

# EIA screening Report

For Development at

on behalf of Cork County Council

February 2024



McCutcheon Halley  
CHARTERED PLANNING CONSULTANTS

# Document Control Sheet

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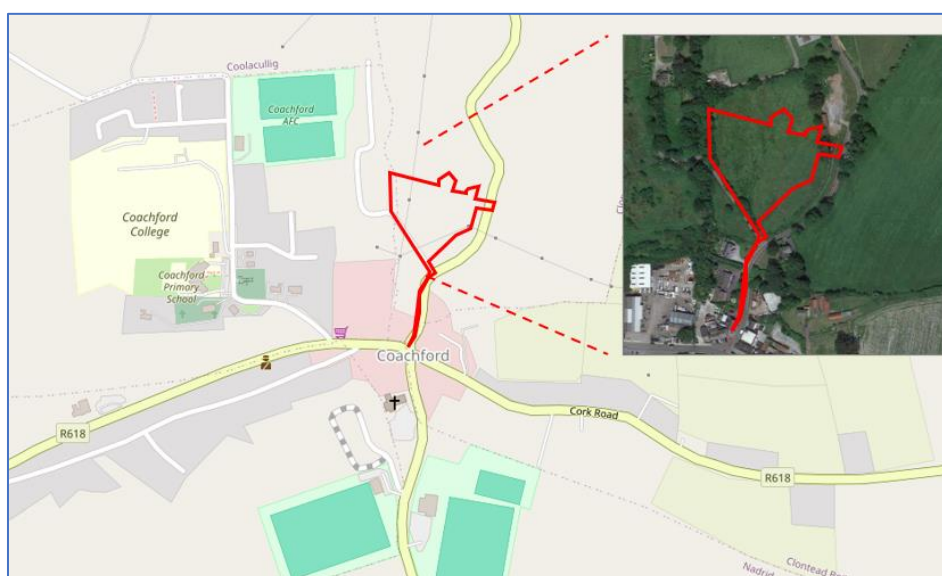
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McCutcheon Halley have been appointed by our client, Cork County Council, to undertake an Environmental Impact Assessment (EIA) Screening for the proposed residential development and associated works on lands at Clomtead More, Coachford, Co. Cork.

The site of the proposed development is located off the R619, approximately 125m north of Coachford Village. The unzoned site is located within the development boundary of Coachford on the outskirts of the existing built realm, representing sequential development. The approach to the site from the Coachford comprises linear roadside development of one-off houses. A housing development is currently being constructed on lands to the immediate west (see Fig. 1.2). Lands to the north and east comprise agricultural uses and are rural in character. A County Council site adjoins the site to the northeast corner (see Fig. 2, in amber), used for the storage of materials and containing a former agricultural shed.



*Figure 1.1: Site location in context of Coachford Village (approximate boundary in red).*

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

- Stage 1 considers the requirement for a mandatory EIA;
- Stage 2 considers the requirement for a sub-threshold EIA.

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

This EIA Screening Report will be submitted as part of the overall planning submission to Cork County Council.

## 1.1 Technical Competency & Experience

Janet Payne holds a Master's in Planning and Sustainability Development from University College Cork and a BSc Hons in Architectural Technology. She is a Corporate Member of the Irish Planning Institute. Janet has extensive experience in the preparation of EIA Screening and Scoping reports and works as part of multi-disciplinary teams providing input to Environmental Impact Assessment Reports.

Matt Williamson holds a Bachelor of Arts in Geography and Sociology and a Master's in Planning and Sustainable Development from University College Cork. Matt has extensive experience in helping with the preparation of EIA Screening and Scoping reports and works as part of multi-disciplinary teams providing input to Environmental Impact Assessment Reports.

McCutcheon Halley Chartered Planning Consultants have worked closely with an experienced multi-disciplinary design team, with inputs from Deady Gahan Architects, Walsh Design Group Consulting Engineers, DixonBrosnan Environmental Consultants, Dave Ryan Landscape Architects and Environmental Specialists, John Kelleher & Associates Building Services Engineers and Lane Purcell Archaeologists that have contributed towards the development of this EIA screening.

## 1.2 Planning History

The site is located in the townland of Clontead More, north of Coachford Village Centre, Co. Cork. There are no previous planning applications related to the site, as shown in Fig. 1.2, which was extracted from the Cork County Online Planning Viewer, with the approximate location of the site marked in red. The majority of planning applications in the areas of Coachford relate to one-off houses, extensions, renovations, with works to the local schools, including the demolition of the existing school buildings and the construction of a new 1000 pupil secondary school, and sports grounds as well. However, there are housing developments that are relevant, provided in Fig. 1.3.



**Figure 1.2:** Extract from Cork County Online Planning Viewer, approximate site boundary in red with other applications marked in blue.

No.	Planning Ref.	Description	Location	Status
1	22/4349	Construction of 45 houses comprising 36 3-bed and 9 4-bed units.	Glebe	Granted
2	22/5397	Construction of 9 houses comprising 8 4-bed semi-detached units and 1 detached unit (change to previously permitted under 21/4055	Knockaneowen	Granted

**Figure 1.3:** Table showing relevant residential planning applications in proximity to the subject site.

### 1.2.2 Cumulation with other existing and/or approved projects

As shown in Fig. 1.2, a search of the Cork County Planning Register indicates that the majority of recently permitted or proposed developments in Coachford consist of the construction of single one-off dwellings or extensions/renovations to existing dwellings.

There are a total of 54 units currently permitted in Coachford. The construction process for these developments has the potential to coincide with the proposed development at Clontead More, Coachford.

In-combination/ cumulative effects of this development with regards to the proposed development have been considered as part of the Appropriate Assessment (AA) screening report prepared by Dixon Brosnan as part of this application. It is considered in the AA screening that the only notable developments granted in the past 36 months is for 45 residential units under Planning Ref. 22/4349 and for the demolition of existing school buildings and the construction of a new 1000 pupil secondary school, Planning Ref. 23/4312.

In addition to the AA Screening, an Ecological Impact Assessment (EclA) has also been prepared as part of this application. The EclA screening report concludes that the proposed development will not have a significant in-combination effect on habitats or species designated as conservation interests for any Natura 2000 sites.

It is not considered likely therefore that the construction and operation phases of the proposed development will result in significant cumulative/in-combination impacts.

## 1.3 Site Zoning

There is currently no zoning attached to the majority of land within the development boundary of Coachford except for three areas identified for Green Infrastructure (GI) and one further area for Business and General

Employment (see Fig. 5). The site is within the development boundary of Coachford and represents sequential development.

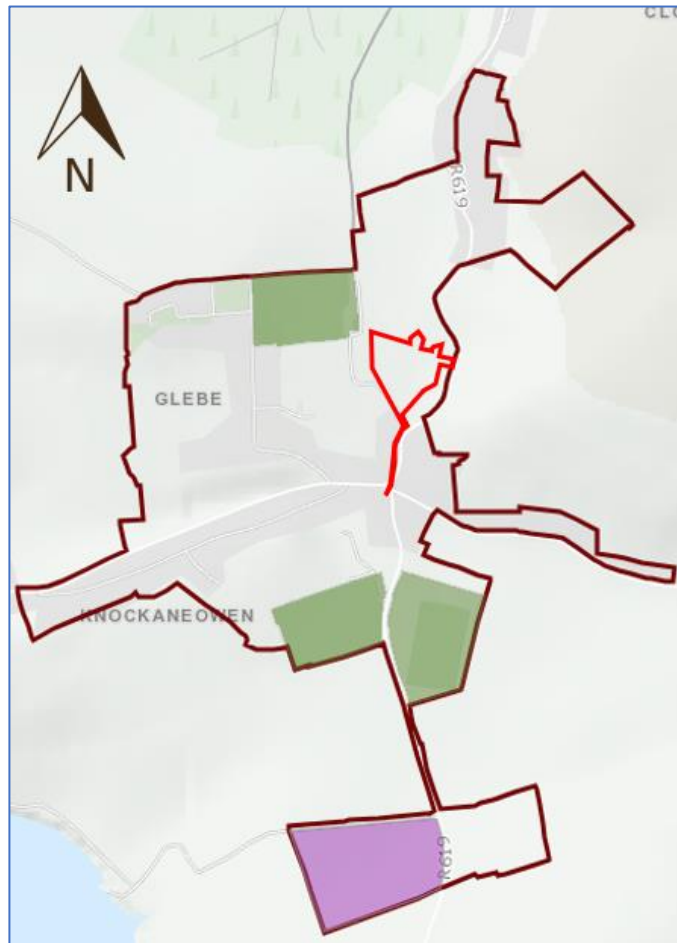


Figure 1.4: Extract from Cork County Online Planning Viewer

## 1.4 Need for the Proposed Development

According to the Cork County Development Plan 2022-2028 (CDP), the current property market in Cork has been characterised by an under-supply of houses and a growing population with the construction of new-build homes in Cork comprising 10.7% of nationally built homes.

The CSO 2022 Census population for Coachford is 450. There is no population target set out for Coachford in the CDP.

A review of the CPD identified the following targets and objectives relating to housing:

**General Objective DB-01** for Coachford encourages the development of 95 additional dwelling units within the development boundary during the plan period.

**Objective HOU 4-6:** Housing Mix:

a) Secure the development of a mix of house types and sizes throughout the County as a whole to meet the needs of the likely future population across all age

*groups in accordance with the guidance set out in the Joint Housing Strategy and the Guidelines on Sustainable Residential Development in Urban Areas.*

*b) Require the submission of a Statement of Housing Mix with all applications for multi-unit residential development in order to facilitate the proper evaluation of the proposal relative to this objective. The Statement of Housing Mix should include proposals for the provision of suitable housing for older people and the disabled in the area.*

**Policy Objective HOU 4-7** sets out a minimum density of 30 units per ha for Medium Density A category, applicable to suburban lands of the larger settlements with a population of >5000 and those planned to grow >5000 population. The policy objective of Medium Density A does not provide guidance for the quantum open space provision. High density development sets out the requirement for a minimum of 10% of the developable area be provided as open space.

**Objective HOU 4-8:** Building Height and Amenity:

*Support the provision of increased building height and densities in appropriate locations within the County, subject to the avoidance of undue impacts on the existing residential amenities. In mixed use schemes, proposals will include details of the sequencing of uses to enable the activation of supporting services. New development greater than 4 storeys will be required to address the development management criteria, as set out in paragraph 3.2 of the Urban Development and Building Heights Guidelines (2018).*

It can be concluded that the proposed development is in-line with the objectives outlined above and is required to meet the housing demands of a growing population at a county and town level.

## 2. Proposed Development

### 2.1 Description of the Proposed Development

The proposed development consists of:

- 26 Residential Units consisting of:
  - 6 three-bed, five-person two storey houses
  - 10 two-bed, four-person two storey houses
  - 10 one-bed, two-person own door apartments
- 46 car parking spaces including visitor parking and designated parking spaces for reduced mobility access.
- The construction of a new footpath connecting the site with Coachford village.
- Soft landscaping including green spaces, planting, trees and amenity areas.
- Connection to public utilities
- All other associated ancillary development and works including footpaths, communal bin and bike stores and drainage.



## 2.2 Drainage

This section sets out a description of the proposed surface water drainage. It is proposed to connect to the existing public infrastructure adjacent to the site.

Further details can be found in the Services Infrastructure Report by Walsh Design Group.

## 2.3 Surface Water

The proposed surface water network will include a storm drainage pipe network, attenuation storage structures and several SuDS features, including nature-based features, which will aid the reduction of runoff volumes by slowing surface water flows, providing the opportunity for evapotranspiration and providing the opportunity for infiltration to ground. The SuDS features that have been identified for the proposed development are as follows:

- Swales;
- Bioretention Areas;
- Dry Basins and Wetlands; and,
- StormTech Attenuation Tanks

The combination of the above measures will provide for minimum (ca. 5mm) amount of interception storage. Further to these measures it is proposed that a hydrocarbon interceptor is installed upstream of the StormTech attenuation tank. Additionally, grit sumps will be provided upstream of hydrocarbon interceptors and grit chambers will be provided in all road gullies to capture grit high up in the treatment train.

## 2.4 Foul Drainage

Irish Water drainage records show that there are existing foul sewers located to the west and northwest of the site and it is proposed to connect the foul water drainage from the proposed development to this existing sewer.

The wastewater collection system is designed to ensure self-cleansing velocities will be achieved on all pipe runs. Manholes will be constructed on all pipe-runs at changes in sewer direction, changes in gradients, at significant sewer connections and at a maximum spacing of 90m for 226mm diameter pipes and above 75m for 150mm diameter pipes.

## 2.5 External Lighting

External lighting has been included as part of the proposed development, refer to the Outdoor Lighting report prepared by John Kelleher & Associates for more information. The site lighting has been designed to provide a safe environment for pedestrians, cyclists and moving vehicles, to deter anti-social behaviour and to limit the environmental impact of artificial lighting on existing flora and fauna in the area.

## 2.6 Site Access

The subject site is accessed from Hegarty's Street/Dishane Road via the existing access road to the Old Coach Avenue/Old Court Drive development. There is continuous pedestrian infrastructure between the subject site and Millstreet town centre.

## 2.7 Landscaping

A comprehensive Landscaping Plan has been prepared by Dave Ryan Landscape Architects and is submitted with the overall application.

In line with objectives outlined in the CDP to promote green landscapes in the area, a green infrastructure assessment was carried out by Dave Ryan Landscape Architects and accompanies this report.

## 2.8 Construction

During the construction phases of the proposed development potential environmental effects will be short-term and localised. Nonetheless, all works will comply with the relevant legislation, construction industry guidelines and best practice in order to reduce potential environmental impacts associated with the works.

An outline Construction Environmental Management Plan (oCEMP) is submitted as part of this application. The oCEMP outlines the measures that are expected to be implemented follows current legislative requirements and best practice guidelines to control the environmental risks that may occur during works. A CEMP will be prepared by the appointed contactor upon engagement and prior to commencement of construction works. The implementation of environmental management measures outlined in the CEMP will ensure that the construction programme will be completed without significant adverse effects on the surrounding environment. Working hours will be 8:00 and 18:00 Monday to Friday inclusive, and Saturday mornings, subject to any conditions set down by An Bord Pleanála. Construction works outside these hours will be limited to works necessary for health and safety reasons, to protect the environment or with prior agreement with the Board.

A Waste Management Plan will be prepared by the contractor upon engagement and prior to the commencement of construction works.

## 2.9 Monitoring

In the case that construction works do not commence within 12 months of the EclA that accompanies this application, it is recommended that the site be reassessed by a suitably qualified ecologist prior to the commencement of construction works.

## 3. Methodology

### 3.1 Desk-based Studies

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

- Relevant legislation and guidance;
- The Cork County Council planning portal;
- The Cork County Development Plan 2022-2028, Volumes 1 and 4;
- Environmental reports produced by Flynn Furney in support of this application including an Ecological Impact Assessment (EclA) and an Appropriate Assessment Screening;
- The EPA Envision website was consulted to obtain details about the site and environmental receptors in the surrounding area.

### 3.2 Environmental Impact Assessment Screening Legislative and Regulatory Context

EIA screening requirements derive from the EIA Directive (Directive 2011/92/EU as amended by Directive 2014/52/EU). The amended Directive came into force on 16th May 2017 and regulations transposing it into national legislation were signed into law on 19th July 2018 as the Planning and Development (Amendment) Act 2018 [12]. There are no changes to the prescribed project types or EIA thresholds under the amended EIA Directive 2014/52/EU.

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

- The Planning and Development Regulations, 2001 (as amended);
- EU Directive 2014/52/EU on the assessment of the effects of certain public and private projects on the environment ('2014 EIA Directive');

In addition, the following guidance documents were reviewed:

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

### 3.3 Field-based Studies

An initial baseline survey was undertaken on 11<sup>th</sup> January 2024 by Sorcha Sheehy (ecologist).

The habitat surveys undertaken utilised Fossitt's Guide to Habitats in Ireland. The surveys aimed to identify the extent and quality of habitats present on the site.

The AA screening concludes that the proposed development individually or in combination with other plans and projects (either directly or indirectly) is not likely to have any significant effects on any European sites.

## 4. Receiving Environment

This section describes the existing conditions at the site.

The site of the proposed development is located off the R619, approximately 125m north of Coachford Village. The unzoned site is located within the development boundary of Coachford on the outskirts of the existing built realm, representing sequential development. The subject site is located within walking distance of the village centre. Currently there is no pedestrian infrastructure in place. The proposed development seeks to enhance the connectivity of the development with the services and amenities of the village centre through the provision of a new footpath from linking the internal pedestrian infrastructure of the scheme to the village centre.

The subject site is within the development boundary of Coachford village. The approach to the site from the Coachford comprises linear roadside development of one-off houses. A housing development is currently being constructed on lands to the immediate west (see Fig. 2). Lands to the north and east comprise agricultural uses and are rural in character. A County Council site adjoins the site to the northeast corner (see Fig. 2, in amber), used for the storage of materials and containing a former agricultural shed.

The site is approximately 1.01 ha is bounded by existing mature hedgerows and treelines, with scrub and pioneer trees developing on within the site. A stream runs alongside the western boundary.

The site is located within walking distance of the village which provides various services and facilities, including schools, sports and recreation amenities, with Farren Forest Park 4km to the southeast of the village. The River Lee lies approximately 1.5km south of the village.

The site for the proposed development is a greenfield site and the EclA notes that it is not of significance ecological value in terms of habitat, comprising improved agricultural grassland and scrub which in the absence of active management has become slightly more diverse. Fig. 4.1 illustrates areas of ecological value on and in proximity to the site.



Figure 4.1: Habitats map extracted from EclA Report

### 4.1.3 Flooding

Floodinfo.ie was reviewed on the 15/01/2024 and confirms that there are no flood events likely to occur on the site. Fig. 4.2 outlines all rivers with high, medium and low risk of flooding and their extents local to the site.

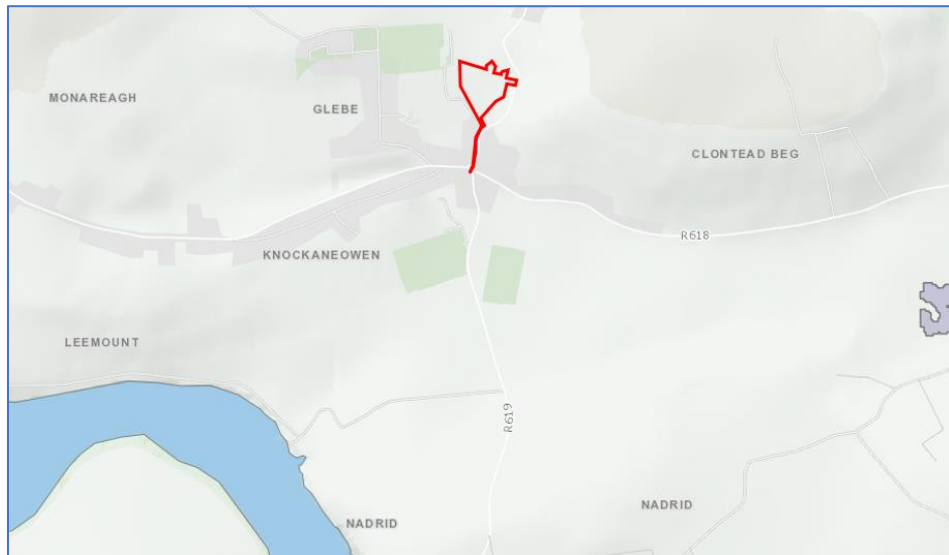


Figure 4.2: Extracted from Flood Maps (Floodinfo.ie).

#### 4.1.4 Natura Sites

There are no Special Areas of Conservation (SAC), Special Protected Areas (SPA) or National Parks adjoining the site, refer to Fig. 4.3. The nearest Natura 2000 sites are laid out in Fig. 4.4.

Site Name	Site Code	Distance
The Gearagh SAC	00108	11.8km
The Gearagh SPA	004109	13.3km
Mullaghanish to Musheramore Mountains SPA	004162	14.8km

Figure 4.3: Locations and distances of nearest Nature Sites

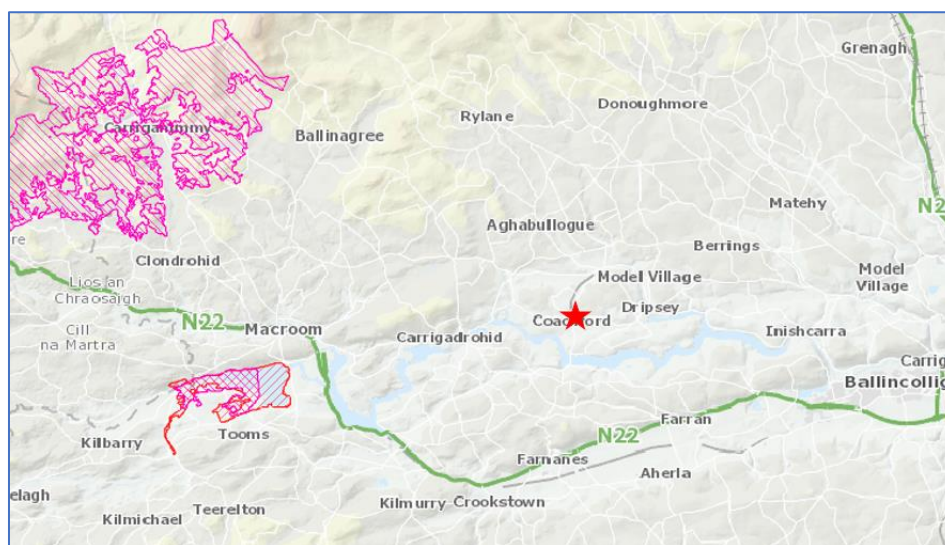
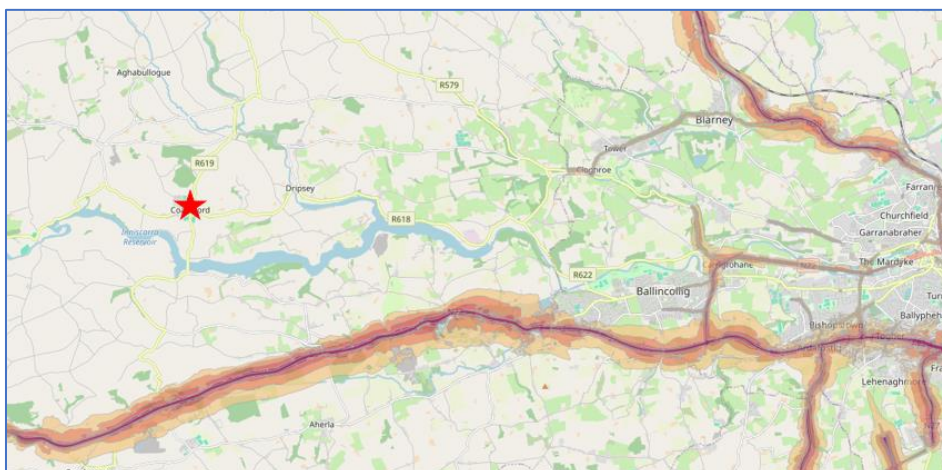


Figure 4.4: Extract from NPWS.ie shows proximity of Natura Sites, with the site shown in red.

#### 4.1.5 Noise

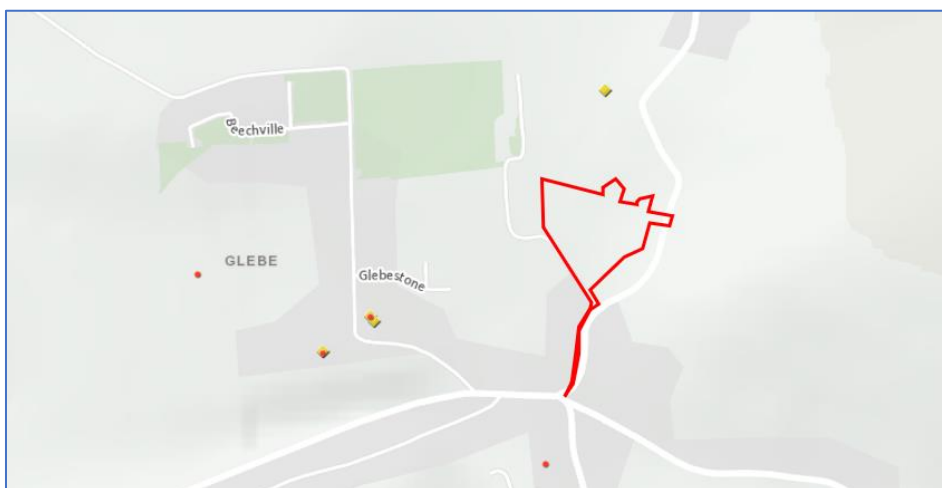
The site does not fall into a strategically noise mapped area for road noise, refer to Fig. 4.5. A rail line is located approximately 24.5km to the north of the site. Cork Airport is located approximately 22km to the southeast of the site. The railway and airport are not noted on the EPA maps as a major generator of noise disturbance that impact on Coachford.



**Figure 4.5:** Extract from EPA Maps Lden Noise Major Roads, Rail and Airports

#### 4.1.6 Built Heritage

There are no Recorded Monuments or Protected Structures within the site boundary. There is one Recorded Monument (SMR) located approximately 0.8km to the north of the site. The SMR (CO10311) comprising a standing stone in field. Fig. 4.6 displays the location of other Recorded Monuments and Protected Structures in the area of Coachford.



**Figure 4.6:** Extract from CDP Map Viewer showing Recorded Monuments (yellow) and Protected Structures (red).

## 5. EIA Screening

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

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

Proposed developments not meeting the above criteria do not require EIA.

### 5.1 Mandatory EIAR Screening

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

The relevant class of development within Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 (as amended) which relate to the proposed development fall under section 10 'Infrastructure projects', as presented in Table 5.1 of which subsection 10(b)(i) and 10(b)(iv) are relevant.

Class		Applicability	Screening
Part 2 10(b)(i)	Construction of more than 500 dwelling units.	The proposed development involves the construction of residential development comprising 26 residential units. This does not meet the threshold for an EIA and therefore a mandatory EIA, as classified under Part 2 of Schedule 5 is not required.	<b>EIA Not Required</b>
Part 2 10(b)(iv)	Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. (In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)	The proposed development will cover a site area of c.1.4 Ha, which is below the threshold of 10ha in the case of developments occurring in part of a built-up area. This does not meet the threshold for an EIA and therefore a mandatory EIA, as classified under Part 2 of Schedule 5, is not required	<b>EIA Not Required</b>

**Table 5.1:** Screening for Part 2 of Schedule 5



In summary the proposed development does not meet any relevant threshold under Section 10, Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended). A mandatory EIA is therefore not required.

## 5.2 Sub-threshold Requirements for EIA

Developments which correspond to Schedule 5, Part 2 project types but are below the given threshold must be screened to determine whether they require an EIAR. This is done by consideration of criteria set out in Schedule 7 and Schedule 7a of the Planning and Development Regulations.

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

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

- Characteristics of proposed development;
- Location of proposed development; and,
- Characteristics of potential impacts.

These criteria, listed in Table 5.2, were considered for the proposed development under the topics recommended in EIAR guidance documents.

### 1. Characteristics of Proposed Development

The characteristics of proposed development, in particular –

- a) the size and design of the whole of the proposed development,
- 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,
- c) the nature of any associated demolition works,
- d) the use of natural resources, in particular land, soil, water and biodiversity
- e) the production of waste,
- f) pollution and nuisances,
- 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
- h) the risks to human health (for example, due to water contamination or air pollution).

<b>2. Location of proposed development</b>
<p>The environmental sensitivity of geographical areas likely to be affected by the proposed development, with regard to –</p> <ul style="list-style-type: none"> <li>a) the existing and approved land use,</li> <li>b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,</li> <li>c) the absorption capacity of the natural environment, paying particular attention to the following areas: <ul style="list-style-type: none"> <li>I. wetlands, riparian areas, river mouths;</li> <li>II. coastal zones and the marine environment;</li> <li>III. mountain and forest areas;</li> <li>IV. nature reserves and parks;</li> <li>V. areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;</li> <li>VI. areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;</li> <li>VII. densely populated areas; VIII. landscapes and sites of historical, cultural or archaeological significance.</li> </ul> </li> </ul>
<b>3.Types and characteristics of potential impacts</b>
<p>The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2 (above), with regard to the impact of the project on the factors specified in paragraph (b)(i)(l) to (v) of the definition of ‘environmental impact assessment report’ in section 171A of the Act, taking into account—</p> <ul style="list-style-type: none"> <li>a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),</li> <li>b) the nature of the impact,</li> <li>c) the transboundary nature of the impact,</li> <li>d) the intensity and complexity of the impact,</li> <li>e) the probability of the impact,</li> <li>f) the expected onset, duration, frequency and reversibility of the impact,</li> <li>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</li> <li>h) the possibility of effectively reducing the impact.</li> </ul>

**Table 5.2:** EIA Screening Criteria as per Schedule 7 of the Planning and Development Regulations 2001 (as amended)

### 5.3 Characteristics of the Proposed Development

Table 5.3 below details the development characteristics criteria, as set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended), considered and provides an assessment relating to the same.

Characteristics of proposed development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
a) The size and design of the whole of the proposed development	<p>The size of the proposed development area is approx. 1.4Ha, principally designed for residential dwellings in the form of houses and apartments. Access roads and landscaping have also been included in the design of the proposed development.</p> <p>The design of the development is similar to that of an existing housing development and well below the mandatory threshold. No significant effect is likely as a consequence of its size and design.</p>	<b>Screened out</b>
b) The cumulation with other existing development and / or development the subject of consent for proposed development for the purposes of section 172(1)(A) (b) of the Act and/or development the subject of any development consent for the purpose of the Environmental Impact Assessment Directive by or under any other enactment.	<p>The proposed development will be similar to the existing newly constructed and under construction housing developments which are to the west of the site. The proposed development is approximately 0.03km from the proposed residential developments at Glebe (Planning Ref. no's 22/4349) comprising 45 residential units and 0.35km from the proposed development (Planning Ref. no. 22/5397) comprising 9 residential units in Knockanowen.</p> <p>There is potential that the construction period of the proposed development will overlap with the aforementioned developments at Glebe and Knockanowen.</p> <p>A cumulative total of 80 residential units would be developed, which remains small scale and below the threshold of 500 units required to undertake a mandatory EIA.</p> <p>A CEMP, prepared by the contractor upon engagement, is to be agreed with the Planning Authority prior to commencement of development. Given the short-term nature of the construction works, their small-scale nature and mitigation measures to be provided in the CEMP, no significant cumulative effects are likely during the construction phase.</p> <p>Newly constructed and under construction housing developments as well as established roadside linear residential develop are in close proximity to the site.</p>	<b>Screened out</b>

Characteristics of proposed development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
	<p>Volume 4 of the CDP notes two substantial planning permissions which will provide an additional 95 new units and has existing services and local infrastructure to accommodate this level of development. To date, 39 units have been completed that relate to permissions granted under the previous CDP. There is currently permission for 54 housing units that may be completed within the lifetime of this development plan. The proposed development will increase this number to 80, within the 95 units provided for within the lifetime of the current CDP.</p> <p>No significant cumulative effects are likely during the operational phase.</p>	
c) The nature of any associated demolition works	<p>There are no demolition works associated with the proposed development.</p> <p>A Waste Management Plan (WMP) will be prepared by the contractor upon engagement and prior to the commencement of construction works.</p>	<b>Screened out</b>
d) The use of natural resources, in particular land, soil, water and biodiversity	<p>The proposed development will result in a land take of approximately 2.1 Ha. This land is under the ownership of the County Council, currently underutilised and is within the development boundary of Coachford.</p> <p>The applicant has committed to an outline Construction Environmental Management Plan (oCEMP). A CEMP and a Waste Management Plan (WMP), prepared by the contractor upon engagement, will ensure these soils are managed accordingly.</p> <p>During the operation of the facility water will be required for the homes. This has been agreed with the competent authority, Uisce Éireann, and a preliminary agreement is included with this application.</p> <p>Although the majority of the land proposed for this development is underutilised, hedgerows are present on site. Detailed site assessments in relation to biodiversity have been undertaken on the subject site and the findings of these studies accompany this planning application.</p> <p>No significant effect is likely in respect of the use of natural resources.</p>	<b>Screened out</b>
e) The production of waste	The construction phase of the proposed development will likely generate waste such	<b>Screened out</b>



Characteristics of proposed development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
	<p>as plastic wrappings, strips, containers, polystyrene and wooden pallets etc. A CEMP and WMP will be prepared by the contractor upon engagement and prior to the commencement of works of the proposed development to ensure appropriate mitigation measures are implemented onsite to reduce / manage waste throughout the construction phase.</p> <p>The operational phase of the proposed development will generally result in domestic waste which will be under a variety of responsibility. A Taking-in-Charge drawing provided by WDG accompanying this application sets out responsible parties. Turning circles wide enough to allow refuse trucks onsite and bin storage areas have been included to ensure appropriate services for waste are available onsite.</p> <p>It is not envisaged that emissions from heating systems and air conditioning units within the residential units onsite will exceed regulated standards for modern residential developments.</p> <p>No significant effect is likely in respect of the production of waste.</p>	
<p>f) Pollution and Nuisances</p>	<p>Construction works will be subject to the standard environmental and health and safety controls. A CEMP, prepared by the contractor upon engagement and prior to the commencement of construction works, will be followed during construction works, and standard planning conditions for the control of construction stage nuisance for the proposed development will adequately control such works on site.</p> <p>The proposed development will be a residential estate and will form a notable receptor for pollution and nuisance. No existing or proposed operations have been identified which are likely to have a negative pollution or nuisance impact on future residents.</p> <p>The proposed development includes for the management of storm and foul waters from the subject site and landscaping to improve the aesthetic locally.</p> <p>No significant effect is likely in respect of pollution and nuisances.</p>	<p><b>Screened out</b></p>

Characteristics of proposed development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
<p>g) The risk of major accidents, and/ or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge.</p>	<p>Potential risks associated with the proposed development include uncontrolled release of pollutants to the surrounding environment via uncontrolled construction works. A CEMP, prepared by the contractor upon engagement and prior to the commencement of construction works, will be followed during construction works, and standard planning conditions for the control of construction stage pollutants for the proposed development will adequately control such works on site.</p> <p>The national flood hazard mapping was consulted. The site is not shown to be in a flood zone.</p> <p>Further details can be found in the Services Infrastructure Report submitted with this application.</p> <p>No significant effect is likely in respect of the risk of major accidents and / or disasters.</p>	<p><b>Screened out</b></p>
<p>h) The risks to human health (for example, due to water contamination or air pollution).</p>	<p>There is currently no zoning attached to the majority of land within the Coachford development boundary, however, the proposed development is in close proximity to existing, newly constructed and under construction housing. Potential risks to human health could occur during the Construction Phase. This would largely be limited to those associated with traffic, noise and dust. A CEMP, prepared by the contractor upon engagement and prior to the commencement of construction works and a Traffic and Transportation Assessment are submitted as part of this application include the mitigation measures where necessary to ensure that the proposed development will not pose a risk to human health.</p> <p>It should be noted that the re-use of bulk material onsite will significantly reduce construction traffic onsite and therefore, minimise the potential impact on the surrounding road network users.</p> <p>No significant effect is likely in respect of the risks to human health.</p>	<p><b>Screened out</b></p>

**Table 5.3:** Characteristics of the proposed development

## 5.4 Location of the Proposed Development

A description of the location of the proposed development, as set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended), with regard to the environmental sensitivity of the geographical area likely to be affected is required. Table 5.4 details the criteria considered and provides an assessment relating to same.

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to:	Screening Assessment	EIA Screened In / Out
a) the existing and approved land use	<p>There is currently no zoning attached to the majority of land within the Coachford development boundary. The proposed development is within the development boundary of Coachford and represents sequential development.</p> <p>Further assessment on potential impacts in the context of an EIA is not warranted.</p>	<b>Screened out</b>
b) the relative abundance, quality and regenerative capacity of natural resources (including soil, land, water, biodiversity) in the area and its underground	<p>The proposed development will not have a significant impact on the quality and regenerative capacity of natural resources in the area.</p> <p>No significant impacts related to the proposed development are predicted with the implementation of best practice and mitigation measures outlined in the EclA and AA screening (in the absence of mitigation) and therefore, an EIA is not warranted in this regard.</p>	<b>Screened out</b>
c) The cumulation with other existing development and / or development the subject of consent for proposed development for the purposes of section 172(1)(A) (b) of the Act and/or development the subject of any development consent for the purpose of the Environmental Impact Assessment Directive by or under any other enactment.	<p>There are no current or previous plans or projects in the immediate vicinity that are considered likely in-combination with the proposed development to result in significant impacts on the Natura 2000 sites. For further information refer to the AA screening and EclA submitted with this application.</p>	<b>Screened out</b>
d) The absorption capacity of the natural environment, paying	<p>The proposed development does not contain or is not likely to affect any of the following criteria / areas: (ii), (iii), (iv), (vi)</p>	<b>Screened out</b>

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to:	Screening Assessment	EIA Screened In / Out
<p>particular attention to the following areas:</p> <ul style="list-style-type: none"> <li>i. wetlands, riparian areas, river mouths;</li> <li>ii. coastal zones and the marine environment;</li> <li>iii. mountain and forest areas,</li> <li>iv. nature reserves and parks,</li> <li>v. areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;</li> <li>vi. areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;</li> <li>vii. densely populated areas;</li> <li>viii. landscapes and sites of historical, cultural or archaeological significance</li> </ul>	<p>and (vii). An examination of the potential effects on the remaining criteria is undertaken below.</p> <p>(i) An EclA has been prepared for the proposed development to identify the extent and quality of the habitats present on the site. The EclA concludes that following the implementation of appropriate mitigation measures, there will be no adverse effect on surface water quality within and surrounding the subject site and therefore, it can be stated that no wetlands, riparian areas or river mouths will be affected by the proposed development.</p> <p>(v) An AA screening has been undertaken to determine the appropriateness, or otherwise, of the proposed development in the context of the conservation objectives of Natura 2000 sites. The AA Screening concludes that there are no adverse effects expected at any Natura 2000 site as a result of the proposed development in the absence of mitigation.</p> <p>(viii) There are no Recorded Monuments or Protected Structures within the site boundary. There is one Recorded Monument (SMR) located approximately 0.8km to the north of the site. The SMR (CO10311) comprising a standing stone in field. Fig. 4.5 displays the location of other Recorded Monuments and Protected Structures in the area of Coachford.</p> <p>As there is expected to be no associated works in the area of the Recorded Monument, an EIA is not required to ensure careful design, assessment and mitigation.</p> <p>Further assessment on potential impacts in the context of an EIA is not warranted.</p>	

**Table 5.4:** Location of proposed development



## 5.5 Types & Characteristics of Potential Impacts

The matrix provided in Appendix A describes the characteristics with reference to the EPA (2022) Guidelines on the Information to be contained in Environmental Impact Assessment Reports. The potential impacts are considered having regard to the criteria set out in Section 3 of Schedule 7 and the OPR Practice Note 02 on EIA Screenings.

The project is fully within Cork County and therefore there will be no transboundary impacts associated with the proposed development. Accordingly, transboundary impacts, and intensity and complexity of impacts are not included within the matrix.

The types and characteristics of possible effects are set out in the Matrix in Appendix A. A summary of the possible effects are as follows:

- Loss of open space character in the landscape as a result of the development of a greenfield site.
- Surface water drainage during the construction and operation phases will be attenuated onsite via a hydrocarbon interceptor to allow for silt or sediment settlement prior to controlled release via attenuation tanks and soakaways.
- There may be short term impacts associated from noise, dust and traffic associated with the construction phase of the development.
- The stripping of topsoil and removal of small amounts of Construction waste will be managed in accordance with the submitted Outline Construction Environmental Management Plan.
- There may be short term traffic impacts associated with the construction phase of the development.
- There may be short term material asset impacts relating to construction waste associated with the construction phase of the development.
- There may be short term impacts relating to population and human health resulting from noise, dust and traffic associated with the construction phase of the development.
- Potential for impact to existing ecology/habitats present on site due to the stripping of topsoil and noise / vibration during construction phase as well as increases in lighting during operation.
- Damage to unrecorded subsurface archaeological features that may exist within the site due to below ground construction works.

No significant negative impacts have been identified through the analysis undertaken in Appendix A. Accordingly, a sub-threshold EIA screening is not required having regard to Schedule 7(3).

## 6. Conclusion

This EIA Screening assessment report has reviewed the potential for the proposed development of 26 residential units and associated works at Clontea Beg, Coachford, Co. Cork to be considered as an EIA development.

Based on the findings of this EIA screening assessment, the proposed development does not require a mandatory EIA.

Having regard to the nature, extent and characteristics of the likely impacts for the construction and operational phase of the proposed development, it is considered that it will not give rise to any likely significant environmental effects and accordingly a sub-threshold EIA is not required.

## Appendix A

**Matrix:** Type and Characteristics of the Potential Impact

Characteristic	Possible Effect	Mitigation Measures to avoid or reduce a significant effect.	Extent	Nature	Significance	Probability	Duration	Cumulative
<b>Landscape</b>	Loss of open space character as a result of development of greenfield area	Landscaping plan retains mature trees and hedgerows where possible	Local	Imperceptible	Not Significant	Unlikely	Permanent	-
<b>Water</b>	Surface water drainage during construction and operation phases will be attenuated onsite via a hydrocarbon interceptor to allow for silt or sediment settlement prior to controlled release via attenuation tanks and soakaways.	A Construction Environmental Management Plan to be agreed in writing with Council prior to commencement of development.	Local	Neutral	Not Significant	Low	Permanent	-
<b>Air and Climate</b>	There may be short term impacts associated from noise, dust and traffic associated with	A Construction Environmental Management Plan to be agreed in writing with Council prior to	Local	Negative	Not Significant	Likely	Short Term	Imperceptible

Characteristic	Possible Effect	Mitigation Measures to avoid or reduce a significant effect.	Extent	Nature	Significance	Probability	Duration	Cumulative
	the construction phase of the development.	commencement of development.						
<b>Land and Soils</b>	The stripping of topsoil and removal of small amounts of Construction waste will be managed in accordance with the submitted Outline Construction Environmental Management Plan.	A Construction Environmental Management Plan to be agreed in writing with Council prior to commencement of development.	Local	Neutral	Minor	Likely	Permanent	-
<b>Traffic</b>	There may be short term impacts associated with the construction phase of the development.	A Construction Environmental Management Plan to be agreed in writing with Council prior to commencement of development.	Local	Negative	Minor	Likely	Short Term (Construction Phase) Permanent (Operational Phase)	Imperceptible
<b>Material Assets (Built)</b>	There may be short term impacts associated with the construction	Under the CEMP, the contractor will appoint a	Local	Neutral	Minor	Likely	Short Term	-

Characteristic	Possible Effect	Mitigation Measures to avoid or reduce a significant effect.	Extent	Nature	Significance	Probability	Duration	Cumulative
<b>Services / Waste)</b>	phase of the development.	Construction Waste Co-Ordinator who will be responsible for implementing the construction waste management plan (CWMP)						
<b>Population &amp; Human Health</b>	There may be short term impacts associated from noise, dust and traffic associated with the construction phase of the development.  The site within an urban environment and no significant operations	Construction Environmental Management Plan to be agreed in writing with Council prior to commencement of development.	Local	Negative	Minor	Likely	Short Term	Potential minor cumulative impact with the Miles development.
<b>Biodiversity</b>	Potential for impact to existing ecology/habitats present on site due to the stripping of topsoil and noise / vibration	An ecological clerk of works (ECoW) will undertake environmental site inspections as required during the	Local	Negative	Not Significant	Likely	Short Term	Potential for lighting to have slight cumulative impact with

Characteristic	Possible Effect	Mitigation Measures to avoid or reduce a significant effect.	Extent	Nature	Significance	Probability	Duration	Cumulative
	during construction phase. Increased lighting is likely to have a slight impact on local bat populations, in line with emerging trends in this area of Clonakilty town.	works, to ensure that they will be completed in line with the mitigation measures detailed within the EcIA, and CEMP. Lighting has taken bat conservation guidelines into account (in line with Cork County Council lighting requirements).						surrounding developments
<b>Heritage</b>	Damage to unrecorded subsurface archaeological features that may exist within the site	2 phases of Archaeological testing has been carried out ensuring a comprehensive assessment	Site	Neutral	Imperceptible	Unlikely	Permanent	-