



Re: Proposed Housing Development at Massey Town, Macroom, Co. Cork

Description, Design and Layout

It is proposed to provide a total of 18 No. dwelling units on this site plus a 5-bed communal Acquired Brain Injury Ireland dwelling. Unit Breakdown as follows:

- 4 No. 1 bed, 2 person single storey units.
- 4 No. 2 bed, 4 person single storey units.
- 6 No. 2 bed, 4 person two storey units.
- 4 No. 1 bed, 2 person own door apartments
- 1 no. ABII, 5-bed communal dwelling

The site is bounded by mature hedgerow to the North-West and is facing onto the existing Oakridge estate to the South. The site consists of an abandoned area beside a private housing development and includes a tall stand of grasses and some bare ground. A small watercourse crosses the site from a field drain to the north. This is not an established watercourse, but one created by changes around field margins to the north.

The total area of the site is 0.776ha. A total 1119sqm of green area is proposed which equates to 16.7% of site area.

The hedge forming the northwest boundary will be maintained and the site further landscaped with small trees in the open areas and garden planting around the houses.

The estate will be connected to the public systems of water supply and wastewater treatment.

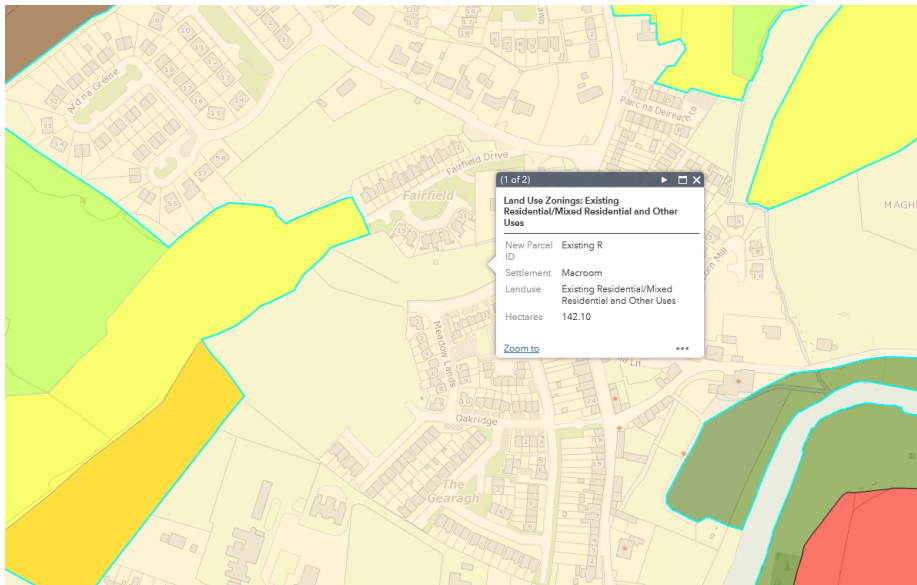
A total of 41 car parking and 4 bike space have been provided.

Policy

This land is zoned 'existing residential' in the County Development Plan (CDP) 2022.

The proposed site density is 23 units per hectare with is broadly consistent with the CDP. The 5-bed communal Acquired Brain Injury Ireland dwelling is a central part of this proposal and has the effect of lowering the density, but it is accepted that this building is essential and has specific requirements.

The integration of nature-based SUDS is a welcomed feature and is consistent with the CDP policy support to achieve a net biodiversity gain for proposed projects.



Appropriate Assessment

The Ecology and Appropriate Assessment (Screening) Report has been prepared and states that there is no likelihood that this development will have significant impacts on the integrity and functioning of the Natura 2000 site network or its site management objectives. This is a finding of no significant effects. The report concludes that there is no possibility of cumulative effects and the further, more detailed, stages of appropriate assessment are not required.

Environmental Impact Assessment

Schedule 5 of the Planning and Development Regulations 2001, as amended, specifies a variety of projects which require an EIAR. Part 2 (10) relates to 'Infrastructure Projects' and states as follows: "

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

(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.*

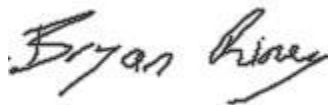
The proposed development is for 18 dwellings on a 0.776ha site therefore it does not trigger requirement for mandatory EIAR as per the thresholds as outlined above. Accordingly, the proposal must be considered in term of sub threshold EIAR as per the criteria listed under schedule 7. To this end an EIA screening Report has been submitted.

Based on the findings of this EIA screening report, it is stated that the proposed development does not require a mandatory EIAR, nor does it meet the criteria where a sub-threshold EIA would be warranted. The Screening Report concludes that there is no requirement to submit an EIAR in support of the proposed development.

An EIA Screening Determination has been prepared by the and is included in **Appendix A**. In making the determination, regard was made to Schedule 7 criteria, Schedule 7A information, results of other relevant EU assessments, the location of sensitive ecological sites, or heritage or conservation designations. Mitigation measures have been considered. The Determination concluded the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an EIAR is not therefore required.

Assessment

This will be a modern, fully accessible and inclusive neighbourhood, to serve the elderly and those with additional needs, which will be fully integrated into its mature residential surroundings. The development successfully integrates the requirements into attractive housing scheme, that is considered to be in accordance with the policies and objectives as set out in the Development Plan



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Senior Planner
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Appendix A – EIA Screening Determination

EIAR Screening Determination:		
A. Case Details:		
Planning Register Reference:	Proposed Housing development for Tuath Housing at Massey Town, Macroom, Co. Cork	
Development Summary:	<p>It is proposed to provide a total of 18 No. dwelling units on this site plus a 5-bed communal Acquired Brain Injury Ireland dwelling.</p> <p>Unit Breakdown as follows:</p> <ul style="list-style-type: none"> • 4 No. 1 bed, 2 person single storey units. • 4 No. 2 bed, 4 person single storey units. • 6 No. 2 bed, 4 person two storey units. • 4 No. 1 bed, 2 person own door apartments • 1 no. ABII, 5-bed communal dwelling 	
	Yes / No / N/A:	Comment (if relevant):
Does the application include information specified in Schedule 7A?	Yes	An Environmental Impact Assessment (screening) report has been submitted.
Other relevant information submitted:	No	
Does the application include a NIS and/or other reports to enable AA screening?	Yes	Appropriate Assessment Screening report submitted.
Is an IED/IPC/Waste Licence or Waste Water Discharge Authorisation (or review of licence/authorisation) required from the EPA for the subject development?	No	
If YES has the EPA been consulted?		
Have any other relevant¹ assessments of the effects on the environment been carried out pursuant to other relevant Directives –for example SEA or AA?	No	
B. Examination:		
1. Characteristics of proposed development (including demolition, construction, operation, or decommissioning):		
	If relevant, briefly describe the characteristics of the development (i.e. the nature and extent):	

¹ Relevant assessments are those which have a significant bearing on the project.

<p>(a) The size and design of the whole of the proposed development (including any demolition works):</p>	<p>The proposed development is for 18 dwellings on a 0.776ha site.</p>
<p>(b) Other existing or permitted projects (including under other legislation that is subject to EIA) that could give rise to cumulative effects:</p>	<p>This is predominately a residential area and there are no existing or permitted projects that could give rise to cumulative impacts.</p>

<p>(c) Use of natural resources, in particular land, soil, water and biodiversity:</p> <p><i>Will construction or the operation of the proposal use natural resources such as land, soil, water, materials or energy, especially any resources which are non-renewable or are in short supply?</i></p>	<p>The construction of the proposed development will require the use of natural resources such as soil and sand, land and water wherever required. Having regard to the scale and nature of the proposed development, the use of natural resources during construction is predicted to be relatively minor.</p>
<p>(d) Production of waste:</p> <p><i>Will the proposal produce solid wastes during construction, operation, or decommissioning?</i></p>	<p>The site preparation and construction phase of the development will give rise to quantities of Construction and Demolition (C&D) waste such as concrete, asphalt and soil. Construction Waste Management Plan has been submitted. If constructed, the proposed residential development is considered to be modest in scale and will not generate excessive waste beyond the typical municipal type and quantities expected in a domestic setting.</p>
<p>(e) Pollution and nuisances:</p> <p><i>Will the proposal release pollutants to ground or surface water, or air (including noise and vibrations) or water, or lead to exceeding environmental standards set out in other Directives?</i></p>	<p>Potential effects during construction of the proposed development include effects on water quality, air quality, traffic and nuisances and disruption caused by construction such as noise, vibration and dust.</p>
<p>(f) Major accidents and disasters:</p> <p><i>In accordance with scientific knowledge, is there a risk of major accidents and/or disasters which are relevant to the project, including those caused by climate change?</i></p>	<p>The screening report states that construction activities to be undertaken as part of the proposed development will be standard in nature, well understood and are commonly undertaken. No risk of major accidents/disasters are identified. A Health & Safety Consultant will be appointed during the build process to ensure that all Health & Safety @ Work Regulations are closely monitored.</p>
<p>(g) Risks to human health, for example due to water contamination or air pollution:</p>	<p>No significant risks have been identified.</p>
<p>2. Location of proposed development:</p>	
<p>The environmental sensitivity of geographical areas likely to be affected by the proposed development:</p>	<p>If relevant, briefly describe the characteristics of the location (with particular regard to the (a) existing and approved land use, (b) the relative abundance, availability, quality and regenerative capacity of natural resources, and (c) the absorption capacity of the environment):</p>
<p>(a) Generally describe the location of the site and its surroundings:</p>	<p>The development will adjoin what is already a residential area. The subject site is bounded by mature hedgerow to the North-West and is facing onto the existing Oakridge estate to the South. The site consists of an abandoned area beside a private housing development and includes a tall stand of grasses and some bare ground. A small watercourse crosses the site from a field drain to the north. This is not an established watercourse, but one created by changes around field margins to the north.</p>

<p>(b) Is the project located within, close to or has it the potential to impact on any site specified in Article 103(3)(a)(v) of the Regulations:</p> <ul style="list-style-type: none"> - European site - NHA/pNHA - Designated Nature Reserve - Designated refuge for flora or fauna - Place, site or feature of ecological interest, the preservation, conservation, protection of which is an objective of a development plan/ local area plan/ draft plan or variation of a plan. 	<p>There are four Natura 2000 sites within a reasonable distance of Macroom that could theoretically be impacted by the proposed development. The Gearagh River catchment which is both an SAC and SPA is in the same catchment (Lee) but is not linked because it is on the Lee main branch while Macroom is on the Sullane. The two join some distance below the town. The only sites with a definite pathway for possible effects are Cork Harbour SPA and Great Island Channel SAC which are 38km away downriver. St Gobnet's Wood SAC and the Mullaghanish Mountain SPA are above Macroom is altitude and have no ecological connection or link to the development. They are not considered to be even potentially at risk.</p>
<p>(c) Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies (including riparian areas and river mouths), the coastal zone and the marine environment, mountains, forests or woodlands, that could be affected by the project?</p>	<p>As above.</p>
<p>(d) Is the proposal likely to be highly visible to many people? Are there any areas or features of high landscape or scenic value on or around the location, or are there any routes or facilities that are used by the public for recreation or other facilities which could be affected by the proposal?</p>	<p>Considering all submitted information and the subject site's location in an urban area zoned for residential, it is considered that the proposed development will not have any significant or profound residual landscape or visual impacts except on the individual property dwellings at close proximity accustomed to a rural outlook.</p>
<p>(e) Are there any areas or features of historic or cultural importance on or around the location that could be affected by the project?</p>	<p>The proposed development is located outside the zone of archaeological potential indicated to the north and it unlikely that the proposed development will have any direct or indirect (visual) impacts to any archaeological monuments.</p>
<p>(f) Are there areas within or around the location which are densely populated or built-up, or occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities that could be affected by the proposal?</p>	<p>The development is not expected to affect any densely populated areas.</p>

(g) Are there any areas within or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be affected by the proposal?	No.	
(h) Are there any areas within or around the location which are already subject to pollution or environmental damage, and where there has already been a failure in environmental standards that could be affected by the proposal e.g. the status of water bodies under the Water Framework Directive?	There are no sensitive organisms or habitats that could be altered significantly by escaping material.	
(i) Is the site located in an area susceptible to subsidence, landslides, erosion, or flooding which could cause the proposal to present environmental problems?	No.	
(j) Are there any additional considerations that are specific to this location?	No.	
3. Types and characteristics of potential impacts:		
If relevant, briefly describe the characteristics of the potential impacts under the headings below. (including where relevant the magnitude and spatial extent of the impact (e.g. geographical areas and size of population likely to be affected), nature of impact, intensity and complexity of impact, probability of impact, and duration, frequency and reversibility of the impact):	If relevant, briefly describe any mitigation measures proposed to avoid or prevent a significant effect.	Is this likely to result in significant effects on the environment?
<i>Population and human health:</i>		
During construction there is the potential for temporary minor impacts related to traffic inconvenience, dust and noise.	The active works area will be limited so potential impacts will be restricted in their geographic extent as well as their duration.	The potential impacts are not considered to be significant.
<i>Biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive.² *</i>		
The Appropriate Assessment Screening Report found that the proposed development site supports none of the habitats or species that are qualifying interests for an SAC so it cannot act as a reserve area in case of loss from the four designated sites located within 15kms of the proposed development.	Despite the improbability of effects an environmental officer and environmental consultant will be appointed during the construction phase of the project to ensure	The potential impacts are not considered to be significant.

² -And with particular regard to areas specified in Article 103(3)(a)(v) of the Regulations.

	<p>that the measures and controls set out in the Construction Environmental Management Plan are implemented. These measures are designed to prevent the deposit of soil on the local roads, to safeguard the storage of fuel oil on site and to avoid release of seepage from curing concrete onto existing roadways/shores.</p>	
<p>Land, soil, water, air and climate:</p>		
<p>The construction of the proposed development will require the use of natural resources such as soil and sand, land and water wherever required. Having regard to the scale and nature of the proposed development, the use of natural resources during construction is predicted to be relatively minor.</p> <p>Potential short-term low probability impact on air quality in particular dust emissions during construction activities.</p>	<p>The proposed development will aim to reuse material on-site where possible.</p> <p>The only emissions to air will be fugitive emissions from plant and machinery vehicles used in the construction phase.</p>	<p>The potential impacts are not considered to be significant.</p>
<p>Material assets, cultural heritage and the landscape:*</p>		
<p>The archaeological and cultural research carried out indicated that there are no protected structures or recorded archaeological monuments within the boundary of the proposed development. There is a zone of archaeological potential to the north but the proposed development site is located outside of this area.</p> <p>The subject works relate to the provision of a new housing and associated infrastructure in a suburban setting landscape. No measurable impact is anticipated as the 0.776 hectare development is small in scale and will have no visual impact.</p>	<p>Assessments have found that no mitigation measures are necessary.</p>	<p>The potential impacts are not considered to be significant.</p>

Cumulative effects:		
The proposed development is sub-threshold under the EIA Assessment process. It is concluded that the characteristics of the potential impacts are not considered to be significant. There are no long-term negative impacts which can be associated with the project either individually or cumulatively. Whilst temporary noise levels and disturbance are typical of any construction phase, the proposed works are generally remote from sensitive receptors.	Any potential impact will be short term and can be effectively managed through best practice measures.	From an examination of submitted details, it is considered that the proposed development will not result in any significant cumulative effects on the environment.
Transboundary effects:		
Transboundary effects are not applicable to this proposed development.	No mitigation measures are required.	The proposed development will not result in any significant effects on the environment.
4. Additional Considerations:		
Further relevant information, if any, relating to how the results of any other relevant assessments of the effects on the environment have been taken into account (e.g. SEA, AA screening, AA):	None	
Other relevant information/ considerations of note:	None	
C. Determination:		
No real likelihood of significant effects on the environment.	X	EIAR is not required
Real likelihood of significant effects on the environment.	<input type="checkbox"/>	EIAR is required
D. Main Reasons and Considerations:		
<p>Having regard to the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001, as amended, and the following:</p> <ul style="list-style-type: none"> (a) The nature and scale of the proposed development, (b) The location of the site on lands predominantly zoned for residential development under the provisions of the Cork County Development Plan 2022, (c) The location of the site in an established residential area within a defined settlement development boundary, (d) The location of the site outside of any sensitive location specified in Article 103(3)(a) of the Planning and Development Regulations 2001 (as amended), (e) The appropriate assessment screening carried out, (f) The mitigation measures set out in the submitted planning application documentation. <p>It is considered that the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact report is not therefore required.</p>		

