



h w p l a n n i n g

Environmental Impact Assessment Screening

Proposed Strategic Housing Development,
Banduff, Cork

Client: Miata Limited

June 2020

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Introduction

1.1: Purpose of the statement

This Environmental Impact Assessment Screening has been prepared by HW Planning on behalf of Miata Limited to determine whether an Environmental Impact Assessment Report (EIAR) is required for a Strategic Housing Development (SHD) at Banduff, Cork.

The EIA process is iterative in nature and this statement has been prepared pursuant to the Section 5(5) statement of possible environmental effects which was produced at the pre-application consultation stage for Strategic Housing Developments (SHD). This statement should be read in conjunction with other application documents including the Statement of Consistency, Appropriate Assessment screening, Ecological Impact Assessment, Visual Impact Assessment, Sit Specific Flood Risk Assessment and Construction and Environmental Management Plan.

Environmental Impact Assessment (EIA) is a procedure under the terms of European Directives on the assessment of the effects of certain public and private projects on the environment. In accordance with the provisions of Part X of the Planning and Development Act 2000 (as amended), an EIA shall be carried out in respect of an application for development which is specified in Schedule 5 of the Planning and Development Regulations 2001 (as amended) [the Regulations]. A mandatory EIA is required for developments which fall within the remit of Schedule 5.

In addition, a 'sub-threshold' EIA may be required, if the Planning Authority determines that the development would be likely to have significant effects on the environment. Schedule 7 of the Regulations details the criteria for determining whether a development would or would not be likely to have significant effects on the environment considering the characteristics of the proposed development, its location and characteristics of potential impacts.

Having regard to the above, the first step in the EIA process is to undertake a screening exercise to determine whether or not EIA is required for a particular project. This report considers same relative to European best practice guidance on such matters.

Article 4(4) of the Directive 2014/52/EU introduces a new Annex IIA to be used in the case of screening determinations. Annex IIA of Directive 2014/52/EU requires that the following information be provided by a developer in respect of projects listed in Annex II:

"1. A description of the project, including in particular:

a) a description of the physical characteristics of the whole project and, where relevant, of demolition works.

b) a description of the location of the project, with particular regard to the environmental sensitivity of geographical areas likely to be affected.

2. A description of the aspects of the environment likely to be significantly affected by the project.

3. A description of any likely significant effects, to the extent of the information available on such effects, of the project on the environment resulting from:

a) the expected residues and emissions and the production of waste, where relevant.

b) the use of natural resources, in particular soil, land, water and biodiversity.

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

Project Details

2.1: Characteristics of the Proposed Development

The construction of construction of 162 no. residential units comprising 74 no. 2-storey terraced dwelling houses (19 no. 2-bedroom, 49 no. 3-bedroom and 6 no. 4-bedroom) & 88 no. apartments (6 no. 1-bedroom and 82 no. 2-bedroom) to be provided in 22 no. 3-storey corner blocks. The proposed development will also include a crèche, 2 proposed pedestrian bridges across the Glen River with associated pedestrian amenity paths, landscaping and all ancillary site development works at Banduff Road, Banduff, Co. Cork. Access to the proposed development will be from 2 shared vehicular and pedestrian entrances from the Banduff Road and 2 no. pedestrian entrances from the North Ring Road (R635).

2.2 Description of Location of the Site

The subject site is located in the north eastern environs of Cork City on the northern side of the R635 North Ring Road. The lands are traversed east to west by the Glen River which formed the administrative City boundary up until the extension of same in May 2019. The Glen River joins the River Bride (a tributary of the River Lee) at Blackpool to the west of the site. The area is dominated by suburban residential housing with 2 nearby neighbourhood centres at Mayfield and Ballyvolane.

There are no national monuments located on the subject lands. However a historic ringfort or rath is located on adjacent lands to the north.

The subject site is generally remote from designated Natura 2000 sites, with Cork Harbour Special Protection Area (SPA) approximately 2 km away to the east at its closest point and separated by topography. The Great Island SAC is located approximately 6.2 km east of the site at its nearest point.

2.3 Description of Aspects of the Environment Likely to be significantly affected by the project

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

- Population growth resulting in increased demand for waste infrastructure, water supply and impacting potable water quality.
- Construction traffic contributing to traffic congestion and road safety hazards on the local road network.
- Additional traffic on local road network once scheme is operational.
- Adverse health and amenity effects arising from noise pollution during demolition and construction phase.
- Possible landscape and visual impacts.
- Potential for increased flood risk downstream due to addition of hard standing areas.

- Potential need to dispose of contaminated soil at Construction stage owing to previous onsite uses.
- Increased demand on recreation and amenity services in the vicinity.
- Potential to impact on the nearby Glen River watercourse.
- Possible effects include a risk of inadequacy or malfunction of the sewage system resulting in contamination, odour and potential human health impacts. A lack of capacity in the water or sewer network, could result in a lack of supply to residential units.
- A lack of capacity in the electricity, gas and telecommunications networks could result in shortages, outages, and disruptions in services for local residents.

These matters, and others identified as part of the preparation of the Section 5(5) report for the pre-consultation request have been considered in full as part of the design and assessment of the subject proposal, with a range of positive measures produced in response, including:

- Provision of detailed Landscape Design Proposals including details of provision of amenity walkways along the Glen River in the southern portion of the site.
- Provision of an Ecological Impact Assessment, AA screening and Arboricultural Assessment.
- Provision of a Traffic and Transport Assessment.
- Preparation of a Site Specific Flood Risk Assessment.
- Preparation of a Construction and Environmental Management Plan.
- Preparation of a Landscape and Visual Impact Analysis.

2.4. Expected Residues / Emissions / Production of Waste

It is expected that there will be some normal residues/emissions during the construction stage. Standard dust and noise prevention mitigations measures as per the majority of planning applications of all scales will be employed and monitored. As such, pollution and nuisances are not considered likely to have the potential to cause significant effects on the environment. Construction will be guided by a Construction and Environmental Management Plan. There will be some waste produced in the construction of the proposed scheme, but this will be subject to normal controls. It will be disposed of using licensed waste disposal facilities and contractors. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant effects on the environment. During the operational phase, everyday waste and recycling from residential dwellings will be disposed of by approved licensed waste disposal contractors. There are no significant mitigations measures or methods to be undertaken in order to reduce likely significant effects on the environment in order to complete the proposed scheme. Any mitigations measures to manage noise, dust and/or pollution during the construction and operational phases are subject to standard policies and practices.

2.5. Use of Natural Resources – Soil / Land / Water / Biodiversity

There will be no significant likely effects on the environment in relation to natural resources in the area. The main use of natural resources will be land. However, the land is in an urban context and already of a brownfield nature. The scale of natural resources used both in construction and operation is not such that would cause concern in terms of significant likely effects on the environment. The development will not result in high demand for water use.

As outlined in the prepared Appropriate Assessment screening, there is no likelihood of significant effects on the nearest European sites, namely the Great Island Channel SAC or the Cork Harbour SPA.

Assessment of EIA Requirement

3.1. Annex III Criteria

Article 93 and Schedule 5 of the 2001 Planning and Development Regulations sets out the classes of development for which a planning application must be accompanied by an Environmental Impact Assessment Report (EIAR).

Part 1 and Part 2 Schedule 5 of the Planning and Development Regulations, 2001 defines the categories and thresholds of developments requiring EIA. The subject proposal does not come under any of the stipulated categories contained in Part 1.

The proposed development for residential housing, a creche and ancillary works falls within the category of an 'Infrastructure Project' under Schedule 5 (10) (b) of the Planning and Development Regulations, which provides that a mandatory EIAR must be carried out for the following projects:

"b)

(i) Construction of more than 500 dwellings

(ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.

(iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.

(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

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

The proposed development does not trigger a requirement for mandatory EIA because:

- At 162, the number of individual residential units falls below the threshold of 500 dwellings.
- The site area at 7.48 ha is below the 10 ha threshold for built up areas outside business districts. The developable area of the site is just 4.25 hectares.

Schedule 7 of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIA should be undertaken. This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. EU Directive 2014/52/EU provides a

revised Annex III and its transposition into national legislation is mandatory. Accordingly, the following provides a screening statement of the proposed development against the Annex III criteria of 2014/52/EU.

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Appendix A – Schedule 7

Preliminary Screening Summary

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
1. Characteristics of proposed development The characteristics of the proposed development, in particular		
- the size of the proposed development	<p>The development is likely to provide for a defined construction period. The construction works themselves will be confined to an area of approximately 4.25 ha and will be subject to a Construction and Environmental Management Plan to mitigate potential impacts.</p> <p>[No significant negative impact likely]</p>	<p>The concept has been devised in design terms relative to applicable heights, urban grain, topography and relationship with adjacent developments. The scale is appropriate for a sustainable urban development on an edge of centre site. The design of the project will deliver significant positive benefits relative to the 'do-nothing' scenario through the development of a currently vacant site.</p> <p>[No significant negative impact likely]</p>
- the cumulation with other proposed development	<p>The site forms part of the Ballyvolane Urban Expansion Area it is likely that other construction projects will commence in this area in the near future, including the recently permitted Longview Estates scheme (ABP 306325-20). The prepared Construction and Environmental Management plan provides for appropriate traffic management and waste management procedures in such a scenario.</p> <p>(No significant negative impact likely)</p>	<p>The proposed uses are consistent with the land use zoning of the site and compatible with adjacent land-uses, as enshrined in adopted planning policy. The development will positively integrate with other plans and projects once operational.</p> <p>[No significant negative impact likely]</p>
- the use of natural resources, in particular land, soil, water and biodiversity.	<p>Energy, including electricity and fuels, will be required during both the demolition and construction phase. No development is proposed below ground level. Construction will use various raw materials. No out of the ordinary use of natural resources is likely during the construction process.</p> <p>[No significant negative impact likely]</p>	<p>Water, consumption of electricity, energy related to the residential uses. No out of the ordinary use of natural resources is likely during the operation phase.</p> <p>[No significant negative impact likely]</p>
- the production of waste	<p>Waste will be generated during site clearance and construction phases and these will be typical of development of this nature. Site clearance may result in uncovering of contaminated materials owing to previous use of site as a landfill. These materials will be removed from site according to best practice and as outlined in the accompanying Construction and Environmental Management Plan prepared by Enviroglan as well as the Soil Assessment Report prepared at pre-consultation application stage.</p> <p>[No significant negative impact likely]</p>	<p>Domestic waste will be generated from the proposed residential units, the disposal of which will be informed by a waste/refuse management strategy for the site. Related practices are unlikely to cause unusual, significant or adverse effects.</p> <p>[No significant negative impact likely]</p>
- pollution and nuisances	<p>Redevelopment of site will increase traffic in the area for the duration of the construction phase. Temporary noise, dust and vibration impacts are being considered as part of the construction and environmental management plan.</p>	<p>The proposal will give rise to an increase in traffic and visitor numbers to/from site. A Traffic and Transport Assessment has been prepared to assess the extent of any impacts.</p> <p>An Operational Waste Management Plan will put in place measures to avoid/ and or mitigate pollution from operational waste. Shared bin storage for the apartments will be incorporated into the scheme and will be facilitate ease of servicing the site.</p>

		Surface water management proposals for the site are being designed in accordance with best practice SuDS measures as outlined in the accompanying Civil Engineering Report. (No significant negative impact likely)
	[No significant negative impact likely]	
- the risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge	None foreseen, subject to strict compliance with standard environmental controls. [No significant negative impact likely]	None foreseen, subject to compliance with building and fire regulations. [No significant negative impact likely]
- the risk to human health (for example due to water contamination or air pollution)	Given the historical use of site as a landfill for construction and demolition waste, there is potential for negative effects from soil contamination. Recommendations to treat the site in advance of development commencing and measures to prevent any potential impacts, are outlined in the Soil Assessment Report prepared by Enviroglan and submitted at pre-consultation stage. Further details in relation to land contamination are contained in the Construction and Environmental Management Plan accompanying the application. Additional noise and dust from temporary construction works may be experienced by residents and other property users in the vicinity. This can be effectively managed, having regard to the nature of the project and the site's location within an urban settlement, with existing established and historical background noise. On completion of works, noise and dust levels will return to background levels. Standard water control measures will ensure that run-off of sediment or other pollutants will not enter the watercourse therefore the proposed project will not have any impact on water quality. [No significant negative impact likely]	None. The development will not involve the use, storage, transport, handling or production of substances or materials which could be harmful to people and the environment. It is considered that this proposal has the potential to have a long-term beneficial impact on human health as a consequence of facilitating sustainable urban development incorporating public and private open space and amenity areas on lands zoned for development. [No significant negative impact likely]
2. Location of proposed development The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard to:		
- the existing land use	Limited disruption to existing land uses expected during construction phase. The site is presently unoccupied and vacant. [No significant negative impact likely]	The proposed use is compatible with existing land use and consistent with the site zoning as outlined in the Cobh Municipal District Local Area Plan. The proposal will develop an important site, consistent with the zoning bringing it into full active use. [No significant negative impact likely]
- the relative abundance, quality and regenerative capacity of natural resources in the area	The site is not located within any statutory designated area. An Appropriate Assessment (AA) Screening Report has been prepared in respect of designated Natura 2000 sites. This report has actively	The proposed operational phase will not have any out of the ordinary impact on natural resources.

	<p>considered the potential for adverse impacts on qualifying interests, arising from the construction phase.</p> <p>[No significant negative impact likely]</p>	<p>[No significant negative impact likely]</p>
<p>- the absorption capacity of the natural environment, paying attention to the following areas:</p> <ul style="list-style-type: none"> (a) wetlands, (b) coastal zones, (c) mountain and forest areas, (d) nature reserves and parks, (e) areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC, (f) areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded, (g) densely populated areas, (h) landscapes of historical, cultural or archaeological significance 	<p>Key principal natural resources in the area include watercourses (Glen River), and the Special Protection Area, proposed Natural Heritage Areas and the recorded monument of a ringfort/rath. There is an established history of development in the area. The site is not located within any statutory designated area. An Appropriate Assessment (AA) Screening Report has been prepared in respect of designated Natura 2000 sites. Best practice standards, environmental guidelines and mitigation measures will be adhered to in order to avoid potential impacts on natural resources and likely significant effects are not anticipated.</p> <p>[No significant negative impact likely]</p>	<p>Proposed use is compatible with the geographical area. The high quality architectural design will contribute to the urban landscape. The retention and enhancement of the wetland along the Glen River, in conjunction with provision of trees and landscaping planting will assimilate the development in its local context and contribute towards an attractive environment.</p> <p>There are no recorded national monuments within the subject site.</p> <p>[No significant negative impact likely]</p>
<p>3. Characteristics of potential impacts</p> <p>The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in</p>		
<p>- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)</p>	<p>The site is located near a number of urban road junctions. A Construction Traffic Management Plan will be put in place to mitigate negative impacts on traffic flow.</p> <p>[No significant negative impact likely]</p>	<p>The proposal is for 162 units and is sub-threshold for the purposes of EIA [Schedule 5, Part 2, Section 10 (b)(iv) of 2001 Planning and Development Regulations]. Development will be compatible with its urban context and consistent with zoning objectives.</p> <p>With the retention and enhancement of the wetland, in conjunction with provision of trees and landscaping planting, the development will provide amenity benefits to the local area. As confirmed in the accompanying Landscape and Visual Impact Assessment, the proposal not be visible over a wide area.</p> <p>[No significant negative impact likely]</p>
<p>- the nature of the impact</p>	<p>Potential for the human environment to be impacted negatively during the construction phase by way of traffic disruption, noise and dust issues etc. Any impacts will be localised and temporary in nature</p>	<p>Expected benefits to physical, micro and macro environments fostering the envisaged growth of Ballyvolane and the North Cork Environs. The effects will be significant and overtly positive in nature.</p>

	and are not deemed to be significant. These will be proactively managed alongside environmental protection measures. [No significant negative impact likely]	[No significant negative impact likely]
- the transboundary nature of the impact	Given the scale and nature of the proposal, there will be no significant transboundary effects arising from construction of the development [No significant negative impact likely]	No operational phase transboundary impacts are envisaged. [No significant negative impact likely]
- the intensity and complexity of the impact	The intensity and complexity of the construction phase is in keeping with modern construction projects. [No significant negative impact likely]	The operational phase of the development is moderate and will be actively managed. [No significant negative impact likely]
- the probability of the impact	Some level of construction impacts is highly probable, but these will be mitigated by the Construction and Environmental Management Plan. [No significant negative impact likely]	The operational phase will inevitably change the urban environment. Measures are in place to avoid, reduce, or mitigate any likely negative impacts. [No significant negative impact likely]
- the expected onset, duration, frequency and reversibility of the impact.	The construction impacts will commence within approximately 6 months of planning approval. They will be short-term and restricted by planning conditions in terms of the hours of operation. No permanent negative impacts are anticipated as a result of the construction phase of the project. [No significant negative impact likely]	Once constructed, the proposal will be permanent and non-reversible. [No significant negative impact likely]
- cumulation of the impact with the impact of other existing and/or approved projects.	The potential for cumulative effects from other large projects is unlikely. There are limited brownfield sites of this scale available in the immediate vicinity for development. (No significant negative impact likely)	The redevelopment of the subject site is supported by adopted plans and policy objectives which have been subject to Strategic Environmental Assessment. The environmental effect of the proposed development has already been adjudicated on and it has been determined that the types of intended development would be appropriate relative to the subject site and adjacent areas. It is anticipated that the subject proposal will provide for important synergistic and cumulative benefits in the wider area. [No significant negative impact likely]
- The possibility of effectively reducing the impact	There is a strong possibility of reducing potential impacts arising from the construction phase through appropriate project management and the application of identified best practice construction and environmental protection methods. The planned Construction and Environmental Management Plan and associated documents will function as a proactive toolkit to significantly reduce the potential for adverse impacts.	The proposal is being shaped by a number of proactive design measures to reduce the potential for any negative impacts. This includes promotion of sustainable travel modes and the promotion of renewable energy efficiencies. The successful integration of the proposed buildings into the existing environment is being supported by a suitable suite of design techniques and measures, including elevational treatments. It has been objectively concluded that the proposal will provide for long-term beneficial effects of varying degrees.

	[No significant negative impact likely]	[No significant negative impact likely]
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