residents to walk. The size and design of the project is in keeping with the scale of the environment and no significant negative impacts are likely.
- cumulation with other existing and / or proposed development	There are no other known major construction projects in the immediate proximity to the proposed site, which are likely to impact with the construction process. No significant negative impacts are likely.	The proposed development is located near other residential units. With mitigation measures in place no significant negative impacts are likely.
- the use of natural resources, in particular land, soil, water and biodiversity	Energy, including electricity and fuels, will be required during the construction phase. Construction process will include use of various raw materials. No out of the ordinary use of natural resources is likely during the construction process. No significant negative impacts are likely.	Water, consumption of electricity and energy related to the residential, creche and medical unit occupancy of the completed development. No out of the ordinary use of natural resources is likely during the operation phase. No significant negative impacts are likely.
- the production of waste	The construction process will result in some construction related waste, which will be disposed on in compliance with the CEMP. No significant negative impacts are likely.	Operational waste generated will be domestic waste from the residential units and commercial waste from the creche and medical clinic. All domestic and commercial waste will be disposed of by a licensed waste contractor. No significant negative impacts are likely.
- pollution and nuisances	The construction process has the potential to cause nuisance related to noise, dust and vibration impacts. The CEMP will detail measures to mitigate likely impacts. The proposed development will be subject to normal conditions related to construction working hours to protect the residential amenity of the area. With mitigation measures in place no significant negative impacts are likely.	An Operational Waste Management Plan will put in place measures to avoid and / or mitigate pollution from operational waste. With mitigation measures in place no significant negative impacts are likely.
- the risk of major accidents and / or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge	None foreseen, subject to strict compliance with building regulations and environmental controls. No significant negative impacts are likely.	None foreseen, subject to compliance with building and fire regulations With mitigation measures in place no significant negative impacts are likely.
- the risks to human health (for example due to water contamination or air pollution).	The CEMP will detail measures to mitigate any likely impacts associated with noise, dust or pollution from the construction process. With mitigation measures in place no significant negative impacts are likely.	The proposed development will be connected to public water and sewer infrastructure. No emissions other than from air conditioning and heating units are anticipated. No significant negative impacts are likely.
2. Location of proposed development The environmental sensitivity of geographical areas likely to be affected by proposed		

<p>development, with particular regard to:</p> <ul style="list-style-type: none"> - the existing and approved land use - the relative abundance, availability quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground; - the absorption capacity of the natural environment, paying attention to the following areas: <ul style="list-style-type: none"> (a) wetlands, riparian areas, river mouths; (b) coastal zones and the marine environment; (c) mountain and forest areas, (d) nature reserves and parks, (e) areas classified or protected under national legislation, Natura 2000 areas designated pursuant to Directives 79/409/EEC and 92/43/EEC, (f) areas in which there has already been a failure to meet the environmental quality standards laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure, (g) densely populated areas, (h) landscapes and sites of historical, cultural or archaeological significance <p>3. Type and Characteristics of potential impacts The likely significant effects of projects on the environment must be considered in relation to criteria set out under paragraphs 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:</p> <ul style="list-style-type: none"> - the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected) - the nature of the impact; 	<p>The proposed development will result in the construction of an existing greenfield site and the provision of additional housing units..</p> <p>No significant negative impacts are likely.</p> <p>It is a greenfield site and not sensitive in terms of natural resources.</p> <p>No significant negative impacts are likely.</p> <p>There are no natural environments likely to be impacted by the construction of the proposed development.</p> <p>The area includes several residential units, which may be sensitive to the impacts from proposed development.</p> <p>The site size is 9.9 ha. The site is located at the edge of an area that is well served by public transport. A Construction Traffic Management Plan will be put in place to mitigate negative impacts on traffic flow.</p> <p>With mitigation measures in place no significant negative impacts are likely.</p> <p>The construction impacts have potential to cause nuisance associated with noise, dust and traffic. The CEMP will put in place measure to avoid, reduce or mitigate impacts.</p>	<p>The completed development will provide for residential units and ancillary uses in an area close to public transport. The proposed use is compatible with the existing land use.</p> <p>No significant negative impacts are likely.</p> <p>The proposed operational phase will not have any out of the ordinary impact on natural resources.</p> <p>No significant negative impacts are likely.</p> <p>Proposed use is compatible with the geographical area. The high quality architectural design will contribute to the urban landscape.</p> <p>No significant negative impacts are likely.</p> <p>The site is located pm the southern fringe of the Cork City South Environs. The proposed development will provide 251 no. units. The proposed density of development is appropriate, given the level of services, amenities, infrastructure and public transport available in the area.</p> <p>No significant negative impacts are likely.</p> <p>The operational phase will result in the development of permanent residential accommodation and ancillary services. The</p>
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	With mitigation measures in place no significant negative impacts are likely.	nature of the use is appropriate to the location and proximity to existing facilities. No significant negative impacts are likely.
- the transboundary nature of the impact	There are no construction phase transboundary impacts.	There are no operational phase transboundary impacts.
- the intensity and complexity of the impact	The intensity and complexity of the construction phase is in keeping with modern construction projects. No significant negative impacts are likely.	The operational phase of the development is moderate in scale and will be actively managed. No significant negative impacts are likely.
- the probability of the impact	Some level of construction impacts is highly probable, but these will be mitigated by the CEMP.	The operational phase will inevitably change the environment. Measures are in place to avoid, reduce, or mitigate any likely negative impacts.
- the expected onset, duration, frequency and reversibility of the impact.	The construction impacts will commence within approximately 6 months of planning approval; they will be short-medium term, over a period of c 5 years and restricted by planning conditions in terms of the hours of operation. No permanent negative impacts are anticipated as a result of the construction phase of the project. No significant negative impacts are likely.	The development will be occupied all year round and impacts will be irreversible.
- the cumulation of the impact with the impact of other existing and / or approved projects;	No other major construction projects are known which will have an impact with the proposed development. No significant negative impacts are likely.	The development is near several other residential units.
- the possibility of effectively reducing the impact.	The CEMP will avoid, reduce or mitigate construction impacts related to noise, dust and traffic.	The design and landscaping of the proposed development has avoided, reduced or mitigated significant negative impacts in relation to protected views; daylight of adjacent properties and wind impacts on pedestrians, as detailed in associated reports to accompany the application.