

# **Environmental Impact Assessment Screening Report**

## **Proposed Housing Development**

**On behalf of  
Haven Falls Ltd.**

**Knockgriffin, Midleton, Co. Cork**





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**Title: Environmental Impact Assessment Screening Report, Proposed Housing Development, Haven Falls Ltd., Knockgriffin, Midleton, Co. Cork**

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**Proposed Housing Development**  
**Haven Falls Ltd.**  
**Knockgriffin, Midleton, Co. Cork**

**Contents**

<b>1</b>	<b>INTRODUCTION</b>	<b>1</b>
1.1	Previous Planning History	2
1.2	Site Zoning	2
1.3	Need for the Proposed Development	3
1.4	Consultation	4
<b>2</b>	<b>DESCRIPTION OF THE PROPOSED DEVELOPMENT</b>	<b>5</b>
2.1	Site Context	5
2.2	Description of the Proposed Development	5
2.2.1	Drainage	5
2.2.2	External Lighting	6
2.2.3	Site Access	6
2.2.4	Earthworks	6
2.2.5	Landscaping	6
2.3	Construction Procedure	7
2.3.1	Duration of Works	7
2.3.2	Earthworks	7
2.4	Monitoring Works	7
<b>3</b>	<b>METHODOLOGY</b>	<b>9</b>
3.1	Desk Based Studies	9
3.1.1	Environmental Impact Assessment Screening Legislative and Regulatory Context	9
3.2	Field Based Studies	10
3.2.1	Survey Limitations	10
<b>4</b>	<b>RECEIVING ENVIRONMENT</b>	<b>11</b>
<b>5</b>	<b>EIA SCREENING</b>	<b>14</b>
5.1	Mandatory EIAR Screening	14

<b>5.2</b>	<b>Sub-threshold Requirements for EIA.....</b>	<b>14</b>
<b>5.2.1</b>	<b>Characteristics of the Potential Development .....</b>	<b>16</b>
<b>5.2.2</b>	<b>Location of Proposed Development .....</b>	<b>19</b>
<b>5.2.3</b>	<b>Types and characteristics of potential impacts.....</b>	<b>20</b>
<b>6</b>	<b>CONCLUSIONS.....</b>	<b>23</b>
<b>7</b>	<b>REFERENCES.....</b>	<b>24</b>

## FIGURES

Figure 1-1: Site Location .....	1
Figure 1-2: Extract from CCC Planning Portal, 08/12/2021 .....	2
Figure 1-3: Excerpt from Cork County Development Plan 2022- Map Viewer   Land Use Zoning .....	3
Figure 4-1: Extract Flood Maps – Floodinfo.ie   CFRAM PDF Map 20/10/2022 .....	11
Figure 4-2: Proximity of the Site to Natura 2000 sites / National Parks.....	12
Figure 4-3: Excerpt EPA Maps, EPA Licensed Sites, 07/10/2022 .....	13
Figure 4-4: Excerpt EPA Maps Lden Strategic Noise, 07/10/2022 .....	13

## TABLES

Table 5-1: EIAR Screening Criteria as per Schedule 7 of the Planning and Development Regulations 2001 (as amended) .....	15
Table 5-2: Characteristics of the proposed development.....	16
Table 5-3: Location of Proposed Development.....	19
Table 5-4: Characteristics of Potential Impacts .....	20

## APPENDICES

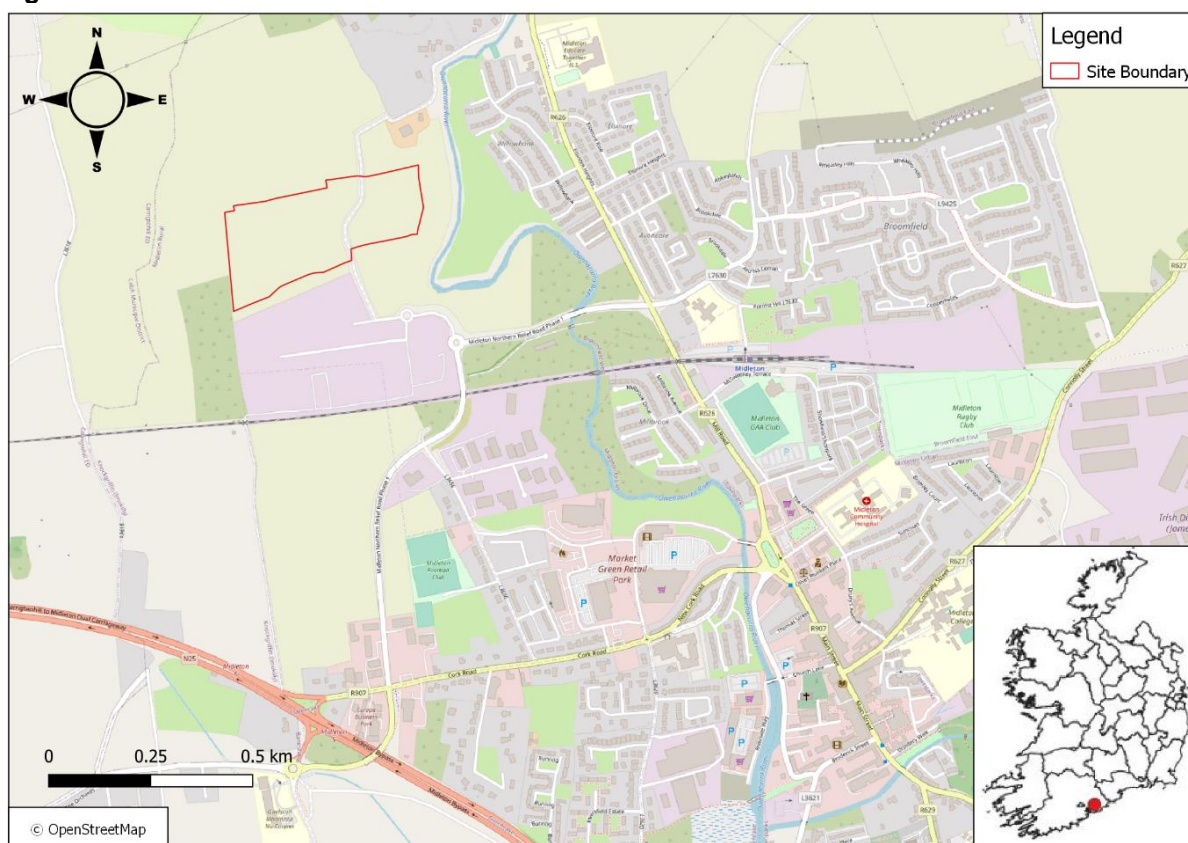
### Appendix A: Cork County Council Opinion Letter

## 1 INTRODUCTION

Malone O'Regan Environmental (MOR) were commissioned by Haven Falls Ltd. (the 'Applicant') to undertake an Environmental Impact Assessment (EIA) Screening for the proposed housing development at Knockgriffin, Midleton, Co. Cork (OS Reference W 86997 74666).

The location of the Proposed Development ('the Site') is shown in Figure 1-1.

**Figure 1-1: Site Location**



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.

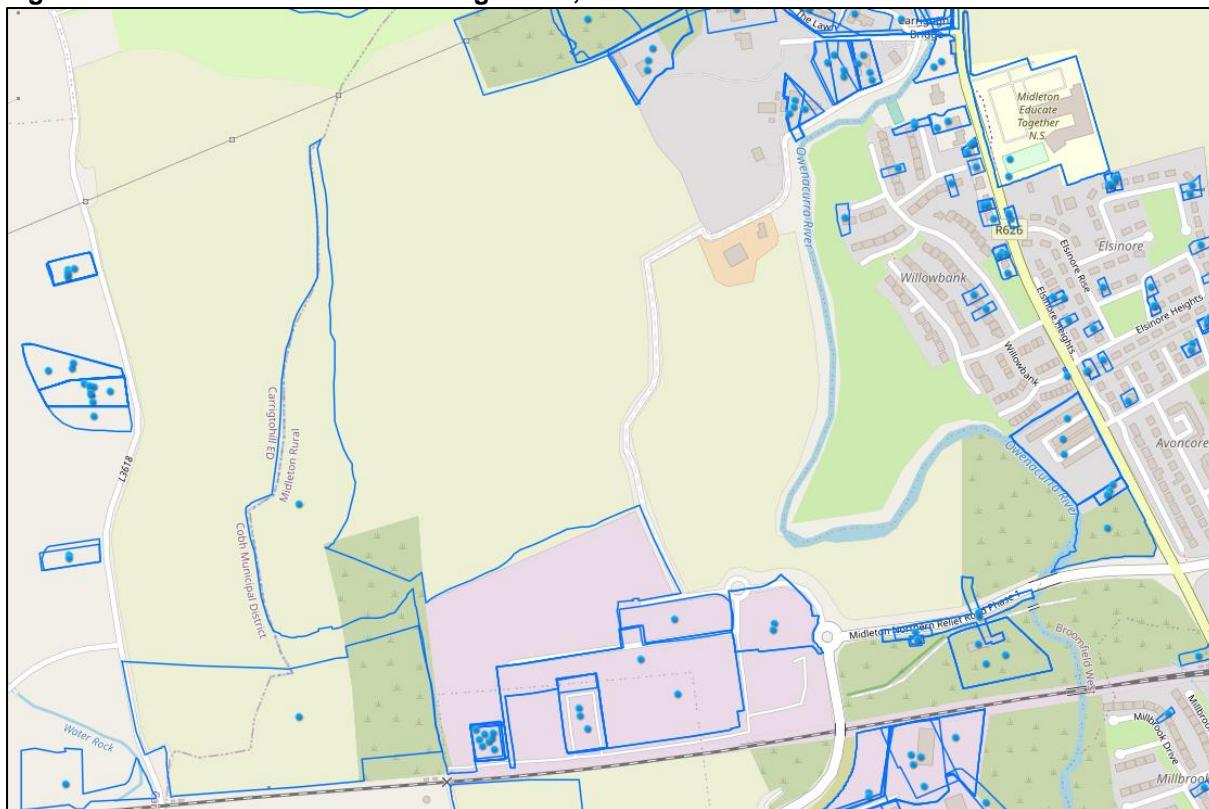
This EIA Screening Report will be submitted as part of the overall planning submission. It should be noted that this report and accompanying application will assess the Proposed Development plan comprised of ca.330 units.

Any future proposed developments will be subject to the required environmental assessments and the mandatory statutory consents.

## 1.1 Previous Planning History

The Site is located to the northwest of Midleton town and to the west of the Owenacurra River. There are no previous planning permissions relating to the Site as shown by Figure 1-2 which was extracted from the Cork County Council Planning portal (CCC, 2022).

**Figure 1-2: Extract from CCC Planning Portal, 08/12/2021**



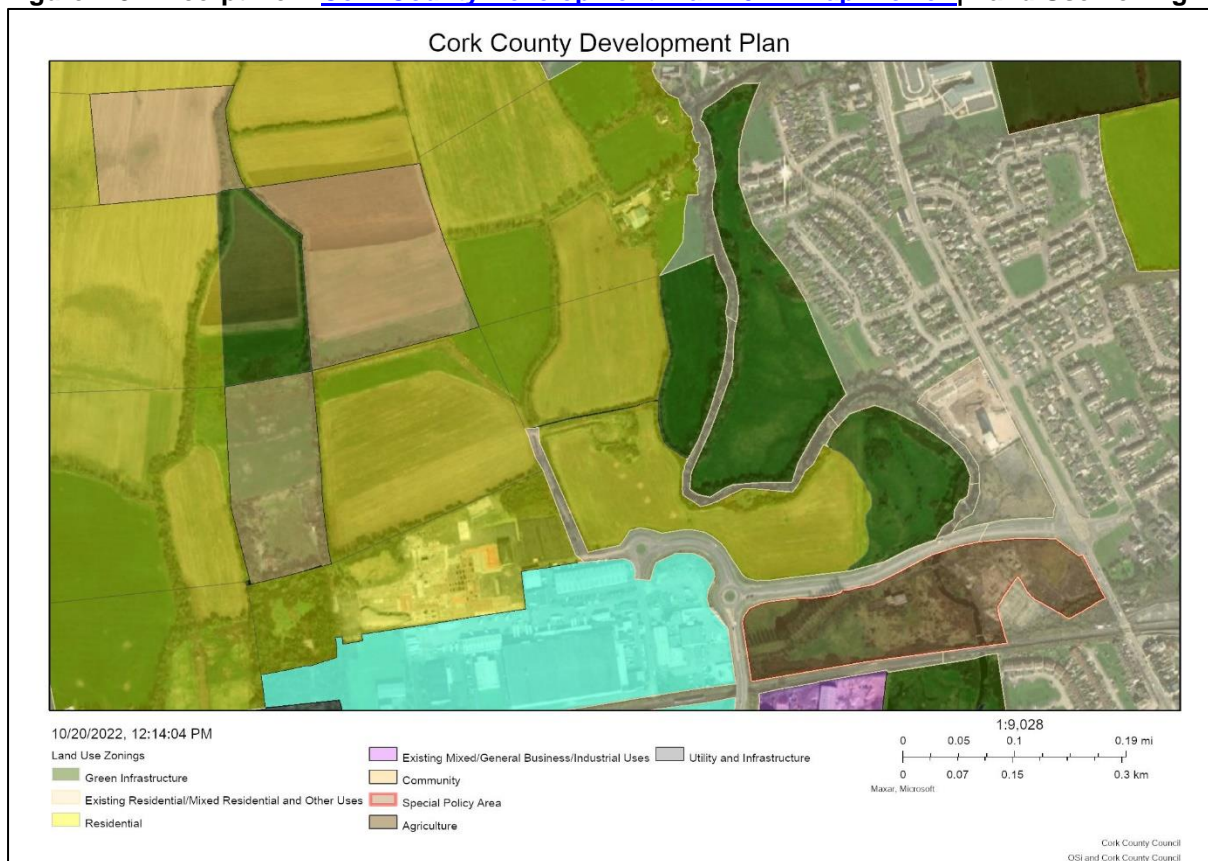
Two housing development applications were submitted on the 3<sup>rd</sup> of December 2021 by EMR Projects Ltd. (Planning Reference: 217264) and Dawn Meats Ireland (Planning Reference: 217265) respectively. Both of these applications were issued grant of permission; however, both are subject to appeals to An Bord Pleanála. A composite EIA has been submitted on behalf of both developments for each planning application, i.e. one EIA encompassing the extents of both developments, submitted individually with each application. These two developments are located on lands in close proximity to the Site. Neither of these developments breach the thresholds set in Schedule 5 alone. However, when assessed cumulatively, these two housing developments breach the limits set by Schedule 5. The composite EIA states the following:

*'Given the proximity of both sites and timely submissions of both applications to Cork County Council, the applicants felt it was prudent to assess the two applications as one in relation to environmental impact on the area.'*

## 1.2 Site Zoning

The Site is located within the townland of Knockgriffin, Midleton, Co. Cork on lands zoned for 'residential purposes' under the Cork County Development Plan 2022-2028 (CCC, 2022).

Figure 1-3: Excerpt from [Cork County Development Plan 2022- Map Viewer](#) | Land Use Zoning



### 1.3 Need for the Proposed Development

According to the Cork County Development Plan 2022-2028, 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 only 10-15% of the national output, averaging 10.7% more recently (CCC, 2022). A review of the Cork County Development Plan 2022 (CCC, 2022) identified a number of targets and objectives relating to housing which include the following:

**Objective CS 2-3:** County Metropolitan Cork Strategic Planning Area (CCC, 2022):

*“j) Maximise new development, for both jobs and housing, in the Metropolitan Towns served by the North and East Cork Rail Corridor (including the proposed new settlement at Monard) and to enhance the capacity of these towns to provide services and facilities to meet the needs of their population; and,*

*k) Facilitate the development of the villages so that the rate of future population growth compliments the strategy to achieve a critical mass of population in the towns and provide protection for those areas recognised as under pressure from urban development.”*

**Objective HOU 4-6:** Housing Mix (CCC, 2022):

*“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.”*

**Cork County Core Strategy Statement:** Midleton (CCC, 2022)

*“The population target of 19,423 will require the delivery of 2,647 units for the plan period.”*

Therefore, 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 Cork population.

#### **1.4 Consultation**

Cork County Council was contacted initially on the 23<sup>rd</sup> of February 2021 for consultation. Follow up details were supplied to the Council on the 17<sup>th</sup> of June 2022 and an LRD meeting was held on the 13<sup>th</sup> of July 2022.

Following contact with Cork County Council, an Opinion Letter dated 8<sup>th</sup> of August 2022 was issued by Cork County Council, in which the Council noted a number of items that needed to be addressed in the planning application, please see attached in Appendix A.



## 2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

### 2.1 Site Context

The Site is ca.9.49 hectares (ha) and located within the townland of Knockgriffin, Midleton, Co. Cork. The Site is accessed off a local tertiary road via the Midleton Northern Relief Road and the R626 Mill Road. The Site is characterised by hedgerows / treelines which bound the Site to the south, east and west. There is an additional ca.190m of hedgerow along the northern boundary of the Site which adjoins the western field boundary. A lane enclosed by a mature hedgerow / treeline runs through the central region of the Site bisecting two (2No.) agricultural fields being utilised for arable crops. To the northwest of this laneway lies an additional two (2No.) improved agricultural grassland fields divided by a drainage ditch. The drainage ditch onsite runs along the northern hedgerow before traversing diagonally to the southeast corner of the grassland, diverting under the laneway and emerging along the southern boundary of the eastern arable field.

The immediate area surrounding the Site is dominated by agricultural fields with the exception of an industrial / commercial area to the south of the Site which is part of the Nordic Enterprise Park. The wider area surrounding the Site is characterised by urban and residential areas, agricultural fields and the Owenacurra River which flows to the east of the Site boundary. Midleton Railway station is also located across the river, approximately 800m southeast of the Site. The railway line runs directly south of the boundary, parallel to Nordic Enterprise Park.

### 2.2 Description of the Proposed Development

The Proposed Development will comprise the following components;

- The construction of 330 no. residential units;
- A neighbourhood centre to include creche, medical centre, pharmacy and café;
- The provision of landscaping and amenity areas and all associated infrastructure; and,
- Services including a new vehicular and pedestrian/cycle access point on to the permitted Services Link Corridor, landscaping, roads, parking, lighting and drainage at Knockgriffin, Midleton, Co. Cork.

#### 2.2.1 Drainage

This section sets out a description of both the storm and foul water drainage from the Proposed Development. It is proposed to connect to existing public infrastructure adjacent to the Site. Further details can be found in the Engineering Report prepared by O'Shea Leader Consulting Engineers and submitted with this application.

##### 2.2.1.1 Surface Water

The surface water drainage design for the Proposed Development has been carried out in accordance with SuDS and the Department of the Environment's 'Recommendations for Site Development Works for Housing Areas,' refer to the OSL Engineering Report for further details. During the operational phase, surface water from the Site will be collected and attenuated onsite, with a peak discharge rate of 2l/s/ha for the 1 in 100 year rainfall event including an allowance for climate change. The existing drainage ditch onsite, running in a NW-SE direction will be culverted to the same flow rate, using a 600mm pipe. This drainage ditch out-falls at Owenacurra River and will eventually flow into Cork Harbour.

Surface water will pass through a grit sump and class 1 hydrocarbon interceptor before entering an attenuation tank, which is located to the north of the Site. The attenuation tank will

discharge to the existing surface water sewer network which eventually discharges into Cork Harbour.

The remainder of the Site will be attenuated through permeable asphalt parking spaces with a permeable stone base which has also been designed for a 100-year rainfall event with a 20% allowance for climate change.

Further information can be found in the Engineering Report prepared by O'Shea Leader Consulting Engineers and submitted with this application. Refer to Appendix D for drainage layout drawings

Further information can be found in the Engineering Report prepared by O'Shea Leader Consulting Engineers and submitted with this application. Refer to Appendix B for drainage layout drawings.

### **2.2.1.2 Foul Drainage**

A Pre-Connection Enquiry was submitted to Irish Water (Ref: CDS20001567). In response, Irish Water confirmed that, subject to a valid connection agreement being put in place, the proposed connection to the Irish Water Network could be facilitated following the completion of the network extension project to Carrigtwohill Wastewater Treatment Plant (WWTP) which is anticipated to be completed in 2023 (subject to change). This network extension project will involve the construction of a pump station and rising main to Carrigtwohill WWTP.

Further details can be found in the Engineering Report prepared by O'Shea Leader Consulting Engineers and submitted with this application.

### **2.2.2 External Lighting**

External lighting has been included as part of the Proposed Development, refer to the Outdoor Lighting report prepared by MHL & Associates Ltd. for more information.

### **2.2.3 Site Access**

The Site will be accessed from the existing Nordic Enterprise Park via the Midleton Northern Relief Road. Future access to the Site will be via a new permitted link road in line with the Waterrock LIHAF initiative, as outlined in the Construction Environment & Waste Management Plan prepared by O'Shea Leader Consulting Engineers and submitted with this application

### **2.2.4 Earthworks**

Earthworks will include the excavation of level platforms and foundations for each residential building and the importation of stone material for access roads etc. The design of road levels and finished floor levels has been carried out in such a way as to minimize cut/fill type earthworks operations.

### **2.2.5 Landscaping**

A Landscape Plan has been prepared by Derek Howlin Landscape Architect as part of the overall planning application. The landscape plan will include:

- The retention of existing trees and hedgerows where their future is sustainable. Where it is not possible to retain trees and hedgerows, mitigation planting will take place, as outlined in the Landscape Plan;
- A sensitive lighting strategy will be implemented as part of the Proposed Development to avoid disturbance to nocturnal species;
- Proposed new tree and hedgerow planting to compliment existing planting types throughout the area and make a positive contribution to the existing landscape character of the area; and,

- The protection and enhance of existing trees and hedgerows that are to be retained from unnecessary damage.

As outlined in the Landscape Plan there will be a net gain of 666No. trees planted as part of the proposed development and a net gain of 86m of hedgerow planted.

See Appendix C for full details.

## 2.3 Construction Procedure

During the construction phase, the methods of working will comply with all relevant legislation and best practice guidelines in reducing the environmental adverse effects of the works. Although construction phase adverse effects are generally of a short-term duration and are localised in nature, the adverse effects will be reduced as far as practicable through compliance with current construction industry guidelines.

A detailed Construction Environmental Management Plan (CEMP) will be prepared and submitted to Cork County Council for approval in advance of the works. The following Construction Industry Research and Information Association (CIRIA) guidance will be referred to and will be adhered to during the construction phase of the project to prevent water pollution:

- C532 – Control of Water Pollution from Construction, Guidance for Consultants and Contractors [17];
- CIRIA C741- Environmental Good Practice on Site (4<sup>th</sup> edition) [18]; and,
- All works will be undertaken in accordance with the ‘Requirements for the Protection of Fisheries Habitat during Construction and Development’ (IFI, 2016).

It is envisaged that construction works will take approximately four (4No.) years to complete. Working hours will generally be restricted to between 07:00 to 19:00 Monday to Friday and between 07:00 and 16:00 on Saturdays. No construction work will take place on Sundays or Bank Holidays. In addition, no construction work will take place at night-time except where safety concerns necessitate it or if agreed in advance with the Planning Authority.

Refer to the Construction & Environmental Management Plan prepared by O’Shea Leader Consulting Engineers which has been submitted with this application for further details.

### 2.3.1 Duration of Works

It is envisaged that construction works will take approximately four (4No.) years to complete. Working hours will generally be restricted to between 07:00 to 19:00 Monday to Friday and between 07:00 and 16:00 on Saturdays.

No construction work will take place on Sundays or Bank Holidays. In addition, no construction work will take place at night-time except where safety concerns necessitate it or if agreed in advance with the Planning Authority.

Refer to the Construction & Environmental Management Plan prepared by O’Shea Leader Consulting Engineers which has been submitted with this application for further details

### 2.3.2 Earthworks

Earthworks will include the excavation of level platforms and foundations for each residential building and the importation of stone material for access roads etc. The design of road levels and finished floor levels has been carried out in such a way as to minimize cut/fill type earthworks operations

## 2.4 .Monitoring Works

An ecological clerk of works (ECoW) will inspect the Sites in advance of works commencing and will undertake Site inspections as required during the works, to ensure that they will be

completed in line with the mitigation measures detailed within this NIS, the EclA and the CEMP.

In addition, the ECoW will either deliver or provide the resident engineer with sufficient environmental information to deliver a Site induction to all personnel working onsite

## 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;
- Relevant published information pertaining to the Site and surrounding area in regard to Schedule 7 of the Planning and Development Regulations (2001-2009);
- The Cork County Council planning portal (CCC, 2022);
- The Cork County Development Plan 2022-2028 (CCC, 2022);
- Information supplied by MH Planning regarding the Proposed Development;
- Environmental reports produced by MOR in support of this application including a Natura Impact Statement (NIS) and an Ecological Impact Assessment (EclA);
- The EPA Envision website was consulted to obtain details about the Site and environmental receptors in the surrounding area (EPA, 2022).

#### 3.1.1 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 16<sup>th</sup> May 2017 and regulations transposing it into national legislation were signed into law on 19<sup>th</sup> July 2018 as the Planning and Development (Amendment) Act 2018 (Statutory Instrument, 2019). 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) (Statutory Instrument, 2001);
- EU Directive 2014/52/EU on the assessment of the effects of certain public and private projects on the environment ('2014 EIA Directive') (European Parliament, 2014).

In addition, the following guidance documents were reviewed:

- European Commission (June 2017), Environmental Impact Assessment of Projects. Guidance on Screening (EC, 2017);
- Department of the Environment, Heritage and Local Government (August 2003), Environmental Impact Assessment (EIA) Guidelines for Consent Authorities regarding Sub-threshold Development (DEHLG, 2003);
- Environmental Protection Agency (EPA) Guidelines on the Information to be contained in Environmental Impact Assessment Reports Draft (EPA, 2017);
- 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 (DHPLG, 2018); and,
- Office of the Planning Regulator, OPR Practice Note PN02: Environmental Impact Assessment Screening (OPR, 2021).

## **3.2 Field Based Studies**

A habitat survey was undertaken using the Fossitt's *Guide to Habitats in Ireland* (Fossitt, 2000). The survey aimed to identify the extent and quality of habitats present on the Site. The initial survey was carried out by two (2No.) suitably qualified MOR Ecologists on the 4<sup>th</sup> of August 2021. Following this an additional walkover was completed on the 13<sup>th</sup> of October 2021 and an updated survey was completed on the 13<sup>th</sup> of September 2022.

The assessment was extended to also identify the potential for these habitats to support other features of nature conservation importance, such as species afforded legal protection under either Irish or European legislation.

Following consultation with Cork County Council, it was deemed appropriate to undertake bat surveys on the 18<sup>th</sup> August 2022 and 14<sup>th</sup> September 2022. Additionally, static monitoring was undertaken using a passive bat detector from 18<sup>th</sup> of August 2022 to 13<sup>th</sup> of September 2022. Furthermore, a breeding bird survey and breeding bird habitat assessment was undertaken on 18<sup>th</sup> of August 2022.

### **3.2.1 Survey Limitations**

A habitat survey was undertaken using the Fossitt's *Guide to Habitats in Ireland* (Fossitt, 2000). The survey aimed to identify the extent and quality of habitats present on the Site. The initial survey was carried out by two (2No.) suitably qualified MOR Ecologists on the 4<sup>th</sup> of August 2021. Following this an additional walkover was completed on the 13<sup>th</sup> of October 2021 and an updated survey was completed on the 13<sup>th</sup> of September 2022.

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## 4 RECEIVING ENVIRONMENT

This section describes the existing conditions at the Site.

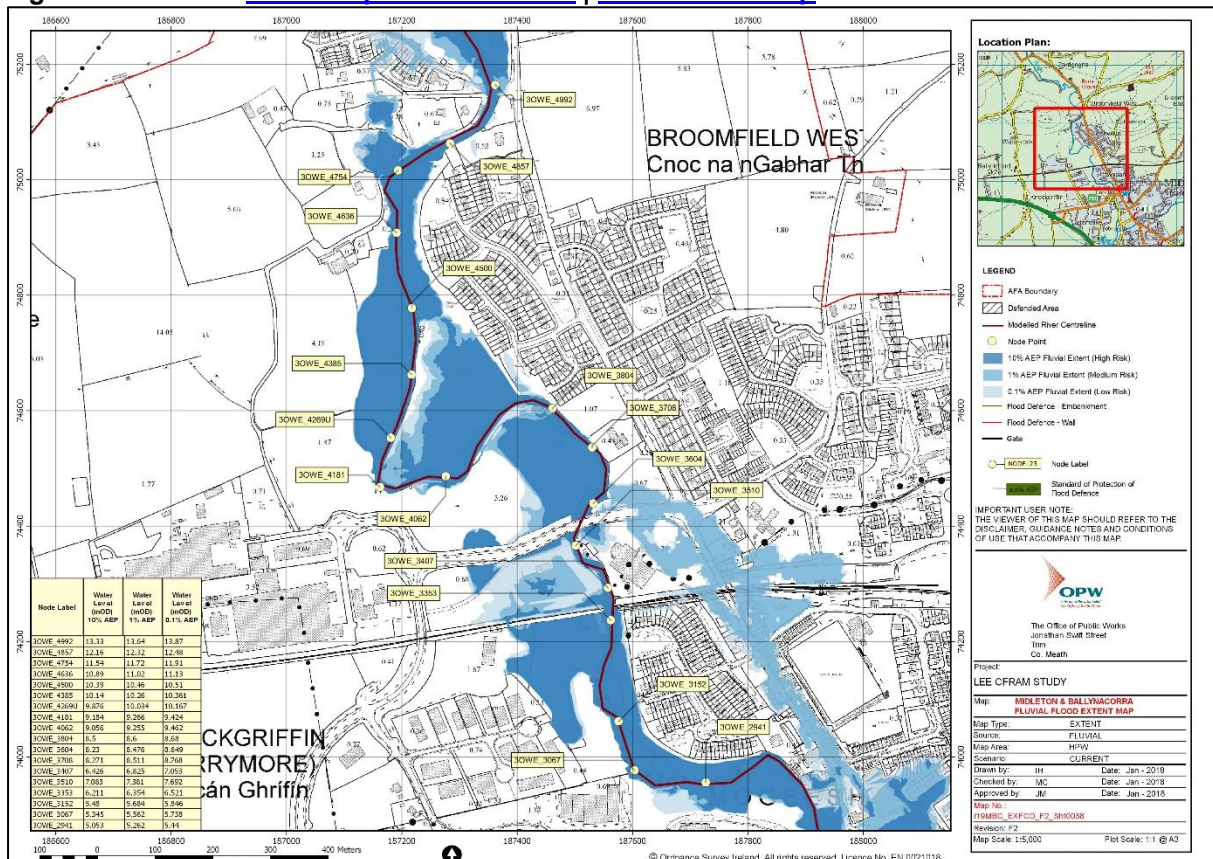
The Site is characterised by agricultural land use and comprises two (2No.) arable fields and two (2No.) improved agricultural grassland fields. Hedgerows / treelines form the principal field boundaries onsite, and a drainage ditch traverses the central region of the Site. There is also a laneway enclosed by hedgerows which bisects the Site. The Site is on lands zoned for 'residential purposes' under the Cork County Development Plan 2022-2028 (CCC, 2022). A very small area along the northern boundary of the Site is zoned for 'community' (CCC, 2022).

Commercial land, in the form of Nordic Enterprise Park, is located directly south of the Proposed Development on lands zoned for 'High Technology Campus Development' under the Cork County Development Plan 2022-2028 (CCC, 2022). Existing road infrastructure is also present to the southeast of the Site, however, the dominant land use immediately surrounding the Site to the north, east and west is agricultural. It should be noted that some of the areas adjacent to the Site are zoned as 'green infrastructure' and 'community' zones under the Cork County Development Plan 2022-2028 (CCC, 2022). The Owenacurra River is also located ca.80m east of the Site beyond which lies in an area 'Existing Residential/Mixed Residential and other Uses'.

The immediate locality therefore changes from commercial / built land to the south and east to currently undeveloped agricultural land to the northwest. Refer to Figure 1-3 for Site context

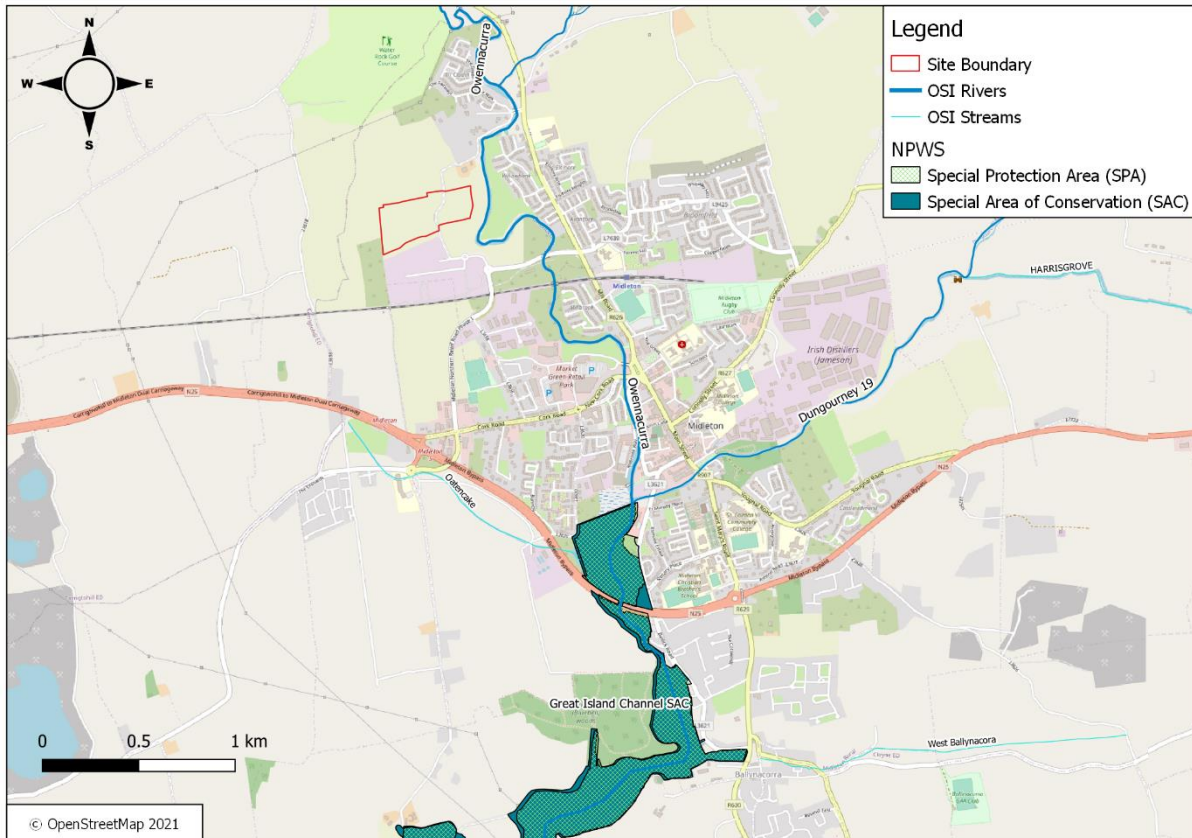
Floodinfo.ie was reviewed on the 20/10/2022 and confirms that there are no flood events likely to occur onsite, however, the eastern boundary of the Site is adjacent to a high flood study risk area, refer to Figure 4-1 below. Figure 4-1 outlines all rivers with high, medium and low risk of flooding and their extents.

Figure 4-1: Extract [Flood Maps – Floodinfo.ie](#) | [CFRAM PDF Map 20/10/2022](#)



There are no Special Areas of Conservation (SAC), Special Protected Areas (SPA) or National Parks adjoining the Site, refer to Figure 4-2 below. The nearest Natura 2000 sites, Great Island Channel SAC and Cork Harbour SPA are located ca.1.7km southwest of the Site.

**Figure 4-2: Proximity of the Site to Natura 2000 sites / National Parks**



According to the EPA Envision map viewer, the closest EPA licensed site to the Proposed Development is directly south / west of the Site. However, this licensed site has since ceased activities and has been closed down as per the confirmation letter issued by the EPA to Dawn Meats LTD (REGCD P0176-01) in 2015. The nearest active EPA licensed site is ca.1.6km southeast of the Site. There are no Section 4 Discharges, identified within EPA mapping system within close proximity to the Site, refer to Figure 4-3 below.

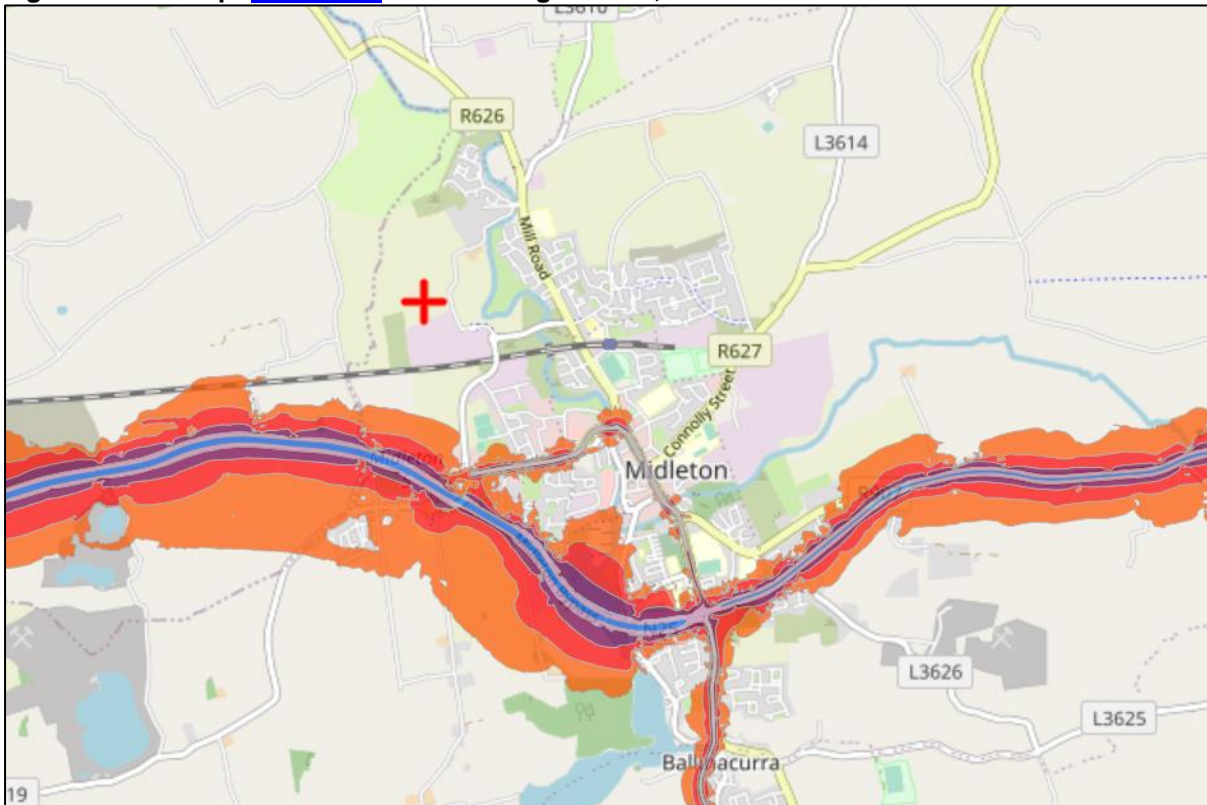


Figure 4-3: Excerpt [EPA Maps](#), EPA Licensed Sites, 07/10/2022



This Site does not fall into a strategically noise mapped location for road noise, refer to Figure 4-4 below.

Figure 4-4: Excerpt [EPA Maps](#) Lden Strategic Noise, 07/10/2022



## 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.

### 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. Therefore, the Proposed Development, subject to this EIA Screening Report, 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.

Under Part 2 of Schedule 5 of the Planning and Development Regulations (as amended) the following thresholds, relevant to the Proposed Development, are deemed relevant to this EIAR Screening Report:

*Class 10 b) of Part 2 – i) Construction of more than 500 dwelling units*

The Proposed Development seeks to construct 331 units and therefore does not reach the threshold of 500 dwelling units or more.

*Class 10 b) of Part 2 – ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.*

Car-parking onsite will be provided for residents of the Proposed Development and is therefore considered part of the primary purpose of the development.

*Class 10 b) of Part 2 – 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 Site encompasses an area of ca.9.49ha on lands currently used for agriculture but which are predominantly zoned for 'residential purposes' (CCC, 2022). A very small proportion of the Site is zoned for 'community,' however, this area within the proposed design contains a pocket park and a pedestrian avenue in keeping with the zoning designation. Therefore, the Site is significantly below the 20ha threshold.

It can be concluded that the Proposed Development does not result in a development of a class listed in Part 1 of Schedule 5 and does not breach a threshold under paragraphs 1-15 of Part 2 of Schedule 5 of the planning and Development Regulations, 2001, as amended. 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 or not. 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 also required. These criteria include the following:

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

These criteria, listed in Table 5-1, were considered for the Proposed Development under the topics recommended in EIAR guidance documents.

**Table 5-1: EIAR Screening Criteria as per Schedule 7 of the Planning and Development Regulations 2001 (as amended)**

<b>1.Characteristics of proposed development</b>
<p>The characteristics of proposed development, in particular –</p> <ol style="list-style-type: none"> <li>a) the size and design of the whole of the proposed development,</li> <li>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,</li> <li>c) the nature of any associated demolition works,</li> <li>d) the use of natural resources, in particular land, soil, water and biodiversity,</li> <li>e) the production of waste,</li> <li>f) pollution and nuisances,</li> <li>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</li> <li>h) the risks to human health (for example, due to water contamination or air pollution).</li> </ol>
<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> <ol 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: <ol 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> </ol> </li> </ol>

VIII.    landscapes and sites of historical, cultural or archaeological significance.
<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)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Act, taking into account—</p> <ol 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> </ol>

### 5.2.1 Characteristics of the Potential Development

Table 5-2 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.

**Table 5-2: Characteristics of the proposed development**

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	The size of the Proposed Development area is ca.9.49ha, principally designed for residential dwellings in the form of houses and apartments. A playground, a community centre / crèche, access roads and landscaping have also been included in the design of the Proposed Development.	<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 completed in three (3No.) phases, the application being submitted will encapsulate all three (3No.) phases of the Proposed Development.</p> <p>The Proposed Development alone is unlikely to have any direct or indirect significant effects on the identified Natura 2000 sites with the implementation of specific mitigation measures. At this stage, it is not considered that construction of future developments within the overall development plan will take place in conjunction with one another and therefore, no in-combination effects are likely to occur as a result of the construction works. It is important to note that any future development of the wider area will be subject to the required environmental assessments and the mandatory statutory consents.</p> <p>EMR Projects Ltd. (Planning Reference: 217264) and Dawn Meats Ireland (Planning Reference: 217265) received grant of permission in September 2022, however, these are both subject to appeals to An Bord Pleanála. As part of the planning process, an Appropriate Assessment was submitted for each development alongside a composite EIAR. Therefore, as part of the planning process, this development was assessed for its potential to cause adverse effects</p>	<b>Screened out</b>

Characteristics of proposed development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
	<p>to key environmental receptors including Natura 2000 sites. The composite EIAR concluded that the two proposed residential developments will not have any significant effects on the environment following the implementation of mitigation measures as outlined in the document. Furthermore, the composite EIAR states in the Biodiversity Chapter that although projects were identified with the potential to result in cumulative impacts, <i>'based on the assessment of residual impacts from the proposed developments, these potential cumulative impacts are not likely to be significant.'</i> This reasoning is carried through the whole EIAR with each chapter concluding that no significant cumulative impacts are predicted. The only exception to this conclusion relates to the Landscape and Visual Assessment (LVIA) carried out within the composite EIAR which states that, <i>'the impact on landscape is significant but consistent with the prevailing planning policy context and sustainable development objectives enunciated in international, national, regional and local policy,'</i> and although the addition of a new development adjacent to these sites will <i>'cumulatively transform the sensitive rural landscape,'</i> this will be <i>'in accordance with local policy and objectives.'</i></p> <p>With the findings as presented, it is reasonable to assume that the Proposed Development will not lead to a significant effect in combination with these two developments, given the fact that no significant residual effects were identified within the composite EIAR in relation to population and human health, biodiversity, land and soils, water, noise and vibration, material assets and cultural heritage that could potentially lead to future in-combination effects. Although, there is a potential for an in-combination effect in relation to landscape and visual, the design of the Proposed Development is in keeping with the policies and objectives of the Local Area Plan and the County Development Plan.</p> <p>Agricola Properties Limited received conditional planning permission for a residential development (Planning reference:165415) in 2016. This residential development is located ca.600m southeast of the Proposed Development and within the immediate vicinity of the Owencurra River. This application was accompanied by an Ecological Impact Assessment (EclA) and was subjected to an Appropriate Assessment. Therefore, as part of the planning process, this development was assessed for its potential for adverse effects to Natura 2000 sites and the accompanying reports concluded that the proposed residential development will not have a significant effect on any habitats or species designated as conservation interests for any Natura 2000 sites.</p>	
c) The nature of any associated demolition works	No demolition works will be required to facilitate the Proposed Development as it is a greenfield site.	<b>Screened out</b>
d) The use of natural resources, in particular land, soil, water and biodiversity	<p>The Proposed Development will require earthworks to include the excavation of level platforms and foundations for each residential building and the importation of soil / stone material for access roads etc.</p> <p>The reuse of soil / rock materials from within the Site, as per the Circular Economy principles, will be undertaken where possible. It is envisaged that the majority of fill material required onsite will be generated from foundation excavation and therefore, only the remaining balance required will be imported from a licensed quarry ensuring that the environmental impact of importing fill and hauling materials from the Site to licensed disposal facilities will be minimised.</p>	<b>Screened out</b>

Characteristics of proposed development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
	<p>Irish Water have confirmed that the capacity in their existing network can facilitate a new water supply to the Proposed Development subject to a valid connection agreement being put in place.</p> <p>The use of natural resources is deemed to be modest and not to a scale that would warrant an EIA.</p>	
<p>e) The production of waste</p>	<p>The construction phase of the Proposed Development will likely generate waste such as plastic wrappings, strips, containers, polystyrene and wooden pallets etc. Waste will be collected and segregated onsite before being removed off-site and recycled or disposed of at a licensed waste facility. A Construction Environment and Waste Management Plan (CE&amp;WMP) has been prepared by O'Shea Leader Consulting Engineers for 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 the responsibility of each residential unit. However, turning circles wide enough to allow refuse trucks onsite and bin storage areas have been included as part of the Masterplan 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>Therefore, a further assessment on potential impacts in the context of an EIA is not warranted.</p>	<p><b>Screened out</b></p>
<p>f) Pollution and Nuisances</p>	<p>Construction works will be subject to the standard environmental and health and safety controls. No construction works will take place at night-time except where safety concerns necessitate it or if agreed in advance with the Planning Authority and it is not expected that standard noise limits will be breached with noise mitigation measures incorporated into the construction works. Dust mitigation measures have also been incorporated into the construction works alongside mitigation measures to prevent impairment to water quality.</p> <p>In addition, as the construction works will be short-term in nature, it is considered that any impacts relating to noise and vibration will not be significant and a further assessment on potential impacts in the context of an EIA is not warranted.</p>	<p><b>Screened out</b></p>
<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.</p> <p>The national flood hazard mapping was consulted. No historic flood events were noted within the Site or within close proximity to the Site.</p> <p>Therefore, a further assessment on potential impacts in the context of an EIA is not warranted.</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>The Site is located within an area of low population density given the current agricultural land use onsite. Therefore, there are limited risks to human health during the construction phase. The potential for human health impacts during this phase would be largely limited to those associated with traffic, noise and dust. A CE&amp;WMP and a</p>	<p><b>Screened out</b></p>

Characteristics of proposed development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
	<p>Traffic and Transportation Assessment, prepared by MHL &amp; Associates, will be submitted as part of this application which include mitigation measures where necessary to ensure that the Proposed Development will not pose a significant risk to human health. 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>The Proposed Development will not likely create significant risk to human health during operation and therefore, an EIA is not required on this basis.</p>	

## 5.2.2 Location of 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 5-3 details the criteria considered and provides an assessment relating to same.

**Table 5-3: Location of Proposed Development.**

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>The Site is located on lands zoned for 'residential purposes.' The Proposed Development is in keeping with this land use designation.</p> <p>Further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out
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. No significant impacts related to the Proposed Development are predicted with the best practice and mitigation measures outlined in the NIS and EclA in place and therefore, an EIA is not warranted in this regard.</p>	Screened out
<p>c) The absorption capacity of the natural environment, paying 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</li> </ul>	<p>The Proposed Development does not contain or is not likely to affect any of the following criteria / areas: <b>(ii)</b>, <b>(iii)</b>, <b>(iv)</b>, <b>(vi)</b> and <b>(vii)</b>. An examination of the potential effects on the remaining criteria is undertaken below.</p> <p><b>(i)</b> The initial Site walkover identified a drainage ditch that may be linked to the Owenacurra River ca.80m east of the Site. An EclA have been prepared for the Proposed Development to ensure that no adverse effects will occur as a result of water quality impairment via this potential hydrological link. The EclA concluded that following the implementation of appropriate mitigation measures, there would be no adverse effect on surface water quality within and surrounding the Site and therefore, it can be stated that no wetlands, riparian areas or river mouths will be affected by the Proposed Development.</p> <p><b>(v)</b> An NIS has been undertaken to determine the appropriateness, or otherwise, of the Proposed Development in the context of the conservation objectives of European designated sites. The NIS concluded that there</p>	Screened out

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>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;</p> <p>(vii) densely populated areas;</p> <p>(viii) landscapes and sites of historical, cultural or archaeological significance</p>	<p>is potential for direct / indirect effects on designated habitats and species without specific and appropriate pollution control and disturbance avoidance measures being employed. This NIS will be submitted to appropriately assess, avoid and mitigate against these potential impacts. Therefore, further assessment on potential impacts in the context of an EIA is not warranted.</p> <p><b>(viii)</b> There are no national monuments or protected structures (NIAH sites) located within or directly adjacent to the Site boundary. The nearest National Monument is ca.465m southwest of the Site on the far side of the L3618 local road. The nearest NIAH site is ca.380m northeast, across the Owenacurra River, adjacent to the Middleton Educate Together National School. Considering the distance separating the Site from these cultural heritage receptors, an EIA is not warranted.</p> <p>Therefore, an EIA is not required to ensure careful design, assessment and mitigation as part of an EIA process.</p>	

### 5.2.3 Types and characteristics of potential impacts

Table 5-4 details the screening assessment relating to the types and characteristics of potential impacts, as set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended).

**Table 5-4: Characteristics of Potential Impacts**

The likely significant effects on the environment of proposed development in relation to criteria set out [in above tables] taking into account: -	Screening Assessment	EIA Screened In / Out
<p>a. The magnitude and spatial extent of the impact (for example, geographical area and size of the affected population),</p>	<p>The Proposed Development encompasses a Site area of ca.9.49ha</p>	<b>Screened out</b>



The likely significant effects on the environment of proposed development in relation to criteria set out [in above tables] taking into account: -	Screening Assessment	EIA Screened In / Out
b. The nature of the impact	<p>During the construction phase, short term impacts in relation to noise, dust and water runoff are a risk, however, these risks are common to any construction project and can be adequately controlled through standard construction controls.</p> <p>The operational phase will present minimal onsite emission in relation to drainage and domestic waste.</p> <p>Irish Water have confirmed that a wastewater network extension project is currently underway, which will accommodate the foul drainage from the Proposed Development. It is envisaged that the network extension project will be in place by 2023</p> <p>Domestic waste will be the responsibility of each residential unit. However, turning circles wide enough to allow refuse trucks onsite and bin storage areas have been included as part of the Masterplan to ensure appropriate services for waste are available onsite.</p> <p>Further assessment on potential impacts in the context of an EIA is not warranted. However, it should be noted that an EclA and NIS were undertaken and have been submitted in support of this application.</p>	<b>Screened out</b>
c. The transboundary nature of the impact,	No significant transboundary emissions are considered likely as a result of the Proposed Development.	<b>Screened out</b>
d. The intensity and complexity of the impact	<p>It is not considered that this proposed housing development will have will result in any significant impacts.</p> <p>Therefore, further assessment on potential impacts in the context of an EIA is not warranted.</p>	<b>Screened out</b>
e. The probability of the impact,	<p>Once the Proposed Development has been constructed, it is considered highly unlikely that its residential use will result in local direct impacts.</p> <p>Further assessment on potential impacts in the context of an EIA is not warranted.</p>	<b>Screened out</b>
f. The expected onset, duration, frequency and reversibility of the impact,	<p>In the Medium (7-15 Years) and Long-term (15-60 years) duration, the nature of the Proposed Development will be like other residential estates. The Proposed Development will be utilised as a living environment and therefore, should the application be successful, reversibility of the impact will not be applicable.</p> <p>However, in the unlikely event that the Proposed Development prove unsuccessful with services, some residential units and partial builds in place, the buildings can be re-purposed or demolished, and the services utilised for future developments in keeping with the land zoning objectives for this Site.</p> <p>Further assessment on potential impacts in the context of an EIA is not warranted.</p>	<b>Screened out</b>

The likely significant effects on the environment of proposed development in relation to criteria set out [in above tables] taking into account: -	Screening Assessment	EIA Screened In / Out
<p>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 (1 A) (b) of the Act and/ or development subject of any development consent for the purposes of Environmental Impact Assessment Directive by or under any other enactment,</p>	<p>The Proposed Development fits with the scope and nature of the locality and is in-keeping with the land-use zonings outlined in the Cork County Development Plan 2022-2028 (CCC, 2021).</p> <p>In addition, it is not considered that the Proposed Development will have a significant cumulative effect on the environment with existing / permitted developments within Middleton and the wider area surrounding the Site.</p> <p>Should the two housing developments to the southwest / west of the Site receive planning permission, it is still not envisaged that any significant cumulative effects will occur. The composite EIAR for these developments did not identify any significant effects (following the implementation of mitigation measures) or significant residual impacts in relation to the key environmental receptors arising from the combined developments. Taking the above into account and the fact that an EclA, NIS, CE&amp;WMP and Traffic and Transport Assessment has been undertaken for the Proposed Development, it is not considered that the construction or operational phase of the Proposed Development will result in any significant in-combination contribution to possible adverse effects on environmental receptors such as biodiversity, water, soils etc.</p>	<p><b>Screened out</b></p>
<p>h. The possibility of effectively reducing the impact.</p>	<p>The limited emissions associated with the operation of the Proposed Development in the form of home heating, domestic waste, and a slight increase in traffic to the area are not considered to be significant.</p> <p>It should be noted that a Traffic and Transport Assessment has been undertaken for the Site and will be submitted as part of the overall planning application. This assessment found that the Proposed Development will have a minor impact on the operation of the junctions servicing the Site from a capacity point-of-view, however, the percentage increase in the Ratio of Flow to Capacity (RFC) values between a future 'do nothing scenario' and the 'do something scenario' are negligible.</p> <p>It is unlikely that undertaking an EIA would result in a further reduction of potential impacts, therefore, further assessment on potential impacts in the context of an EIA is not warranted.</p>	<p><b>Screened out</b></p>

## **6 CONCLUSIONS**

This EIA Screening assessment report has reviewed the potential for the Proposed Housing Development and associated works at Knockgriffin, Middleton, 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 EIAR, nor does it meet the criteria where a sub-threshold EIA would be warranted.

Therefore, there is no requirement to submit an EIAR in support of the planning application for the Proposed Development.

## 7 REFERENCES

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# APPENDICES

# APPENDIX A

# Comhairle Contae Chorcaí Cork County Council

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8<sup>th</sup> August 2022

Further to the details received on the 17<sup>th</sup> June 2022 and the recent LRD Meeting of the 13<sup>th</sup> July 2022, the Planning Authority's Opinion under Section 32D of the Act on the proposed large scale residential development at Water Rock, Midleton is set out below.

In accordance with Section 32D of the Planning & Development (Large-scale Residential Development) Act 2021 it is considered that the following issues need to be addressed in the documents submitted in order to result in them constituting a reasonable basis for an application:

## Appropriate Assessment

With regard to the NIS it is noted that no survey work has taken place in respect of presence of Qualifying interest birds of the SPA on site or within the upper reaches of the Owenacurra. Further consideration of same should be carried out having regard to available information including surveys carried out in respect of other schemes in the area such as Midleton FRS and NPWS data. This information shall be used to inform the assessment.

The NIS should consider potential impacts associated with silts and pollutants to enter the on-site drain which is hydrologically connected to the Owenacurra. Details in relation to the location of the contractors compound and building materials should also be submitted and assessed as part of the NIS.

## Ecology

The loss of so many trees and hedgerows and an established drainage ditch is a concern to the Planning Authority and should be addressed.

Revised proposals are required in the applications details to integrate these features of the landscape into the scheme in so far as possible as they are important ecological corridors for wildlife and link into the Owenacurra corridor to the east.

Having regard to the extensive tree loss and habitat loss on site revised documents should include a detailed bat survey and bird breeding survey (as limited assessment of same has been carried out as part of EclIA). The Bat Survey shall follow guidelines for Professional Ecologists Good Practice Guidelines 3rd edition and detailed methodology and results shall be presented in this assessment. Survey results shall also be submitted including maps illustrating any potential roost sites, foraging areas and commuting corridors and associated numbers.

Where tree / hedgerow loss is unavoidable, this shall be identified on the landscaping plan and shall also be fully assessed as part of the Ecological Impact Assessment. Any tree/hedgerow loss will need to be adequately ameliorated in line with CDP Objective BE 15 – 6 supporting the principle of biodiversity net gain. The revised EclA should include a detailed assessment of biodiversity loss / gains and shall be quantified within the assessment.

Proposals shall integrate provisions of Green Infrastructure Objectives GI 14 – 1 and GI 14 – 3 of the County Development Plan whereby a Green Infrastructure Strategy shall be submitted. These objectives require that new development proposals contribute to the protection, management and enhancement of the existing green and blue infrastructure connections with the wider environment. The green infrastructure strategy should tie in with the Landscaping Plan, and Ecological Impact Assessment including biodiversity enhancement proposals to ensure that proposals supporting the principle of biodiversity net gain (CDP Objective BE 15 – 6).

### **Cork CDP 2022 Objectives that require further consideration**

Applicant requested to update EclA and NIS to have regard to new Cork County CDP 2022 having particular regard to the following Objectives.

- Objectives GI 14 – 1 and GI 14 – 3 includes a requirement for new developments to prepare a **Green Infrastructure strategy**.
- Objective BE 15 – 6 to ensure that proposals support the principle of **biodiversity net gain**.
- Objectives BE 15 – 8 seek **protection of mature tree groups and mature hedgerows**.
- Objective GI 14 – 9 discourages proposals necessitating **removal of extensive amounts of trees, hedgerows**.
- Objective BE 15 – 2 seeks to **protect and enhance areas of local biodiversity value, ecological corridors and features of the county’s ecological network including hedgerows and treelines**.

### **Archaeology**

In relation to archaeological impacts, the documents submitted do not constitute a reasonable basis on which to make an application. In order to address this, the applicant is required to engage the services of a suitably qualified archaeologist licensed under the National Monuments Acts 1930–2004) to carry out an Archaeological Impact Assessment. This archaeological assessment shall:

- examine the known and predicted archaeological environment
- examine the proposed development
- evaluate the proposed development in terms of the impact (direct and indirect) of the proposed works on existing or predicted archaeology
- carryout a geophysical survey followed by a program of archaeological testing
- propose a strategy to mitigate the adverse effects of the development on the archaeological heritage

No subsurface work should be undertaken in the absence of the archaeologist without his/her express consent.



The archaeologist should carry out any relevant documentary research and inspect the site for archaeology including post medieval archaeology. A geophysical survey across the proposed development site shall be carried out by a suitably qualified Geophysical archaeologist. The results of the Geophysical survey and field survey shall be submitted to County Archaeologist to review with a program for archaeological testing for written approval prior to submitting for the licence. The archaeological shall carried out the agreed program of archaeological testing (under licence). If significant archaeology is identified during the testing program the County Archaeologist shall be immediately contacted. The results of the testing shall be submitted to the County Archaeologist to agree a mitigation program. If significant archaeological is identified, mitigation measures will be required such as preservation in situ/redesign, testing, archaeological monitoring.

The Archaeological Assessment report shall contain the above information, with clearly labelled drawings (including a plan of monument /archaeological features identified (if any) overlaid with the proposed development with agreed buffer zone) and relevant photographs. Relevant experience of the consultant archaeologist should be cited within the Assessment.

In addition to the matters above, the following additional details should accompany the planning application:

#### **Design/Layout Considerations**

Submit fully detailed drawings of all proposed structures in accordance with the Planning & Development Regulations. Detailed drawings of housing which demonstrate adequate amenity standards are required. Representative site sections will be required to fully illustrate the relationship between residences.

With regard to the layout presented, it is considered that consideration be given to the following suggested amendments:

- the location of apartment blocks 1 & 2 and the adjoining maisonette in the South Western corner of the site remain too close to the site boundary with not enough separation distances to the boundaries.
- Vehicular traffic to serve these apartments (blocks 1 & 2) and adjoining maisonette block has to travel through the featured courtyards where development of home-zone play areas should be developed.
- All ground floor apartments should ideally have their own independent front door (to facilitate aged community / step down) with landscaped buffer separation. It would seem difficult to achieve same to the best advantage in the current layout in this location.
- Developed designs should endeavour to draw inspiration from the rich building heritage present in nearby Middleton Town with regard to character setting and creating a sense of place and avoidance of an urban corporate image. Revised documentation is required to demonstrate same.
- Submit detailed boundary treatment proposals.
- Greater consider should be given to the provision of bicycle parking.

### ***Movement /connectivity***

Revised drawings are required to include cross sections showing connection points to the proposed URDF park to the East taking account of the level differential. Levels on site shall be modified to assist the tie in with same. The tie-in point should be at 12.270m to suit existing levels on the side of the proposed housing development to the west of Water-Rock Linear Park. This is following CCC final design of the linear park due for imminent submission to Part 8 planning.

The site access road running north-south within the development from the new proposed LIHAF infrastructure road should include a similar cross section as the LIHAF infrastructure.

The pedestrian/cycle route seems to terminate at creche on the East side. This issue should be rectified as it is crucial this element fully links to the greenway.

Along the greenway which runs east-west through the site, revised documentation needs to demonstrate the creation of a safe environment to encourage walking/cycling over car use within the proposed development. At the Greenway adjacent to Road 12 and Road 16 there are concerns regarding the number of driveways that interact with the greenway. There is a likely conflict with vehicles reversing from driveway and cyclists, especially children. Note the relationship of this route with the park and the proposed primary school adjoining to the west.

More detail is required on how vehicles will interact with greenway with road 3 and 4 demonstrating how cyclists will be protected. This east-west route is important for connection to adjacent developments, schools, recreation areas and for access to Inter Urban Route 1.

In relation to cycle parking, lockable secure facilities should be provided to serve the apartment buildings and have regard to County Development Plan requirements and emphasis on sheltered parking.

Bike parking should be provided at Rock Square and other amenity zones.

### ***Traffic and Transport***

Traffic counts were carried out on 11<sup>th</sup> of January 2022. There is a concern that this does not accurately represent traffic as Covid restrictions were still in place. This element may require a comprehensive survey over a number of days for more detail, necessitating revisions to the Traffic and Transport Assessment. (Please note Mott McDonald carried out a 7 day survey in March for Irish Rail for comparison purposes).

### ***Community/Education***

Further justification is necessary to ensure that the documentation submitted in respect of childcare provision responds appropriately to national guidance and that the drawings and details submitted reflect the proposal.

### ***Infrastructure***

Submit a statement to demonstrate compatibility with Part 8 infrastructure upgrades for the wider Water rock area.

## Public Lighting

The applicant must ensure that the design, materials, and installation comply with the Cork County Council Public Lighting Manual and Product Specification 2021, which is available on the CCC web site, [www.corkcoco.ie](http://www.corkcoco.ie). (Please note the section on design and in particular all the items in Appendix H and especially Figure 4.). The developer must design, install, and use materials that comply with this document.

The following Items as contained in Appendix H, Figure 4, of the Cork County Council Public Lighting Manual and Product Specification 2021 shall apply to this development: - M1, M2, M3, M4, M5, M6, M9, M14, M19, M22, M23, M25, M27 and M28.

The applicant is to ensure that the columns being installed are in accordance with the CCC Public Lighting manual 2021. Plain tubular stepped columns are not acceptable.

All lighting points shall be accessible by means of a hydraulic hoist, for maintenance purposes. Such a hoist requires a minimum paved vehicular access of 3.5 metres. In exceptional circumstances, if such access is not available special arrangements shall be made such as the use of hinged columns. These should be clearly identified on the public lighting drawings.

There are some clashes between the location of lights and trees throughout this development. The Applicant needs to carry out a cross check between the location of the lights and trees so as to ensure that no light is **within 10m of a tree** so that the lights can operate effectively. This needs to be reflected in a re-design of both the lights and the landscaping. As part of the design process, the location of the columns will have to be cross referenced with the location of landscaping items, especially trees, so that the effective operation of the public lighting will not be interfered with when the trees mature in 20 / 30 years time.

The Horizontal Illuminance (lux) for "Internal Estate LHS" within Lighting Report "Design A" is not achieving P3 Class lighting standards. The lighting associated with this development is not achieving these standards and needs to be revised. The applicant is responsible for the design and in ensuring that the lux levels are achieved on site.

The Horizontal Illuminance (lux) for "Isolated Paths LHS" within Lighting Report "Design A" is not achieving P4 Class lighting standards. The lighting associated with this development is not achieving these standards and needs to be revised. The applicant is responsible for the design and in ensuring that the lux levels are achieved on site.

The Horizontal Illuminance (lux) for "Isolated Paths RHS" within Lighting Report "Design B" does not have the correct Grid image. Applicant to revise.

The Horizontal Illuminance (lux) for "Spine Road" within Lighting Report "Design C" is not achieving P2 Class lighting standards. The lighting associated with this development is not achieving these standards and needs to be revised. The applicant is responsible for the design and in ensuring that the lux levels are achieved on site.

The applicant shall aim to site public lighting columns generally at the back of the footpath in public ground, and where appropriate, columns shall be located on the boundaries between properties and not in locations where could affect the potential to extend driveways in the future.

The Applicant shall provide a separate power source for public lighting related to the Crèche/Apartments/Commercial premises. This power source shall be from the private development and not from the housing estate public lighting system

The applicant must demonstrate and ensure that there is no light pollution (obtrusive light – as per ILP Guidance note GN10:2011) outside their property that would affect third party properties and members of the public, including drivers travelling on the public road.

The Applicant shall show within the Public Lighting Report, “Conflict Zone” at the entrance to the proposed development. Applicant shall design for conflict zone and install a public light opposite the T-junction entrance to this development and shall forward a design report along with lux levels plot for the entrance.

### ***Other Issues***

Consistency is required across all documents and drawings/particulars submitted.

Include a map of areas to be taken in charge.

In relation to obligations under Part V of the Planning & Development Act 2000 (as amended) in respect of social/affordable housing, submit evidence to support the requirement for 10% relating to the date of purchase of the land. In addition, a schedule of unit types being allocated and indicative costs being provided for each unit type will be required.

A Flood Risk Assessment has been referenced in the submitted documents however same was not received. Please include this detail.

Update the Construction and Environmental Management Plan to ensure it accounts for the length of permission required. In this regard, the documents shall clarify the duration of the proposed permission, with a phasing proposal.

EV charging points should be placed in various locations throughout.

A SuDS approach to stormwater management is to be adopted. Recharge measures should be used where possible (not just attenuation).

Given the karst nature of the aquifer, any proposed attenuation would need to utilise robust structures.

**Please note that neither the taking place of an LRD meeting nor the provision of an LRD opinion shall prejudice the performance by the planning authority of its functions under the legislation and cannot be relied upon in the formal planning process or in legal proceedings.**

**Noel Sheridan  
S/Senior Planner  
9<sup>th</sup> August 2022**