

Carrigaline Urban Design Framework and Public Realm

Carrigaline, Co. Cork

Part 8 Planning Report



Comhairle Contae Chorcaí

Cork County Council

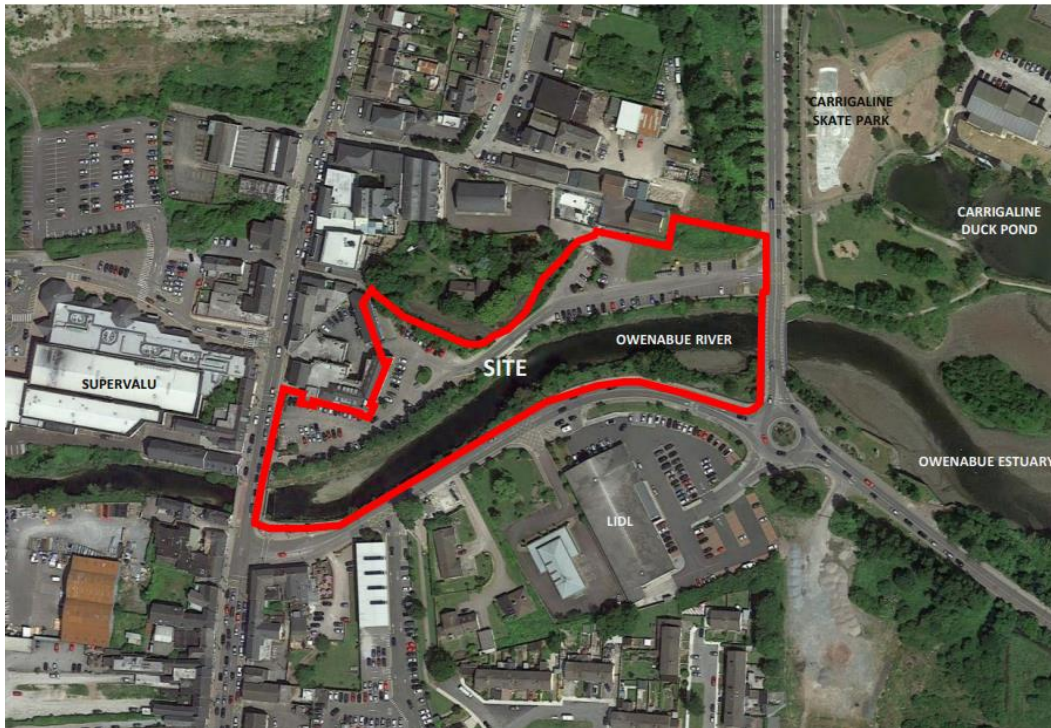
Location and Nature of Development

The proposed development site lies between the R611 and the R612, encompassing part of the Owenbue River and the parking area of the existing shopping centre. There is existing riparian vegetation along the riverside.

Much of the proposed project area is hardstanding in nature which is in use as a car park. It is intended that there will be a net reduction of 10 no. existing car parking spaces in this area, with replacement parking proposed near the Bothar Guidel / Lidl Roundabout. The total area of the site is 1.6ha. The site is relatively flat and is bounded to the east and west by the R611 and R612 respectively, the south by the R162 and retail, and commercial units to the north. The Owenboy River flows through the site in an easterly direction.

The proposed development encompasses a new public open space, including a plaza, pavilions, biodiversity/pollinator planting, open green spaces, and seating areas.





The project involves the construction of a Carrigaline UDF and Public Realm project in Carrigaline. The proposed development consists of the following:

- environmental improvement works and enhancement of public realm and outdoor living to provide ‘a civic identity to the new public realm strongly connected with the water and the river ecology’.
- New waterfront public space (reclaimed from the existing car park) will encourage community activities and connection to the water.
- Enhanced public space to include inclusive street furniture (universal), waterfront seating, rain gardens, trees and shrubs and a covered pavilion.
- High quality urban design and material finishes are proposed including Biodiversity/Pollinator Planting and Sustainable Urban Drainage systems.
- Enhanced pedestrian connectivity and accessibility.
- A multifunctional Public Pavilion will provide a sheltered performance stage for community events, connected to the waterfront.
- Upgrade of public lighting and other ancillary works;
- Additional carparking near the Bothar Guidel / Lidl Roundabout to replace parking reclaimed from the existing Owenabue car park.
- Alteration of entrance to the carpark near the Bothar Guidel / Lidl Roundabout to increase pedestrian safety.

The scheme includes:

- 1 no. covered Public Pavilion.
- 7 no. rain gardens. · Shrub and groundcover planting.
- Benches and stepped seating.

- 98 no. new off-street car parking spaces to replace parking reclaimed from the existing Owenabue car park.
- Shared walking area

The overall project objectives are:

- To establish an uplifting, distinctive public realm at the heart of Carrigaline.
- To provide a new waterfront public space (reclaimed from the existing car park) which will encourage activities such as cycling, walking, local festivals, community events, etc.
- to enhance public space to include inclusive street furniture, waterfront seating, rain gardens, trees, shrubs and a covered pavilion.
- To provide upgraded landscaping that will include Biodiversity / Pollinator Planting and Sustainable Urban Drainage System.
- To provide an attractive route along the river through the Owenabue Promenade + Public Connection Routes.
- To reinforce the public transport multimodal central core in this area to attract people from the City and providing sheltered, inviting space for people to arrive, shop and spend more time in the central core of the town.
- To have a sheltered performance stage that will provide a central focus to the new public realm and host community events.

Policy context

The policy framework as outlined in the CDP 2022 is supportive of this proposal.

This area is zoned Town Centre under policy objective CL-T-01 which states that:

“The western inner relief road commenced construction in 2021 and the delivery of this road offers opportunities to deliver an updated public realm for the town including the introduction of new public spaces. These should be designed to accommodate a number of community functions including a market space, festival space, meeting place, seating area etc. The desirable location of these future public spaces are:

- *The site of the existing car park adjoining the Main Street and River;*
- *Within the town centre expansion area west of the Main Street and should form part of a wider public realm strategy for the town.”*

Section 1.4.21 of the CDP 2022 (Volume 4) states that an important element to encompass placemaking in Carrigaline is to open up safe attractive and pedestrian friendly accesses from and through the town centre to the waterfront to reflect the natural beauty of the town’s setting which would enhance the town’s offer as a place to live, work and enjoy.

Section 1.4.80 of the CDP 2022 (Volume 4) states that the future development of the town offers enormous opportunities to develop an integrated open space strategy which can perform a number of functions including passive and active amenity areas, wildlife corridors and carbon filters to offset impacts of increased development and traffic within the town. The attractive estuary and river valley setting of the town offers opportunities for the development of new east west recreational spine for the town which would enhance the overall quality of life for residents.

From a policy perspective, there is no objection to the principle of development.

EIA Screening

The proposed project is considered to be an urban development within other parts of a built-up area. The proposed development is 1.6 hectares (ha) which is below the 10 hectares threshold in other parts of a built up area, therefore an EIAR is not required to be produced in accordance with Schedule 5 Part 2 (10) (b) (iv).

It is proposed that 0.5540ha of existing asphalt paving and concrete footpath will be demolished to accommodate the proposed development. Based on the nature and scale of such demolition works, it is not anticipated to have significant effects on the environment, having regard to the criteria set out in Schedule 7. Therefore, an EIAR is not required to be produced in accordance with Schedule 5 Part 2 (14).

An EIA Screening report has been provided which states that having regard to the scale and nature of the project and based on a considered assessment, taking account of all available information including proposed standard, routine control measures, the overall probability of impacts on the receiving environment arising from the proposed development (during the demolition, construction or operational phases) is considered to be low.

An EIA screening has been carried out – see Appendix A – and this concluded 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.

Conclusion

The proposed development provides a positive contribution to biodiversity gain, placemaking and the principle of development is supported by the CDP 2022.

Appendix A: EIS Assessment/Determination

Establishing if the proposal is a <i>'sub-threshold development'</i> :	
Planning Register Reference:	None provided.
Development Summary:	<p>The project involves the construction of a Carrigaline UDF and Public Realm project in Carrigaline. The proposed development consists of the following:</p> <ul style="list-style-type: none"> environmental improvement works and enhancement of public realm and outdoor living to provide 'a civic identity to the new public realm strongly connected with the water and the river ecology'. New waterfront public space (reclaimed from the existing car park) will encourage community activities and connection to the water. Enhanced public space to include inclusive street furniture (universal), waterfront seating, rain gardens, trees and shrubs and a covered pavilion. High quality urban design and material finishes are proposed including Biodiversity/Pollinator Planting and Sustainable Urban Drainage systems. Enhanced pedestrian connectivity and accessibility. A multifunctional Public Pavilion will provide a sheltered performance stage for community events, connected to the waterfront. Upgrade of public lighting and other ancillary works; Additional carparking near the Bothar Guidel / Lidl Roundabout to replace parking reclaimed from the existing Owenabue car park. Alteration of entrance to the carpark near the Bothar Guidel / Lidl Roundabout to increase pedestrian safety.
Was a Screening Determination carried out under Section 176A-C?	No, Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	

<p>Yes, the project is of a type listed but is <i>sub-threshold</i>:</p> <p>The proposed project is considered to be an urban development within other parts of a built-up area. The proposed development is 1.6 hectares (ha) which is below the 10 hectares threshold in other parts of a built-up area, therefore an EIAR is not required to be produced in accordance with Schedule 5 Part 2 (10) (b) (iv).</p> <p>It is proposed that 0.5540ha of existing asphalt paving and concrete footpath will be demolished to accommodate the proposed development. Based on the nature and scale of such demolition works, it is not anticipated to have significant effects on the environment, having regard to the criteria set out in Schedule 7. Therefore, an EIAR is not required to be produced in accordance with Schedule 5 Part 2 (14).</p>	<p>Proceed to Part C</p>
<p>C. If Yes, has Schedule 7A information/screening report been submitted?</p>	
<p>Yes, Schedule 7A information/screening report has been submitted by the applicant</p>	<p>Screening Determination required.</p>

Screening Determination:

A. Case Details:

Planning Register Reference:	None provided	
Development Summary:	<p>The project involves the construction of a Carrigaline UDF and Public Realm project in Carrigaline. The proposed development consists of the following:</p> <ul style="list-style-type: none"> • environmental improvement works and enhancement of public realm and outdoor living to provide ‘a civic identity to the new public realm strongly connected with the water and the river ecology’. • New waterfront public space (reclaimed from the existing car park) will encourage community activities and connection to the water. • Enhanced public space to include inclusive street furniture (universal), waterfront seating, rain gardens, trees and shrubs and a covered pavilion. • High quality urban design and material finishes are proposed including Biodiversity/Pollinator Planting and Sustainable Urban Drainage systems. • Enhanced pedestrian connectivity and accessibility. • A multifunctional Public Pavilion will provide a sheltered performance stage for community events, connected to the waterfront. • Upgrade of public lighting and other ancillary works; • Additional carparking near the Bothar Guidel / Lidl Roundabout to replace parking reclaimed from the existing Owenabue car park. • Alteration of entrance to the carpark near the Bothar Guidel / Lidl Roundabout to increase pedestrian safety. 	
	Yes / No / N/A:	Comment (if relevant):
Does the application include information specified in Schedule 7A?	Yes	
Other relevant information submitted:	Yes	AA Screening report Construction Environmental Management Plan

Does the application include a NIS and/or other reports to enable AA screening?	Yes	AA Screening report
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 relevant ¹ assessments of the effects on the environment been carried out pursuant to other relevant Directives –for example SEA or AA?	Yes	AA Screening report
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):	
(a) The size and design of the whole of the proposed development (including any demolition works):	<p>Much of the proposed project area is hardstanding in nature which is currently used as a car park for road traffic. The area of the site is 1.6ha. the proposed use would provide biodiversity gain through nature based SUDS, rain gardens, trees and shrubs. It is considered that the nature of the proposed development is not exceptional in the context of the existing environment.</p> <p>It is proposed that 0.5540 ha of asphalt paving and concrete footpath will be demolished. Documents state that all excavated materials of the proposed development will be appropriately characterised, managed and disposed of in accordance with all relevant waste management legislation. A Construction Environmental Management Plan (CEMP) has been completed. It is considered that the development will not result in the production of any significant waste, or result in significant emissions or pollutants</p>	
(b) Other existing or permitted projects (including under other legislation that is subject to EIA) that could give rise to cumulative effects:	<p>Information submitted examined existing or permitted projects in the vicinity and These developments have been further evaluated for the potential of cumulative impacts. Having reviewed the information, it is concluded that based on the location, scale and nature of these projects, cumulative impacts associated with the proposed commercial development on the receiving environment are unlikely.</p>	

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

(c) Use of natural resources, in particular land, soil, water and biodiversity:

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?

The proposed landscaping plan includes:

- All existing trees and vegetation on the southern bank of the proposed project are to be retained.
- Lower Riparian Zone planting is proposed along the lower banks of the Owenboy River within the red line boundary of the proposed project.
- Native trees to be planted along the treeline/ within open spaces/ on the plaza. Species include *Betula pendula*, *Prunus padus*, *Sorbus aucuparia*, *Alnus glutinosa*, *Corylus avellana*, *Malus sylvestris*, and *Prunus avium*.
- Pollinator friendly shrub and groundcover planting as well as pollinator friendly ornamental grasses and perennials will occur.
- Lower Riparian Zone will be planted with species including *Alisma plantago-aquatica*, *Caltha palustris*, *Carex pendula*, *Eleocharis palustris*, *Iris pseudacorus* and *Juncus effusus*.
- Enhanced public space includes the inclusion of a pavilion, rain garden and amenity grassland.
- A stepped bank area down to the Owenboy River is proposed on the northern bank at the northwest corner. These steps comprise of precast concrete elements to create steps down to the area adjacent to the water.

During the construction phase of the project, a construction compound will be established within the development site. Submitted documents state that this will not be located in proximity to any drains or surface water features through which sediment or other pollutants such as hydrocarbons could be discharged to the Owenboy River and ultimately to Cork Harbour.

Submitted documents state that where any such connections are identified during works, these will be isolated from the works area for the duration of any tasks that might result in silt laden waters entering such drains.

Due to the nature of proposed works, i.e., no in-stream works within the Owenboy River; the distance between the proposed works and Cork Harbour SPA, as well as the extent and duration of the proposed works; no negative

	<p>impacts to European sites, notably Cork Harbour SPA through surface waters or via disturbance are anticipated during operation of this scheme, according to submitted documents.</p>
<p>(d) Production of waste:</p> <p><i>Will the proposal produce solid wastes during construction, operation, or decommissioning?</i></p>	<p>According to submitted documents, excavation works during the Construction Phase will be monitored and in the event that contaminated materials are encountered. These will need to be segregated from all uncontaminated soils, temporarily stored (any stockpiles should be lined and covered by heavy duty 1000-gauge plastic), sampled and analysed for relevant parameters (Waste Acceptance Criteria suite e.g. Rilta Disposal Suite).</p> <p>According to submitted documents, any contaminated soils must be characterised as per the requirements of the relevant Waste Acceptance Criteria (WAC) under the relevant European Communities Council Decision (EC) (92003/33/EC) and classified in accordance with the requirements of the EPA as set out in the following documents ‘Waste Classification List of Waste & Determining if Waste is Hazardous or Non-hazardous’ (EPA, 2018). Any contaminated soils must be transported by appropriately permitted hauliers and disposed of to an appropriate EPA licensed Waste Facility in accordance with all relevant waste management legislation.</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>An Appropriate Assessment (AA) Screening Report (2023) for the proposed development. The AA Screening report concluded that <i>‘beyond reasonable scientific doubt that the proposed works will not, either individually or in combination with other plans or projects, give rise to any impacts which would constitute significant effects on Cork Harbour SPA or Great Island Channel SAC or any other Natura 2000 site, in view of their conservation objectives’.</i></p> <p>Submitted documents state that onsite waste will be removed firstly before the demolition phase occurs onsite. The demolition and construction phases of the development may generate waste such as pavement, metals, construction and demolition waste, plastic wrapping, wooden pallets, soil arisings or waste electrical and electronic equipment (WEEE). Submitted documents state that appropriate robust waste management procedures will be implemented by the Contractor to ensure that any minimal volumes of waste which will be</p>

	<p>generated during the construction phase do not pose a pollution / nuisance risk to the receiving environment.</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>A Flood Risk Assessment (FRA) for the proposed development was completed and states that ‘based on the Stage 1-Flood risk identification findings, the proposed site was identified as being potentially at risk of tidal flooding from the River Owenabue, and therefore a Stage 2-Initial Flood Risk Assessment was required.</p> <p>In relation to the proposed development, the levels of proposed development are higher than the 1 in 100-year fluvial flood event (1% AEP) and 27mm lower than the 1 in 200-year tidal flood event (0.5% AEP). It was concluded that the proposed development is a water compatible development, therefore no justification test was required.</p> <p>The FRA states the following recommendations:</p> <ul style="list-style-type: none"> - The design for the proposed storm-water drainage is to take into consideration all other standards for drainage design, from the ‘Greater Dublin Strategic Drainage Study Volume 2 – New Developments.’ - The final detail design of the proposed development is to ensure that the proposed ground levels should remain as a minimum at the same level of the existing ground levels in order to avoid any impact on the surrounding areas’ (Atkins, 2023).
<p>(g) Risks to human health, for example due to water contamination or air pollution:</p>	<p>Dust may be generated during the construction phase. Submitted documents state that management of dust will be in line with best practice such as that set out in ‘Guidelines for the Treatment of Air Quality During the Planning and Construction of National Road Schemes’ (NRA, 2011).</p> <p>According to submitted documents, noise levels during the construction phase will not exceed the indicative levels of acceptability for construction noise in an urban environment as set out in the NRA guidance ‘Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes’ (NRA, 2014).</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 proposed development site lies between the R611 and the R612, encompassing part of the Owenbue River and the parking area of the existing shopping centre. There is existing riparian vegetation along the riverside. The area of the site situated south of Owenboy River is dominated by vegetation, lying along the edge of the R612. North of the river is a large car park, with a number of shops, cafes and a physiotherapy and sports injury clinic just north of the proposed project site boundary.</p> <p>The subject site is predominantly zoned as 'TC -Town Centre / Neighbourhood Centres' with the eastern most portion zoned as 'ER - Existing Residential / Mixed Residential and Other uses'.</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>Two Natura 2000 Sites were identified to be within the zone of influence of the project: - Cork Harbour Special Protection Area (SPA) and Great Island Channel Special Area of Conservation (SAC).</p> <p>Cork Harbour SPA is approximately 20 m east of the east side of the project site. Great Island Channel SAC is approximately 8.5 km north of the project site.</p> <p>An AA Screening report has been provided which states that the proposed development will not involve any instream works in the Owenboy River. Excavation and construction works will be relatively minor and the existing noise levels of Carrigaline (traffic, people, construction works and industry) are likely to muffle any construction noise emanating from the Waterfront River Park, especially as the main concentrations of the Qualifying Interest species (mostly wintering waterfowl and waders) tend to be a considerable distance (1.2 km) from the proposed construction site. The chances of any significant polluting substance entering the Owenboy River and Estuary are considered to be very low.</p> <p>The AA screening report states that it is concluded beyond reasonable scientific doubt that the proposed works, individually or in combination with other plans/projects are not likely to have a significant effect on a European site (Natura 2000 site).</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>Cork Harbour is also designated as a Ramsar Convention site due to its status as a wetland of international importance, and section of Cork Harbour SPA is designated as a Wildfowl Sanctuary by the NPWS. No significant impacts on wetlands or riparian areas are anticipated based on the nature and scale of the proposed development and submitted documents.</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>The proposed scheme is located within Carrigaline settlement. Carrigaline has a population of 18,239 from the 2022 census (CSO, 2022). The development will be constructed on an existing site which is surrounded by existing commercial buildings and urban landscape. It is considered that the proposed development will not significantly impact on features of high landscape or scenic value.</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>According to submitted documents, there will be no impact on recorded monuments or historic features. Having regard to submitted documents, it is considered that due to the nature and scale of the works there will be no significant impact on landscapes and sites of historical, cultural or archaeological significance from the proposed development.</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 proposed scheme is located within Carrigaline settlement. Carrigaline has a population of 18,239 from the 2022 census (CSO, 2022). The development will be constructed on an existing site which is surrounded by existing commercial buildings and urban landscape. It is considered that the proposed development will not significantly impact sensitive land uses.</p>

<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?</p>	<p>Ringaskiddy (IE_SW_G_072) groundwater body underlies within the majority of the site and has 'good' water quality status under the Water Framework Directive (WFD) and is 'not at risk' of failing to achieve the relevant WFD objectives by 2027 (EPA, 2023). Ballinhassig East (IE_SW_G_004) groundwater body underlies within a small southern portion of the site and has 'good' water quality status under the WFD and is 'not at risk' of failing to achieve the relevant WFD objectives by 2027 (EPA, 2023).</p> <p>Due to the nature and scale of the works the proposed project is not likely to significantly impact groundwater quality, according to submitted documents.</p>
<p>(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?</p>	<p>The Owenaboy River and Estuary is designated "moderate" water quality status and is 'at risk' of failing to achieve the relevant WFD objectives by 2027 (EPA, 2023). Cork Harbour has 'moderate' water quality status under the WFD and is deemed 'at risk' of failing to achieve the relevant WFD objectives by 2027 (EPA, 2023). Outer Cork Harbour has 'good' water quality status under the WFD and is deemed 'At risk' of failing to achieve the relevant WFD objectives by 2027 (EPA, 2023). Status relates to the condition of the water in the waterbody as defined by its chemical status and its ecological status, whichever is worse.</p> <p>According to submitted documents, it is considered that due to the nature and scale of the project and the proposed drainage arrangements, the proposed development will not have a significant impact on baseline surface water or groundwater quality.</p>
<p>(i) Is the site located in an area susceptible to subsidence, landslides, erosion, or flooding which could cause the proposal to present environmental problems?</p>	<p>A Flood Risk Assessment (FRA) for the proposed development was completed and states that 'based on the Stage 1-Flood risk identification findings, the proposed site was identified as being potentially at risk of tidal flooding from the River Owenabue, and therefore a Stage 2-Initial Flood Risk Assessment was required.</p> <p>In relation to the proposed development, the levels of proposed development are higher than the 1 in 100-year fluvial flood event (1% AEP) and 27mm lower than the 1 in 200-year tidal flood event (0.5% AEP). It was concluded that the proposed</p>

	<p>development is a water compatible development, therefore no justification test was required.</p> <p>The FRA states the following recommendations:</p> <ul style="list-style-type: none"> - The design for the proposed storm-water drainage is to take into consideration all other standards for drainage design, from the 'Greater Dublin Strategic Drainage Study Volume 2 – New Developments.' <p>The final detail design of the proposed development is to ensure that the proposed ground levels should remain as a minimum at the same level of the existing ground levels in order to avoid any impact on the surrounding areas' (Atkins, 2023).</p>	
(j) Are there any additional considerations that are specific to this location?	No.	
3. Types and characteristics of potential impacts:		
<p>If relevant, briefly describe the characteristics of the potential impacts under the headings below.</p> <p>(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):</p>	<p>If relevant, briefly describe any mitigation measures proposed to avoid or prevent a significant effect.</p>	<p>Is this likely to result in significant effects on the environment?</p>
<i>Population and human health:</i>		
<p>The spatial extent of potential impacts is limited to the localized footprint of the proposed development.</p>	<p>The proposed development encompasses a new public open space, including a plaza, pavilions, biodiversity/pollinator planting, open green spaces, and seating areas. These are positive additions to this area for the local population.</p>	<p>Based on the location, current site setting, and the nature of the proposed development, any potential impacts (during the demolition, construction and operational phases) are not likely to be significant in magnitude.</p>

*Biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive.² **

<p>The AA screening report states that it is concluded beyond reasonable scientific doubt that the proposed works, individually or in combination with other plans/projects are not likely to have a significant effect on a European site (Natura 2000 site).</p>	<p>-</p>	<p>No</p>
--	----------	-----------

Land, soil, water, air and climate:

<p>There will be no significant impact on the receiving environment arising from the proposed development (during the demolition, construction or operational phases).</p>	<p>-</p>	<p>No</p>
--	----------	-----------

*Material assets, cultural heritage and the landscape:**

<p>There will be no significant impact on the receiving environment arising from the proposed development (during the demolition, construction or operational phases).</p>	<p>-</p>	<p>No</p>
--	----------	-----------

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

Cumulative effects:		
There will be no significant impact on the receiving environment arising from the proposed development (during the demolition, construction or operational phases).	-	No
Transboundary effects:		
There is no potential for transboundary impacts as a result of the proposed development (during the demolition, construction or operational phases).	-	No
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):	The AA screening report states that it is concluded beyond reasonable scientific doubt that the proposed works, individually or in combination with other plans/projects are not likely to have a significant effect on a European site (Natura 2000 site).	
Other relevant information/ considerations of note:	None.	
C. Determination:		
No real likelihood of significant effects on the environment.		EIAR is not 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) 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>		