EIA Screening Report

Longview Large Scale Residential Development (LRD)

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1.0 INTRODUCTION

This EIA Screening Assessment has been prepared with respect to an application for planning permission (the project) under Section 34 of the *Planning and Development Acts 2000 (as amended)* ("the Acts") to Cork City Council (CCC).

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. The 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.

From the outset, we would highlight that although the subject application is an extension to the emerging Longview neighbourhood (ABP-306325-20 as amended by CCC Reg Ref 23/42409 / ABP-313904-24 and CCC Reg Ref 25/43863), this a fully standalone application. While the cumulative number of units across the wider area sits above the threshold for an EIAR, the permitted SHD development has been assessed in terms of EIA and is now progressing at construction phase. The project is therefore considered to form part of the baseline environmental conditions in the area. Further to this, the EIAR carried out as part of the former Strategic Housing Development process at the subject site (ABP Ref 306325-20) found that there would be no likely or significant effects as a result of the development.

It is considered that the proposed development in its own right is sub-threshold and is unlikely to result in cumulative environmental effects as fully assessed in this Screening Report.

2.0 THE PROPOSED DEVELOPMENT

The following section sets out the description of the proposed development in respect of this application to Cork City Council (CCC). Further detail regarding the proposed development is included with the application material submitted to CCC as part of the application for planning permission.

The amended description of development is as follows:

"Longview Estates Ltd. intend to apply for planning permission for a Large Scale Residential Development (LRD) at a site of c. 7.62ha located at Lahardane and Ballincolly, Ballyhooley Road, Cork City.

The development will provide for the construction of 248 no. residential units (total GFA c. 24711.2 sqm incl Creche and ancillary space), comprising:

i. 2 no. 4 storey apartment buildings (Blocks A & B) comprising no. apartments (33 no. 1 bedroom & 21 no. 2 bedroom);
ii. 3 no. 2-storey apartment buildings (Blocks C, D & E) comprising 14 no. 2-bedroom duplex apartments;
iii. 180 no. houses in a mixture of 2-storey terraced, semi detached and mews end of terrace units (36 no. 4-bedroom, 119 no. 3-bedroom, 25 no. 2-bedroom); and
iv. A proposed creche (c. 452.7m²)

The development will also include: vehicular access points to the east and north of the proposed site connecting to the constructed distributor road to the adjoining Longview Estates (permitted under ABP-306325-20 as amended by CCC Reg Ref 23/42409 / ABP-318904-24 and CCC Reg Ref 25/43863); a pedestrian link to the west; all associated car parking, cycle parking and bin storage facilities; associated internal roads, pedestrian and cycle paths; public lighting; public open space (c. 14,407 sqm); communal amenity space; landscaping and boundary treatments; connection to public utilities; drainage and surface water management works including attenuation and swales; all ancillary site infrastructure; ESB sub stations and site development and excavation works above and below ground. The proposed development will be constructed in a series of phases, or one continuous phase in accordance with the phasing plans and construction management plans."

Figure 2.0: Extract of Proposed Site Layout Plan - 248 Homes

2.1 Site and Locational Context

The subject site, measuring c. 7.62 ha, is located approximately 4.5 km north of Cork city centre in the townlands of Lahardane and Ballycoolin, Ballyvolane. The lands are principally bound by agricultural land / park land zoning to the south, and the permitted SHD scheme to the north, east and west (ABP-306325-20 as amended by CCC Reg Ref 23/42409 / ABP-313904-24 and CCC Reg Ref 25/43863) which is itself bounded by the R614 Ballyhooly Road to the west, and Lahardane Lane to the north. Access is provided via the internal road from the Ballyhooly Road permitted under the SHD scheme.

Figure 2.1 – Aerial View of site (Source: Apple Maps, 2026)

The site is c. 4.5km from the city centre, c. 3.5km from Mayfield district centre, c. 2.3km from Blackpool district centre and c. 1.5km from Ballyvolane district centre. A proposal for a Primary Care Centre (PCC) on lands to the west is currently in planning in Cork City Council.

Ballyvolane District Centre

Ballyvolane is served by the 207 bus route providing public transport access to Donnybrook in the south of the city and contains two supermarkets in Lidl and Dunnes Stores, and two pharmacies in Ballyhooly Road Pharmacy and Wallace's Pharmacy.

The 248 Route also serves the Ballyhooly Rd but that is a less frequent service than the 30 min 207 route.

The new Cork Network under Bus Connects will provide new more frequent services including the 21 to UCC, 10 to the CUH and 54 to Upper Glanmire. Of these the 21 and 10 will pass the Ballyvolane District Centre. Route 39 of the current Bus Connects proposals access the Longview lands via the constructed Distributor Rd and terminates immediately adjacent to the northern boundary of this application site.

Schools

Scoil Oilibhéir Primary School and St. Aidan's Community College are located nearby.

Schools in the wider area include Cara Junior School in Banduff, St. Mark's Boys National School, St. Patrick's Infants National School, St. Patrick's Girls National School, St. Patrick's Boys National School, St. Patrick's College, Gaelscoil An Ghoirt Álainn, Mayfield Community College, New Inn National School and St. Killian's Special School.

The Department of Education has been constantly apprised of the site/ areas progress and school's provision. Department of Education (DE) "Forward Planning" (FP) section regularly review census trends, child benefit information and more latterly planning lists towards predicting "hot-spots" and possible local need for new schools. Correspondence from the DE Forward Planning Section is attached as Appendix D.

Community Infrastructure

In addition to the green infrastructure under construction on the adjacent site, the proposed development is close to Kempton Park which features a playground, tennis courts, and soccer pitch. St. Oliver's Catholic Church is located in Ballyvolane.

Other community infrastructure in the catchment area includes Frank O'Connor Library Mayfield, Blackpool Library, Mayfield Health Centre, Mayfield Sports Complex, The Glen Resource & Sports Centre, Glen Rovers GAA, Leeds AFC, Brian Dillons GAA, St. Brendan's Catholic Church, St. Joseph's Catholic Church, and Church of Our Lady Crowned Mayfield.

Future Infrastructure

The proposed Cork Northern Distributer Multi Modal Road (CNDMR), to be delivered to the south of the site, will provide access to the higher frequency public transport network proposed under the Cork Metropolitan Area Transport Strategy including BusConnects and train stations at Blackpool/Kilbarry and Tivoli.

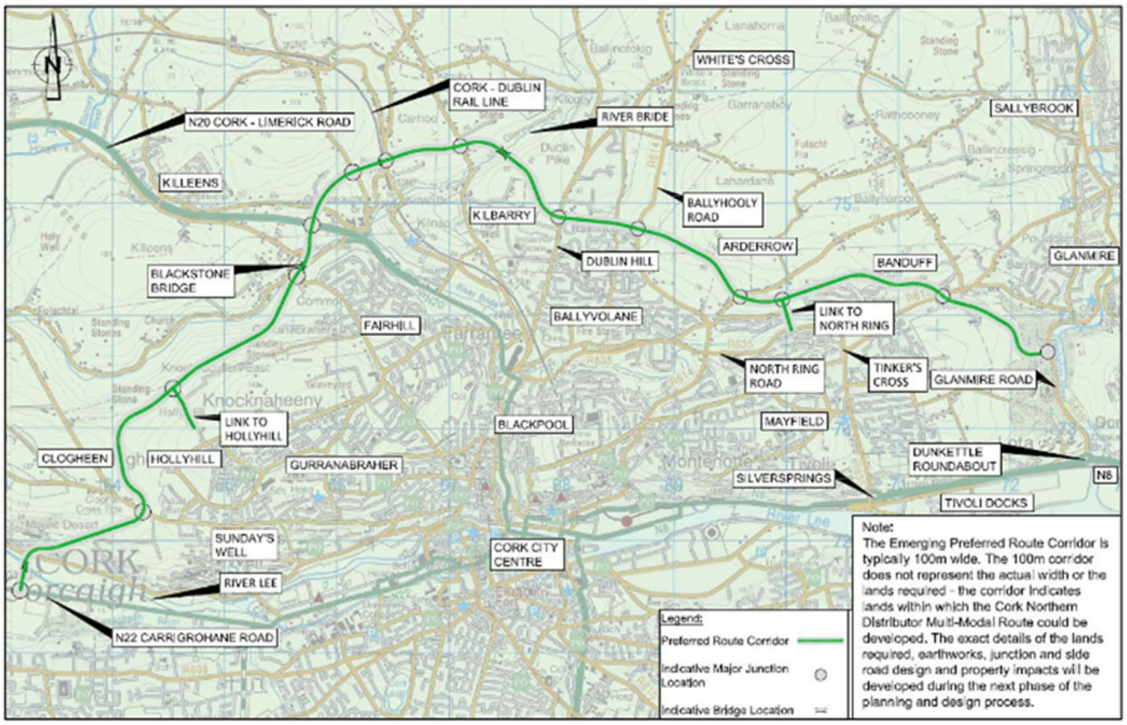

Figure 2.2: Emerging CMMDR, with site identified with red star [Source: Cork Metropolitan Area Transport Strategy CMATS 2040]

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.

The requirements of the EIA Directive have been transposed into Irish planning consent procedures in Part X of the *Acts* and subsequently by the *European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018),* which came into effect from 1st September 2018.

This EIA Screening Assessment 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[1], *OPR Practice Note PN02, Environmental Impact Assessment Screening, June 2021*[2] and the EPA's *Guidelines on the information to be contained in Environmental Impact Assessment Reports, May 2022*[3].

3.2 The Acts and Regulations

Section 172(1) of the Acts 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—*
>
> *(a) the proposed development would be of a class specified in—*
>
> *(i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either -*
>
> *(I) such development would equal or exceed as the case may be any relevant quantity, area or other limit specified in that Part, or*
>
> *(II) no quantity, area or other limit is specified in that Part in respect of the development concerned*
>
> *or*
>
> *(ii) Part 2 (other than subparagraph (a) of paragraph 2) of Schedule 5 of the Planning and Development Regulations 2001 and either -*
>
> *(I) such development would equal or exceed as the case may be any relevant quantity, area or other limit specified in that Part, or*

[1] https://www.gov.ie/en/publication/53aee9-guidelines-for-planning-authorities-and-an-bord-pleanala-on-carrying/
[2] https://www.opr.ie/planning-practice/
[3] https://www.epa.ie/publications/monitoring--assessment/assessment/EIAR_Guidelines_2022_Web.pdf

(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,

or

(i) 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

does not equal or exceed as the case may be, the relevant quantity, area or other limit specified in that Part, an(ii) it is concluded, determined or decided, as the case may be,—

(I) 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),

(II) by the Board, in exercise of the powers conferred on it by this Act or those regulations,

(III) by a local authority in exercise of the powers conferred on it by regulation 120 of those regulations,

(IV) by a State authority, in exercise of the powers conferred on it by regulation 123A of those regulations,

(V) in accordance with section 13A of the Foreshore Act, by the appropriate Minister (within the meaning of that Act), or

(VI) 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."

Schedule 5, Part 1

Part 1 of Schedule 5 includes a list of 24 classes where a mandatory EIA is required if the applicable development exceeds the identified limits within the class.

The Project has been considered against the categories of development contained within Part 1 of Schedule 5 and does not reasonably fall within any of the defined classes. Therefore, a mandatory EIAR is not required.

Schedule 5, Part 2

The Project has been considered against the categories of development contained within Part 2 of Schedule 5. This is set out in full under Section 4 of this Report.

3.3 Schedule 7 of the Regulations

Section 176 relates to prescribed classes of development requiring environmental impact assessment. As the Proposed Development may be considered a sub-threshold development, an 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 (Refer to Section 4.5 of this Report).

Schedule 7A of the Regulations specifies the information to be provided for the purposes of screening sub-threshold development for Environmental Impact Assessment. This requirement is addressed below and includes relevant information on the characteristics of the Proposed Development and its likely significant effects on the environment.

This following section details the other preliminary assessments (Non EIA Directive) and EU Directives relevant to the Proposed Development and the findings for the purposes of EIA screening, which have been taken into account.

The application is accompanied by a supporting Screening for Appropriate Assessment (AA), as detailed below.

3.4 Directive 92/43/EEC, The Habitats Directive and Birds Directive (Directive 2009/147/EC On the Conservation of Wild Birds)

The European Communities (Birds and Natural Habitats Regulations 2011) (S.I. No. 477 of 2011) transpose the Habitats Directive and the Birds Directive. The 2011 Regulations were amended by:

- S.I. No. 290 of 2013
- S.I. No. 499 of 2013
- S.I. No. 355 of 2015
- Planning, Heritage and Broadcasting (Amendment) Act 2021 (no.11 of 2021), Chapter 4
- S.I. No. 293 of 2021

The *Appropriate Assessment Stage 1 Screening Report*, prepared by Greenleaf Ecology, submitted with this application has considered the provisions of the above in its assessment.

The AA screening concluded the following:

> *''The proposed Neighbourhood 7 Longview, Ballyvolane, 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.''*

3.5 Directive 2002/49/EC, Environmental Noise Directive

A *Construction Environmental Management Plan (CEMP*), prepared by MHL & Associates, is submitted with this application. It outlines mitigation measures and monitoring proposals that will safeguard against significant noise effects during the construction phase of the Proposed Development.

3.6 Directive 2001/42/EC, SEA Directive

A Strategic Environment Assessment Statement (SEA) has been prepared for the *Cork City Development Plan 2022-2028*. It summarises how the SEA, the Environmental Report and consultations have been taken into account in the making of the Plan. It details the reasons for choosing the plan or programme as

adopted, in the light of the other reasonable alternatives dealt with, and the measures decided concerning monitoring.

The Development Plan was examined throughout the process of the design and preparation of assessment reports for the Proposed Development. As the Development Plan has been informed by the SEA and the Proposed Development accords with the SEA, no further assessment in relation to Directive 2001/42/ EC, SEA Directive is required.

3.7 Directive 2008/98/EC, Waste Framework Directive and Directive 1999/31/EC Landfill Directive

To comply with the legal framework for the classification of waste, the Waste Producer is required to identify if the waste is either hazardous or non-hazardous in nature. This has been transcribed into Irish law under S.I. No.126/2011 – European Communities (Waste Directive) Regulations 2011.

Furthermore, to comply with the Landfill Directive (Council Decision of 19th December 2002) establishing criteria and procedures for the acceptance of waste at landfills pursuant to Article 16 of and Annex II to Directive 1999/31/EC (2003/33/EC) the Waste Producer must determine whether the waste is suitable for either inert, non-hazardous or hazardous landfill facilities.

An CEMP and a draft Operational Waste Management Plan (OWMP) have been prepared. These reports identify procedures for the storage, identification and classification, and record keeping measures to be implemented relating to waste during the construction phase of the development.

3.8 Seveso III Directive (2012/18/EU)

There are no Seveso sites (defined within the Control of Major Accident Hazards Regulations as “locations where significant quantities of dangerous substances are stored”) proximate to the Subject Site.

4.0 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:

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

(b) (i) "Construction of more than 500 dwelling units."

Comment

The proposed development consists of 248 no. residential units and is therefore significantly below this 500 no. unit threshold.

EIA is therefore not required in respect of this Class and threshold.

4.2 Part 2 - Class 10(b)(iv) – Infrastructure Projects

(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.)"

Comment

The project relates to a site area of 7.62 hectares. The site is not located within a business district and its largely greenfield nature would place it within the category for '20 hectares elsewhere'. The site area is significantly below 20 hectares and therefore a mandatory EIA is not required. Regardless, the proposed development is a housing development which falls under Class 10(b)(i) and as established above the proposed development is significantly below this threshold.

EIA is therefore not required in respect of this Class and threshold.

4.3 Part 2 – Class 13(a) – Changes, extensions, development and testing

"(a) Any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would:-

(i) result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and
(ii) result in an increase in size greater than – - 25 per cent, or - an amount equal to 50 per cent of the appropriate threshold, whichever is the greater."

Comment

We note that the Council are of the view that the proposal is an extension or modification to the permitted application (ABP Ref. ABP-306325-20, as modified by TP 25/43863 and TP 23/42409). Although the proposal will make use of the approved internal distributor road permitted under ABP Ref. ABP-306325-

20, this is a standalone application that will not include the alteration or extension of any element of planning applications already approved. We would further highlight that the adjacent permitted SHD has undergone a full environmental assessment which identifies the likely environmental effects and proposed mitigation measures which are being employed in the current implementation of that scheme.

The site is a stand alone site, separate to the built development of the existing consent. It does not seek to modify the "built area" of the existing consent.

Commission notice regarding application of the Environmental Impact Assessment Directive (Directive 2011/92/EU of the European Parliament and of the Council, as amended by Directive 2014/52/EU) to changes and extension of projects - Annex I.24 and Annex II.13(a), including main concepts and principles related to these (2021/C 486/01), a Belgian Nuclear Power Plant, stated that;

> *"Where construction works or interventions, that involve alterations to **the physical aspects of the original projects** listed in Annex I or II of the Environmental Impact Assessment Directive, meet the requirements of Annex I point 24 or Annex II point 13(a) thereof, they constitute 'projects' within the meaning of the EIA Directive and be subject either to a screening or and EIA.*

The current application, while connecting to infrastructure already built, does not involve an alteration to the physical aspects of the neighbouring consent defined threshold; i.e. 500 dwellings[4]. While the Council question is understandable, Class 13 would certainly apply should the applicant propose to amend the existing surrounding consent by replacing, for example, 100 homes, with 400 homes (if that were possible). That would be arguably an applicable application of Class 13.

The original "zoning" of the site was a "school" zone; when the original consent was issued. The boundaries to thar zoning were altered by the City Development Plan 2022 which saw the zoning change to "residential". In that respect, the site was never presented or considered for housing as before but was envisaged as being accessed and serviced from the surrounding areas, roads etc.

Similar issues were raised and adjudicated by ABP in LRD Application (Cork Co Co Ref 23/5703) which found that an EIA did not apply to a cumulative / extension to an existing under construction consent where it was functionally and legally separate. However, the Council view is noted but, in any case, is addressed by the change to a housing layout and numbers to address other issues raised in the RFI so that it is less than the relevant Class 13 Threshold.

At 248 Homes EIA is therefore not required in respect of this Class and threshold.

4.4 Part 2 - Class 15

Class 15 sets out the following:

> *"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."*

[4] This is an LRD application. The adjoining lands were an SHD application.

As such, EIA will be required for Projects which are listed in Part 2 of Schedule 5 which do not meet or exceed the thresholds or limits defined but which are considered likely to have significant effects on the environment, having regard to the criteria identified in Schedule 7 of the *Regulations*.

The proposed development is a greenfield development but adjacent to an increasingly built-up area. As the site is below 20 hectares and the proposed number of dwellings sits at 248 no. units it does not meet the requirement for mandatory EIAR but it may be considered to constitute sub-threshold development. The change from 262 to 248 Homes as proposed leads to no different conclusions as to impact; as found in the initial EIA Screening. There are no anticipated significant effects on the environment having regard to Schedule 7. A Screening Assessment in accordance with Schedule 7 of the Regulations has been undertaken for the purposes of providing all necessary information to CCC 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 in respect of this Class and threshold.

4.5 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."*

Article 92 of the *Regulations* defines "sub-threshold development" as follows:

> *"sub-threshold development" means development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development."*

The proposed development is a greenfield development but adjacent to an increasingly built-up area. As the site is significantly below 20 hectares and the proposed number of dwellings sits at 248 no. units it does not meet the requirement for mandatory EIAR.

The adjacent permitted SHD underwent a full environmental assessment which identified the likely environmental effects and proposed mitigation measures which employed in the implementation of that scheme. The Inspector for the SHD application (ABP-306325-20) noted the development would have a long-term positive effect in terms of population and human health, public connection to the water network, integration of SuDS measures, design capacity of the proposed pumping station for the wider area and the upgrading of the Ballyhooly Road. The Inspector concluded:

> "*The likely environmental effects arising as a consequence of the proposed development have been satisfactorily identified, described and assessed. The environmental impacts identified are not significant and would not require or justify refusing permission for the proposed development or require substantial amendments*."

The site, which is the subject to this application was, when the SHD consent was processed, a proposed school / education zone. It was a functionally separate site as a use class. The housing proposed on it are separate from the existing consent. Existing permitted, constructed and under construction housing is part

of the baseline environmental conditions in the area and the current proposal site is separate to these. Further to this, the EIAR carried out as part of the former Strategic Housing Development process at the subject site (ABP Ref 306325-20) found that there would be no likely or significant effects as a result of the development. Modification applications (one appealed / one not appealed) to that consent also found no significant environmental impact

It is considered that the proposed development is stand alone in its own right, is sub-threshold and is unlikely to result in cumulative environmental effects.

For the purposes of this screening, the updated criteria set out in Schedule 7 and of the *Planning and Development Regulations, 2001* (as amended) will be considered.

Schedule 7A of the *Regulations* sets out the following information to be provided, for the purposes of screening sub-threshold development for EIA by the planning authority:

> *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, 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.*

Competent/Consent authorities must have regard to these criteria in forming an opinion as to whether or not a sub-threshold development is likely to have significant effects on the environment by virtue of, inter alia, of their nature, size or location and should be subject to EIA. The key issue is:

'Are the likely effects significant?'

In order to provide the Planning Authority with all requisite information for a screening determination, the information required in Schedule 7A is detailed in the table below. This is based on the criteria in Schedule 7 as referenced under Part (4) of Schedule 7A.

Table 4.1: Assessment under Schedule 7 of *Planning and Development Regulations, 2001* (as amended)

	Criteria for Determining whether development listed in Part 2 Schedule 5 should be subject to EIA as set out under Schedule 7	Are the likely effects significant?	*Yes/No*
1	***Characteristics of proposed development*** *The characteristics of proposed development, in particular—*		
(a)	*the size and design of the whole of the proposed development,*	Longview Estates Ltd. intend to apply for planning permission for a Large Scale Residential Development (LRD) at a site of c. 7.62 ha located at Laherdane, Ballyhooley Road, Cork City. The development will provide for the construction of 248 no. residential units (total GFA c. 24711.2 sqm incl Creche and ancillary space), comprising: i. 2 no. 4 storey apartment buildings (Blocks A & B) comprising 54 no. apartments (33 no. 1 bedroom & 21 no. 2 bedroom); ii. 3 no. 2-storey apartment buildings (Blocks C, D & E) comprising 14 no. 2-bedroom duplex apartments; iii. 180 no. houses in a mixture of 2-storey terraced, semi detached and mews end of terrace units (36 no. 4-bedroom, 119 no. 3-bedroom, 24 no. 2-bedroom); and iv. A proposed creche (c. 452.7m²) The development will also include: vehicular access points to the east and north of the proposed site connecting to the constructed distributor road to the adjoining Longview Estates (permitted under ABP-306325-20 as amended by CCC Reg Ref 23/42409 / ABP-318904-24 and CCC Reg Ref 25/43863); a pedestrian link to the west; all associated car parking, EV charging points, cycle parking and bin storage facilities; associated internal roads, pedestrian and cycle paths; public lighting; public open space (c. 14,407 sqm); communal amenity space; landscaping and boundary treatments; connection to public utilities; drainage and surface water management works including attenuation and swales; all ancillary site infrastructure; ESB sub stations and site development and excavation works above and below ground. The proposed development will be constructed in a series of phases, or one continuous phase, in accordance with the phasing plans and construction management plans. **Construction Environmental Management and Phasing** The application is accompanied by a Draft CEMP. The proposed development will be delivered in a series of phases generally in line with the phasing plan submitted. Delivery will seek to address the drainage catchment areas that	No

		are to be delivered and have regard to the delivery of sub phases where specialised construction / delivery solutions are needed and construction compounds already established are to be maintained. In the context of the surrounding area and its developed nature, it is considered that the likely effects from the size and scale of this project are not significant. The Proposed Development is being constructed on a site zoned for residential with limited environmental sensitivity. As such, the likely effects from the size and scale of the project are considered to not be significant.	
(b)	*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,*	A review was initially carried out to identify other projects (including existing, permitted and live applications currently under consideration), taking into account any existing environmental impacts relating to areas of particular importance likely to be affected. With regards to potential permitted and proposed projects, the following sources were used to identify relevant developments: • Cork City Planning Application Search (accessed 15th September 2026) • An Coimisiún Pleanála (accessed 15th September 2026) The following methodology was used to identify projects that may result in cumulative impacts: • Extant planning permissions that have the potential to be implemented • Live planning applications • Major projects that are extant or live – 50 homes or more; or over 3,000 sqm commercial/industrial floorspace • Applications within a 1km radius of the site The following permitted and proposed projects were identified as being most likely to result in cumulative effects as a result of their scale and close proximity to the site:	No

Reg. Ref.	Location	Development Description	Decision date
CCC Ref - 2543863 ABP- 306325 as amended by CCC Reg Ref 23/42409 / ABP-318904-24 and CCC Reg Ref 25/43863	Lahardane and Ballincolly (Townlands), Ballyvolane, Cork City. (www.longviewshd.ie)	753 no. residential units (531 no. houses, 222 no apartments), creche and associated site works.	2020-05-27
ABP – 311414	Millfield Service Station, Redforge Road, Blackpool, Co. Cork.	Demolition of existing structures on site, construction of 116 no. Build to Rent apartments and associated site works.	2022-01-17

			ABP-312076 (amended by CCC Ref 2543574)	Ballyvolane (Townland), Ballyhooly Road, Ballyvolane, Co. Cork. (www.ballyvolaneshd.ie)	275 no. residential units (205 no. houses, 70 no. apartments), creche and associated site works.	2022-03-25	
			CCC Ref - 2140038 ABP-311730	Dublin Pike and Ballyhooly Road, Ballincrokig, Cork	Development consisting of construction of 96 no. residential units, 1 no. creche, associated car parking, landscaping and all associated site works.	2023-02-09	
			ABP- 313994	Cork GAA Lands, Old Whitechurch Road, Kilbarry, Cork City.	Demolition of disused Hurley manufacturing factory and associated outbuildings, construction of 319 no. residential units (203 no. houses and 116 no. apartments), creche and associated site works.	2024-09-05	
			CCC ref - 2442782	Ballincolly Industrial Estate, Dublin Hill, Cork	Permission for 2 no. units for warehousing/ logistics use with ancillary spaces with provision made for future first floors, parking spaces and loading bays to serve new units, ne site entrance, site boundary works, signage, public sewerage connection, all accessed from existing industrial estate road and all associated works. (3,571 sqm)	2024-11-19	
			CCC Ref - 2442789 ABP - 320996	Dublin Pike and Ballyhooley Road, Ballincrokig, Cork City	Large scale residential development: Construction of 166 dwellings, extension to previously permitted creche (ref. TP21/40038 (PL.28.311730), new vehicular access and all associated site works. The application may be inspected online at the following website: www.coppengerwoodslrd.ie	2025-01-29	
			CCC Ref – 2443477	Ballincolly Lahardane, Ballyhooly Road, Ballyvolane	Permission for the construction of a four-storey primary care centre. the development will be accessed via a new vehicular/pedestrian access off Ballyhooly Road and provides for internal roads and footpaths and future pedestrian connection to the north. the proposed development also includes the provision of 1no. retail unit and 2 no. GP Practices at ground floor Solar PV and plant room at roof level and all ancillary development works including ESB sub-station green rood bin store signage bicycle and car parking undergrounding of powerlines and all ancillary development works.	2025-12-15	
			CCC Ref – 2544053	Ballyhooly Road, Laherdane, Whites Cross, Cork	Permission for development consisting of a Large Scale Residential Development (LRD) comprising the	2026-05-06	

			ABP - 324029		demolition and removal of the existing building, the construction of 3 no. apartment blocks, ranging in height from 4 to 5 storeys, comprising 114 no. apartment units (45 no. 1 bed, 43 no. 2 bed, and 26 no. 3 bed apartments), and ESB substation and all associated site development works including footpaths, cycle paths, car and bicycle parking, open spaces, drainage, fencing, lighting, and the provision of a new footpath, cycle path, and bus stop along Ballyhooly Road. Access to the site will be via a new vehicle access point and three new pedestrian entrance along Ballyhooly Road. Provision is also made for a pedestrian link to the 'Longview' residential development to the south. The application may be inspected online at the following website set up by the applicant: www.whitescrosslrd.ie		
		The site, which is the subject to this application was, when the SHD consent was processed, a proposed school / education zone. It was a functionally separate site as a use class. The housing proposed on it are separate from the existing consent. Existing permitted, constructed and under construction housing is part of the baseline environmental conditions in the area and the current proposal site is separate to these. Further to this, the EIAR carried out as part of the former Strategic Housing Development process at the subject site (ABP Ref 306325-20) found that there would be no likely or significant effects as a result of the development. Modification applications (one appealed / one not appealed) to that consent also found no significant environmental impact Considering the nature and scale of the Proposed Development, the localised and insignificant nature of the environmental effects predicted to occur as a result of the Proposed Development, and the nature of existing, permitted and Proposed Development in its environs, it is considered that significant cumulative environmental effects are not likely to occur. The overarching policies and objectives of the *Cork City Development Plan 2022-2028* would ensure that local planning applications and subsequent grants of planning permission comply with the proper planning and sustainable development of the area. It is reasonable to assume that all development consents would incorporate conditions requiring protection of the environment during the construction phase of development. As such, the likely effects from the cumulation with other existing development and/or development the subject of a consent for Proposed Development are considered to not be significant.					
(c)	*the nature of any associated demolition works,*	The site is greenfield. As such, there is no demolition proposed.					No
(d)	*the use of natural resources, in*	**Land and soil**					No

	particular land, soil, water and biodiversity,	The Project will use land and construction materials. A professional land surveyor shall be appointed to confirm existing ground levels prior to undertaking any groundworks. No significant effects on the environment are anticipated as a result of materials used in the construction process. **Water** During the construction phase, water demand for the Proposed Development will be minimal. Control measures relating to surface water run-off during construction will follow best practice as indicated in the CEMP to ensure there is no pollution as a result of the Proposed Development into watercourses or the water network. During operational phase, water use would be as expected for a residential development. Confirmation of Feasibility has been provided by Uisce Éireann indicating the suitability of the proposal. **Biodiversity** An AA Screening enclosed with this application notes that *''The proposed Neighbourhood 7 Longview, Ballyvolane, 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.''* The *AA Screening* concludes that there are no potential significant impacts as a result of the Proposed Development.	
(e)	*the production of waste,*	The CEMP submitted with this application accounts for the waste management strategy and procedures during the construction of the development. It identifies procedures for the storage, identification and classification, of waste, and the record keeping measures to be implemented relating to waste during the construction phase of the development. This will ensure compliance with regulations and guidelines. All waste products (general waste, plastic, timber, etc.) arising during the construction phase will be managed and disposed of in accordance with the provisions of the Waste Management Act 1996 and associated amendments and regulations, and a Waste Management Plan (WMP) will be prepared by the appointed Contractor prior to the commencement of construction. All waste material will be disposed of at a fully licensed facility. Given the scale of the waste production, in conjunction with the use of licensed waste disposal facilities and contractors, it is anticipated that the Proposed Development would not cause a significant effect on the environment.	No
(f)	*pollution and nuisances,*	The Proposed Development will have the potential to generate pollution or potential nuisance associated with Air, Noise and Traffic.	No

		During the construction phase, potential pollution sources, pathways and nuisances during the consideration phase include but are not limited to: • Increases in exhaust emissions to air as a result of construction machinery. • Noise and vibration from equipment use. • Dust generation from construction activities. • Runoff of material to and sedimentation of nearby watercourses. A CEMP accompanies the planning application. Mitigation measures are identified for implementation, relating to noise, vibration, air quality, soil, water and the management of waste. The CEMP will ensure also that all measures are in place so that relevant limits set down in legislation to govern noise and other emissions are not breached. The accompanying *AA Screening* also identifies that all identified European Sites are located outside of the Zone of Influence for noise/disturbance. Therefore, it can be concluded that no impacts associated with noise or disturbance will occur as a result of the Proposed Development. With regards to noise and vibration impacts, specific requirements can be agreed with the Planning Authority via condition. During the demolition and enabling works, the relevant guidance relating to noise management will be complied with as agreed with the Planning Authority.	
(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, and*	The size of the Proposed Development is not of a sufficient size or scale to cause a major accident or disaster as normal construction mitigation measures (such as the contractors Health and Safety plan, an approved Contractor's CEMP and approved methods of work) will be adhered to. The implementation of appropriate control measures (including an emergency spill response plan) and best management practices will reduce the risk of accidents from polluting substances entering soil and groundwater.	No
(h)	*the risks to human health (for example, due to water contamination or air pollution).*	A Project Manager, Construction Manager and Environmental Manager will be appointed for the construction phase of the Proposed Development who will be responsible for managing and coordinating the safety and health issues onsite in accordance with best practice and current legislation. 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. These measures are captured in the Construction Management Plan and Resource and Waste Management Plan. The contractor will ensure best practices be adhered to during the construction phase to manage potential risks of pollution and nuisances and to ensure the implementation of best practice construction methodologies.	No

2	***Location of proposed development*** *The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—*		
(a)	*the existing and approved land use,*	The site is primarily a greenfield site. However, the site is zoned *ZO2 New Residential Neighbourhoods* with the zoning objective stating*:* *''To provide for new residential development in tandem with the provision of the necessary social and physical infrastructure.''* The Proposed Development complies with the relevant zoning and objectives set out in the Development Plan.	No
(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. A professional land surveyor shall be appointed to confirm existing ground levels prior to undertaking any groundworks. No significant effects on the environment are anticipated as a result of materials used in the construction process. As set out in the *AA Screening*, in view of best scientific knowledge and on the basis of objective information, it is concluded that likely significant effects from the Proposed Development on any European site, whether individually or in combination with other plans or projects, beyond reasonable scientific doubt, can be excluded. No significant effects arising from the Proposed Development are likely to occur.	No
(c)	*the absorption capacity of the natural environment, paying particular attention to the following areas:*	**Wetlands, riparian areas, river mouths;** There are no direct links to wetlands, riparian area or river mouths. According to the EPA on-line mapping, the proposed development site lies within the BRIDE (Cork City)_020 River Sub Basin which has an area of 16.74km2. The sub catchment for the site is the Kiln_SC_010 19_1 sub catchment. An existing watercourse runs north to south	No

	(ii) wetlands, riparian areas, river mouths; *(iii) coastal zones and the marine environment;* *(iv) mountain and forest areas;* *(v) nature reserves and parks* *(vi) areas classified or protected legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;* *(vii) 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.*	on the western side of Ballyhooly Road which serves as an outfall for surface water falling on the public road and housing to the north (incl. Longview Estates via outfall as shown in Figure 1.6). This watercourse is culverted over a portion of its length from the Kilbarry Link Road south to Kempton Park where it is designated by the EPA as Bride (Cork City)_020, links with the Glen River and ultimately is culverted under the N20 Blackpool Bypass out-falling to the River Lee on Camden Quay. A *Drainage Impact Assessment* prepared by MHL outlines drainage measures that will limit any potential negative impacts on neighbouring watercourses. **Coastal zones and the marine environment;** There are no direct links to the coast or marine environment No significant effects arising from the Proposed Development are likely to occur for the reasons set out above. **Mountain and forest areas;** There are no mountain or forest parks within or directly connected to the Subject Site. No significant effects arising from the Proposed Development are likely to occur. **Nature reserves and parks** There are no nature reserves or parks within or directly connected to the Site. No significant effects arising from the Proposed Development are likely to occur. **Areas classified or protected legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive** The *AA Screening* enclosed with this application notes that *''The proposed Neighbourhood 7 Longview, Ballyvolane, 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.''* The *AA Screening* concludes that there are no potential significant impacts as a result of the Proposed Development. **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;** The site is not known to be located within or connected to such an area. **Densely populated areas** The Proposed Development is located within an emerging residential neighbourhood that is currently under construction. The site is subject to ZO2 zoning objective which facilitates and supports the Proposed Development.	

		Therefore, there are no anticipated significant effects on the environment in relation to the geographic location of potentially densely populated areas at the operational phase of the development. There are likely to be localised, short-term impacts as a result of the construction phase of this development but given the short-term nature of these works it is not considered to be a significant impact. **Landscapes and sites of historical, cultural or archaeological significance** This area was previously surveyed/tested as part of compliance under ACP Ref. 306325-20 / Excavation Licence No. 22E0430. The testing programme demonstrated that the lands "have been subject to intensive tillage agriculture for many decades and these practices have quite literally left their mark on the underlying substrata. Excluding the evidence of this agricultural activity, the subsoil across the tested area was exceptionally sterile. No artefacts, features or deposits that could be considered to be archaeological in nature were revealed during the testing programme". The relevant testing report (and other reports for adjacent lands under An Bord Pleanála Ref. 306325-20) have been submitted to Cork City Council under compliance submissions. The most recent report prepared and submitted was that for Excavation Licence No. 22E0430 / An Bord Pleanála Ref. 306325-20, prepared by Mr David Murphy of this office and undertaken in January 2023. As such, there is not considered to be any impacts on any sites of historic interest.	

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, 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—*		
(a)	*the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),*	Any potential impacts are likely to be limited to the Subject Site of the Proposed Development and sensitive receptors, including the emerging residential dwellings in the immediate proximity of the site. As previously outlined, there may be possible short-term nuisances as a result of noise and pollution. These are not likely to be at such a quantity or of such a significance that would warrant the completion of a sub threshold EIAR. Noise and dust or pollution will be subject to standard mitigation measures as per typical construction projects. The CEMP outlines mitigation measures and monitoring proposals that will safeguard against negative environmental effects during the construction phase of the Proposed Development. The CEMP details construction traffic controls and management proposals that will safeguard against negative environmental effects and ensure the safe and efficient operation of the local road network during the construction phase of the Proposed Development.	No

		There are no operational impacts that would be likely to cause significant effects on the environment in terms of population and human health or watercourses.	
(b)	*the nature of the impact,*	**Population and Human Health** There is an element of risk to human health related to all construction projects as during the construction phase there is potential for impacts relating to dust generation, and noise and vibration from construction activities, however, due to the type and size of the Proposed Development and with the implementation of an approved Contractor's CEMP and CTMP, which will include inherent environmental controls, regulatory controls and best practice measures, no likely significant effects are anticipated to human health during the construction phase of the Proposed Development. With respect to the operational phase, the Proposed Development will have the surrounding road network will have minimal impact on the current operational capacity of the surrounding road network of roads and junctions, as confirmed in the *Traffic and Transport Statement* prepared by MHL and submitted with the application. **Biodiversity** Due to the absence of impact pathways between the SACs and SPAs and the Site, and the intervening distance between the site boundary and the watercourses that flow into these SACs and SPAs and the localised nature of the Proposed Development, it is concluded that there is not likely to be a significant environmental impact. The submitted EcIA also notes the importance of hedgerows given their value to wildlife and biodiversity but notes that their removal will result in only a minor adverse effect in the short but with the implementation of the proposed landscaping, there will be a net gain in native hedgerow and tree species in the medium to long term **Land, Soils and Hydrology** As set out in the CEMP, if material exported from the site is not properly managed or handled correctly it could impact on the water and soil environments. Groundwater can become contaminated with pollutants from the construction activities that take place on site and there is the potential for silt water to arise from any excavations, exposed ground, stockpiles, and access roads if the proper mitigation measures are not in place. With standard construction practices and mitigation measures outlined in a Contractor CEMP, there no expected significant impacts as are result of the Proposed Development. During the construction phase, water demand for the Proposed Development will be minimal. Control measures relating to surface water run-off during construction will follow best practice as indicated in the CEMP to ensure there is no pollution as a result of the Proposed Development into watercourses or the water network. During operational phase, water use would be as expected for a residential development. Confirmation of Feasibility has been provided by Uisce Éireann indicating the suitability of the proposal. **Air Quality**	No

		Air quality is most likely to be impacted as a result of dust emissions arising from: • Site clearance; • Earthworks; • Stockpiling of excavated materials; • Use of the on-site crusher for processing materials for recycling/reuse; • Handling of construction materials; and • Construction traffic movements. With the implementation of mitigation measures set out in the CEMP, the residual impacts will be short term, direct, negative and imperceptible. There will be no significant impacts. Given the nature of the Proposed Development and the limited operational phase traffic, potential effect of the Proposed Development on ambient air quality, and human health, in the operational is considered long-term, direct, imperceptible and not significant. There are no significant impacts as a result of the Proposed Development. **Noise & Vibration** The construction phase of the Proposed Development has the potential to increase noise levels at noise sensitive locations surrounding the Proposed Development. Construction noise and vibration and noise from traffic will be the highest noise emissions associated with the application. With the implementation of mitigation measures including restricted hours of work the residual impacts are considered to be temporary, negative and slight. There are no significant impacts anticipated. **Waste** The key phase regarding resource and waste management is the construction phase. Waste generated from the construction works onsite should be controlled, transferred and disposed of in accordance with the relevant waste management acts and associated regulations. The submitted CEMP includes measures for the management of all waste associated with the Project. Any waste produced as part of the Proposed Development will be dealt with in a sustainable manner and in accordance with the Waste Management Act 1996 (S.I. No. 10 of 1996) and the Waste Management (Amendment) Act 2001. Where waste materials would be taken offsite for segregation or disposal, it has been assumed the contractor would ensure this is undertaken by a licensed haulier under chain of custody procedures to an appropriately licensed waste facility. The appointed contractor will consider the EPA guidance (2021) 'Best Practice Guidelines for the Preparation of Resource Management Plans for Construction & Demolition Projects'. In terms of the operational phase of the development, there will be standard waste associated with residential development.	

		In line with the above the production of any waste associated with the Proposed Development is not anticipated to cause significant, or adverse effects. **Heritage and Archaeology** The site has been subject to an Archaeological Assessment and no archaeological features are recorded on site or on adjacent lands. **Traffic & Transport** The Traffic and Transport Technical Note submitted with the application outlines the potential traffic impact at operation stage which is not unusual in the context of the provision of residential development. The note identifies the intention to promote sustainable modes of transport to encourage sustainable commuting habits. In terms of construction, the CEMP outlines traffic management measures to limit any adverse impacts.	
(c)	*the transboundary nature of the impact,*	Given the nature and geographical extent of the potential impacts of the Project there is no scope for any cumulative trans-frontier impacts to occur.	No
(d)	*the intensity and complexity of the impact,*	With the implementation of appropriate mitigation measures, such as the implementation of a CEMP, it is not anticipated that Proposed Development will result in significant effects to the existing environment.	No
(e)	*the probability of the impact,*	With the implementation of an approved Contractor's CEMP and associated inherent controls, regulatory controls and best practice measures as well as those mitigation measure outlined within accompanying documents to the planning application the potential impacts are anticipated to be not significant. It is considered the likelihood of significant impacts on the receiving environment is low and no long-term impacts are anticipated as a result of the Proposed Development. In terms of operational impacts, there are no significant adverse impacts anticipated.	No
(f)	*the expected onset, duration, frequency and reversibility of the impact,*	The development works are being undertaken in accordance with the CEMP. The construction works are expected to last 48-60 months subject to market demands. 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.	No

(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*	There is potential for cumulative impacts such as temporary and transient impacts from noise, road traffic and dust to occur. However, with the implementation of an approved Contractor CEMP and associated inherent controls, regulatory controls and best practice measures cumulative impacts are considered unlikely to be significant. Once operational, cumulative visual effects are not deemed to be significantly adverse.	No
(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.	No

4.6 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 neighbourhood and creche on what is currently greenfield land	**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 a 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** The Project will use land and construction materials. The Project will use land and construction materials. A professional land surveyor shall be appointed to confirm existing ground levels prior to undertaking any groundworks. 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?	**No**	**No** There are no contaminated substances expected on the site that would cause a risk to human health or the environment. The safe disposal of any construction material is essential to mitigating any risk. 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. It is not anticipated that there will be any significant effects on the environment. Operational phase waste will be small scale in nature and dealt with as set out in the enclosed Operational Waste Management Plan.

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 wasters or the sea?	**Yes** During the construction stage there is 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 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** The site is currently vacant with no one living or working there at present.	**No** Given the site is vacant, there will be no impacts to existing residents or employees. The expansion of the emerging Longview neighbourhood is considered a public benefit through the construction of homes and the creation of a new community in an otherwise under-utilised site within the city boundary.
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?	**Yes** There are recently permitted development proposals recently permitted within the vicinity of the subject site as set out in Appendix A	**No** All permitted 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	**No**	**No**

for their ecological, landscape, cultural or other value, which could be affected by the project?		
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** Greenleaf Ecology has prepared the enclosed AA Screening. As stated within the screening: *''The proposed Neighbourhood 7 Longview, Ballyvolane, 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.''* The submitted EcIA also notes the importance of hedgerows given their value to wildlife and biodiversity but notes that their removal will result in only a minor adverse effect in the short but with the implementation of the proposed landscaping, there will be a net gain in native hedgerow and tree species in the medium to long term.
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 recreation or other facilities, which could be affected by the project?	**No** The site is private land and not currently publicly accessible	**No**

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?	**No**	**No** The Traffic and Transport Technical Note submitted with the application outlines the potential traffic impact at operation stage which is not unusual in the context of the provision of residential development. The note identifies the intention to promote sustainable modes of transport to encourage sustainable commuting habits. In terms of construction, the CEMP outlines traffic management measures to limit any adverse impacts.
18. Is the project in a location where it is likely to be highly visible to many people?	**Yes** The construction works will be visible to people living and working in the surrounding area. The completed development will also be visible from nearby streets and from certain views in the surrounding area.	**No** The visual impact of the construction phase will be temporary and therefore not significant. The operational phase will a change in the visual impact of the area given that the site is currently greenfield. However, the scheme is sensitively designed and not in an area where there is a landscape designation. On balance, the provision of housing is considered to be a positive impact.
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** The site does not contain any protected structures and is not in an ACA.	**No**
20. Is the project located in a previously undeveloped area where there will be loss of greenfield land?	**Yes** The site is a greenfield site which is currently subject to temporary construction works and material handling for phases of the adjacent construction project.	**No** The site is primarily a greenfield site. However, the site is zoned *ZO2 New Residential Neighbourhoods* with the zoning objective stating*:* *"To provide for new residential development in tandem with the provision of the necessary social and physical infrastructure."* The Proposed Development complies with the relevant zoning and objectives set out in the Development Plan.
21. Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce,	**Yes** The wider Longview development is currently under construction.	**No** There will be temporary impacts on the surrounding area during the construction stage, particularly in terms of visual impact; access; noise and dust. Best practice

recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?		construction practice and management will ensure no such impacts are significant. Given the proposal is an expansion of the emerging neighbourhood, 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?	**Yes** Housing is under construction as part of the adjacent SHD development	**No** There will be temporary impacts on 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 proposal is an expansion of the emerging neighbourhood, it is considered that the operational phase will not result in significant impacts.
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**	**No** Refer to Item No. 21 above.
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?	**Yes** Housing is under construction as part of the adjacent SHD development	**No** Noise during construction is not likely to have any significant impact given the distance between the facilities and the construction site. Best practice construction measures will be employed and no significant impacts are likely on that basis. No impacts are envisaged during the operational phase of the development.
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**

5.0 CONCLUSION

This *EIA Screening Report* 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 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);
- 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 addition, an *AA Screening Report* has been prepared by Greenleaf Ecology which concluded that on the basis of the best scientific knowledge available and objective information, the possibility of any significant effects on European sites, whether arising from the project itself or in combination with other plans and projects, can be excluded in light of European sites' objectives.

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.

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