



Comhairle Contae Chorcaí

Cork County Council

RE: Environmental Impact Assessment- Preliminary Examination

26/10/23

To whom it concerns.

I have examined the proposal to construct 26 no. residential units on gross site of 1.76ha at Crann Ard (Elm Grove), Ballynamona, Fermoy.

The proposed development does not fall within a class set out in Annex I (or Schedule 5, Part 1 of the Planning & Development Regulations 2001, as amended) but is a sub-threshold project as per Annex II of the Directive; (Schedule 5 Part 2 of the Regulations) namely, Class 10(b)(i), and Class 10(iv)).

Having regard to the nature, size and location of the proposed development, I am satisfied that there is no real likelihood of significant effects on the environment. Screening is not required, EIA is not required.

Thomas Watt
Senior Planner

EIA Preliminary Examination. The planning authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

	Comment	Yes/ No/ Uncertain
Nature of the development		
<p>Is the nature of the proposed development exceptional in the context of the existing environment? Will the development result in the production of any significant waste, or result in significant emissions or pollutants?</p>	<p>Nature of development is not exceptional in its context and will not result in significant wastes emissions or pollutants given the scale of the proposal, 26 residential units and associated site works or roads and open spaces. Land is relatively flat and so need for large scale excavation, import or export of earthen material is minimised. Waste management shall be governed by WMP /CEMP.</p>	No
Size of the development		
<p>Is the size of the proposed development exceptional in the context of the existing environment? No Are there cumulative considerations having regard to other existing and/or permitted projects? No</p>	<p>Sequentially, this can be considered a stand-alone project, of a minor scale, as the adjoining dwellings have been completed some time ago. Future development proposals to the north of site may have cumulative considerations.</p>	No
Location		
<p>Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location? Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</p>	<p>The part site is not identified as being susceptible to flooding (Zone A & B Fluvial) and lies 1.2km north of the Blackwater SAC, within the SAC screening area. The development shall connect to surface, wastewater and water supply infrastructure serving the town. There is attenuation zone within the site's open space. Risks to SAC can be mitigated by best practice design and conditions around drainage and SWM.</p>	No
Conclusion		
Based on a preliminary examination of the nature, size and location of the development.		
<p>There is no real likelihood of significant effects on the environment. EIAR is not required</p>	<p>There is a real likelihood of significant effects on the environment. EIAR required</p>	<p>There is significant and realistic doubt regarding the likelihood of significant effects on the environment. Request Schedule 7A info for Screening Determination</p>