

Environmental Impact Assessment Screening Report Strategic Housing Development (SHD)



On behalf of
Bellmount Developments Limited
Wilton Road, Victoria
Cross, Bishopstown, Cork





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Environmental Impact Assessment Screening Report
Strategic Housing Development (SHD)
Bellmount Developments Limited
Wilton Road, Victoria Cross, Bishopstown, Cork

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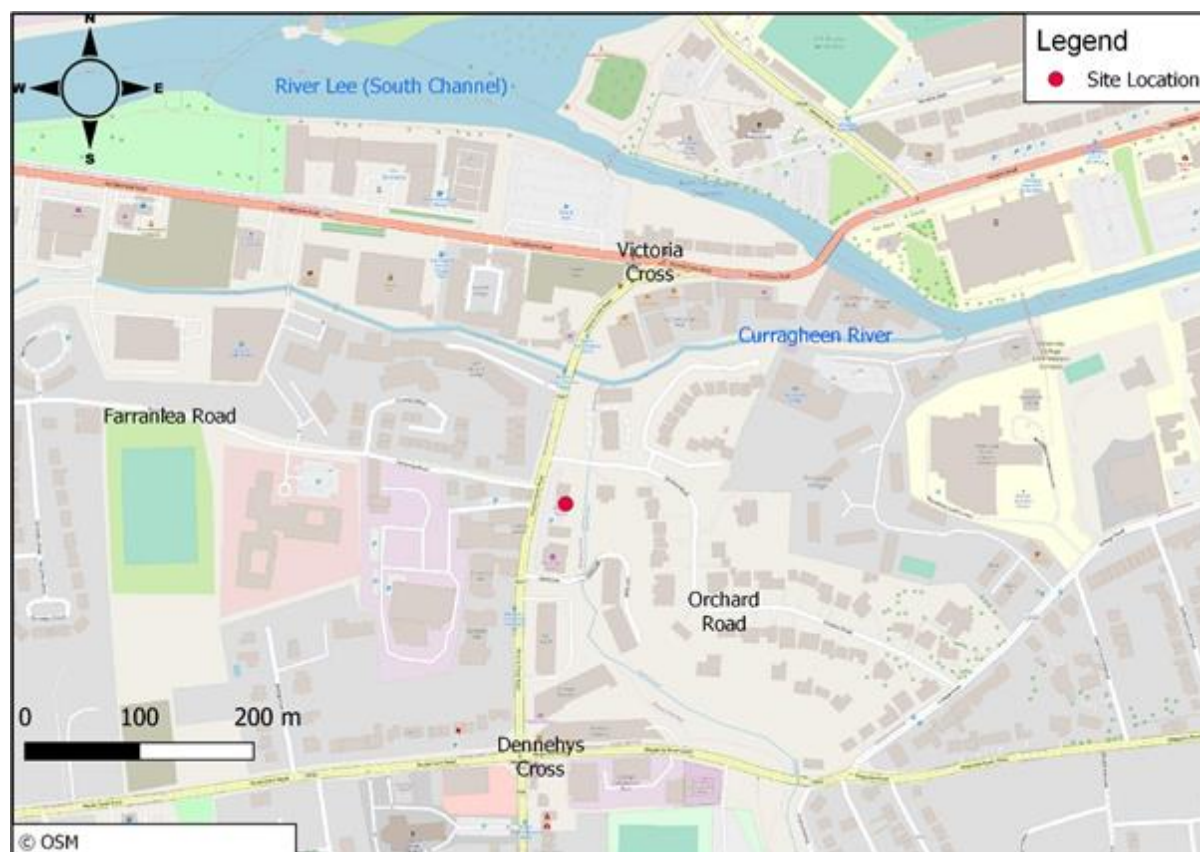
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1 INTRODUCTION

Malone O'Regan Environmental (MOR) were commissioned by Bellmount Developments Limited ('the Applicant') to undertake an Environmental Impact Assessment (EIA) Screening, for the construction of a Strategic Housing Development (SHD) and all ancillary works (Proposed Development), at Wilton Road, Victoria Cross, Co. Cork (OS Reference W 65206 71067). The findings of this assessment have been presented in this EIA Screening Report.

The location of the Proposed Development (the Site) is shown in Figure 1-1.

Figure 1-1: Site Location



This EIA Screening Report has been prepared to consider the requirement, or otherwise, of carrying out an EIA in respect of the Proposed Development. This screening exercise was undertaken in two stages:

- Stage 1 considered the requirement for a mandatory EIA; and,
- Stage 2 considered the requirement for a sub-threshold EIA.

As part of the sub-threshold screening exercise, the potential impacts on environmental sensitivities were considered in addition to the interrelationship between those environmental sensitivities.

This EIA Screening Report will be submitted as part of the overall planning submission.

1.1 Site Zoning

The Cork County Development Plan 2022 - 2028 [1] notes the need for student accommodation in Cork. It notes that there are currently ca. 25,000 fulltime students in Cork and that the student numbers are growing and likely to continue growing in the future [1]. The

Proposed Development will assist with achieving aims and objectives within the Cork County Development Plan 2022-2028 including;

PO17

‘The Councils will support the provision of purpose-built student accommodation in appropriate locations and of appropriate design (including adequate communal facilities and external communal space) as set out in the County and City Development Plans, to meet demand for student housing in accordance with the National Student Accommodation Strategy.’

The Cork City Development Plan 2015-2021 [2] is consistent with the Cork County Development Plan 2022-2028 in highlighting the importance of student accommodation in Cork City. The Site is zoned as “Residential, Local Services and Institutional Uses” in the Plan.

The Draft Cork City Development Plan 2022-2028 comes into effect on August 8th 2022.

1.2 Need for the Proposed Development

As mentioned in Section 1.1 above, the student population in Co. Cork is increasing and expected to continue increasing in the future. Therefore, there is a continuing need for student accommodation.

The Proposed Development is ca. 1km from University College Cork and ca. 2.2km from Munster Technological University’s Cork campus.

2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.1 Site Context

The Site is located at Victoria Cross (South), Bishopstown, Cork, within a predominately urban landscape. The Site is ca. 0.29 ha. in size. The Site is currently occupied by a Car Sales garage and is predominately comprised of areas of hardstanding with sections of treeline and vegetation along the eastern perimeter, followed by Glasheen River.

The Site is bordered to the west by Victoria Cross Road and to the north by Orchard Road, and existing buildings to the south. The surrounding area is a mix of private residential and university campus accommodation as well as restaurants, retailers, and other amenities due to the close proximity of University College Cork (UCC).

2.2 Proposed Development

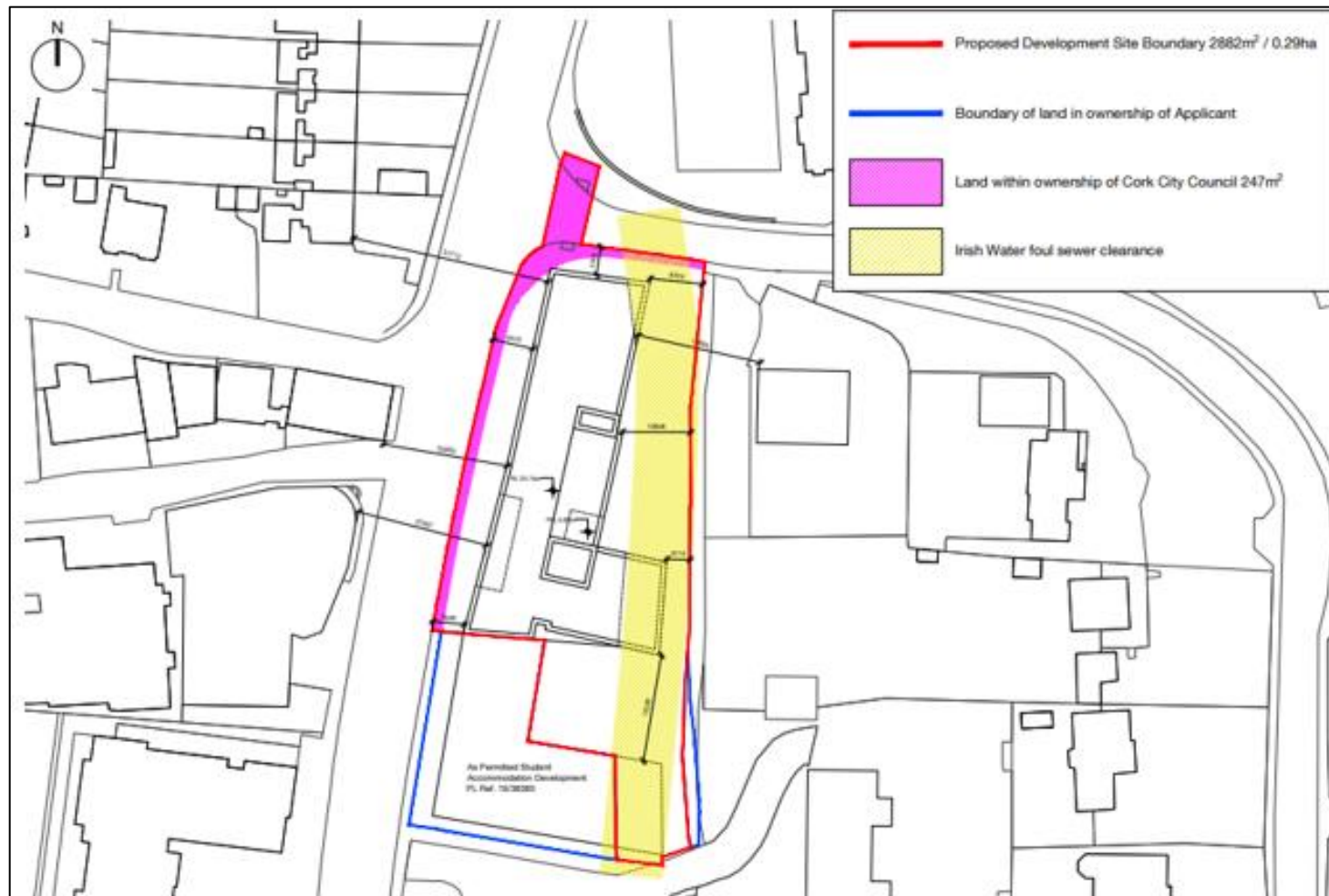
Bellmount Developments Limited intend to apply to An Bord Pleanála for planning permission for a strategic housing development at The Former Finbarr Galvin Motor Dealership, Fronting on to Victoria Cross Road and Orchard Road, Bishopstown, Cork.

The proposed development will consist of:

- The demolition of existing structures on site;
- The construction of 78 no. student accommodation apartments (ranging in size from single bed studio apartments to 8-bed apartments) comprising a total of 206 no. bed spaces in 1 no. 6 storey block;
- Student amenity facilities including a study area, games room, lounge space, laundry room and server/ICT room;
- The provision of landscaping and amenity areas including a courtyard space (including modifications to the external amenity area of the student accommodation scheme permitted under An Bord Pleanála Ref. 19/38385), 1 no. rooftop terrace and a riverfront amenity incorporating a pedestrian and cycle path accessing onto Ashbrook Heights and Orchard Road;
- The provision of a set down area, 1 no. access point (for emergency vehicles only), footpaths and repositioned pedestrian crossing and associated tactile paving on Orchard Road;
- The provision of a new junction build out at the junction of Orchard Road and Victoria Cross Road;
- The provision of footpaths and landscaped areas along Victoria Cross Road; and,
- All associated ancillary development including pedestrian/cyclist facilities, lighting, drainage, boundary treatments, bin and bicycle storage and plant at ground and roof top levels.

Figure 2-1 below shows an outline site layout of the Proposed Development.

Figure 2-1: Proposed Development Site Layout (Refer to Drawing A01-10 submitted as part of the planning package)



2.2.1 Drainage

2.2.1.1 Surface Water Drainage

It is proposed to divert the existing storm water pipe moving along the western boundary of the Site and re-locate it under the existing footpath to get a sufficient distance to the edge of the foundation of the building in accordance with Section 3.5.9 of the Irish Water Code of Practice for Wastewater Infrastructure.

The proposed surface water drainage will discharge to the existing stormwater network northwest of the Site. The surface water drainage system will collect storm-water run-off from the Proposed Development, collecting run-off from impermeable road surfaces via gullies and adjoining areas. An attenuation tank has been proposed for the Site to provide flow attenuation and to limit the discharge of surface water from the Site to the Glasheen River during any storm event. Furthermore, a Class 1 Klargestor bypass hydrocarbon and silt interceptor will further serve to filter and retain contaminants. Refer to JODA Engineering Consultants Engineering Report for further details.

2.2.1.2 Foul Drainage

There is an existing 1050mm sewer on the eastern side of the Site. This sewer cannot be diverted and must be protected during the construction stage of the Proposed Development, ensuring a 5m wayleave. A wayleave in favour of Irish Water over the Sewers will be required.

The pipework will be a network of 225mm diameter, and the material will be un-plasticised PVC. The foul sewer will discharge to the existing 1050mm sewer located on to the east of the Site. The wastewater from the Proposed Development will discharge to Carrigrennan Wastewater Treatment Plant (WWTP) All foul sewers and manholes will be constructed in accordance with the Irish Water Standard Details and the Irish Water Code of Practice for Wastewater.

A statement of design acceptance has been issued by Irish water, a copy of which is included with this application.

2.2.2 External Lighting

Lanterns proposed for the Proposed Development are to be LED, 3000K. Column heights are to be 6m. Refer to JODA Engineering Consultants Outdoor Lighting Report, submitted as part of the overall planning submission.

2.2.3 Landscaping

A Landscape Plan has been developed for the Site and incorporates a riverside walkway and supplementary plantings of native species.

2.3 Demolition and Construction Procedures

During the demolition and construction phases of the Proposed Development potential environmental effects will be short-term and localised. Nonetheless, all works will comply with the relevant legislation, construction industry guidelines and best practice in order to reduce potential environmental impacts associated with the works. Where remaining potential impacts have been identified, additional mitigation measures will be employed to reduce, as far as practicable potential impacts.

All potential demolition phase environmental impacts will be addressed through the implementation of a comprehensive Construction and Demolition Resource Waste Management Plan (C&D RWMP) in accordance with current best practice guidelines. This plan will be agreed with Cork City Council (CCC) and relevant statutory bodies for the proposed works.

A Construction Environmental Management Plan (CEMP) will be prepared by the appointed contractor and will be submitted to the planning authority in advance of works commencing at the Site. The following guidance will be referred to and will be followed during the demolition and construction phases of the project to prevent water pollution that may occur within the area:

- C532 – Control of Water Pollution from Construction Sites. Guidance for Consultants and Contractors (Construction Industry Research and Information Association (CIRIA, 2001);
- C741 - Environmental Good Practice on Site (4th edition) (CIRIA, 2015);
- C698 - Site Handbook for the Construction of SUDS (CIRIA, 2007); and,
- C697 – The SUDS Manual (CIRIA, 2007).

A construction compound and site offices will be set up at the proposed lay-by on the eastern boundary of the Site.

Works are proposed to be completed by the beginning of the 2024/25 3rd level term. Works will be limited to 08:00 – 18:00 hours Monday to Friday, 08:00 hours – 14:00 hours on Saturday and closed for Sundays and Public Holidays.

Working hours will be agreed in advance with the Planning Authority. Should construction work be required outside of these hours, they shall be subject to agreement with the Local Authority. Refer to the Construction and Environment Management Plan (CEMP) submitted with the planning application for further details.

An Environmental clerk of works (ECoW) will inspect the Sites in advance of works commencing and will undertake Site inspections as required during the works, to ensure that they are completed in line with the mitigation measures detailed within the CEMP.

3 METHODOLOGY

3.1 Desk Based Studies

In undertaking this EIA Screening Assessment, a detailed desk-based study was undertaken that included a review of the following information:

- Relevant legislation and guidance;
- Relevant published information pertaining to the Site and surrounding area in regard to all of the stipulated EIAR topics; and,
- Information supplied by the client in relation to the Proposed Development.

3.2 Other Assessments Completed

This EIA Screening considers the findings of other assessments submitted as part of this planning application and as such should be read in conjunction with the following:

- Natura Impact Statement (NIS);
- Ecological Impact Assessment;
- Noise Impact Assessment;
- Construction Environmental Management Plan;
- Construction and Demolition Resource & Waste Management Plan;
- Mobility Management Plan;
- Daylight Sunlight Analysis;
- Microclimate/Wind Analysis
- Public Lighting Report;
- Housing Quality Assessment;
- Landscape Design Statement/Strategy;
- Flood Impact Assessment;
- Engineering Services Report, and,
- All other plans and particulars submitted with this planning application.

3.3 Regulatory Context

3.3.1 Environmental Impact Assessment Screening Legislative and Regulatory Context

EIA screening requirements derive from the EIA Directive (Directive 2011/92/EU as amended by Directive 2014/52/EU). The amended Directive came into force on 16th May 2017 and regulations transposing it into national legislation were signed into law on 19th July 2018 as the Planning and Development (Amendment) Act 2018 [3]. There are no changes to the prescribed project types or EIA thresholds under the amended EIA Directive 2014/52/EU. The project types and thresholds set out in the 2001-2010 Regulations remain in effect.

To determine whether it is required to undertake an EIA for the Proposed Development, the following legislation was consulted:

- The Planning and Development Regulations, 2001 (as amended) [4]; and,

- EU Directive 2014/52/EU on the assessment of the effects of certain public and private projects on the environment ('2014 EIA Directive') [5].

In addition, the following guidance documents were reviewed:

- European Commission (June 2017), Environmental Impact Assessment of Projects. Guidance on Screening [6];
- OPR Practice Note PN02 Environmental Impact Assessment Screening [7];
- Department of the Environment, Heritage, and Local Government (August 2003), Environmental Impact Assessment (EIA) Guidelines for Consent Authorities regarding Sub-threshold Development [8];
- Environmental Protection Agency (EPA) Guidelines on the Information to be contained in Environmental Impact Assessment Reports [9]; and,
- Department of Housing, Planning and Local Government (DHPLG) Transposing Regulations (S.I. No. 296 of 2018) Guidelines for Planning Authorities and An Bord Pleanála on Carrying out Environmental Impact Assessment [10].

3.4 Field Based Studies

3.4.1 Habitat Survey

In order to establish baseline conditions at the Site, a field survey was undertaken a MOR Ecologist on the 14th June 2022 to assess the on-site habitats.

A Habitat Survey was undertaken using the Fossitt's Guide to Habitats in Ireland [11]. The survey aimed to identify the extent and quality of habitats present on the Site.

3.4.2 Noise Monitoring

A detailed noise survey was completed during the 14th June, 15th June and 22nd June in accordance with ISO 1996-2:2017. This survey was completed during daytime and night-time hours.

4 RECEIVING ENVIRONMENT

This section describes the existing conditions at the Site. The Site is currently occupied by a car sales garage. The Site is bordered to the west by Victoria Cross Road, followed by existing office and residential accommodation. The Site is bordered to the north by Orchard Road and Orchard Court residential housing. Glasheen (Cork City) River is located along the eastern perimeter of the Site. There is also residential housing east of the Site and a tyre garage south of the Site.

The surrounding area is a mix of private residential and university campus accommodation as well as restaurants, retailers, and other amenities due to the close proximity of University College Cork (UCC).

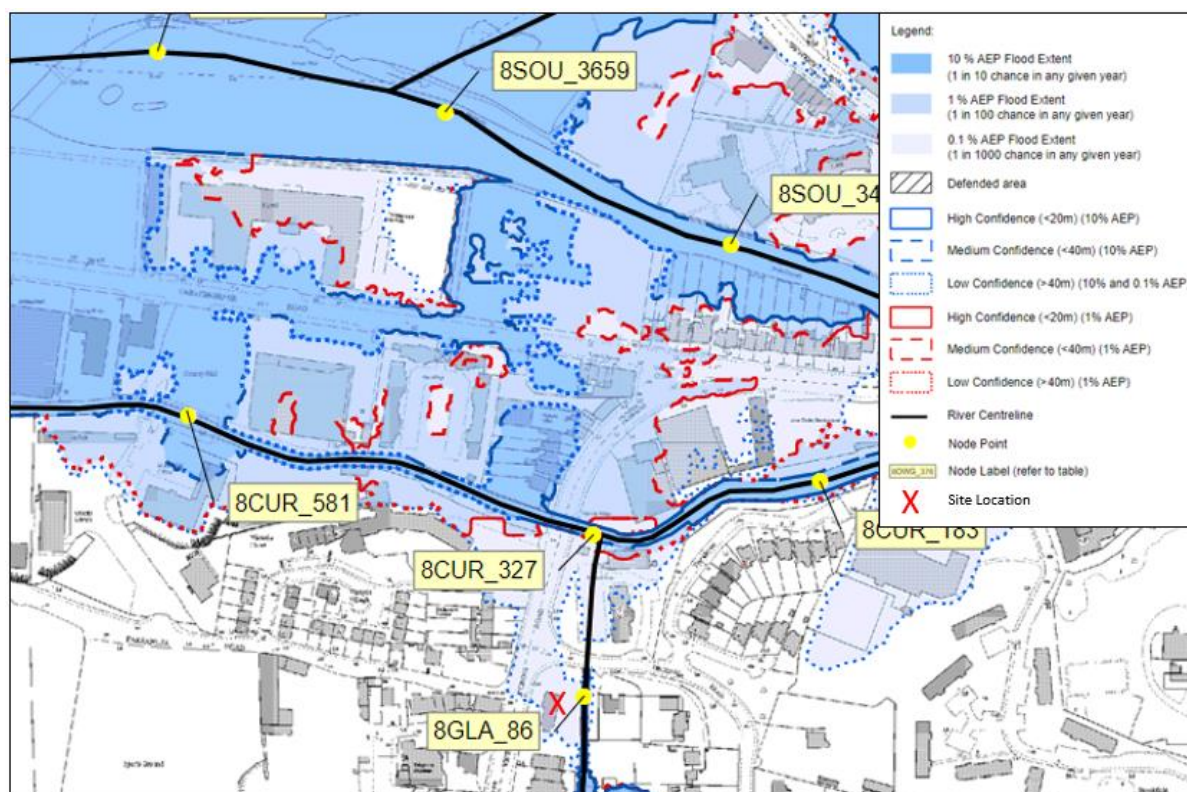
The Site is located within the Lee, Cork Harbour and Youghal Bay Catchment [Catchment_ID: 19] and Glasheen [Cork City] Subcatchment [12] refer to Figure 4-1. The status of the Glasheen River (Glasheen (Cork City)_010) is “poor” [13]. The Glasheen river is deemed “at risk” of failing to meet its Water Framework Directive (WFD) objectives by 2027.

Figure 4-1: Watercourses in the Vicinity



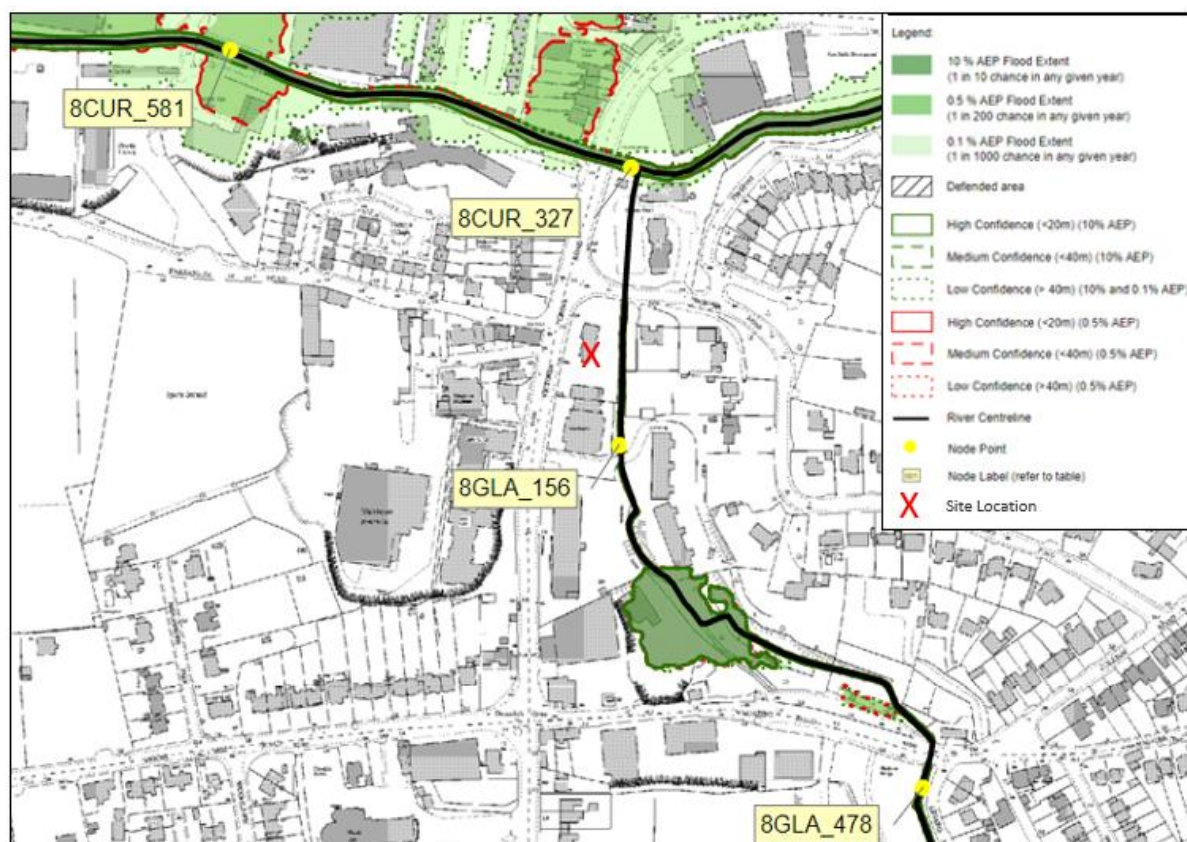
Floodinfo.ie was reviewed on 08/07/2022 and confirms that the Site is located in an area of low probability fluvial flood risk, evident on the Flood Maps CFRAM PDF Present Day Fluvial Flooding Cork City Tile 10 [14], see Figure 4-2 below. The Site is not located in an area of coastal flooding according to the Flood Maps CFRAM PDF Present Day Coastal Flooding Cork City Tile 10 [15], see Figure 4-3 below. Refer to the flood risk assessment completed by JODA Consulting Engineers submitted with the Planning Application.

Figure 4-2: Extract <https://www.floodinfo.ie/map/floodmaps/> CFRAM PDF Maps – present day: Fluvial Cork City Tile 10



Extract: https://s3-eu-west-1.amazonaws.com/docs.floodinfo.opw/pdf/south_west/uom_19/afa/cork_city/01_ex/current/fluvial/i19cc_exfcd_f2_10.pdf

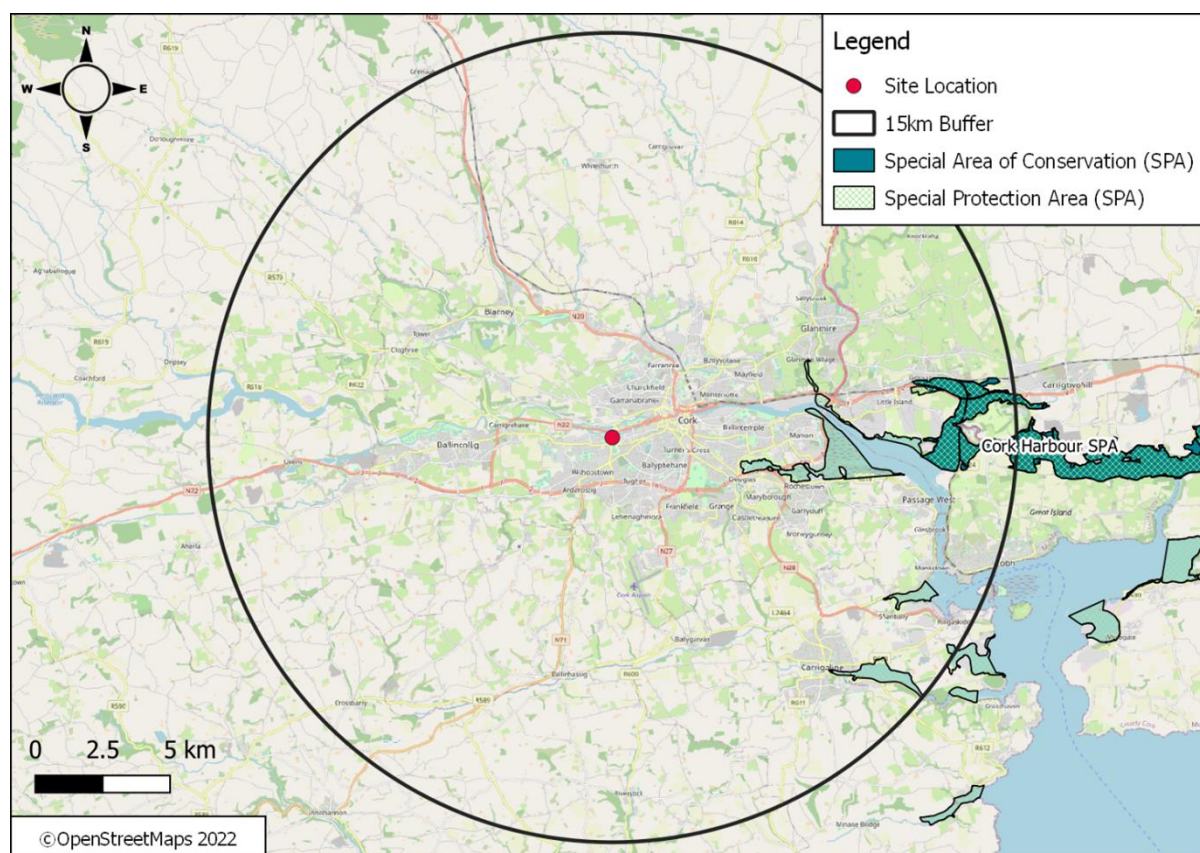
Figure 4-3: Extract <https://www.floodinfo.ie/map/floodmaps/> CFRAM PDF Maps – present day: Coastal Maps Cork City Tile 10



Extract: https://s3-eu-west-1.amazonaws.com/docs.floodinfo.opw/pdf/south_west/uom_19/afa/cork_city/01_ex/current/coastal/i19cc_exccd_f2_10.pdf

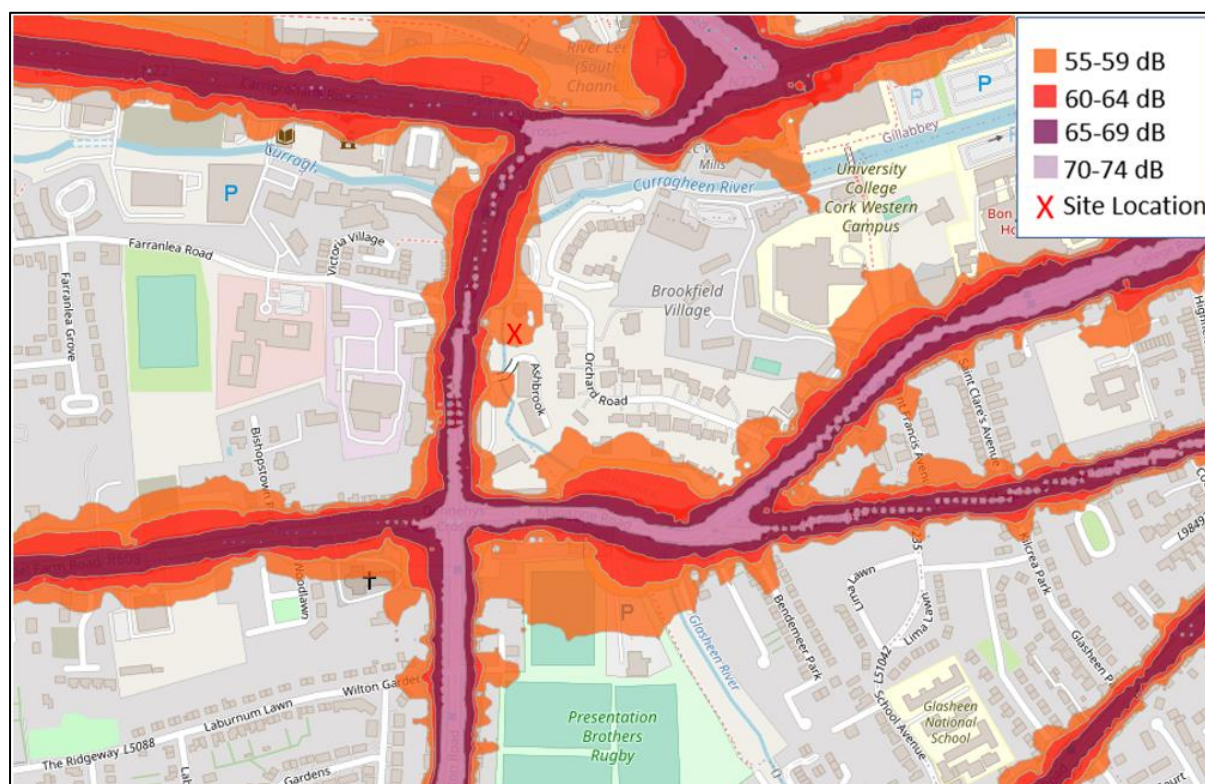
There is one (1 No.) SPA or national parks adjoining or in close proximity to the Site. There is one (1 No.) SAC within a 15km radius of the Site, refer to Figure 4-4 below.

Figure 4-4: Designated Natura 2000 Site within 15km of the Site



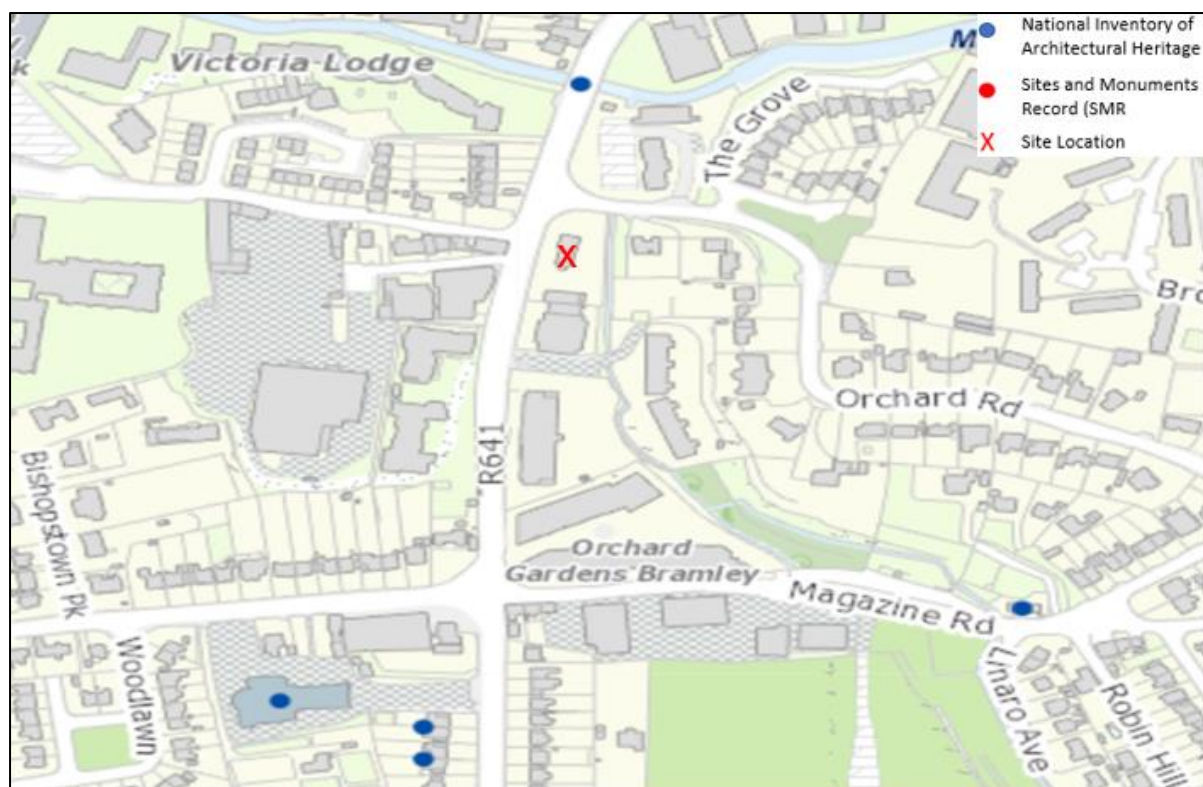
The Site is within a strategically noise mapped location for road noise, refer to Figure 4-5 below.

Figure 4-5: Excerpt EPA Maps – Heatmap displaying Road-Lden Strategic Noise, 30/05/2022



There are no registered monuments or building on the inventory of architectural heritage located on or adjacent to the site as presented in Figure 4-5.

Figure 4-6: Excerpt from Historic Environment Viewer, 30/05/2022



5 EIA SCREENING

From an EIA perspective, all proposed developments can be placed in one of the following two groups:

- Those that exceed the regulatory thresholds and require a mandatory EIA; and,
- Those that are sub-threshold and must be assessed on a case-by case basis to determine if they are likely to have significant effects on the environment.

5.1 Mandatory EIAR Screening

There are no activities listed within Part 1 of Schedule 5 of the Planning and Development Regulations (as amended) which relate to the Proposed Development. The Proposed Development subject to this EIA Screening Report, therefore, does not fall within the scope of activities listed in Part 1 of Schedule 5 and a mandatory EIA, as classified under Annex I, is not required.

The activities within Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 (as amended) which relate to the Proposed Development are presented in Table 5-1.

Table 5-1: Screening for Part 2 of Schedule 5

Class		Applicability	Screening
2 (10) (b) (ii)	Construction of more than 500 dwelling units	The Proposed Development involves the construction of 80No. student accommodation apartments consisting of 202No. bed spaces and associated site works. This does not meet the threshold for an EIA and therefore a mandatory EIA, as classified under Annex I, is not required.	EIA Not Required
2 (10) (b) (ii)	Construction of a carpark providing more than 400 spaces, other than a carpark provided as part of, and incidental to the primary purpose of, a development	There is no car parking proposed for the Proposed Development. This does not meet the threshold for an EIA and therefore a mandatory EIA, as classified under Annex I, is not required.	EIA Not Required
2 (10) (b) (iv)	"Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. (In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)"	The footprint of the Proposed Development will cover a Site area of ca. 0.29 hectares (ha), which is below the threshold of 10ha in the case of other built-up areas and further consideration of the impacts within an EIA are not considered necessary in this regard.	EIA Not Required
2 (10) (dd)	All private roads which would exceed 2000 metres in length.	The Proposed Development includes for site access, this will be accessible to the public once constructed and therefore does not exceed the threshold set out in Part 2 10 (dd) of Schedule 5.	EIA Not Required

5.2 Sub-threshold Screening for EIAR

Developments which correspond to Part 2 project types but are below the given threshold must be screened to determine whether they require an EIAR or not. This is done by

consideration of criteria set out in Schedule 7 and Schedule 7a of the Planning and Development Regulations, as amended.

While the mandatory requirements for developments are relatively straightforward, being based on readily observable and definable quantum's of type and scale, the discretionary (or sub-threshold) requirements are based on an assessment of the likely significant environmental effects of the project and will naturally vary on a case by case basis and require greater investigation and diligence in appraisal and precise determination of depending on the complexity of the development and the proposed receiving environment.

Schedule 7 of the Planning and Development Regulations 2001 (as amended) sets out the criteria for assessing whether or not a project will have "likely" and "significant" effects on the environment, in which case an EIA is also required. These criteria include the following:

- Characteristics of Proposed Development;
- Location of Proposed Development; and,
- Characteristics of potential impacts.

These criteria, listed in Table 5-2, were considered for the Proposed Development under the topics recommended in EIAR guidance documents.

Table 5-2: EIAR Screening Criteria as per Schedule 7 of the Planning and Development Regulations (2001 – 2019)

1.Characteristics of Proposed Development
<p><i>The characteristics of Proposed Development, in particular –</i></p> <ul style="list-style-type: none"> a) <i>the size and design of the whole of the Proposed Development,</i> b) <i>cumulation with other existing development 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,</i> c) <i>the nature of any associated demolition works,</i> d) <i>the use of natural resources, in particular land, soil, water and biodiversity,</i> e) <i>the production of waste,</i> f) <i>pollution and nuisances,</i> g) <i>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, and</i> h) <i>the risks to human health (for example, due to water contamination or air pollution).</i>
2. Location of Proposed Development
<p><i>The environmental sensitivity of geographical areas likely to be affected by the Proposed Development, with regard to -</i></p> <ul style="list-style-type: none"> a) <i>the existing and approved land use,</i> b) <i>the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,</i> c) <i>the absorption capacity of the natural environment, paying particular attention to the following areas:</i> <ul style="list-style-type: none"> I. <i>wetlands, riparian areas, river mouths;</i> II. <i>coastal zones and the marine environment;</i> III. <i>mountain and forest areas;</i> IV. <i>nature reserves and parks;</i>

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;
landscapes and sites of historical, cultural or archaeological significance.	
3.Types and characteristics of potential impacts	
The likely significant effects on the environment of Proposed Development in relation to criteria set out under paragraphs 1 and 2 (above), with regard to the impact of the project on the factors specified in paragraph (b)(i)(II) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Act, taking into account—	
a)	the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),
b)	the nature of the impact,
c)	the transboundary nature of the impact,
d)	the intensity and complexity of the impact,
e)	the probability of the impact,
f)	the expected onset, duration, frequency and reversibility of the impact,
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
h)	the possibility of effectively reducing the impact.

5.2.1 Characteristics of the Potential Development

Table 5-3 details the development characteristics criteria, as set out in Schedule 7 of the Planning and Development Regulations (2001-2019), considered, and provides an assessment relating to the same.

Table 5-3: Characteristics of the Proposed Development

Characteristics of Proposed Development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
a) The size and design of the whole of the Proposed Development.	The size of the Proposed Development area is ca. 0.29ha designed for student accommodation. Therefore, a further assessment on potential impacts in the context of an EIA is not warranted.	Screened out

Characteristics of Proposed Development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
b) The cumulation with other existing development and or development the subject of consent for Proposed Development for the purposes of section 172(1)(A) (b) of the Act and/or development the subject of any development consent for the purpose of the Environmental Impact Assessment Directive by or under any other enactment.	<p>The Proposed Development will be similar to the existing nearby student housing developments which are to the north of the Site. Permission has been granted for the construction of student accommodation to the north of the Site (ABP Case reference: TA28.310105) and the development of student accommodation to the south (Planning ref: 19/38385).</p> <p>A review of the Trans-European Transport Network (TEN-T) [16] concluded that the Proposed Development and the routes involved are not included in the TEN-T routes.</p> <p>Therefore, a further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out
c) The nature of any associated demolition works.	<p>Demolition works related to the project will be minimal, involving demolition of the existing steel structure car show room and shed.</p> <p>The nature of the demolition works is deemed to be modest and not to a scale that would warrant an EIA. Therefore, a further assessment on potential impacts in the context of EIA is not warranted.</p>	Screened out
d) The use of natural resources, in particular land, soil, water and biodiversity.	<p>The development of the Site will require earthworks involving movement of soil material, stripping of topsoil and excavation of subsoil.</p> <p>The reuse of excavated materials from within the Site, as per the circular economy principles, will be undertaken where possible. Therefore, the environmental impact of hauling materials from the Site to licensed disposal facilities will be minimised.</p> <p>The Site is a brownfield site which, offers minimal biodiversity to the area and the current biodiversity value is "low", refer to the EclA for further detail.</p> <p>The Site will be connected to Irish Water mains, confirmation of feasibility has been received (refer to Confirmation of Feasibility from Irish Water submitted with this application).</p> <p>The use of natural resources is deemed to be modest and not to a scale that would warrant an EIA. Therefore, a further assessment on potential impacts in the context of EIA is not warranted.</p>	Screened out

Characteristics of Proposed Development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
e) The production of waste.	<p>The construction phase of the Proposed Development will likely generate waste such as timber, concrete rubble, and plasterboard etc. The contractor will implement effective waste management. Minimisation, reuse, recycling, and recovery of waste will be given preference over disposal during the construction phase.</p> <p>Waste will be collected and segregated on-site before being removed off-site and recycled or disposed of in accordance with relevant waste legislation such as the Waste Framework Directive (2008/98/EC) [17].</p> <p>During the operational phase municipal wastes will be managed in accordance with relevant waste management legislation largely on an individual household basis.</p> <p>Therefore, a further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out
f) Pollution and Nuisances	<p>Common construction emissions and nuisances include noise, vibrations, dust, and traffic. Measures to ensure significant impacts do not occur during the construction phase are included in the CEMP submitted as part of this application.</p> <p>Construction works will be subject to the standard health and safety controls and will be short-term in nature.</p> <p>The development will, under normal operations, present minimal emissions to the environment, therefore a further assessment on potential impacts in the context of an EIA is not warranted.</p> <p>The Proposed Development does not fall within any of the thresholds set out in the first scheduled of the EPA Act 1992, and therefore the Industrial Emissions (IE) directive does not apply. The Site is not located adjacent to an IE licenced site [18].</p>	Screened out
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.	<p>Potential risks associated with the construction phase include uncontrolled release of pollutants through a major construction related accident through uncontrolled construction works. Mitigation measures will be in place during construction such as spill kits and bunded areas for oil, fuels, paints, and other chemicals refer to CEMP for further details.</p> <p>The Proposed Development is not located within 1km of the upper tier or lower tier establishments on the Notified Seveso Establishments list [19] [20].</p> <p>Therefore, a further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out

Characteristics of Proposed Development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
h) The risks to human health (for example, due to water contamination or air pollution).	<p>There would be limited risks to human health during the construction phase.</p> <p>Where required, noise monitoring will take place at the nearest sensitive receptors during construction. Monitoring of air quality will also be implemented during construction, where levels exceed air quality standards, dust generating activities will come to an immediate stop and alternative working methods will be implemented. Refer to the Construction and Environmental Management Plan for further details.</p> <p>The nearest air quality station is located in Bishopstown. The current air quality index at this station is 'good' [21]. Emissions will be linked to air conditioning and heating systems and will fall within regulated standards for modern residential developments.</p> <p>The Proposed Development will not likely create significant risk to human health during normal operation and therefore an EIA is not required on this basis. A further assessment of the potential impacts in the context of EIA is therefore not warranted.</p>	Screened out

5.2.2 Location of Proposed Development

A description of the location of the Proposed Development, as set out in Schedule 7 of the Planning and Development Regulations (2001-2019), with regard to the environmental sensitivity of the geographical area likely to be affected is required. Table 5-4 details the criteria considered and provides an assessment relating to the same.

Table 5-4: Location of Proposed Development.

The environmental sensitivity of geographical areas likely to be affected by the Proposed Development, with particular regard to -	Screening Assessment	EIA Screened In / Out
a) The existing and approved land use.	<p>The Site is a brownfield site. Immediately west of the Site is an existing office block. There is also residential housing east of the Site, a tyre garage south of the Site and Orchard Court residential housing immediately north of the Site.</p> <p>Further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out
b) The relative abundance, quality, and regenerative capacity of natural resources (including soil, land, water, biodiversity) in the area and its underground.	<p>The Site is a brownfield site and therefore offers limited ecological value. Refer to EcIA.</p> <p>Further assessments on potential impacts in the context of an EIA is not warranted.</p>	Screened out

The environmental sensitivity of geographical areas likely to be affected by the Proposed Development, with particular regard to -	Screening Assessment	EIA Screened In / Out
<p>c) The absorption capacity of the natural environment, paying particular attention to the following areas:</p> <ul style="list-style-type: none"> (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; 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; (vi) densely populated areas; (vii) landscapes and sites of historical, cultural or archaeological significance. 	<p>The Proposed Development does not contain or is not likely to affect any of the criteria / areas: (iii), (iv) and (vii). An examination of the potential effects on the remaining criteria is undertaken below:</p> <p>The habitats and environment types listed in (i) (ii) (iii) (iv) and (viii) are not located in proximity to the Site.</p> <p>(i) The Site is located adjacent to the Glasheen Stream, which has been taken into account in the EclA submitted with this application.</p> <p>(v) An NIS has been undertaken in relation to the Proposed Development and will be submitted with the planning application. The NIS concluded that the proposed Strategic Housing Development and associated works alone or in-combination with other projects will not adversely affect the integrity and conservation status of the nearby Natura 2000 sites; Cork Harbour SPA and Great Island Channel SAC, or any other Natura 2000 sites. Therefore, further assessment on potential impacts in the context of an EIA is not warranted.</p> <p>(vi) The Proposed Development is located in an area of medium population density.</p> <p>(vii) Refer to Figure 4-5 above which illustrates that there are no national monuments in close proximity to the Site.</p> <p>Therefore, an EIA is not required to ensure careful design, assessment and mitigation as part of an EIA process.</p>	<p>Screened out</p>

5.2.3 Types and characteristic of potential impacts

Table 5-5 details the screening assessment relating to the types and characteristics of potential impacts, as set out in Schedule 7 of the Planning and Development Regulations (2001-2019).

Table 5-5: Characteristics of Potential Impact

The likely significant effects on the environment of Proposed Development taking into account:	Screening Assessment	EIA Screened In / Out
a. The magnitude and spatial extent of the impact (for example, geographical area and size of the affected population).	The Proposed Development encompasses a site area of less than 2ha. The Site has connections to all relevant services needed to support the operational phase of the development. Further assessment on potential impacts in the context of an EIA is not warranted.	Screened out
b. The nature of the impact.	During construction short term impacts in relation to noise, dust, and water runoff are a risk, however these risks are common to any construction project and can be adequately controlled through standard construction controls. The operational phase will present minimal onsite emissions which are associated with all housing developments and will comply with relevant building regulations. Given the implementation of appropriate measures set out in the CEMP, EclA and NIS submitted with the planning application, further assessment on potential impacts in the context of an EIA is not warranted.	Screened out
c. The transboundary nature of the impact.	Not applicable.	Screened out
d. The intensity and complexity of the impact.	Given the following: <ul style="list-style-type: none"> the lack of site sensitivity to such a change; the small scale of emissions from the Proposed Development; and, Other stand-alone assessment (refer to section 3.2) submitted with this application. The intensity of any impacts arising from this development would likely be insignificant to negligible. Further assessment on potential impacts in the context of an EIA is not warranted.	Screened out
e. The probability of the impact.	Given the following: <ul style="list-style-type: none"> the lack of site sensitivity to such a change; the small scale of emissions from the Proposed Development; and, Other stand-alone assessment (refer to section 3.2) submitted with this application. The intensity of any impacts arising from this development would likely be insignificant to negligible. Further assessment on potential impacts in the context of an EIA is not warranted.	Screened out
f. The expected onset, duration, frequency and reversibility of the impact.	The Proposed Development is predicted to be of long-term or permanent duration, it is expected that this area will remain as housing or town centre type use. Further assessment on potential impacts in the context of an EIA is not warranted.	Screened out

The likely significant effects on the environment of Proposed Development taking into account:	Screening Assessment	EIA Screened In / Out
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 (1 A) (b) of the Act and/ or development subject of any development consent for the purposes of Environmental Impact Assessment Directive by or under any other enactment,	<p>The Site is located in an area which has several established housing developments This Proposed Development fits with the context and nature of the locality.</p> <p>Given that there will be no significant operational phase related emissions from the Proposed Development it is considered that cumulative effects are highly unlikely.</p> <p>Therefore, further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out
h. The possibility of effectively reducing the impact.	<p>The adherence to legal requirements, voluntary implementation of best practice measures and measures specified in the EclA, NIS and CEMP submitted with this application will avoid significant direct and indirect impacts arising from the Proposed Development.</p> <p>Therefore, further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out

Table 5-6: Schedule 7A - Location for information to be provided for the purposes of screening sub-threshold development.

Schedule 7A	
1. A description of the proposed development, including in particular—	
(a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works,	Refer to Table 5-3 (questions a-d) and section 2
(b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.	Refer to Table 5-4 and section 4
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.	Refer to Table 5-5
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,	Refer to Table 5-3, question e.
(b) the use of natural resources, in particular soil, land, water and biodiversity.	Refer to Table 5-3, question c.
4. The compilation of the information at paragraphs 1 to 4 shall take into account, where relevant, the criteria set out in Schedule 7.	

6 CONCLUSIONS

This EIA screening assessment has reviewed the potential for the Strategic Housing Development (SHD) and associated works at Wilton Road, Victoria Cross, Bishopstown, Cork to be considered as an EIA development.

Based on the findings of this EIA screening assessment, the Proposed Development does not require a mandatory EIAR, nor does it meet the criteria where a sub-threshold EIA would be warranted.

Therefore it can be concluded that there is no requirement to submit an EIAR in support of the planning application for the Proposed Development.

7 REFERENCES

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