

Appropriate Assessment Screening Report

Ballydehob, Co. Cork.

May 2022

Prepared for:



Comhairle Contae Chorcaí
Cork County Council



O'DONNELL 
ENVIRONMENTAL

Summary

Project: Residential development at Greenmount Road, Ballydehob, Co. Cork.

Coordinates: V 98778 35138 (IG); 498737 535181 (ITM).

Report by: Tom O'Donnell BSc (Hons) MSc CEnv MCIEEM.

Company Profile: O'Donnell Environmental is an independent environmental consultancy established by Tom O'Donnell in 2019. O'Donnell Environmental is a Chartered Institute of Ecology and Environmental Management (CIEEM) 'Registered Practice' which demonstrates our commitment to high professional standards, accountability and the delivery of the best outcomes for biodiversity and our Clients.

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Table of Contents

Executive Summary	iv
1 Introduction	1
1.1 Appropriate Assessment Process	1
1.2 Legislative Context	2
1.3 Statement of Authority	2
1.4 Description of the Proposal	2
1.5 Do Nothing Scenario	3
1.5.1 <i>Development and Population</i>	3
1.5.2 <i>Wastewater Treatment</i>	3
2 Methodology	6
2.1 Desk Study	6
2.2 Site Visit	6
3 Appropriate Assessment Screening	7
3.1 Description of the Natura 2000 Sites	7
3.2 Hydrological Context	10
3.3 Identification of Potential Impacts on Natura 2000 Sites	10
3.3.1 <i>Potential Construction Phase Impacts</i>	10
3.3.2 <i>Operational Phase</i>	13
3.4 Likely Impacts of the Project on the Natura 2000 Sites	13
3.4.1 <i>Size, Scale & Land-take</i>	13
3.4.2 <i>Resource Requirements (water abstraction etc.)</i>	14
3.4.3 <i>Excavation Requirements</i>	14
3.4.4 <i>Emission (disposal to land, water or air)</i>	14
3.4.5 <i>Transportation Requirements</i>	14
3.4.6 <i>Duration of Operations</i>	14
3.4.7 <i>Cumulative Effects</i>	14
3.5 AA Screening Conclusion	18
4 References	19

Appendices

Appendix A – Photographic Record

Appendix B - Proposed Layout

Executive Summary

Cork County Council propose to develop social housing at Greenmount Road in Ballydehob, Co. Cork.

This report presents the results of a screening assessment, in support of the Appropriate Assessment process. The purpose of the report is to identify whether significant effects on the conservation objectives of any Natura 2000 site are likely to occur.

It is objectively concluded that the proposed project, either individually or in combination with other plans or projects, is not likely to have significant effects on any Natura 2000 site.

1 Introduction

O'Donnell Environmental were commissioned by Cork County Council (CCC) to undertake an Appropriate Assessment (AA) in relation to a proposed development at Greenmount Road, Ballydehob, Co. Cork. This Appropriate Assessment (AA) screening report represents the product of the Appropriate Assessment process.

Cork County Council intends to develop a residential apartment complex at Greenmount Road, Ballydehob which comprises of:

- The construction of a 12-unit apartment complex (8 one-bed apartments and 4 two-bed apartments).
- Removal of portions of hedgerows and ditches to create pedestrian access paths and gates.
- Re-alignment of existing road-edge and ditches and repositioning of road signage.
- The construction of concrete boundary walls and steel mesh fencing.
- Associated ancillary infrastructure including lighting, parking, refuse storage etc.

The site is located at Greenmount Road in the coastal village of Ballydehob, Co Cork. The site is currently classified as greenfield and was formerly used for agricultural purposes. Adjoining land uses include transport (roads), agriculture and residential land uses. The site is bordered by a number of treelines and hedgerows. A site location map is presented in **Figure 1.1**.

This Appropriate Assessment has been undertaken in accordance with the following guidance documents:

- Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites – European Commission Methodical Guidance on the provisions of Article 6(3) and 6(4) of the 'Habitats' Directive 92/43/EEC (European Commission, 2021).
- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (DoEHLG 2009).
- Environmental Assessments and Planning in Ireland. (Office of Planning Regulator, 2021).

This assessment was undertaken in parallel with an Ecological Impact Assessment (EclA) also produced by O'Donnell Environmental.

1.1 APPROPRIATE ASSESSMENT PROCESS

The 'Appropriate Assessment' process that consists of up to four stages, carried out consecutively. This process is summarised as follows:

- Stage 1: A screening assessment is undertaken to identify whether in view of best scientific knowledge and in light of the conservation objectives of the Natura 2000 site(s) significant impacts on a Natura 2000 site(s) are likely to arise from the project or plan in question (individually or in combination with other plan or projects), in the absence of mitigation. If the likelihood of significant impacts cannot be ruled out, or if uncertainty exists, then the process moves on to Stage 2.
- Stage 2: Carried out when a screening assessment determines impacts on the Natura 2000 sites(s) are likely to arise from the project or plan, or where uncertainty exists, and considers

potential mitigation measures to avoid or reduce adverse impacts. The outcome of a Stage 2 and higher assessment is presented in a report known as a Natura Impact Statement (NIS). The NIS is intended to assist the competent authority to conduct the appropriate assessment.

- Stage 3: Carried out to assess alternative solutions when it is considered that mitigation measures will not be able to adequately avoid or minimise potential adverse impacts on a Natura 2000 site(s).
- Stage 4: Carried out to consider compensatory measures when no alternative solutions exist but the proposed activity or development is deemed to be of Imperative Reasons of Overriding Public Interest (IROPI).

1.2 LEGISLATIVE CONTEXT

The Habitats Directive (92/43/EEC) seeks to conserve natural habitats and of wild fauna and flora by the designation of Special Areas of Conservation (SACs) and the Birds Directive (79/409/EEC) seeks to protect birds of special importance by the designation of Special Protected Areas (SPAs). These designations form part of Natura 2000, a network of key conservation sites throughout the European Community. Article 6(3) of the Habitats Directive requires member states to carry out an 'appropriate assessment' of the implications of plans and projects on the Natura 2000 network. The Habitats Directive has been transposed into Irish law and the relevant Regulations are the European Communities (Birds and Natural Habitats) Regulations 2011.

1.3 STATEMENT OF AUTHORITY

Tom O'Donnell BSc (Hons) MSc CEnv MCIEEM is a Chartered Environmentalist and a full member of the Chartered Institute of Ecology and Environmental Management. He was awarded a BSc in Environmental and Earth System Science [Applied Ecology] in 2007 and an MSc in Ecological Assessment in 2009, both from UCC. Tom has 15 years professional experience in the environmental industry, including working on projects such as windfarms, overhead power lines, roads, cycleways and residential developments.

1.4 DESCRIPTION OF THE PROPOSAL

Cork County Council intends to undertake a housing project at the proposed site at Greenmount Road, Ballydehob, Co. Cork. The proposed work will involve the construction of a 12-unit apartment block.

Foul water discharge will connect to existing services in Greenmount Road and will be conveyed to Ballydehob Wastewater Treatment Plant (D0467-01) for treatment while surface water will be discharged from site to an existing surface water drain which discharges to Roaringwater Bay at Ballydehob.

Construction works will be carried out according to the best practice standards detailed in the accompanying 'preliminary Construction and Environmental Management Plan' (pCEMP) (Crocon, 2022).

For the avoidance of doubt, these measures are not required specifically to reduce or avoid a likely significant impact on any European Designated site.

1.5 DO NOTHING SCENARIO

If the proposed development does not proceed, the 'do nothing' scenario is that the existing environment within the site boundary is likely to revert to scrub. Human activity associated with transport, agricultural and residential land uses would continue. Existing surface water drainage patterns would continue as occurs currently.

1.5.1 Development and Population

Development and population trends in Ballydehob would likely continue as currently exists with the overall population remaining static or declining slightly but the number of residential units increasing. The 2016 Census indicated that Ballydehob had a population of 274, which represents a slight decrease of 1% or 3 persons since the previous census in 2011. Between 2010 and 2020 there were 23 dwelling units constructed within the boundary of the village (Cork County Council CDP 2022 - 2028). Cork County Council CDP 2022 - 2028 makes provision for the development of an additional 20 dwelling units within the village of Ballydehob.

1.5.2 Wastewater Treatment

Ballydehob WWTP was constructed in the 1980s and currently provides only primary treatment (septic tank) and has a design capacity of 700 PE (432m³/day). Irish Water's 2020 Annual Environmental Report (AER) for Ballydehob WWTP (Irish Water, 2021) states that in 2020 the plant received a weekly peak load of 405 PE. The Ballydehob WWTP is therefore under-capacity and currently operating at 58% of maximum capacity. The 2019 report stated that the plant received a weekly peak load of 400 PE and therefore was operating at 57% of maximum capacity (Irish Water, 2020).

Despite the fact that Ballydehob WWTP is operating well within its design capacity, the final effluent is non-compliant with relevant Emission Limit Values (ELVs) (Irish Water 2020 & 2021). The 2020 AER for example states that the relevant ELVs were exceeded for Biological Oxygen Demand (BOD) and suspended solids based on six samples taken in 2020.

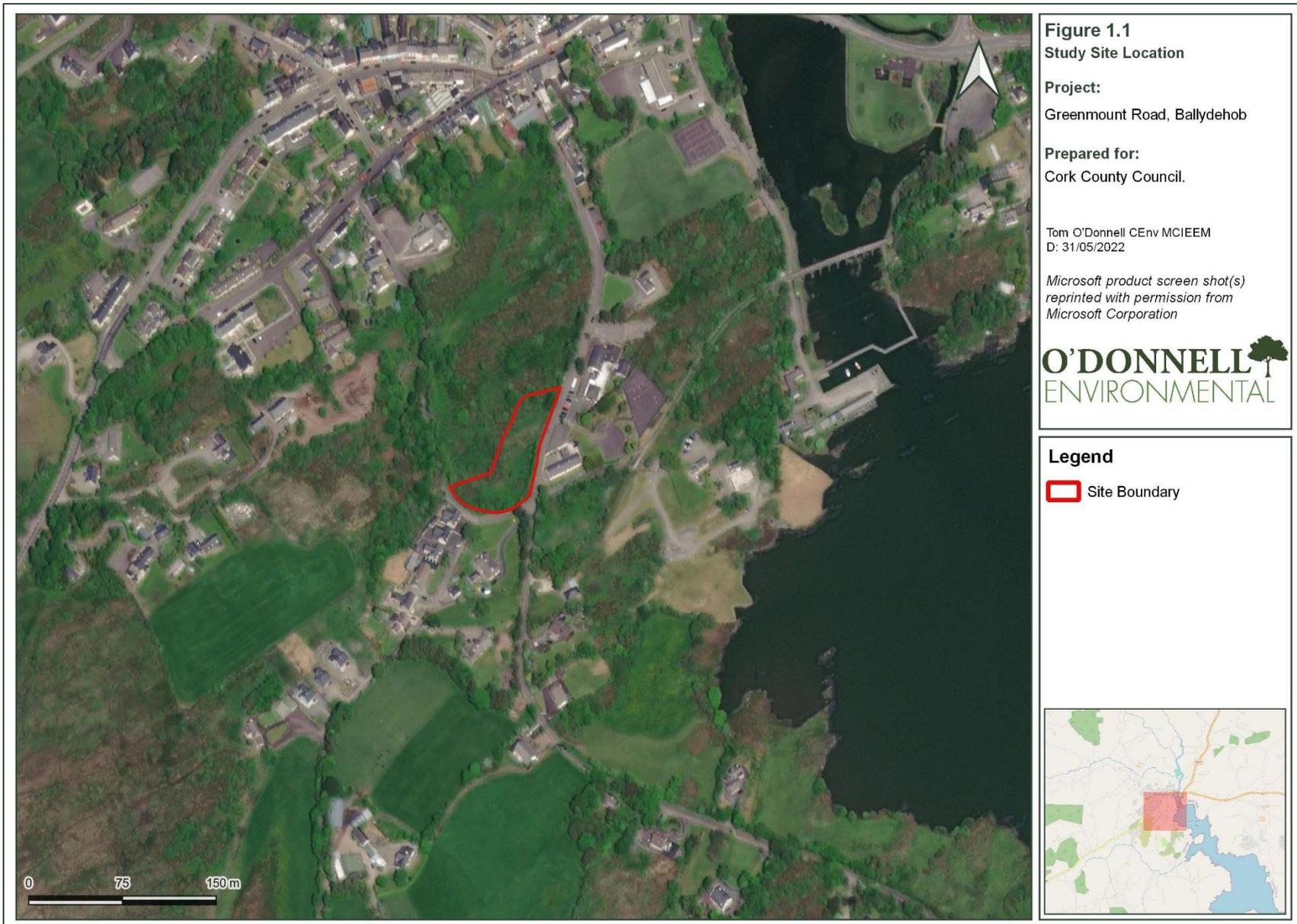
A summary of the influent monitoring (which details the efficiency of the plant to remove pollutants from the raw wastewater) carried out by Irish Water in 2020 is displayed below in **Table 3.3**.

Table 3.3 – Influent Monitoring at Ballydehob Wastewater Treatment Plant in 2020.

Parameters	Number of Samples	Annual Max	Annual Mean
BOD, 5 days with Inhibition (Carbonaceous BOD) mg/l	6	334	120.33
Suspended Solids mg/l	6	780	178.17
COD-Cr mg/l	6	1035	313.33
Hydraulic Capacity	N/A	432	432

Irish Water state that the discharge from the wastewater treatment plant does not have an observable negative impact on the Water Framework Directive status (Irish Water, 2021). EPA carry out environmental monitoring in Roaringwater Bay (site code IE_SW_140_0000) and in their Coastal Water Quality 2018-2020 dataset the bay is categorised as 'Unpolluted'. Coastal Waterbody WFD Status 2013-2018 is described as 'Good' and 'Not at Risk'.

While improvement requirements are currently under consideration in relation to Ballydehob WWTP, ambient monitoring of transitional and coastal receiving waters indicates that discharge from the WWTP does not have an observable negative impact on water quality while WFD status remains 'good' at the relevant monitoring point.



2 Methodology

This Appropriate Assessment was informed by desk-based and site-based assessments.

2.1 DESK STUDY

A desk study was carried out to collate relevant available information including the following:

- National Parks and Wildlife Service (NPWS) (online).
- National Biodiversity Data Centre (NBDC) (online)¹.
- The Environmental Protection Agency (EPA) (online).

2.2 SITE VISIT

A site visit was carried out by John Deasy on 18th November 2021, and a follow up site visit was carried out by Tom O'Donnell and Donnachadh Powell BSc (Hons) on 23rd February 2022.

¹ Accessed 24th November 2021

3 Appropriate Assessment Screening

The proposed site is currently cleared of vegetation and previously had been colonised by regenerating scrub following cessation of agriculture. The site is bordered by a local road with treelines and hedgerows present on the boundaries. The proposed development is not directly connected with or necessary for the management of any Natura 2000 site.

3.1 DESCRIPTION OF THE NATURA 2000 SITES

The proposed site is not located within a Natura 2000 site. Six Natura 2000 sites are located within 15km of the study area (**Table 3.1**). Roaringwater Bay and Islands SAC (Site Code: 000101) is the closest Natura 2000 site which is situated approximately 185 meters east of the proposed development site and is shown in **Figure 3.1**. The qualifying interests/special conservation interests and conservation objectives of the Natura 2000 sites in the 15km hinterland are summarised in **Table 3.2**.

Table 3.1 - Natura 2000 sites within 15km.

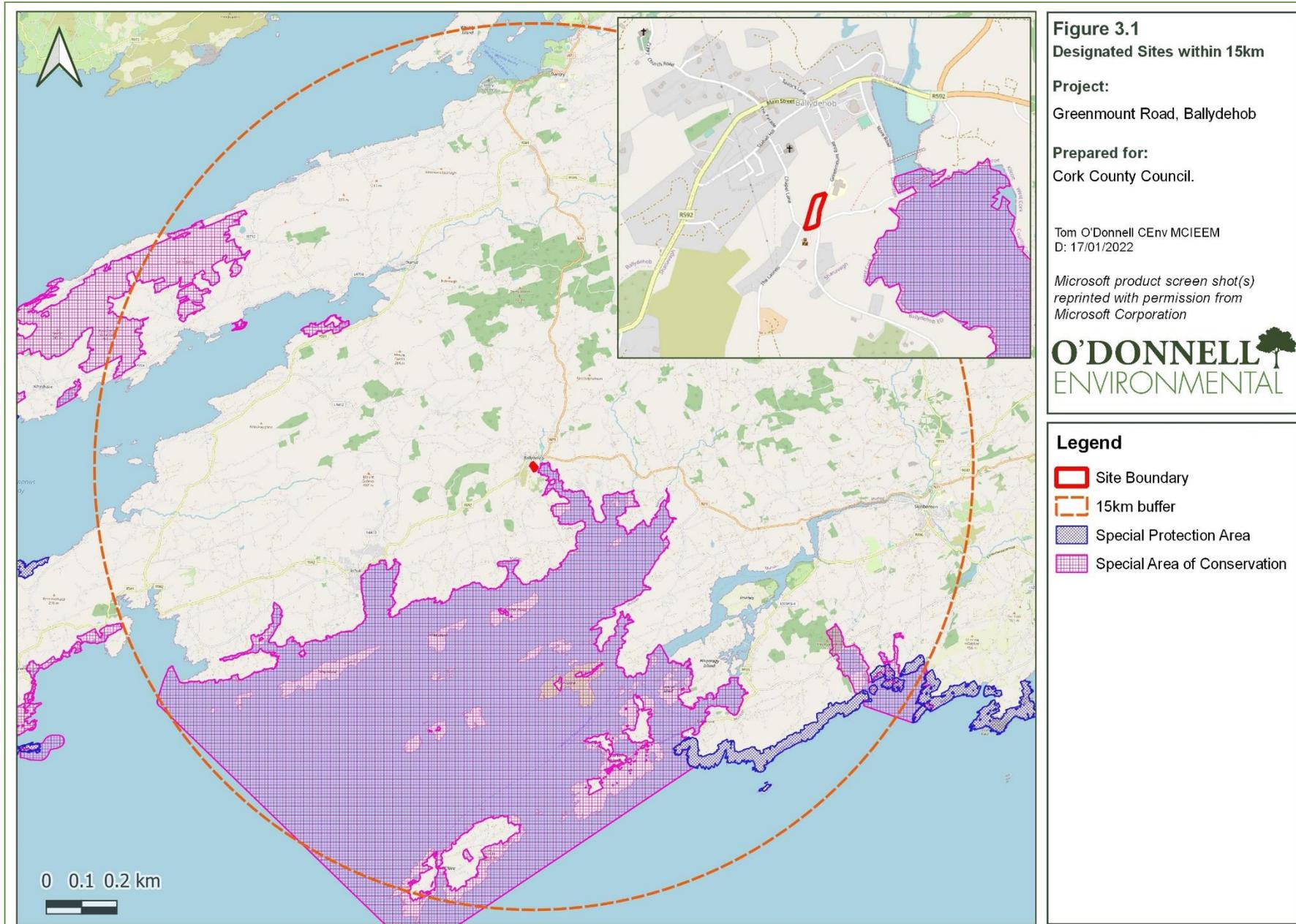
Site Name	Site Code	Distance (km)
Roaringwater Bay and Islands SAC	000101	0.18
Dunbeacon Shingle SAC	002280	7.95
Reen Point Shingle SAC	002281	10.96
Lough Hyne Nature Reserve and Environs SAC	000097	11.45
Sheep's Head SAC	000102	12.04
Sheep's Head to Toe Head SPA	004156	10.57

No further sites, beyond the standard 15km search area are considered to be relevant to the current assessment due to the nature and scale of the proposed project and the lack of a viable source-receptor pathway between the proposed site and any other Natura 2000 sites.

Table 3.2 - Natura 2000 Site Details.

Site Name & Code	Conservation Objectives and Qualifying Interests	Minimum Distance from Site (km)
Roaringwater Bay and Islands SAC (000101)	<p>The conservation objective of this site is to restore the favourable conservation condition of the followings qualifying interests:</p> <ul style="list-style-type: none"> • Large shallow inlets and bays [1160] • Reefs [1170] • Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] • European dry heaths [4030] • Submerged or partially submerged sea caves [8330] • Harbour Porpoise (<i>Phocoena phocoena</i>) [1351] • Otter (<i>Lutra lutra</i>) [1355] • Grey Seal (<i>Halichoerus grypus</i>) [1364] 	0.18
Dunbeacon Shingle SAC (002280)	<ul style="list-style-type: none"> • Perennial vegetation of stony banks [1220] 	7.95

Site Name & Code	Conservation Objectives and Qualifying Interests	Minimum Distance from Site (km)
Reen Point Shingle SAC (002281)	<ul style="list-style-type: none"> Perennial vegetation of stony banks [1220] 	10.96
Lough Hyne Nature Reserve And Environs SAC (000097)	<ul style="list-style-type: none"> Large shallow inlets and bays [1160] Reefs [1170] Submerged or partially submerged sea caves [8330] 	11.45
Sheep's Head SAC (000102)	<ul style="list-style-type: none"> Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] European dry heaths [4030] Kerry Slug (<i>Geomalacus maculosus</i>) [1024] 	12.04
Sheep's Head to Toe Head SPA (004156)	<ul style="list-style-type: none"> Chough (<i>Pyrhocorax pyrrhocorax</i>) [A346] Peregrine (<i>Falco peregrinus</i>) [A103] 	10.57



3.2 HYDROLOGICAL CONTEXT

The proposed site is located in the Bandon-Ilen Catchment, Catchment ID 20, sub-catchment *EntrepriseCentreSkull_SC_010*. The EPA undertakes survey of the water quality of estuaries and near shore coastal waters and based on this they categorise the water quality of the coastal area east of the proposed site known as Roaringwater Bay (*IE_SW_140_0000*) as having “Good” status (Coastal Waterbody WFD Status 2018-2020).

The site is not directly bordered by any watercourses. Two rivers are situated within close proximity to the site and both flow into Ballydehob Bay. The Shanavagh River (*IE_SW_20S360700*) is the most proximal and is located approximately 840 meters to the south of the proposed site. Four watercourses flow to the north of the proposed development which are classified under the same code: *IE_SW_20K050700* (referred to as Knockroe River on the www.catchments.ie website), is situated approximately 430 meters northwest of the proposed site at its closest point. The WFD risk status of Shanavagh River is currently ‘Unassigned’ and ‘Under review’, while the Knockroe River is ‘Not at risk’ (River Waterbody WFD Status 2013-2018). Based on assessment of topography and analysis of EPA mapping the site drains away from these rivers and is not hydrologically connected to either watercourse.

The ground waterbody at the site location (Skibbereen-Clonakilty, *IE_SW_G_085*) has an overall groundwater status of ‘Good’ (Ground Waterbody WFD Status 2013-2018).

3.3 IDENTIFICATION OF POTENTIAL IMPACTS ON NATURA 2000 SITES

Consideration is given here to identifying any aspects of the proposal which could be likely to impact on the relevant Natura 2000 sites (identified above), and to identifying if uncertainty exists as to likelihood of occurrence.

The likelihood of effects is assessed considering a number of indicators including:

- Habitat loss
- Habitat alteration
- Habitat or species fragmentation
- Disturbance and/or displacement of species
- Water quality and resource.

3.3.1 Potential Construction Phase Impacts

3.3.1.1 Direct habitat loss or deterioration

The proposed works are not located within a Natura 2000 site. No resource requirements (including water abstraction) from Natura 2000 sites are proposed. Therefore, no direct habitat loss will occur.

3.3.1.2 Indirect habitat loss or deterioration

Habitat loss or deterioration of the ecological status of designated sites can occur from the indirect effects of contaminated run-off or discharge into the aquatic environment, through siltation, nutrient release and/or contamination. Should habitat loss or deterioration of the ecological status of the relevant Natura 2000 sites occur, a negative impact on the qualifying interests of the relevant designated sites may result.

Given the nature and scale of the proposed development, the distances involved and the considerable assimilation capacity available in relation to water-borne pollution, the potential for indirect habitat loss or deterioration for all Natura 2000 sites, other than Roaringwater Bay and Islands SAC, are eliminated.

The potential for likely significant impacts on the qualifying interests of Roaringwater Bay and Islands SAC are discussed further below.

A 'Natura 2000 Standard Data Form' is produced by NPWS for each Natura 2000 site and details the main threats, pressures and activities with impacts on the site. **Table 3.3**, below, details the main threats, pressures and activities with impacts on Roaringwater Bay and Islands SAC and all relate to impacts and activities occurring inside the designated site.

Table 3.3 - Threats, Pressures and Activities with impacts on the Roaringwater Bay and Islands SAC (NPWS, 2020).

Description	Code	Rank*	Positive / Negative
Fire and fire suppression	J01	H	Negative
Non intensive grazing	A04.02	M	Both
Marine and Freshwater Aquaculture	F01	H	Negative
Restructuring agricultural land holding	A10	L	Negative
Removal of beach materials	C01.01.02	L	Negative
Stock feeding	A05.02	L	Negative
Abandonment of pastoral systems, lack of grazing	A04.03	L	Negative
Fishing and harvesting aquatic resources	F02	H	Negative
Human intrusions and disturbances	G	L	Negative

* Rank: H = high, M = medium, L = low

Habitats listed as Qualifying Interests in Roaringwater Bay and Islands SAC (e.g. Vegetated Sea Cliffs or the Atlantic of Baltic Coasts [1230], Reefs [1170]) do not exist within a significant proximity to the existing foul and surface water outfalls where they may be affected by the project. Reefs [1170] habitat is found approximately 540 meters east of the proposed site, but these are situated at the opposite end of the bay.

The animal species listed as qualifying interests for the Roaringwater Bay and Islands SAC are robust mobile species (Otter, Grey Seal and Harbour Porpoise) that do not currently face pressures such as those that may occur during the proposed works. Otters are relatively successful in Ireland and their numbers remain stable. Pollution of watercourses can indirectly impact Otters via changes to abundance of prey food sources. Grey Seals remain within the SAC all year with a minimum population estimate range of 116-149 (NPWS). Harbour Porpoises are resident in the SAC and are regularly observed all year. Population estimates from 2008 describe individual numbers as being between 117 and 201. The main threats to Harbour Porpoises and Grey Seals are from Geotechnical surveying and a reduction in food sources due to intensive commercial fishing. The future prospects for these species are 'Good' as most pressures affecting Harbour Porpoises and Grey Seals are local and this is a highly motile species (NPWS, 2019b).

3.3.1.3 Surface Water

The construction phase of the proposed development will involve site preparation (e.g., excavation). Construction phase works often have the potential to result in sediment run-off during prolonged heavy rain where excavated areas and spoil heaps are unprotected. Similarly, the operation and refuelling of machinery during construction has the potential to result in leaks of hydrocarbons in the absence of mitigation. Industry standard best practice measures contained within Control of Water Pollution from Construction Sites, Good Practice Guidelines (CIRIA, 2001) have been incorporated in the proposed design and methodology. These are detailed in the pCEMP (Crocon, 2022) and include:

- All machinery will be regularly inspected and maintained, and all vehicles will carry mobile spill kits. Staff will be instructed in the proper use and disposal of spill kits.
- Through all stages of the construction phase the contractor will ensure that good housekeeping is maintained at all times and that all site personnel are made aware of the importance of the nearby aquatic environments and the requirement to avoid pollution of all types.
- Sufficient on-site cleaning of vehicles prior to arrival at, and upon leaving the site and on nearby roads, will be carried out, particularly during groundworks and works in vicinity of drains and watercourses.
- The Construction Manager will fulfil the Environmental Manager role and will be responsible for the pollution prevention programme and will ensure that checks are carried out to ensure compliance. A record of these checks will be maintained.
- An Ecological Clerk of Works will be engaged to carry out regular site audits.

During the operational phase of the project, surface water will be discharged from site in line with SUDS design principles. A By-pass Separator (Klargester NSBP004 (2500sqm) or equivalent) will be provided as the second level of treatment for surface water runoff from car park areas. The entirety of the collected surface water from the car park areas and internal roads will pass through, and be treated by the separator².

The industry standard measures outlined above are considered adequate to avoid any likely impact on a Natura 2000 site, and no further measures are warranted in this instance.

Given the nature and scale of the proposed works, the distances involved, and the assimilation capacity available in Ballydehob Bay, there is no likelihood of effects on any other Natura 2000 site including Roaringwater Bay and Islands SAC.

3.3.1.4 Foul Water

Portable sanitary facilities will be utilised to provide the temporary welfare facilities in the construction phase. No impacts will arise as a result of foul water during the construction phase.

3.3.1.5 Noise and Dust

Localised increases in noise and dust levels are likely to occur during the construction phase. No heavy construction techniques such as blasting or pile driving are proposed but noise will occur through the operation of machinery etc. Dust may arise during construction works if dry soil or other material is allowed to become windborne. The proposed site is approximately 185 west of Roaringwater Bay and Islands SAC.

² Crocon Engineers (2022). Services & infrastructure Report. Proposed 12 No Apartments At Greenmount Rd., Ballydehob.

Given the nature and scale of the proposed works, and the distances involved, it is considered that there is no likelihood of effects from noise and dust on Roaringwater Bay and Islands SAC or any other Natura 2000 site as a result of the proposed works.

3.3.1.6 Ex-situ Impacts on Birds

Disturbance and/or displacement may occur where populations of a mobile species listed as a qualifying interest of a Natura 2000 site (usually SPA's) suffer negative effects outside of the Natura 2000 site (ex-situ impacts). Such effects also include fatalities and loss of foraging opportunities caused by habitat loss, degradation or disturbance.

No hazardous activities are proposed which have potential to give rise to bird fatalities. No suitable habitat for any bird species associated with any relevant Natura 2000 site exists within the proposed stud site. No records of usage of the project site by birds listed as qualifying interests of Sheep's Head to Toe Head SPA was found during surveys for the current report. The proposed site mostly consists of degraded agricultural grassland and this habitat is of limited value to most bird species. Temporary disturbance/displacement of this mobile species could occur via noise that could temporarily exclude them from the nearby suitable foraging habitats during the construction phase.

3.3.2 Operational Phase

During the operational phase the proposed site is intended to be used for residential purposes and as information on the future occupants of the proposed housing scheme is not available currently it is assumed that the development will result in an increase of 32PE in effluent loading at Ballydehob WWTP. This represents a 'worst case scenario' in that it is assumed that the apartments are fully occupied, and by people not currently living within the catchment of the Ballydehob WWTP.

Foul water discharge will be conveyed to Ballydehob Wastewater Treatment Plant (D0467-01) for treatment. As outlined in Section 1.5.2, this facility provides primary treatment and according to the most recent Annual Environmental Report (AER) (Irish Water, 2021) the plant is operating within its design capacity but is non-compliant with its Emission Limit Values. The NPWS does not list effluent as a threat to the Conservation Objectives or Qualifying Interests of this Natura 2000 site.

No additional impacts are predicted to occur in the operational (occupancy) phase of the proposed development.

3.4 LIKELY IMPACTS OF THE PROJECT ON THE NATURA 2000 SITES

As outlined above, it is deemed that the proposed development does not have the potential to impact Roaringwater Bay and Islands SAC via hydrological connectivity or other pathways. All works will be carried out applying standard environmental controls throughout the construction phase to prevent any damaging run-off from the site to local watercourses (see CIRIA 2001 & 2010). The construction of the proposed development will be implemented in accordance with the preliminary Construction Environmental Management Plan (pCEMP) for the proposed development (Crocon, 2022).

The likely impacts are discussed below.

3.4.1 Size, Scale & Land-take

There will be no direct impacts on any Natura 2000 site.

3.4.2 Resource Requirements (water abstraction *etc.*)

There will be no resource requirements (including water abstraction) from Natura 2000 sites as a result of the proposed works.

3.4.3 Excavation Requirements

There will be no extraction requirements from Natura 2000 sites as a result of the proposed works.

3.4.4 Emission (disposal to land, water or air)

No significant impact on any Natura 2000 sites are likely to occur as a result of emissions from the proposed development in the construction or operational phases.

3.4.5 Transportation Requirements

Transport requirements during construction and operation will use existing road network and will not occur within the boundaries of any Natura 2000 sites.

3.4.6 Duration of Operations

For the purposes of environmental assessment, the duration of operations at the proposed site is assumed to be permanent.

3.4.7 Cumulative Effects

A review of the National Planning Database (NPD) was undertaken to identify relevant planning applications proximal to the study area. An appropriate site search area was defined consisting of 1km from the site boundary. A search of planning applications within this area within the last 5 years was undertaken by Impact GIS on behalf of O'Donnell Environmental. **Table 3.4** below provides the results of this search. The locations of applications are shown in **Figure 3.2**.

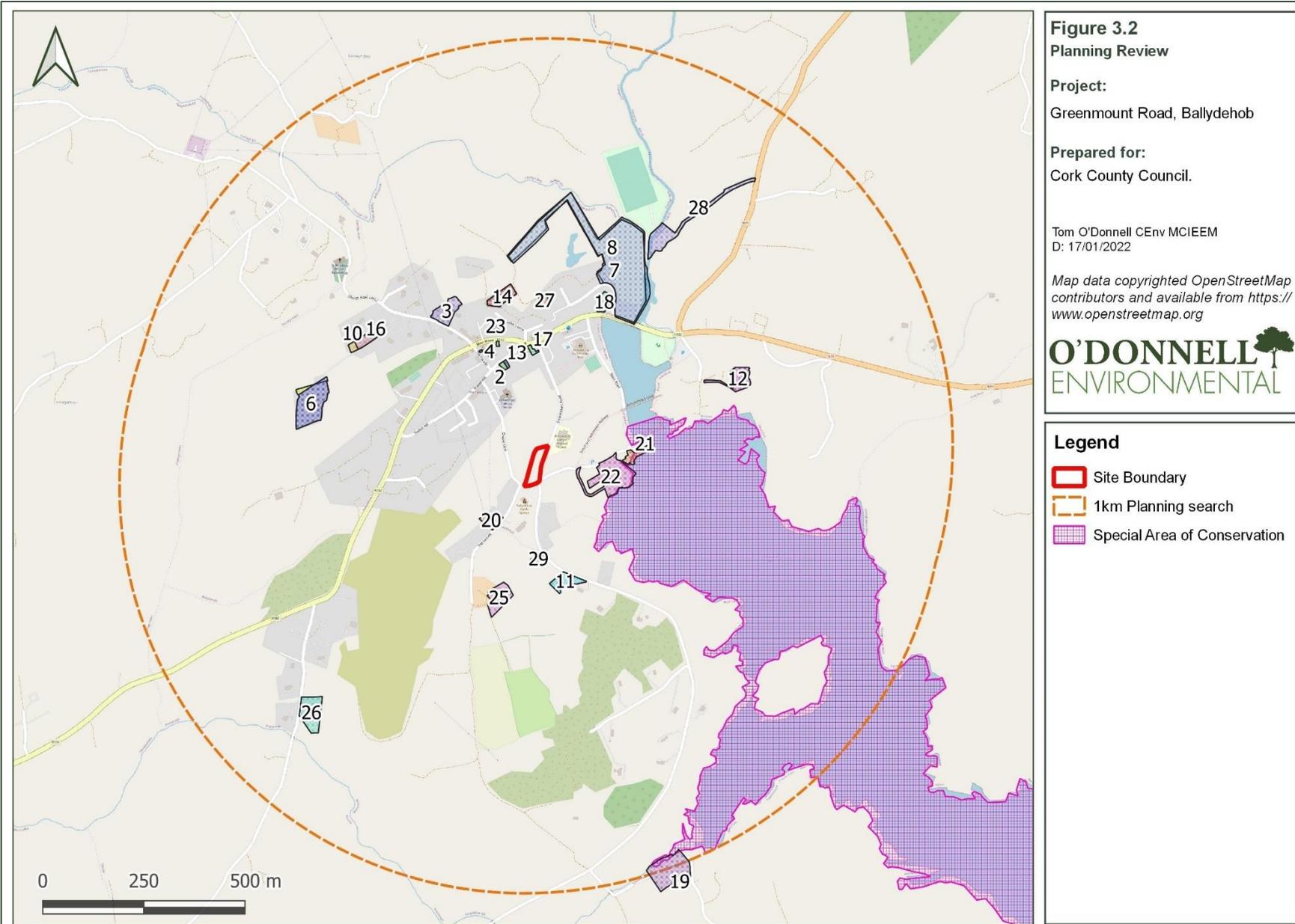
Table 3.4 - Planning applications within the 1km of site boundary.

Application Number	Development Description	Status	Decision Date
2184	Construction of an extension to existing domestic dwelling and a detached domestic shed including all associated site works	Granted	27/07/2021
20352	Construction of dwelling house, domestic garage and all ancillary site works	Granted	23/09/2020
20288	(i) Construction of two new extensions to original cottage in lieu of existing extensions, (ii) reconstruction of old pedestrian access path with gateway, and (iii) associated site works	Granted	16/03/2021
2025	Construction of dwelling house, installation of waste water treatment system and for all associated site works	Granted	04/06/2020
20157	Dwelling house and associated site development works	Granted	28/10/2020
20125	Erection of dwelling house, waste water treatment system and associated site development works	Granted	14/07/2020
1970	To erect a dwellinghouse and all associated site development works	Granted	07/05/2019

19674	Permission for 1. The change of use of the existing first and second floors from residential use to restaurant use, with ancillary office space and storage areas. 2. Internal modification works on ground and first floors and 3. Rear elevational changes	Granted	14/01/2020
19495	Partial demolition of an existing townhouse and for alterations and extensions to said townhouse and all associated site works	Granted	10/12/2019
19407	Rear extension and alterations to dwelling and extension to side of dwelling including change of use of the existing hobby room / garage to an ancillary granny flat	Granted	12/12/2019
21442	Demolition of garage / store and for erection of dwelling house and associated site development works	Granted	21/12/2021
1937	Retention of single storey extension to side of dwelling and for retention of first floor extension to rear of dwelling including raised roof profile. 3 no. Velux roof lights and gable window in attic and all associated site development works	Granted	18/04/2019
19248	The development will consist of Material Alterations to existing and ancillary guest dwelling unit (Planning ref no. 13/7173) to replace existing windows and doors throughout with new and make good with considered new works to include new opes to rear re	Granted	23/10/2019
18692	Permission for the following works to partially completed dwelling house, previous planning reference 12/121: (i) retention and completion of extensions and alterations to existing dwelling house and site layout, (ii) permission for change of site bounda	Granted	22/02/2019
18476	Change of use of part of domestic outbuilding to commercial use to consist of entrance at ground level, kitchen / processing area at first floor level and drying area at loft / mezzanine level. Permission also sought for alterations to elevations includ	Granted	26/02/2019
18455	Retention of bay window and single storey extensions to dwelling house	Granted	25/10/2018
18273	Construction of a detached ancillary dwelling unit (for use as family accommodation/granny flat). Permission for extensions and alterations to the main dwelling and all associated site works	Granted	02/08/2018
18203	Construction of dwellinghouse and associated site development works including extension of existing private sewer connecting to public sewer	Granted	29/08/2018
1763	Permission for demolition of existing changing room building and for erection of new 2 storey club house incorporating changing rooms on ground floor and gymnasium (for club members only) on first floor and associated site development works	Granted	
17531	Replace existing off-site septic tank and percolation area with a new on-site waste water treatment plant and sand polishing filter percolation area to serve existing dwelling house	Granted	27/10/2017
212	Permission to 1. Demolish existing dwellinghouse, 2. Demolish associated farm buildings, 3. Construct 5 no. dwellinghouses and all associated site works	Granted	11/06/2021
17181	Demolition of existing changing room building and for erection of new 2 storey club house incorporating changing rooms on	Granted	20/06/2017

	ground floor and gymnasium (for club members only) on first floor and associated site development works		
21111	Alterations and change of use of vehicle repair workshop (former church) to food production facility on ground floor and function room on first floor	Granted	14/07/2021
2078	Construction of a dwelling house, waste water treatment system and associated site development works	Granted	
20734	Construction of an extension to existing domestic dwelling and a detached domestic shed including all associated site works	Granted	
20720	Permission for construction of a seasonal glamping site consisting of; (a) construction of 10 timber accommodation huts for short term letting, (b) reception building, (c) a toilet and shower building, (d) change of use of a driving range building with r	Granted	
20553	A change of use from a Driving Range Building to a sheltered cooking and eating area and play area for a seasonal Glamping site. Permission for 10, one roomed timber accommodation huts with a separate Toilet and Shower Building and Reception Building, 1	Granted	
20426	Permission for change of use of existing ground floor commercial unit to 1 no. residential apartment to include alterations to the northern (front) elevation of the existing building to incorporate new window and door to coincide with proposed apartment	Granted	15/01/2021

Note: 'Development Description' field was truncated by the Planning Authority when providing data to the NPD.



3.5 AA SCREENING CONCLUSION

This Appropriate Assessment screening exercise has been carried out based on the best available scientific information and data, an ecological site walkover and project details provided by Cork County Council and their Consultants.

It is considered that avoidance and mitigation measures are not required to eliminate the likelihood of significant negative impacts occurring on a Natura 2000 site as a result of the proposal.

It is concluded that the proposed project is not likely to cause significant negative effects on the qualifying interests of Roaringwater Bay and Islands SAC, or any other Natura 2000 site, individually or in combination with other plans or projects. It is considered that there is no reasonable scientific doubt in relation to this conclusion.

Thus, it is recommended that it is not necessary for the proposed project to proceed to Appropriate Assessment.

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Appendix A – Photographic Record



Overview of proposed site (facing north)



Overview of proposed site (facing north)



Overview of proposed site (facing west)



Southern boundary of proposed site

Appendix B - Proposed Design



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