

EIA Screening Report

For Development at Courtstown, Little Island, Co.
Cork

on behalf of Ruden Homes Ltd.

July 2024



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1. Introduction

McCutcheon Halley have been appointed by Ruden Homes Ltd. to undertake an Environmental Impact Assessment (EIA) Screening for the proposed Large Scale Residential Development (LRD) application and associated works on lands at Courtstown (Townland), Little Island, Co. Cork.

The application site has a gross area of 6.55 hectares and is located towards the eastern end of Little Island in Courtstown, approximately 10 km to the east of Cork City Centre and approximately 3.5km to the east of the Dunkettle Interchange and Jack Lynch Tunnel. The site is bounded to the north-east by local road L-2985-0 (Ballytrasna Park Road) and is separated from the public road along the northern-western boundary by detached houses. The site is characterised by arable land and slopes in a southerly direction, with a fall of approximately 2 metres across the site. The site is well served by the national N25 road and is situated within approximately 2 km of the Little Island train station. It is located approximately 1km southeast of East Gate Village which is the designated neighbourhood centre for Little Island. The area surrounding the site is characterised by a mix of uses including residential, industrial, recreational/leisure and agricultural. The land immediately adjoining the site to the east is arable land and zoned for residential. This adjoins the Harbour Point and Courtstown Business Parks with uses comprising light industry, warehousing and distribution. To the south and west is the former Harbour Point Golf Club.

The location of the proposed development is shown in Fig. 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.

1.1 Technical Competency & Experience

This Screening for EIA has been prepared and reviewed by qualified and accredited experts as follows:

Brian Mccutcheon is a Director with McCutcheon Halley Planning Consultants with over 40 years' experience in both the public and private sectors of planning and development management. Brian has extensive experience in planning applications; master planning, policy formulation; policy review and EIAR co-ordination. He is a corporate member of the Irish Planning Institute.

Michelle O'Shea is a Senior Planner with McCutcheon Halley Planning Consultants with over 11 years' experience. Michelle holds a Master's in Planning and Sustainable Development (M.Plan) and a Bachelor of Geography Degree from University College Cork. Michelle has a wealth of experience in project management of medium to large scale projects and works as part of multi-disciplinary teams providing inputs to and project management of EIAR's required for large scale residential developments. Michelle is a Corporate Member of the Irish Planning Institute.

McCutcheon Halley Planning Consultants have worked closely with an experienced multi-disciplinary design team, with inputs from Engenuiti Consulting Engineers, Brady Shipman Martin, Greenleaf Ecology, Limosa Environmental, Lane Purcell Archaeologists, Arbor Care, MHL Consulting Engineers, MMOS Consulting Engineers, Horizon Engineering Consultants, H3D and Pedersen Focus, that have contributed towards the development of this EIA screening.

1.2 Planning History

1.2.2 Application Site

An application (18/06021) was submitted to Cork County Council in August 2018 in respect of part of the application site for:

'A residential development comprising the construction of 75 dwelling houses (at a density of 20 units per hectare), a creche and all associated ancillary site development works including access, parking, footpaths, drainage, landscaping and amenity areas. The development also included the creation of a new vehicular access road along the site's eastern boundary via Ballytrasna Park to service the site; and the ancillary site development works consisted of the

diversion and undergrounding of the existing MV(10KV/20KV) ESB electrical cables.'

This application was refused by Cork County Council on 29th March 2019 for the following reason:

"The site is located in Little Island, which is identified in the 2014 Cork County Development Plan as a strategic employment location. Under the site's zoning, (LI-X-02) in the 2017 Cobh MD Local Area Plan, the objective seeks to accommodate up to a maximum of 250 dwellings within these lands. The proposed development seeks to construct 75 no. dwellings on a portion of the X-02 lands. Based on the documentation submitted with the application and the lack of an overall satisfactory masterplan for the IX-02 lands which would address key issues such as overall densities, wider access and connectivity issues, and the relationship with the distributor road objective and adjoining zoning objectives in the LAP, it is considered that the proposed development does not achieve a satisfactory solution for the delivery of housing on the site and represents piecemeal development. Accordingly, the proposed development, if permitted would jeopardise the long term development of these lands and thus materially contravene objective I-X-01 of the Cobh Municipal District Local Area Plan 2017. The proposal is therefore contrary to the proper planning and sustainable development of the area."

At the time of this application, the Cork County Development Plan 2014 (CCDP 2014) was the operative policy document. Medium B density was defined in the CCDP 2014 as having a minimum net density of 12 and a maximum net density of 25, with the maximum being extended to 35 dwellings per hectare in smaller towns outside Metropolitan Cork. Little Island is within the Metropolitan Cork area and therefore the lower density housing provision applied. The planning application sought permission for a density of less than 20 dwellings per hectare. The Planning Authority noted that translating a cap of 250 houses across the residentially zoned lands gives a gross density of 13 units per hectare. It was submitted by the Council that the inclusion of Medium B density is subservient to the cap of 250 and that it guarantees a certain house typology and prevents a proposal for significantly less than 250 units, which could be at a very low density.

This refusal was appealed to the Board (ABP-304271-19) in April 2019. The Board refused the appeal for the following reason:

"The site of the proposed development is on serviceable lands within the development boundary of Little Island and is in close proximity to social and community services. It is an objective under the Cork County Development Plan, 2014 to ensure that all new development within the County supports the achievement of sustainable residential communities and that the Council will have regard to the provisions of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas issued by the Department of the Environment, Heritage and Local Government in May, 2009 and the accompanying Urban Design Manual, in assessing applications for development through the

development management process (Objective HOU 3-1: Sustainable Residential Communities). Having regard to the proposed density of the development, at less than 20 dwelling units per hectare, it is considered that the proposed development would not be developed at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to the built-up area of Little Island and to established social and community services in the immediate vicinity. Furthermore, it is considered that such a low density would be contrary to the Ministerial Guidelines, which indicate that net densities less than 30 dwellings per hectare should generally be discouraged in the interest of land efficiency. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area”.

The Inspector’s Report considered the principal planning issues to be density, the need for a masterplan and impact on residential amenity. The Inspector’s assessment in respect of each of these issues is summarised as follows:

- Density: The Board refused the residential proposal for 75 houses at a density of approximately 20 units per hectare. The Board considered that the proposed development would not be developed at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to the built-up area of Little Island to established social and community services in the immediate vicinity. Furthermore, the Board considered that such low densities would be contrary to the Ministerial Guidelines, which indicate that net densities of less than 30 dwellings per hectare should generally be discouraged in the interest of land efficiency. The Board therefore concluded that the proposal would be contrary to the proper planning and sustainable development of the area.

In assessing the key issues associated with the site, the Inspector’s Report found the lower density to be completely at odds with national policy and guidance on housing density and completely contrary to the promotion of sustainable development. The Inspector emphasised that Little Island is an important employment location which is 10km from Cork City Centre, is served well by the N25 national road network and is on a suburban rail corridor with its own rail station. The Inspector also noted that Little Island has adequate water supply with no capacity concerns, the area is served by the wastewater treatment plant at Carrigrennan and that the extant LAP states that its modular design allows for expansion if required. On this basis, the Inspector concluded that lower densities would promote the sub-utilisation of serviceable lands in a ‘Main Town’ that is a ‘Strategic Employment Area’, with no known infrastructure constraints and being served well by road and rail.

- Master Plan: The Inspector stated that the 2017 LAP makes no reference to the requirement for a master plan for these lands and

that the achievement of Objective LI-X-02 is not premised upon the landowners preparing and agreeing a master plan with the planning authority. The Inspector submitted that, if there is no obligation on the developers of this land designated for residential purposes to prepare a master plan, then, if the planning authority wished for a master plan to be prepared to give indicative guidance to the development of the lands, the planning authority itself should be preparing such guidance. The Inspector considered it very clear that the developers of these lands were working in isolation and that there is no overall plan that forms a guide or gives direction on how development should proceed on this plot. The Inspector considered that the Applicant had done all that was reasonably possible at this stage, i.e. to demonstrate what is proposed for the plot, indicate what could be intended for the remainder of the landowner's holding and to provide details of indicative linkages to adjoining lands. The Inspector concluded that it is evident that the planning authority cannot use the lack of a master plan as an excuse to support a refusal of permission.

- **Residential Amenity:** The Inspector considered that the proposed development was designed and laid out with more than adequate separation distances between established residential properties and the proposed new housing. The Inspector had no concerns arising from development of this land in this urban location for established housing in terms of any adverse impact by way of overlooking, overshadowing, overbearing impact or any other effect that could be termed 'adverse' on established residential amenities

Furthermore, in Section 5.4 of his report, the Inspector addressed the issue of Environmental Impact Assessment and concluded the following:

"Having regard to the site size falling very substantially below the threshold for triggering mandatory environmental impact assessment, the limited scale of the proposed development, the fully serviced nature of the proposed development, its location within the development boundary of Little Island, and the nature of the receiving environment within that context, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required."

1.2.3 Adjoining Site

The site to the immediate east of the application site is zoned LI-X-01 for Medium A Density residential development, under the extant Development Plan and is also located within our client's landholding. As part of the previous local area plan, the site was zoned for industrial use. Permission (07/6541) was granted for this site on 30th November 2007 for site development works incorporating roads, services and ancillary works to facilitate future industrial

and/or warehouse and distribution development. An extension of duration (12/6311) was subsequently granted by the Council, and the permission expired on 29th November 2017.

2. Cumulation with other existing and/or approved projects

This section focuses on identifying existing and/or approved projects that have the potential to have in-combination effects with the residential development, the subject of this LRD application.

This section firstly (Section 2.1) identifies the relevant projects within proximity to the site in Little Island.

The Pre-Planning Consultation Opinion issued by Cork County Council also requests that the EIA Screening take account of the potential cumulative effects with permitted and planned residential schemes in north Midleton / Water Rock. The second part of this section (Section 2.2) therefore takes account of relevant permitted and planned residential schemes in North Midleton / Water Rock as requested by Cork County Council.

2.1 Projects in Proximity to Application Site

A search of the Cork County Council planning register indicates that there are a number of proposed construction projects in the vicinity of the proposed development. These relate to a mix of small-scale residential uses, commercial and industrial uses. A number of the applications relate to established and operating industrial and commercial activities in the surrounding area.

Furthermore, it's important to acknowledge in this EIA Screening that the proposed development forms part of a larger parcel of lands which are zoned for residential under Special Policy Area Objective LI-X-01. Paragraph 2.6.10 of Volume 4 of the CCDP 2022 sets out that it is an objective to secure the development of 500 new dwellings in Little Island over the lifetime of the plan and that these dwellings will be located primarily within the LI-X-01 lands within the development boundary. The proposed LRD, the subject of this application, will provide 172 residential units. Lands to the south of LI-X-01 are also zoned for residential reserve (LI-RR-01) combined with business development and high quality public open space for recreation. No planning application for residential development has been submitted for the remaining X-01 lands at date of submission of this LRD application.

A full list of permissions granted within the last 5 years within proximity to the subject site are also shown at Figures 2.1 and 2.2.



Figure 2.1: Cumulative Impacts: Relevant Planning Permissions in Little Island (Part 1): Base map: Cork County Council Map Viewer.



Figure 2.2: Cumulative Impacts: Relevant Planning Permissions in Little Island (Part 2): Base map: Cork County Council Map Viewer.

Planning Ref No.	Applicant	Grant Date	Summary of Development Description	Commencement Notice Lodged
23/4661 (Figure 2.2)	Murphy Transport Ltd	22/12/2023	The proposed development will consist of the construction of a transport depot comprising; 1) an administration and warehouse building 2) A service block building 3) Proposed site and drainage works and all other associated site development works	Yes – Commencement date stated as 08/05/2024.
20/4350 (Figure 2.1)	Liam Davis	10/07/2020	To construct a warehouse building consisting of five separate units for light industrial / warehouse use, parking and yards, entrance off existing estate road and all associated site works.	Yes – Commencement date stated as 05/03/2021.
19/5522 / ABP-307572-20 (Figure 2.2)	Ruden Homes Ltd.	13/11/2020	Demolish existing outhouses and for the construction of 3 no. dwellinghouses and to carry out all associated siteworks	Yes – Commencement date stated as 31/05/2021.
22/4008 (Figure 2.1)	Right Price Carpet and Furniture Centre (Cork) Ltd, T/A EZ Living Furniture	03/02/2023	Retention planning permission for the change of levels at the site, Permission for the construction of 1 No. Warehouse building with ancillary offices, staff facilities and meeting rooms with a total floor area of 9,967m ² , along with a car park area, hardstanding areas, entrance off existing estate road, site levelling and contouring works and all associated site development works on a site of 2.44 hectares.	No Commencement Notice on file.
21/6173	Harbour Point Warehousing	13/06/2022	The construction of 2 no. Strategic Logistical, storage and distribution warehouse units, incorporating office accommodation, 2 no. bicycle shelters, associated site signage	No Commencement Notice on file.

Planning Ref No.	Applicant	Grant Date	Summary of Development Description	Commencement Notice Lodged
(Figure 2.2)	and Logistics Limited		(4 no. 1.8m high totem signs), adjusted site entrance access off existing Estates Road, site levelling and contouring, 2no. waste compactors, truck loading, hardstanding and truck parking bay areas, 66 no. car parking spaces of which include, 4 no. disabled spaces, and 4 no. electric charging spaces, and all other ancillary and associated site development works including landscaping.	
20/4835 (Figure 2.2)	Pallas Foods UC	17/12/2020	Construction of additional internal office and ancillary accommodation floor area at the first floor and also alterations to the existing layout at ground floor level all of which areas shall be ancillary to the existing warehouse use, alterations to elevations, 2 new canopies over the dispatch and loading areas on the north east elevation and the south east elevation, new signage, additional car parking and additional van and truck parking and associated site works all to an existing warehouse.	Yes – Commencement date stated as 21/12/2020.
23/5640 (Figure 2.2)	Brightland Limited	28/12/2023	Permission for the construction of 1 no. light industrial unit, (change of plan from 2 no. warehouse units permitted under planning reg 22/5398), revised carparking with increased car parking numbers, sprinkler tank and pump house, an increase in operating hours and all associated site development and landscaping works	No Commencement Notice on file.
21/4093 (Figure 2.2)	Brightland Ltd	05/08/2021	Construction of the following (1) Two no. light industrial / warehouse units (Unit No. 5 and Unit No.6) with ancillary office space (Unit No. 5 is suitable for sub-division into two no. units) (2) ESB sub-station building (3) minor alterations to the commercial park access road and associated spur roads for access to the individual sites to that which was granted under	Yes – Commencement date stated as 12/04/2024.

Planning Ref No.	Applicant	Grant Date	Summary of Development Description	Commencement Notice Lodged
			Planning Ref. No. 17/6290 (4) Signage, car parking, site lighting, storm water attenuation systems and roof top solar PV panels and (5) all associated site development and landscape works.	
23/4651 (Figure 2.1)	Brightland Limited	06/07/2023	Development at the existing distribution centre (including ancillary internal offices), which consists of retention of (1) increased internal office floor area, (2) alterations to elevations of building to include windows at first floor of south elevation to facilitate increased ancillary internal offices.	No Commencement Notice on file.
23/4452 (Figure 2.2)	Brightland Limited	16/06/2023	Permission for retention of development at the existing distribution centre (including ancillary internal offices) which consists of the retention of (1) increased internal office floor area (2) alterations to elevations of building to include windows at ground and first floor of south elevation to facilitate increased ancillary internal offices and an additional roller door, single door, and window on the east elevation (3) 32 no. car parking spaces.	No Commencement Notice on file.
19/5727 (Figure 2.2)	Brendan Noonan	11/02/2020	The construction of 3 no. dwelling houses (change of design from that permitted under Pl. Reg. No. 10/4634, extension of duration 15/4814) access road and all associated works	No Commencement Notice on file.
23/5537 (Figure 2.1)	Danemont Limited	Decision due 15/07/2024	Construction of 14 no. dwellinghouses (which is an increase in density from 6 no. detached dwelling houses granted permission under Pl.Reg.No. 18/4473), together with the demolition of existing workshop and office building and all associated site work.	Decision Pending at time of submission of this LRD application.

Planning Ref No.	Applicant	Grant Date	Summary of Development Description	Commencement Notice Lodged
23/5552 (Figure 2.2)	HRP Construction Limited	Decision due 27/06/2024	Permission for the construction of 11 no. residential housing units and all ancillary site development works	Decision Pending at time of submission of this LRD application.
19/5276 (Figure 2.1)	Harbour Point Warehousing and Logistics Limited	14/05/2020	Five strategic logistical, storage and distribution warehousing/light industrial units in four number buildings, incorporating office accommodation within, ESB sub-station, 2 No. sprinkler tanks, 3 No. security kiosks, 215 no. parking spaces and all associated site development works.	No Commencement Notice on file.
19/6222 (Figure 2.2)	Forge Hill Properties Limited	19/08/2020	To carry out alterations and construct new extensions at existing light industrial building. The proposed works include demolition of existing plant rooms and construction of new single storey extension and all associated site works.	Yes - Commencement date for extension of office space stated as 09/09/2022. Commencement date for single storey masonry and insulated panel extension stated as 20/10/2020. Commencement date for single storey steel portal frame and insulated panel extension stated as 23/10/2023.
19/6776 (Figure 2.1)	Portfolio Concentrate Solutions UC	25/02/2020	Retention of temporary offices car park spaces. Permission for new 2 storey utility building, single storey sprinkler pump house, bunded external storage tanks and all associated site development works.	Yes - Commencement date for utility building stated as 29/09/2020.

Planning Ref No.	Applicant	Grant Date	Summary of Development Description	Commencement Notice Lodged
				Commencement date for sprinkler pumphouse stated as 15/02/2021.
19/4205 (Figure 2.1)	Liam Davis	21/08/2019	To construct a warehouse building for storage and distribution, staff facilities & offices, parking & yards, entrance off existing estate road and all associated site works	Yes – Commencement date stated as 01/12/2019.
20/4350 (Figure 2.1)	Liam Davis	10/07/2020	To construct a warehouse building consisting of five separate units for light industrial / warehouse use, parking and yards, entrance off existing estate road and all associated site works.	Yes – Commencement date stated as 05/03/2021.
20/4390 (Figure 2.1)	Kearney's of Cork	Appealed to ABP: Permission granted on 02/02/2022	Change of use of premises to bus depot, demolition of existing out-buildings and construction of new two-storey office building and all associated site development works.	No Commencement Notice on file.
20/5549 (Figure 2.1)	South Coast Logistics Ltd.	11/09/2020	Extension of Duration of P.A. Ref no. 15/4926. Construction of a renewable bioenergy plant to generate up to 4MW of electricity from 90,000 tonnes of non-hazardous biodegradable waste per annum utilising anaerobic digestion (AD) technology on a 2.01 hectares site.	No Commencement Notice on file.
23/5586 (Figure 2.2)	Stream BioEnergy Ireland Limited	22/12/2023	Permission for an amendment to the permission granted under ref. 15/4926 as extended by ref 20/5549 for renewable bioenergy plant.	No Commencement Notice on file.

Planning Ref No.	Applicant	Grant Date	Summary of Development Description	Commencement Notice Lodged
20/5627 (Figure 2.2)	Portfolio Concentrate Solutions UC (PepsiCo Ireland)	04/01/2021	An extension to the existing production building, expansion of the site utility services, and provision of a new wastewater treatment plant at this site.	Yes – Commencement date for three storey extension stated as 18/10/2021. Commencement date for control building and electrical substation stated as 06/03/2021.
20/5659 (Figure 2.2)	Upjohn Manufacturing Ireland Unlimited Company	29/10/2020	The demolition of a 6.3 sq.m modular type environmental monitoring building, the construction of a 47.8 sq.m single storey cylinder charging building, the construction of a 9 sq.m single storey environmental monitoring building and all associated site works.	Yes – Commencement date stated as 09/12/2022.
21/4120 (Figure 2.1)	Portfolio Concentrate Solutions Unlimited Co.	05/08/2021	The demolition of the existing Emerald and Inis Buildings, the construction of a two-storey research and development facility, a new service yard, footpath, waste compound, roof top mounted plant and all associated site works.	No Commencement Notice on file.
21/5239 (Figure 2.1)	Wexport Limited T/A LEO Pharma Cork	04/11/2021	Infrastructure upgrade works to include the construction of an above ground 790cu.m mains-fed circular galvanised, butyl lined steel firewater supply tank, a pumphouse and associated pipework to supply sprinkler systems and site fire hydrants and the construction of a new 2,000cu.m firewater retention pond, associated pipework and a control building with associated site works.	No Commencement Notice on file.

Planning Ref No.	Applicant	Grant Date	Summary of Development Description	Commencement Notice Lodged
21/5226 (Figure 2.1)	Progressive Commercial Construction Ltd	29/06/2021	Extension of duration of permission granted under P.A. Ref no. 16/5011 The construction of 3 no. data centre buildings along with ancillary structures, services and site works.	No Commencement Notice on file.
22/6358 (Figure 2.2)	Progressive Commercial Construction Ltd.	26/01/2023	Extension of duration to Permission granted under Planning Ref no. 17/5895 – Modification of part of Planning Ref no. 16/5011. 2 no. data centre buildings. The proposal also includes a substation building, waste compound, external generator and transformer areas.	Yes – Commencement date stated as 21/09/2022.
23/5131 (Figure 2.2)	Progressive Commercial Construction Ltd.	28/10/2023	Extension of Duration to Permission granted under Planning Ref no. 17/6980 – Modification of part of Planning Ref no. 16/5011. Provision of 1 no. data centre building including ancillary offices, car parking, waste compound, generators and all ancillary site works.	No Commencement Notice on file.
21/5574 (Figure 2.1)	Tapella Ltd	08/07/2022	Proposed change of use/alterations of an existing pharmaceutical facility building to a data centre including ground and first floor extension to the existing building. The proposed development will include demolition of an existing storage shed, connection to existing mains services and provision of ancillary plant/services including 3 no. chillers, 1 no. fuel storage tank, 3 no. generators, 1 no. medium voltage electrical substation, and 3 no. switch rooms, together with all associated site works.	No Commencement Notice on file.

Planning Ref No.	Applicant	Grant Date	Summary of Development Description	Commencement Notice Lodged
21/6173 (Figure 2.2)	Harbour Point Warehousing and Logistics Limited	13/06/2022	The construction of 2 no. Strategic Logistical, storage and distribution warehouse units, incorporating office accommodation, 2 no. bicycle shelters, associated site signage (4 no. 1.8m high totem signs), adjusted site entrance access off existing Estates Road, site levelling and contouring, 2no. waste compactors, truck loading, hardstanding and truck parking bay areas, 66 no. car parking spaces of which include, 4 no. disabled spaces, and 4 no. electric charging spaces, and all other ancillary and associated site development works including landscaping.	No Commencement Notice on file.
21/6427 (Figure 2.1)	Progressive Commercial Construction Ltd	22/12/2023	The demolition of an existing structure and existing hardstanding areas, and the construction of a business park comprising 5no. single-storey light industry /warehousing/distribution/logistics buildings and all ancillary works.	No Commencement Notice on file.
21/7231 (Figure 2.1)	Architectural and Metal Systems Limited	18/11/2022	The construction of a new single-storey building for the extrusion of aluminium sections including associated office and welfare facilities, parking, outdoor storage, underground services and associated site works at existing manufacturing facility.	No Commencement Notice on file.
22/4008 (Figure 2.1)	Right Price Carpet and Furniture Centre (Cork) Ltd, T/A EZ Living Furniture	03/02/2023	Retention planning permission for the change of site levels. Permission for the construction of 1 No. Warehouse building with ancillary offices, staff facilities and meeting rooms with a total floor area of 9,967m ² , along with a car park area, hardstanding areas, entrance off existing estate road, site levelling and contouring works and all associated site development works on a site of 2.44 hectares.	No Commencement Notice on file.

Planning Ref No.	Applicant	Grant Date	Summary of Development Description	Commencement Notice Lodged
22/4490 (Figure 2.1)	DuPont Nutrition Ireland	02/06/2022	The demolition of an existing 27m high boiler stack and replacement with a new 27m high stack which will cater for the existing boilers and new air heaters, a new external platform to house two number new air heaters, and associated plant, equipment and equipment enclosures and associated site works at the existing facility.	No Commencement Notice on file.
22/5935 (Figure 2.2)	South of Ireland Sustainable Energy Federation	12/05/2023	Construction of light industrial building, divided into 4 separate units to provide an integrated supply for, Solar Voltaic Panels, Energy Management Systems, Domestic Battery and Heat Pump installations, with additional parking and associated site works.	No Commencement Notice on file.
22/6724 (Figure 2.2)	Portfolio Concentrate Solutions UC (Pepsico Ireland)	09/06/2023	Construction of an expansion to the existing production building to provide an additional 3,252sqm floor space, over 4 no. operational levels to maximum height of 28.1 meters and all ancillary and associated works.	Yes - Commencement date stated as 23/08/2023.
23/4392 (Figure 2.2)	Pipelife Ireland Solutions Ltd	14/07/2023	Demolition of 33.6sq.m single storey lean-to office building and 30.24sq.m single storey lean-to glue building located on the south western elevation of main factory building, construction of 1077m ² extension to extrusion hall located rear, demolition of portion of rewinding and packing building and all associated site development works.	No Commencement Notice on file.
23/4661 (Figure 2.2)	Murphy Transport Ltd	22/12/2023	The construction of a transport depot including an administration and warehouse building, service block building, truck maintenance garage and all associated site development works.	Yes - Commencement date stated as 08/05/2024.

Planning Ref No.	Applicant	Grant Date	Summary of Development Description	Commencement Notice Lodged
23/5015 (Figure 2.2)	Eastmont Development Ltd	Third Party Appeal withdrawn on 01/11/2023 – No final grant issued yet.	The installation of 8 No. external diesel back-up generators, including 1 No. vent stack per generator; the construction of a single-storey 10/20kV ESB substation; and all ancillary works.	No Commencement Notice on file.
23/5051 (Figure 2.2)	East Cork Crane Hire	22/03/2024	The development of a new two-storey office building, a maintenance warehouse, a crane wash ramp, a maintenance ramp, a single storey storage shed, car and crane parking, a concrete hardstanding and all associated site development, drainage and landscaping works.	No Commencement Notice on file.
21/4093 (Figure 2.2)	Brightland Ltd.	05/08/2021	Construction of two no. warehouse units, ESB sub-station and all ancillary site works.	Yes – Commencement date stated as 12/04/2024.
22/5398 (Figure 2.1)	Brightland Ltd	28/10/2022	Construction of two no. warehouse units, minor alterations to commercial park access road, which was granted permission under P.A. Ref no. 21/4093 and all associated site development works.	Yes – Commencement date stated as 20/10/2023.
23/5640 (Figure 2.2)	Brightland Ltd	28/12/2023	Permission for the construction of 1 no. light industrial unit, (change of plan from 2 no. warehouse units permitted under planning reg 22/5398), revised carparking with increased car parking numbers, sprinkler tank and pump house, an increase in operating hours and all associated site development and landscaping works	No Commencement Notice on File.

Table 2.1: Table showing nearby planning applications.

As shown in Figures 2.1 and 2.2, a search of the Cork County Planning Register indicates that the majority of recently permitted or proposed developments in Little Island consist of industrial or commercial related developments. A search of the register indicates that applications for residential use are mainly small scale in nature for the construction of single one-off dwellings or extensions to existing dwellings.

The final column of Table 2.1 notes projects where a commencement notice has been submitted to the National Building Control and Market Surveillance Office. For the purposes of this report, it is assumed that where a commencement notice has been lodged there will be no overlap in terms of construction processes with the proposed LRD application for the subject site.

Four residential applications have been included in the assessment as follows:

- Permission (19/5522 / ABP-307572-20) was granted for construction of 3 no. dwellinghouses in Courtstown.
- Permission (19/5727) was granted for construction of 3 no. dwelling houses (change of design from that permitted under Ref. no. 10/4634 and further extended under 15/4814)
- An application (23/5537) was submitted for 14 houses at Clash Road, Ballytrasna. The decision is due 15th July 2024 and therefore pending at time of submission of this LRD application.
- An application (23/5552) was submitted for 11 houses at Castlevew. The decision is due 27th June 2024 and therefore pending at time of submission of this LRD application.

Given the scale of 19/5522 and 19/5727, it is unlikely that these developments together with the proposed LRD application would result in any significant cumulative/in-combination impacts.

A decision has not been reached on planning ref. no.'s 23/5537 and 23/5552 at date of submission of this LRD application. Given the number of residential applications in Little Island generally relate to one off dwellings or extensions, these two have been included as they are above the general number of residential units for which permission is sought. The construction process for these two sites have the potential to coincide with the proposed LRD development at Courtstown. However, it should be noted that as the decisions are still pending, there is no certainty that they will be granted or subsequently appealed. Furthermore, in the event of a permission, this does not always translate into actual development on the ground. Notwithstanding this, given the two applications combined do not exceed 25 residential units, this is considered to be a small-scale development.

Having regard to the subject site forming part of the X-01 lands for which it is anticipated that 500 dwellings will be delivered on, this proposed LRD is the first application to be submitted on these zoned lands. The Applicant owns the land to the east of the subject LRD site, which will form part of a future phase two residential application. Construction would not commence for phase two, until the 172 units are completed. The X-01 land to the west is

under separate ownership and no application has been submitted to date, however, it is considered that the 172 units would be commenced well in advance of any development starting on the western X-01 lands. The delivery of any residential units on the remaining X-01 lands would be subject to separate assessments and screening for any potential impacts on the environment.

Furthermore, a distributor road is to be provided on the site the subject of this LRD application. This road would be the main entrance into the X-01 lands and the delivery of this distributor road as well as internal roads within the proposed development will facilitate access to and the unlocking of the residential land to the west and the residential reserve land to the south.

It should also be noted that a Framework Plan has been prepared for the entire X-01 lands as requested in the Council's Opinion. As part of this, the Traffic and Transport Assessment by MHL Consulting Engineers presents the expected additional traffic that will ultimately be generated by a fully developed LI-X-01 site. This additional traffic was added to the proposed development traffic to generate matrices for each of the impacted junctions.

Furthermore, the planned growth for Little Island would have been assessed as part of the Strategic Environmental Assessment Environmental Report which Cork County Council prepared during the Draft Development Plan and zoning allocation process; as well as the Little Island Transportation Study.

In terms of the residential reserve land (LI-RR-01) to the south of the proposed development, the CCDP 2022 states

"In some of the Metropolitan Towns, Key Towns and some County Towns lands have been identified for residential development which are not required in the short to medium term but are located in settlements where accelerated growth has historically taken place and is anticipated in the future. These lands have been classified as a Residential Reserve, to support their future availability for residential use and to ensure the long term strategic vision for the sustainable development of these lands, and the delivery of enabling infrastructure, can be realised. It is important that these lands continue to be identified as part of the longer-term residential land supply to bring some certainty to the development process."

Paragraph 18.3.27 of the CCDP 2022 further emphasise that these residential reserve lands:

"will generally not be required over the period of the Plan to 2028 but have been included in the Residential Reserve where they comprise infill or contiguous sites or have a planning history for residential use and can form part of the long term sequential expansion of the settlement."

The LI-RR-01 lands are unlikely to be delivered during the lifetime of the current Development Plan and would likely only come forward sooner should the X-01 lands be fully delivered upon. Given the timeframe over which this would cover, that the X-01 lands would form part of the existing setting and that they would be subject to separate assessments and screening processes, it is not considered likely, therefore, that the construction and

operation phases would result in significant cumulative/in-combination impacts with the proposed development.

The remaining permissions listed in Table 2.1 relate to industrial / commercial uses, which could have a combination of effects that would be capable of resulting in likely significant impact to the environment. Given the nature of the recent and pending applications in the immediate vicinity of the site, it is considered that some of these sites are already operating in a manner whereby construction work has already commenced. As noted above, a number of these permissions have already submitted a commencement notice so it has been assumed that construction work will have commenced and likely completed prior to commencement of the proposed LRD application. Furthermore, a number of these permissions were granted in 2019-2020 so have approximately up to 1 year to be completed before the permission expires. These works would therefore be completed prior to commencement of the proposed LRD application.

In terms of the more recent permissions, where it is unknown when construction will commence, it is reasonable to assume that the development consents would incorporate conditions requiring protection of the environment during the construction phase.

In relation to the proposed LRD development, the proposed wastewater system will consist of a new 150/225 mm diameter UPVC Pipe located within the site that will collect foul drainage from the units and will outfall to the existing foul sewer network located on Harbour Point Business Park Road. All works proposed will be designed and installed in accordance with Uisce Eireann standards. The Civil Engineering Report states that the current PE load collected by Carrigrennan WWTP is 274780 PE. It calculates the PE load from this proposed development using the flow in l/sec which equates to a load of 612 PE. It therefore states that the proposed development will cause a minor increase of 0.2% on the loading of the Carrigrennan WWTP.

In-combination/ cumulative effects of this development with regards to the proposed development have also been considered as part of the Appropriate Assessment (AA) screening report prepared by Greenleaf Ecology for this application. The AA concludes that all possible sources of effects from the proposed large scale residential development and any other effects likely to arise from other proposed projects or plans have been identified. No other pathway has been identified by which any plan or project could have a significant in-combination effect on European sites. Therefore, no significant adverse cumulative or in-combination effects are anticipated to European sites.

In addition to the AA Screening, an Ecological Impact Assessment (EclA) has also been prepared as part of this application. The EclA concludes that there will not be any significant adverse effects on ecological features as a result of the proposed development, provided that appropriate mitigation measures are effectively implemented during both the construction and operation phases.

An Outline Construction, Environmental & Waste Management Plan (oCEWMP) has been prepared by MMOS Consulting Engineers. The oCEWMP outlines the measures that are to be implemented follow current legislative requirements and best practice guidelines for controlling pollutants, environmental risks and surface water runoff that may occur during works. A final CEWMP will be prepared by the appointed contractor upon engagement and prior to commencement of construction works and will also have regard to any planning conditions associated with the proposed development. The implementation of environmental management measures outlined in the CEMP will ensure that the construction programme will be completed without significant adverse effects on the surrounding environment.

An Operational Waste Management Plan has been prepared by Engenuiti Consulting Engineers in respect of the apartment/duplex units, creche and commercial units to ensure that the management of waste during the operational phase of development is undertaken in accordance with the current legal and industry standards.

A Traffic and Transport Assessment forms part of the LRD application submission which has been prepared by MHL Consulting Engineers. The report assesses how the proposed development will impact the surrounding roads network and the impact of this traffic on the existing and future road network. The TTA has also used counts which were carried out after the opening of the Dunkettle Little Island Access Arrangement and would therefore reflect as much as possible revised traffic flows in the area. In addition to including trip generation based on the TRICS database for the entire X-01 zoned lands, background traffic flows have been factored using TII general growth estimates which account for additional growth in the surrounding area.

Given the proposed timing of this application in approximately late 2025 / 2026), it is not considered likely, therefore, that the construction and operation phases of the proposed development will result in significant cumulative/in-combination impacts.

2.2 Residential Developments in North Midleton / Water Rock

Although the application site is located in Little Island and approximately 16 km from Midleton, the Pre-Consultation Opinion issued by Cork County Council specifically requests that an EIA Screening Report be prepared and that it should also take account of the potential cumulative effects with permitted and planned residential schemes in north Midleton / Water Rock.

A review has been undertaken of the Cork County Council planning register to identify permitted residential developments and residential applications currently being assessed by the Planning Authority.

Regard has also been given to the residential zoned lands as identified in the zoning map for North Midleton in Volume 4 of the Cork County Development Plan 2022 and also shown as Figure 2.3 below. The CCDP states that the most significant area of future growth in Midleton is to be in the form of a new residential neighbourhood located to the north of the rail line at Water-Rock. and states that the planning strategy for Midleton is to:

“provides for the population of the town to grow to 19,423 persons up to 2028. This represents a growth of 6,927 persons on the Census 2016 population of 12,496. In order to accommodate this level of population growth, an additional 2,647 units need to be provided in Midleton up to 2028 with 2,347 housing units delivered on residential zoned land and the balance of 300 units delivered within the built footprint of the town”

The Core Strategy for this plan, after identifying the site/land requirements to meet the housing supply target for Midleton, also identifies additional sites/lands to ensure sufficient choice for development potential is safeguarded. These sites include Residential Additional Provision sites and Further Additional Provision sites. In Midleton, housing supply from Residential Additional Provision sites will yield approximately 603 units and housing supply from Further Additional Provision sites will yield approximately 390 units. It is intended that these sites are available for residential development throughout the lifetime of this plan, subject to proper planning and sustainable development”

A list of permitted applications within the last 5 years and planned residential applications within North Midleton / Water Rock are shown at Figure 2.4 and also listed in Table 2.2 below.

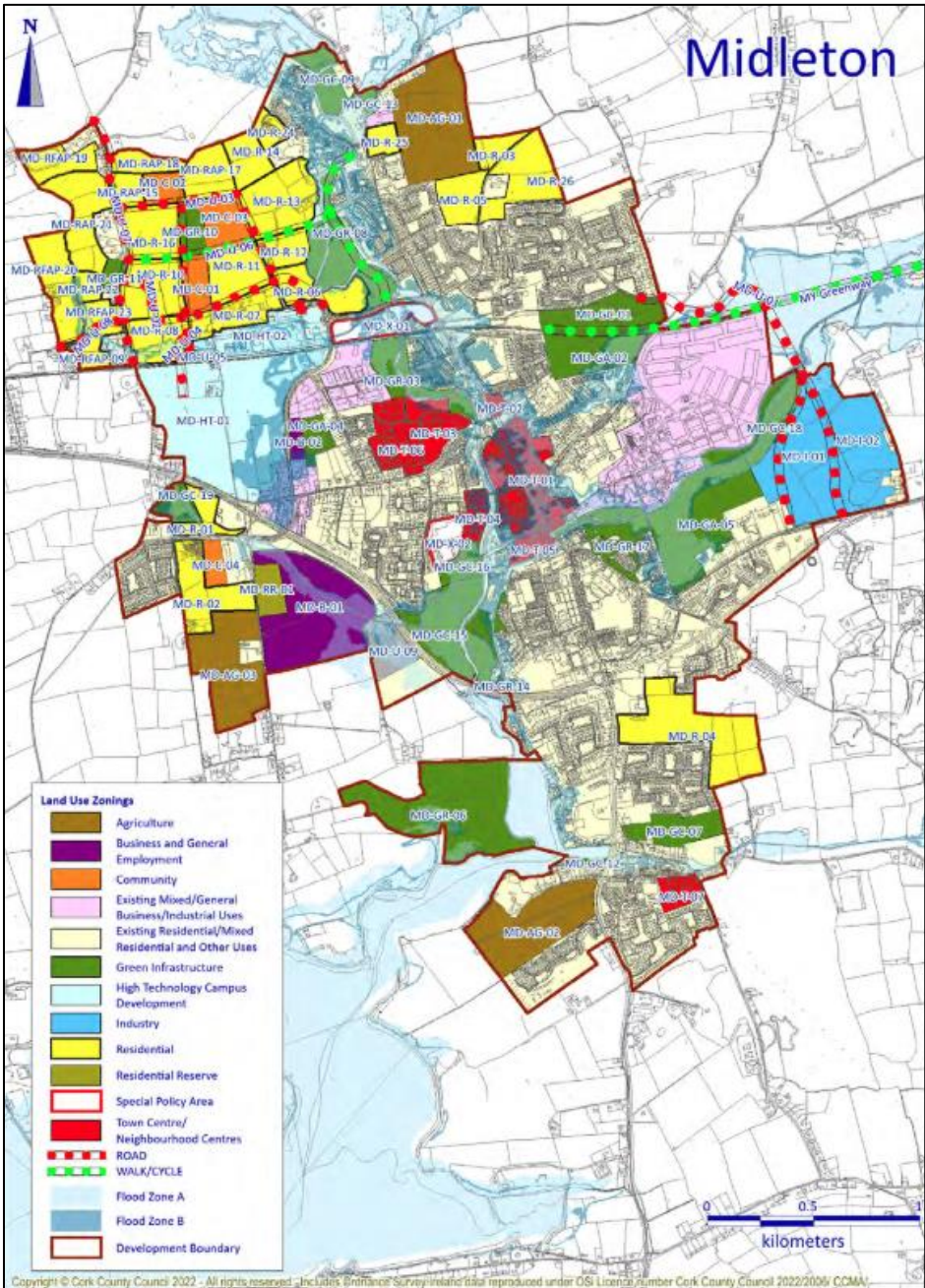


Figure 2.3: Zoning Map for Midleton. Source: Cork County Development Plan 2022



Figure 2.4: Cumulative Impacts: Relevant Planning Permissions in North Middleton / Water Rock: Base map: Cork County Council Map Viewer.

Planning Ref No.	Applicant	Grant Date	Summary of Development Description
22/5839	Ingram Homes Limited	28/05/2023	Permission for 400 residential units to be constructed in a series of phases, a creche and community use unit and ancillary infrastructure, services, and site development works.
21/7265	Dawn Meats Ireland	16/06/2023	The development will consist of the demolition and removal of existing derelict buildings, structures, outbuildings and hardstanding (total 1661sq.m) and construction of a mixed-use scheme comprising 434no. residential units, a childcare facility, a Research and Development building, a Neighbourhood Centre, a 90-bed Nursing Home and all associated ancillary accommodation, site and development works.
21/7264	EMR Projects Ltd	21/01/2023	The development will consist of the demolition and removal of existing derelict buildings, structures, outbuildings and hardstanding (total 842sq.m) and the construction of a mixed-use scheme comprising 284no. residential units, a Childcare Facility, a Retail unit, a Café unit, a Medical clinic, Office units and all associated ancillary accommodation, site and development works.
22/6627	Havenfalls Limited	25/04/2024	A ten-year planning permission comprising the construction of 330 no. residential units and 1 no. four-storey neighbourhood centre building which includes a creche, retail unit, medical centre, pharmacy and café at ground floor level.
22/5104	O'Mahony Developments (TC) Ltd	29/09/2022	Construction of 25 no. dwelling houses (mix of house types) together with temporary wastewater treatment plant and associated site works and services.
18/7236	Park Hill View Estates Ltd	25/09/2019	Demolition of existing sheds and construction of 41 no. residential units.
23/5461	Caraden Holdings Ltd	01/03/2024	Permission for the construction of a residential development consisting of 12 no. residential housing units,

Planning Ref No.	Applicant	Grant Date	Summary of Development Description
23/6277	Castle Rock Homes (Midleton) Ltd	Application is subject to appeal with An Bord Pleanála	Permission for the following large-scale residential development (LRD) comprising of the construction of 272 no. residential units, 3 ESB substations, 1 no. creche and community use building and all associated site development works.
22/5841	Castle Rock Home (Midleton) Limited	02/11/2022	Extension of Duration to the construction of 87 no. residential units granted under Planning Ref. No. 16/6818
19/4216	Ancelstierre Investments	23/09/2019	Construction of 40 no. dwelling and all ancillary site works. The proposed development is a change of plan and change of house type from that permitted under Cork County Council Planning reference 16/5415.
21/6874	Vella Homes Limited	14/06/2022	The construction of a mixed-use residential development with 110 residential units, café/community space and all ancillary site works.

Table 2.2: Table showing permitted and planned residential developments in North Midleton / Water Rock

In summary, there is a total of 11 no. planning applications approved or pending decision within North Middleton / Water Rock. Given the nature of the recent and pending applications in this, it is considered that some of these sites are already operating in a manner whereby construction work has already commenced. Given the proposed timing of this application (opening year approximately 2025/2026), it is not considered likely therefore that the construction and operation of development will result in significant cumulative impacts.

Given the distance from the site starting at approximately 16 km from the subject site, it is also not considered likely, therefore, that the construction and operation phases of the proposed development will result in significant cumulative/in-combination impacts.

Furthermore, the residential developments in question in North Middleton / Water Rock, which the Council has requested be considered in terms of potential cumulative effects, are all zoned for residential use and have all been considered as part of the Strategic Environmental Assessment Environmental Report which Cork County Council prepared during the Draft Development Plan and zoning allocation process.

Combination/cumulative effects with regards to the proposed development have been considered as part of the AA Screening Report by Greenleaf, which has examined the details of the proposed development and considered potential for causing adverse effects on European Sites and other features of interests within 15 km of the subject site.

The AA Screening Report also states that in view of the location of the proposed development in relation to European sites and the characteristics of the proposed development and the source, pathway and receptors of potential impacts, a 15km radius is considered an appropriate zone of influence to screen all likely significant effects that might impact upon the European sites. The establishment of the likely zone of influence is in line with EC (2021) Assessment of plans and projects in relation to Natura 2000 sites - Methodological guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC

The AA Screening Report further states that all possible sources of effects from the proposed large scale residential development and any other effects likely to arise from other proposed projects or plans have been identified. No other pathway has been identified by which any plan or project could have a significant in-combination effect on European sites. Therefore, no significant adverse cumulative or in-combination effects are anticipated to European sites.

As noted at Section 2.1 of this report, an Outline Construction, Environmental & Waste Management Plan (oCEWMP) has been prepared by MMOS Consulting Engineers. The oCEWMP outlines the measures that are to be implemented follow current legislative requirements and best practice guidelines for controlling pollutants, environmental risks and surface water runoff that may occur during works. The implementation of environmental management measures outlined in the CEMP will ensure that the

construction programme will be completed without significant adverse effects on the surrounding environment.

An Operational Waste Management Plan has also been prepared by Engenuiti Consulting Engineers in respect of the apartment/duplex units, creche and commercial units to ensure that the management of waste during the operational phase of development is undertaken in accordance with the current legal and industry standards.

A Traffic and Transport Assessment has been prepared by MHL Consulting Engineers and assesses how the proposed development will impact the surrounding roads network in Little Island and the impact of this traffic on the existing and future road network. The TTA has also used counts which were carried out after the opening of the Dunkettle Little Island Access Arrangement and would therefore reflect as much as possible revised traffic flows in the area. Although Little Island and North Middleton / Water Rock are both accessed from the N25 road, they are located approximately 16 km apart and would not be using the same local roads.

Having regard to the distance of the subject site from North Middleton / Water Rock; that there would be no overlap of local infrastructure services; no pathway having been identified by which any plan or project could have a significant in-combination effect on European sites; and that these areas would have all been assessed as part of the Council's Strategic Environmental Assessment Environmental Report; it is not considered likely, therefore, that the construction and operation phases of the proposed development will result in significant cumulative/in-combination impacts with North Middleton / Water Rock.

3. Site Zoning

As part of the Cork County Development Plan 2022, the application site is zoned for medium A density residential development under Special Policy Area LI-X-01, whereby it is a policy objective to provide for:

“Medium A density residential development, small scale, local neighbourhood centre, high quality public open space (including buffer between development and adjoining industrial use) and public realm. To provide for future high-quality pedestrian and cycle connectivity with LI-RR-01. Development of this area will be subject to an approved framework plan for its overall development. This zone is located in close proximity to the Cork Harbour SPA. Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area”.

The LI-X-01 zoning comprises of the site, the subject of this application, land to the east which is within our client’s landholding and also land to the west (which is owned by a third party).

There is provision for a distributor road to be provided within the site under Policy Objective LI-U-05, which will facilitate connections to lands to the south. This runs along the eastern boundary of the application site.

General Policy Objective LI-GO-02 states the following in respect of all development proposals for Little Island:

“Secure the development of new dwellings, neighbourhood centre, school and high quality public open space and public realm at LI-X-01 in Little Island over the lifetime of the plan, subject to preparation of a framework plan, to enable Little Island to achieve its target population of 2,769 persons to provide a balance between the provision of housing and employment uses in the town, to support Little Island’s development as an integrated live/work destination”.

The strategy for Little Island in terms of population growth, as set out in the development plan, provides for the population of the town to grow to 2,515, from the 2016 population of 1,461. In order to accommodate this level of population growth, an additional 500 housing units will be required. It is anticipated that this growth will largely be accommodated within a special policy area (LI-X-01), which will be subject to a framework plan, on part of the former Harbour Point golf course and adjoining land to the east. The framework plan will provide for a neighbourhood centre and high quality public open space, public realm and connectivity. In addition, there may be potential for a small amount of infill growth within the areas which are predominantly existing residential.

This plan also makes provision for residential reserve land on the remainder of the former golf course, located to the south of the application site and which is zoned under Policy Objective LI-RR-01 for medium A density residential development combined with business development and a

substantial area of high quality, public open space for recreation. LI-RR-01 also notes that it will be important that high quality pedestrian and cycle connectivity between this land and the LI-X-01 site be provided. The Development Plan also sets out that such residential reserve land will not generally be required for development in the plan period to 2028.

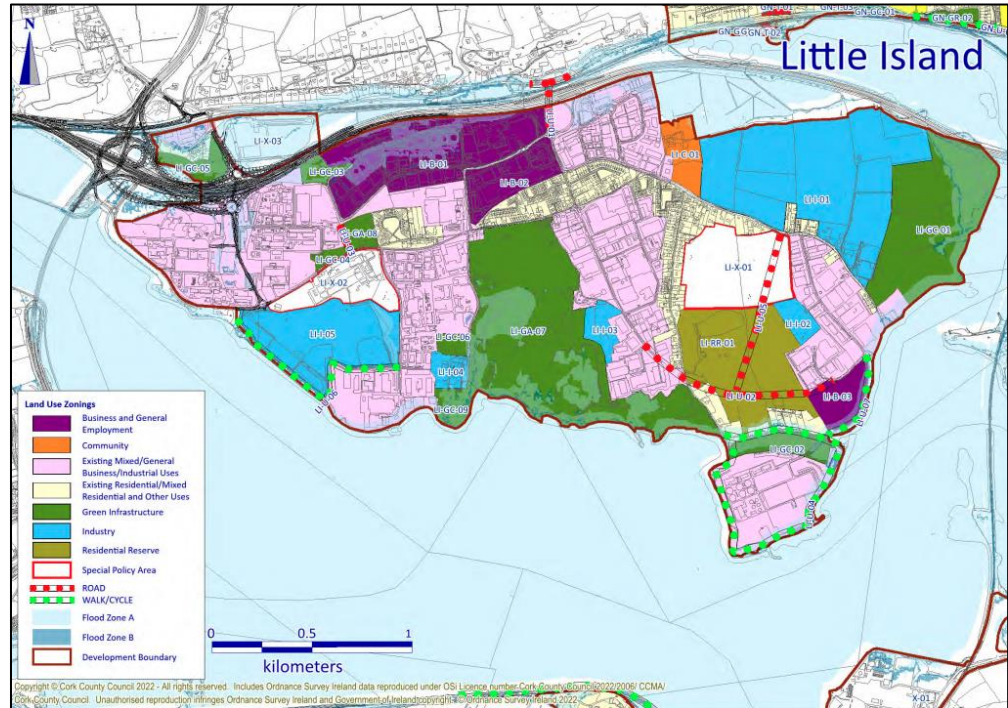


Figure 3.1: Zoning Map (Source: CCDP 2022)

3.1 Need for the Proposed Development

According to the Cork County Development Plan 2022-2028, the current property market cycle in Cork has been marked by a supply/demand mismatch and under-supply of residential units has become a serious issue, particularly in key urban areas. This has remained the case over much of the period since 2014 with new home construction remaining well below the long-term average and even below that achieved in the 1970s, with Cork accounting for between 10% and 15% of national new-build homes, averaging 10.7% more recently.

A review of the Cork County Development Plan 2022-2028 identified a number of targets and objectives relating to housing which include the following relevant to the need for the proposed development:

Objective HOU 4-6: Housing Mix:

a) *Secure the development of a mix of house types and sizes throughout the County as a whole to meet the needs of the likely future population across all age groups in accordance with the guidance set out in the Joint Housing Strategy and the Guidelines on Sustainable Residential Development in Urban Areas.*

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

Objective HOU 4-7: Housing Density on Residentially Zoned Land:

Policy Objective HOU 4-7 of the CCDP 2022 sets out that Medium A density ranges from minimum 30 to maximum 50 units per hectare, and notes that, this category would be the highest density category applicable to the smaller towns (< 5,000 in population) and would generally apply to edge of centre/inner suburban sites within such settlements, unless otherwise stated. It further notes that in towns with an existing/ planned high quality public transport service a minimum density of 35 units/ ha is recommended. It also sets out medium, density A provisions must include a broad range of unit typologies and normally involves a combination of unit formats including a higher proportion of terraced units and/or apartment type units.

General Objectives for Little Island:

Objective LI-GO-02:

Secure the development of new dwellings, neighbourhood centre, school and high quality public open space and public realm at LI-X-01 in Little Island over the lifetime of the plan, subject to preparation of a framework plan, to enable Little Island to achieve its target population of 2,769 persons to provide a balance between the provision of housing and employment uses in the town, to support Little Island's development as an integrated live/work destination.

Objective LI-GO-04:

The green infrastructure, biodiversity and landscape assets of Little Island include its hedgerows, mature trees, woodlands, proposed Natural Heritage Areas (Dunkettle Shore and Great Island Channel) and other habitats. The boundary of Little Island is adjacent to the Cork Harbour Special Protection Area and the Great Island Channel Special Area of Conservation. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.

Objective LI-GO-07:

All development shall contribute to improved pedestrian and cyclist connectivity and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists, as appropriate.

A network of designated walking and cycling routes shall be established to provide safe, convenient and pleasant routes between the town's main residential areas, employment areas and public transport in accordance with the Cork Metropolitan Area Transport Strategy and the Metropolitan Cork Cycle Network Plan 2017,

including provision of high quality linkage between Little Island Train Station, Inter-urban Route IU-1, and Little Island.

Objective LI-GO-09:

All new development will need to make provision for Sustainable Urban Drainage Systems (SuDS) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate (see Chapter 11 Water Management, including Surface Water and Flood Risk).

4. Proposed Development

4.1 Description of the Proposed Development

The Proposed Development is for:

- (a). The construction of 172 no. residential units to include 146 no. dwelling houses (with 83 no. dwelling houses to include the option for constructing a ground floor extension to the rear); 6 no. duplex units; and 20 no. apartments.
- (b). Provision of 1 no. creche and 4 no. commercial units.
- (c). Upgrading of the existing vehicular access to the site and the creation of a signalised junction on Ballytrasna Park Road (L-2985-0), including footpaths, cycle lanes and pedestrian crossing points, to facilitate access into the site,
- (d). The provision of a new distributor road, including footpaths and cycle lanes, connecting the proposed residential development with Ballytrasna Park Road.
- (e). All associated infrastructure and ancillary development works to include the provision of roads, footpaths and cycle lanes as well as the provision of vehicular connections to adjoining lands with pedestrian/cycle facilities; Proposed diversion and undergrounding of the existing 10KV overhead electricity line and associated poles traversing the site; landscaping & amenity areas, lighting, drainage and services connections; bicycle and car parking; bin storage; and boundary treatments including fencing and landscape buffer of mixed native hedge planting along the eastern boundary of the site.

4.2 Drainage

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

Further details can be found in the Civil Engineering Report by MMOS Consulting Engineers.

The surface water proposal for the site comprises of a new dedicated surface water drainage system to collect generated runoff from roof and hardstanding areas with runoff to discharge by gravity to the below ground gravity surface water sewers. The runoff for both areas will combine into the local drainage and the surface water will flow into online storm water attenuation tanks.

In terms of wastewater, a new 150/225 mm diameter UPVC pipe will be located within the site to collect foul drainage and will outfall to the existing foul sewer network located on Harbour Point Business Park Road.

4.2.4 Surface Water

The SuDS features proposed as part of the development are as follows:

- Swales.

- Permeable Paving.

The surface water proposal for the site comprises of a new dedicated surface water drainage system to collect generated runoff from roof and hardstanding areas with runoff to discharge by gravity to suds features proposed within the scheme and the below ground gravity surface water sewers.

The runoff for both areas will combine into the local drainage and the surface water will flow into online storm water attenuation tanks.

The proposed attenuation tanks provided on site are sized to accept 1 in 100 year rainfall event (with additional capacity for 20% increase for climate change). Discharge is limited to the expected flow rate from a greenfield area, the value of this flow is equal to 19.5 l/s.

The site will contain 2 no. attenuation tanks which have all been designed based on the percentage area drained as a proportion of the entire site. The following indicates the allowable discharge from each tank. The restricted outfall from the attenuation tank will then flow by gravity into the existing surface water network located on the Harbour Point Business Park Road.

4.2.5 Foul Drainage

In terms of wastewater, a new 150/225 mm diameter UPVC pipe will be located within the site to collect foul drainage and will outfall to the existing foul sewer network located on Harbour Point Business Park Road. The existing foul sewer which is located on Harbour Point Business Park Road comprises a 225mm CO Pipe which has been confirmed by Irish Water. Irish Water have also stated that it is feasible to connect to this existing pipe.

The Civil Engineering Report states that the current PE load collected by Carrigrennan WWTP is 274780 PE. The PE load for this proposal has been from this proposed development has been calculated using the flow in l/sec which equates to a load of 612 PE. Hence this proposed development will cause a minor increase of 0.2% on the loading of the Carrigrennan WWTP.

4.2.6 Water Supply

In terms of water supply, it is proposed to connect to the existing 300 mm diameter watermain located at Ballytrasna Park Road to the north with a 150mm diameter ring water main to supply the application site. Consultation has been undertaken with Irish Water and a Confirmation of Feasibility and have been received from Irish Water and is appended to the Civil Engineering Report.

4.3 External Lighting

Horizon Engineering Consultants Ltd have prepared a public lighting design report and layout in support of this proposal. The site lighting has been designed to provide a safe environment for pedestrians, cyclists and moving vehicles, to deter anti-social behaviour and to limit the environmental impact of artificial lighting on existing flora and fauna in the area.

The landscape drawings have been designed and prepared in co-ordination with the public lighting drawings and the landscape drawings therefore correlate with the public lighting design layout proposed for the development. The proposed tree planting layout is designed in accordance with the best practice guidance as noted on page 31 of the Landscape Design Report. This approach selects tree species and forms in the street that minimise growth spread and density to ensure that the characterful green streets that respond to Cork County Development Plan objectives for Green Infrastructure, response to climate change and delivering the quality of places sought in sustainable urban design guidance are achieved.

4.4 Site Access

The site is currently accessed in the north-east section via Ballytrasna Park Road, which links Courtstown and the Harbourpoint Business Park with Little Island. As part of the development, it is proposed to provide a signalised junction on Ballytrasna Park Road along with cycle lanes and footpaths. The junction has been designed to tie in with Local Authority future infrastructure works planned for the area and has been discussed with the Sustainable Transport Unit of Cork County Council.

The existing access will remain as the vehicular ingress and egress point with improvements made to facilitate the residential development and distributor road and to tie in with the signalised junction proposed on Ballytrasna Park Road. The distributor road is being provided in line with policy objective LI-U-05 and runs in a general north-east to south-west axis, to the immediate east of the residential development. The distributor road benefits from off road cycle lanes and footpaths and is lined with suitable street trees and a grass verge on both sides of the road. Connections are being provided along the western boundary of the distributor road to facilitate three separate access points into the development. Along its eastern boundary, the distributor road has been designed to allow for future potential connections into the residential zoned lands to the immediate east as well as land to the south.

4.5 Landscaping

Brady Shipman Martin have prepared a Landscape Development Report and drawings in support of this application. The landscape report outlines the existing landscape context for the site, the proposed landscape strategy including connectivity, open space treatment and proposed detailed landscaping design for the scheme in line with an appraisal of the existing landscape context, thereby informing appropriate design solutions which respond to the characteristics and constraints of the receiving environment.

The layout has been designed to create an inclusive and coherent new community based on best practice urban planning principles, giving residents a sense of place, ownership and identity. The landscape strategy seeks to create a number of high quality public open spaces and accessible play areas linked by good quality pedestrian paths creating a green network within the scheme and connecting with existing local infrastructure to the north; to retain and protect existing vegetation and reinforce with new tree

planting; to support and strengthen the character areas of the development with planting and boundary treatments; and to increase site biodiversity. The proposed landscape strategy has also had regard to the Arboricultural Impact Assessment Report that has been prepared by Arbor-Care.

4.6 Construction

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

An Outline Construction, Environmental & Waste Management Plan (oCEWMP) is submitted as part of this application. The oCEWMP outlines the measures that are expected to be implemented follow current legislative requirements and best practice guidelines for controlling pollutants, environmental risks and surface water runoff that may occur during works. A final CEWMP will be prepared by the appointed contactor upon engagement and prior to commencement of construction works and will also have regard to any planning conditions associated with the proposed development. The implementation of environmental management measures outlined in the CEMP will ensure that the construction programme will be completed without significant adverse effects on the surrounding environment.

Working hours will be 08:00 and 18:00 Monday to Friday inclusive, 08.00 to 16.00 on Saturdays, subject to any conditions set down by the Planning Authority. Construction works outside these hours will be limited to works necessary for health and safety reasons, to protect the environment, and will be submitted to the County Council for approval. Refer to the oCEWMP submitted with the planning application for further detail.

A final CEWMP will also incorporate a Construction Traffic Management Plan.

4.7 Appropriate Assessment

An Appropriate Assessment Screening Report has been prepared by Greenleaf Ecology and concludes that the proposed development at Courtstown, either alone or in- combination with other plans and/or projects, does not have the potential to significantly affect any European site, in light of their conservation objectives. Therefore, a Stage 2 Appropriate Assessment is deemed not to be required.

4.8 Ecology

An Ecological Impact Assessment (EclA) has been prepared by Greenleaf Ecology. The EclA concludes that provided that the mitigation measures provided in Section 5 of this report are effectively implemented, it is not anticipated that there will be any significant adverse effects on ecological features as a result of the proposed Large Scale Residential Development at Courtstown, Little Island.

It also concludes that with the successful implementation of the proposed landscaping plan, there will be a net gain in native species of broadleaved trees, species rich grassland and a pollinator supporting biofiltration bed. It is anticipated that the proposed development will result in biodiversity net gain in the medium to long term.

A winter water bird survey has also been prepared by Limosa Environmental and is appended to the EclA and the Appropriate Assessment Screening Report. This report states that the subject site is considered unsuitable for use by the majority of species listed for Cork Harbour SPA. For those species that are known to utilise terrestrial habitats, the report concludes that it is highly unlikely that the subject site at Courtstown, Little Island is used by wintering waterbird species listed for Cork Harbour SPA to an extent that would lead to adverse negative impacts upon the species and impacts upon their conservation objectives.

4.9 Archaeology

An Archaeological Impact Assessment has been prepared by Lane Purcell Archaeology and a Geophysical Survey Report has been prepared by Target Archaeological Geophysics Ltd.

The Archaeological Impact Assessment confirms that there are no recorded archaeological sites within the proposed development site. A geophysical survey was undertaken on the entire field in April 2024. No responses of definite archaeological character were noted in the survey, however, responses of potential significance were identified, most notably a curvilinear anomaly (referred to as Anomaly A in the accompanying report) at the southern end of the field. This anomaly lies at the southeastern edge of the proposed development site.

Following completion of the geophysical survey, an extensive program of archaeological testing has also been agreed with the Cork County Archaeologist. A licence application for archaeological testing has been submitted to the National Monuments Service (NMS), Department of Housing, Local Government and Heritage.

It should be noted that the layout of the proposed distributor road, accessing the adjoining land to the south, was moved to the west to accommodate the preservation in situ of the anomaly. The anomaly, as identified in the geophysical survey, will be preserved in situ within a buffer zone (minimum radius 5m from the nearest element of the development).

Section 6 of the Archaeological Impact Assessment also provides mitigation measures to mitigate impact on any subsurface archaeological deposits that may exist on the proposed development site and will be subject to the approval of Cork County Council and the NMS.

5. Methodology

5.1 Desk-based Studies

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

- Relevant legislation and guidance.
- The Cork County Council planning portal.
- The Cork County Development Plan 2022-2028.
- Environmental reports produced by Greenleaf Ecology in support of this application including an Appropriate Assessment (AA) and an Ecological Impact Assessment (EclA).
- Winter bird Survey by Limosa Environmental.
- The EPA Envision website was consulted to obtain details about the site and environmental receptors in the surrounding area.

5.2 Environmental Impact Assessment Screening Legislative and Regulatory Context

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

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

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

In addition, the following guidance documents were reviewed:

- European Commission (June 2017), Environmental Impact Assessment of Projects. Guidance on Screening;
- Department of the Environment, Heritage and Local Government (August 2003), Environmental Impact Assessment (EIA) Guidelines for Consent Authorities regarding Sub-threshold Development;
- Department of Housing, Planning and Local Government (DHPLG) Transposing Regulations (S.I. No. 296 of 2018) Guidelines for Planning Authorities and An Bord Pleanála on Carrying out Environmental Impact Assessment, and;
- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR) (EPA 2022).
- Office of the Planning Regulator, OPR Practice Note PN02: Environmental Impact Assessment Screening.

5.3 Field-based Studies

As part of the Ecological Impact Assessment Report, a walkover survey of the proposed site was carried out by ecologist Ms Karen Banks of Greenleaf Ecology on the 26th March 2024 and 02nd June 2024. This included surveying of flora and habitats. A survey for invasive species was conducted during the habitat and botanical survey undertaken on the 2nd June 2024 and included the identification and mapping of Invasive Alien Plant Species.

The site walkover conducted on the 26th March 2024 and 02nd June 2024 included an assessment of the presence, or likely presence, of protected species. The surveys were conducted in accordance with the relevant standard guidelines as detailed in the EclA.

The surveys were conducted for areas of habitat that might support protected mammals in addition to recording any field signs, such as well-used pathways, droppings, places of shelter and features or areas likely to be of particular value as foraging resources. Any badger setts present were recorded during the site walkover, along with potential pine marten den sites. In addition, the suitability of the habitat for pygmy shrew, hedgehog, Irish stoat, pine marten, amphibians and invertebrates were recorded.

The surveys aimed to identify the extent and quality of habitats present on the site. The assessments were 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.

As part of the Winter bird survey, a series of eight 1-3 hour survey sessions were undertaken throughout February and March 2024, as detailed in the Winter Bird Survey prepared by Limosa Environmental (and which is appended to the Ecological Impact Assessment Report and Report to Inform Screening for Appropriate Assessment).

A geophysical survey was also undertaken in April 2024 to inform the Archaeological Impact Assessment by Lane Purcell Archaeology.

6. Receiving Environment

This section describes the existing conditions at the site.

The application site has a gross area of 6.55 hectares and is characterised by arable land and slopes in a southerly direction, with a fall of approximately 2 metres across the site. It is zoned for residential use and is located towards the eastern end of Little Island in Courtstown, approximately 10 km to the east of Cork City Centre and approximately 3.5km to the east of the Dunkettle Interchange and Jack Lynch Tunnel.

Overall, the perimeters of the site are defined by mature tree lines, embankments and fences. Currently access to the site is obtained via a gate in the north-east corner of the site, from the Ballytrasna Park road that runs north of the site. There are a number of trees and hedgerows aligning both the north, west and south boundary.

The site is bounded to the north-east by local road L-2985-0 (Ballytrasna Park Road) and is separated from the public road along the northern-western boundary by detached houses. The site is well served by the national N25 road and is situated within approximately 2 km of the Little Island train station. It is located approximately 1km southeast of East Gate Village.

The area surrounding the site is characterised by a mix of uses including residential, industrial, recreational/leisure and agricultural. The land immediately adjoining the site to the east is arable land and zoned for residential. This adjoins the Harbour Point and Courtstown Business Parks with uses comprising light industry, warehousing and distribution. To the south and west is the former Harbour Point Golf Club.

6.1 Flooding

A Flood Risk Assessment has been prepared by MMOS Consulting Engineers. It confirms that no flood incidents have been recorded at the site and do not indicate any flooding events in the immediate area. It also confirmed that there is no risk of flooding affecting the site area from tidal or fluvial sources and that the proposed development will not increase the stormwater runoff rate when compared to the existing site and satisfies the requirement of the SFRA (Strategic Flood Risk Assessment) to reduce flooding and improve water quality.



Figure 6.1: Extracted from Flood Maps (Floodinfo.ie) – Site indicatively shown by Red X.

6.2 Natura Sites

The European sites located within 15km of the proposed development are as follows and also shown at Figure 6.2.

- Great Island Channel SAC (Site Code: 001058).
- Blackwater River (Cork/Waterford) SAC (Site Code: 002170).
- Cork Harbour SPA (Site Code: 004030).

The boundary of Cork Harbour SPA 004030 is approximately 600 m to the north of the site boundary, when measured at the closest point. Cork Harbour SPA extends to the north, east and south of the site.

Similarly, the boundary of Great Island Channel SAC 001058 is approximately 600 m to the east, when measured at the closed point. The SAC extends mainly to the east of the Site.

The Blackwater River SAC 002170 is located approximately 14.9 km to the north of the site.



Figure 6.2: Proximity of the Proposed Development to European Sites - Site indicated by red line. (Source: Report to Inform Screening for AA by Greenleaf Ecology)

6.2.7 Noise

A variety of plant items will be required during the construction phase, such as lifting equipment, dumper trucks and general construction plant items. There will be vehicular movements to and from the site that will make use of existing roads and will be a source of noise emissions.

As detailed within the oCEWMP prepared MMOS Consulting Engineers, the construction work will be limited to take place between the hours of 08.00 and 18.00 Monday to Friday and 08.00 to 16.00 on Saturdays, with no works scheduled for Sundays and public holidays. Any works necessary outside of these timelines will be limited to works necessary for health and safety and shall be agreed prior with the Planning Authority.

The oCEWMP also sets out that the contractor will be required to carry out noise monitoring at defined locations on the boundary on an ongoing basis during the works. The contractor must ensure that construction noise will comply with the requirements of BS5228-1:2009, Code of Practice for Noise and Vibration Control on Construction and Open sites. Noise during construction shall not exceed 65 dB (A), Leq 30 minutes and the peak noise shall not exceed 75 dB (A), when measured at any point off site. The contractor is to have a point of contact available during the works at all times and if exceedances are recorded, the contractor will be required to adopt alternative construction methodologies and measures to ensure that the limits are complied with. Noise monitoring will be addressed with the contractor on an ongoing basis by the engineer and it will be on the agenda at the weekly site meetings.

Standard best practice site development controls and the design and layout of the built development will ensure that there is no significant change in air, noise or vibration emissions as a result of the proposed development and thus no significant environmental impacts are predicted.

6.2.8 Built Heritage & Archaeology

There are no protected structures located on the site or within close proximity. The nearest protected structure is the Ornamental Tower (RPS ID 503) located at a distance of approximately 860 metres to the south-west of the site.

The Archaeological Impact Assessment Report states that there are no recorded archaeological sites within the proposed development site, with the nearest being Courtstown Castle (CO075-025) approximately 440 metres to the east. A geophysical survey was undertaken on the entire field in April 2024. No responses of definite archaeological character were noted in the survey, however, responses of potential significance were identified, most notably a curvilinear anomaly at the southern end of the field. This anomaly lies at the southeastern edge of the proposed development site.

Following completion of the geophysical survey a test trenching layout was agreed with Cork County Archaeologist, Annette Quinn, and a licence application, including the agreed trenching layout was submitted to the National Monuments Service (NMS), Department of Housing, Local Government and Heritage.

If archaeological deposits, features or finds are identified during archaeological testing, consultation will be undertaken with the NMS and Cork County Archaeologist to agree appropriate mitigation.

It should be noted that the layout of the proposed distributor road was moved to the west to accommodate the preservation in situ of the anomaly.

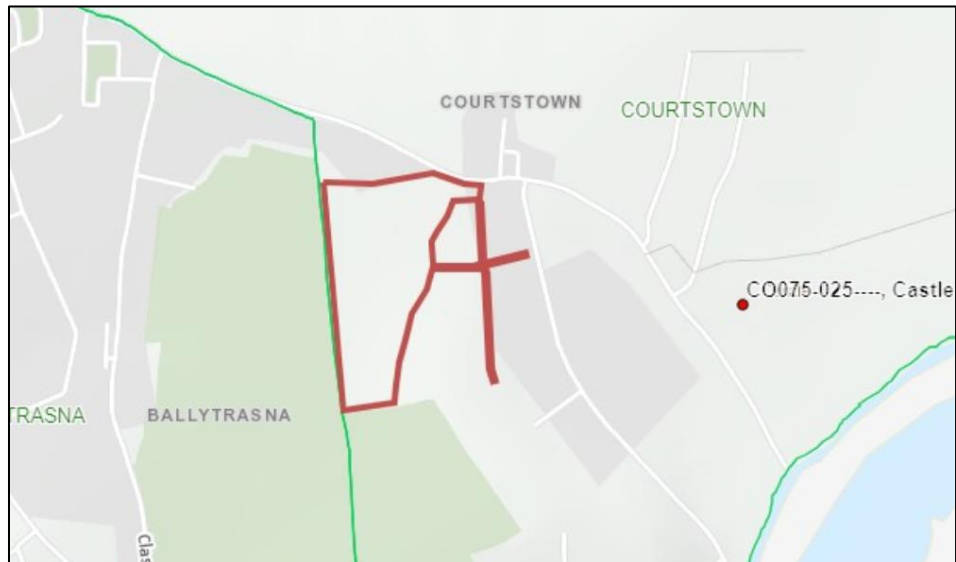


Figure 6.3: Extract from Archaeological Impact Assessment showing nearest recorded archaeological site.

7. EIA Screening

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

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

Proposed developments not meeting the above criteria do not require EIA for proper planning consent.

7.1 Mandatory EIAR Screening

There are no activities listed within Part 1 of Schedule 5 of the Planning and Development Regulations 2001 (as amended) which relate to the Proposed Development. The Proposed Development subject to this EIA Screening Report, therefore, does not fall within the scope of activities listed in Part 1 of Schedule 5 and a mandatory EIA, as classified under Annex I, is not required.

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

Class		Applicability	Screening
Part 2 10(b)(i)	Construction of more than 500 dwelling units.	The proposed development involves the construction of residential development comprising 172 residential units as well as 1 creche (256 m ²) and 4 commercial units (311 m ²) and all associated works. This does not meet the threshold for an EIA and therefore a mandatory EIA, as classified under Part 2 of Schedule 5 is not required.	EIA Not Required
Part 2 10(b)(iv)	Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. (In this paragraph, "business district" means a district within a city or town in which the predominant land	The proposed development will cover a site area of c.6.55 ha of an overall landholding of c. 9.4 ha, which is below the threshold of 10ha in the case of developments occurring in part of a built-up area. This does not meet the threshold for an EIA and therefore a mandatory EIA, as classified under Part 2 of Schedule 5, is not required.	EIA Not Required

	use is retail or commercial use.)		
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Table 7.1: Screening for Part 2 of Schedule 5

As indicated in Table 7.1, the proposed development does not meet any relevant threshold under Section 10, Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended). A mandatory EIA is therefore not required.

7.2 Sub-threshold Requirements for EIA

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

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

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

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

These criteria, listed in Table 7.2, were considered for the proposed development under the topics recommended in EIAR guidance documents.

1. Characteristics of Proposed Development
<p>The characteristics of proposed development, in particular –</p> <ul style="list-style-type: none"> (a). the size and design of the whole of the proposed development, (b). cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172 (1A) (b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, (c). the nature of any associated demolition works, (d). the use of natural resources, in particular land, soil, water and biodiversity (e). the production of waste, (f). pollution and nuisances, (g). the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge, and (h). the risks to human health (for example, due to water contamination or air pollution).

2. Location of proposed development
<p>The environmental sensitivity of geographical areas likely to be affected by the proposed development, with regard to –</p> <ul style="list-style-type: none"> (a). the existing and approved land use, (b). the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground, (c). the absorption capacity of the natural environment, paying particular attention to the following areas: <ul style="list-style-type: none"> i. wetlands, riparian areas, river mouths; ii. coastal zones and the marine environment; iii. mountain and forest areas; iv. nature reserves and parks; v. areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and; 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; vii. densely populated areas; viii. landscapes and sites of historical, cultural or archaeological significance.
3.Types and characteristics of potential impacts
<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> <ul style="list-style-type: none"> (a). the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected), (b). the nature of the impact, (c). the transboundary nature of the impact, (d). the intensity and complexity of the impact, (e). the probability of the impact, (f). the expected onset, duration, frequency and reversibility of the impact, (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 (h). the possibility of effectively reducing the impact.

Table 7.2: EIA Screening Criteria as per Schedule 7 of the Planning and Development Regulations 2001 (as amended)

7.3 Characteristics of the Proposed Development

Table 7.3 below details the development characteristics criteria, as set out in Schedule 7 (1) of the Planning and Development Regulations 2001 (as amended), considered and provides an assessment relating to the same.

Characteristics of proposed development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
<p>a) The size and design of the whole of the Proposed Development</p>	<p>The size of the proposed development area is c. 6.55 ha, principally designed for residential dwellings in the form of houses, apartments and duplex units. A crèche, four commercial units, distributor road, access roads and landscaping have also been included in the design of the proposed development.</p> <p>The size of the development is small to medium scale and appropriate in the context of an existing urban environment that is zoned for residential development in Little Island and for which it is anticipated that 500 dwellings will be largely delivered on the LI-X-01 zoned lands. The design of the development is consistent with existing residential developments in the environs. Therefore, a further assessment on potential impacts associated with the size and design of the proposed development is not warranted.</p>	<p>Screened out</p>
<p>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>	<p>There is potential that the construction period of the proposed development will overlap with other identified developments.</p> <p>A total of 172 residential units would be developed as part of this development which remains below the threshold of 500 units required to undertake an EIA and also is below the housing target of 500 units to be delivered across the LI-X-01 lands as set out in the CCDP 2022. The site is also serviced and there is established housing to the north and west.</p> <p>In terms of permitted or proposed developments in Little Island, including permitted and planned residential schemes for Little Island, in-combination/ cumulative effects of have been considered as part of the Appropriate Assessment (AA) screening report prepared by Greenleaf Ecology for this application and concludes that no other pathway has been identified by which any plan or project could have a significant in-combination effect on European sites. Therefore, no significant adverse cumulative</p>	<p>Screened out</p>

Characteristics of proposed development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
	<p>or in-combination effects are anticipated to European sites.</p> <p>An Outline Construction, Environmental & Waste Management Plan (oCEWMP) has been prepared and outlines the measures that are to be implemented follow current legislative requirements and best practice guidelines for controlling pollutants, environmental risks and surface water runoff that may occur during works. A final CEWMP will be prepared by the appointed contactor upon engagement and prior to commencement of construction. The implementation of environmental management measures outlined in the CEMP will ensure that the construction programme will be completed without significant adverse effects on the surrounding environment.</p> <p>A Traffic and Transport Assessment has been prepared and uses counts which were carried out after the opening of the Dunkettle Little Island Access Arrangement and would therefore reflect as much as possible revised traffic flows in the area. In addition to including trip generation based on the TRICS database for the entire X-01 zoned lands, background traffic flows have been factored using TII general growth estimates which account for additional growth in the surrounding area.</p> <p>In terms of permitted and planned residential schemes for North Middleton / Water Rock and having regard to the distance of the subject site from this area; there would be no overlap of local infrastructure services; no pathway having been identified by which any plan or project could have a significant in-combination effect on European sites; and that these areas would have all been assessed as part of the Council's Strategic Environmental Assessment Environmental Report. It is not considered likely, therefore, that the construction and operation phases of the proposed development will result in significant cumulative/in-combination impacts with North Middleton / Water Rock.</p>	
c) The nature of any associated demolition works	There are no demolition works associated with the proposed development.	Screened out
d) The use of natural resources, in particular land, soil,	The proposed development will result in a land take of approximately 6.55 ha. This land	Screened out

Characteristics of proposed development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
<p>water and biodiversity</p>	<p>is within the settlement boundary of Little Island and is zoned for residential purposes.</p> <p>The applicant has committed to an Outline Construction, Environmental & Waste Management Plan (oCEWMP). A final CEWMP prepared by the contractor upon engagement, will ensure these soils are managed accordingly.</p> <p>During the operation of the development, water will be required for the homes, creche and commercial units. This has been agreed with the competent authority, Uisce Éireann, and a confirmation of feasibility is included with this application.</p> <p>Although the land proposed for this development is in arable use, detailed site assessments in relation to biodiversity, arboriculture and archaeology have been undertaken on the site and the findings of these studies accompany this planning application.</p> <p>Existing trees and hedgerows within the site will be retained. It is proposed to remove trees at the site entrance along the public road. The landscaping plan will increase site biodiversity through use of native and ornamental seasonal, non-invasive, adaptive planting. This is also acknowledged in the EclA.</p> <p>No significant effect is likely in respect of the use of natural resources.</p>	<p style="text-align: center;">Screened In</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. A CEWMP will be prepared by the contractor upon engagement and prior to the commencement of works of the proposed development to ensure appropriate mitigation measures are implemented onsite to reduce / manage waste throughout the construction phase.</p> <p>The operational phase of the proposed development will generally result in domestic waste which will be under a variety of responsibility. An Operational Waste Management Plan has also been prepared in respect of the apartment/duplex units, creche and commercial units to ensure that the management of waste during the operational phase of development is</p>	<p style="text-align: center;">Screened out</p>

Characteristics of proposed development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
	<p>undertaken in accordance with current legal and industry standards.</p> <p>It is not envisaged that emissions from heating systems and air conditioning units within the residential units onsite will exceed regulated standards for modern residential developments.</p> <p>No significant effect is likely in respect of the production of waste.</p>	
<p>f) Pollution and Nuisances</p>	<p>The proposed development will be a residential estate and there may be some increase and disruption to traffic as a result of construction, including movement of plant, delivery vehicles and site personnel pedestrians. However, any disruption will be temporary for the duration of the construction phases of the project and a Construction Traffic Management Plan will be prepared prior to commencement of works.</p> <p>Construction works will be subject to the standard environmental and health and safety controls. A CEWMP, prepared by the contractor on engagement, will be followed during construction works and will include measures and procedures to be followed for the duration of the construction phase, proposing mitigation measures for inter alia, managing noise, dust, and accidental spillages. The final CEWMP will propose measures to mitigate any potential impacts and minimise disturbance to adjacent lands.</p> <p>There is minimum impact on air pollution expected from the proposed development during construction stages outside of the potential dust impact due to operation of machinery on site and transport of materials to and from the subject site. This potential impact will be temporary and mitigated in line with the submitted oCEWMP. The impact on air and climate during operational phase of the development is considered to be imperceptible.</p> <p>No significant effect is likely in respect of pollution and nuisances.</p>	<p>Screened out</p>
<p>g) The risk of major accidents, and/ or disasters which are relevant to the project concerned, including those</p>	<p>Potential risks associated with the proposed development include uncontrolled release of pollutants to the surrounding environment via uncontrolled construction works.</p>	<p>Screened out</p>

Characteristics of proposed development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
<p>caused by climate change, in accordance with scientific knowledge.</p>	<p>A final CEWMP, prepared by the contractor on engagement, will be followed during construction works, and standard planning conditions for the control of construction stage pollutants for the Proposed Development will adequately control such works on this site.</p> <p>The Flood Risk Assessment concludes that there is no risk of flooding affecting the site area from tidal or fluvial sources and that the site will not increase stormwater runoff rate when compared to the existing site.</p> <p>The proposed development includes for the management of storm and foul waters from the site and landscaping to improve the aesthetic locally.</p> <p>No significant effect is likely in respect of major accidents.</p>	
<p>h) The risks to human health (for example, due to water contamination or air pollution).</p>	<p>The site is located in the townland of Courtstown within the settlement boundary of Little Island and forms a natural extension of established housing to the north and west. The site is zoned for residential use under Policy Objective LI-X-01 of the CCDP 2022.</p> <p>Potential risks to human health could occur during the construction phase. This would largely be limited to those associated with traffic, noise and dust. A full CEWMP and Construction Traffic Management Plan, prepared by the contractor on engagement will include mitigation measures where necessary to ensure that the proposed development will not pose a risk to human health.</p> <p>It should be noted that the re-use of bulk material onsite will significantly reduce construction traffic onsite and therefore, minimise the potential impact on the surrounding road network users.</p> <p>No significant effect is likely in respect to risks to human health.</p>	<p>Screened out</p>

Table 7.3: Characteristics of the Proposed Development

7.4 Location of the Proposed Development

A description of the location of the proposed development, as set out in Schedule 7 (2) 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 7.4 details the criteria considered and provides an assessment relating to same.

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to:	Screening Assessment	EIA Screened In / Out
a) the existing and approved land use	<p>The site is located on lands zoned for 'Residential Use'. 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, availability, quality and regenerative capacity of natural resources (including soil, land, water, biodiversity) in the area and its underground	<p>The proposed development will not have a significant impact on the quality and regenerative capacity of natural resources in the area.</p> <p>The proposed development includes for the management of storm and foul waters from the site.</p> <p>The AA Screening concludes that the proposed development, either alone or in combination with other plans and/or projects, does not have the potential to significantly affect any European site, in light of their conservation objectives.</p> <p>No significant impacts related to the proposed development are predicted with the best practice and mitigation measures outlined in the 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"> i. wetlands, riparian areas, river mouths; ii. coastal zones and the marine environment; iii. mountain and forest areas, iv. nature reserves and parks, v. areas classified or protected under 	<p>(i) The EclA concludes 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>(ii) The site is in arable use and is not located within a coastal zone or marine environment. The EclA concludes that following the implementation of appropriate mitigation measures, there would be no adverse effect on surface</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>legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;</p> <p>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;</p> <p>vii. densely populated areas;</p> <p>viii. landscapes and sites of historical, cultural or archaeological significance</p>	<p>water quality within and surrounding the site and therefore, it can be stated that no coastal or marine environments will be affected by the Proposed Development.</p> <p>(iii) The subject site is not located within or adjacent to any mountain or forest areas that could be affected by the proposed development.</p> <p>(iv) The subject site is not located within or adjacent to any nature reserves or national parks that could be affected by the proposed development.</p> <p>(v) The subject site is not located within or directly adjacent to protected or designated areas such as Natura 2000 areas. The AA Screening concludes that the proposed development, either alone or in combination with other plans and/or projects, does not have the potential to significantly affect any European site, in light of their conservation objectives.</p> <p>(vi) Not Applicable to this site.</p> <p>(vii) The site is located within the settlement boundary of Little Island and to the east/south of established low density housing. The site is zoned for residential use under the CCDP 2022 and is in keeping with the character of the area. The CCDP 2022 has a target of 500 houses to be delivered on the L-X-01 lands and the proposal is for 172 units. It is therefore considered that there is no likely additional significant effect associated with the proposed development in regard to densely populated areas.</p> <p>(viii) The Archaeological Impact Assessment confirms that there are no recorded archaeological sites within the proposed development site. A geophysical survey was undertaken on the entire field in April 2024. No responses of definite archaeological character were noted in the survey, however, responses of potential significance were identified, most notably a curvilinear anomaly at the southern end of the field. An extensive program of archaeological testing has also been agreed with the Cork County Archaeologist. A</p>	<p style="text-align: center;">In / Out</p>

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>licence application for archaeological testing has been submitted to the National Monuments Service (NMS), Department of Housing, Local Government and Heritage.</p> <p>As part of the design stage, the layout of the proposed distributor road, accessing the adjoining land to the south, was moved to the west to accommodate the preservation in situ of the anomaly. The anomaly, as identified in the geophysical survey, will be preserved in situ within a buffer zone (minimum radius 5m from the nearest element of the development).</p> <p>The Archaeological Impact Assessment also provides mitigation measures to mitigate impact on any subsurface archaeological deposits that may exist on the proposed development site and will be subject to the approval of Cork County Council and the NMS.</p> <p>Given the nature and scale of activities, effects on the absorption capacity of the natural environment are considered not likely and not significant. An assessment in the context of EIA is not warranted.</p>	

Table 7.4: Location of Proposed Development

7.5 Types & Characteristics of Potential Impacts

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

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

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

- Loss of arable land in the landscape as a result of the development of a greenfield site.
- There may be short term impacts associated from noise, dust and traffic associated with the construction phase of the development.
- The stripping of topsoil and removal of small amounts of Construction waste will be managed in accordance with the submitted Outline Construction Environmental Management Plan.
- There may be short term traffic impacts associated with the construction phase of the development.
- There may be short term material asset impacts relating to construction waste associated with the construction phase of the development.
- There may be short term impacts relating to population and human health resulting from noise, dust and traffic associated with the construction phase of the development.
- Potential for impact to ecology/habitats on site during construction and operational stages.
- Loss of trees at site entrance.
- Damage to unrecorded subsurface archaeological features that may exist within the site.

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

8. Conclusion

This EIA Screening assessment report has reviewed the potential for the Proposed development of 172 residential units, a creche, 4 commercial units and associated works at Courtstown, Little Island, Co. Cork to be considered as an EIA development.

The proposed project does not meet the thresholds as prescribed within the category 'Infrastructure Project' set out in Schedule 5, Part 2, (10) (b) of the 2001 Regulations, and therefore the project does not require a mandatory EIA as set out in Schedule 5.

With proposed mitigation measures in place, it is not anticipated that the construction or operational phases of the proposed development, whether considered on its own or together with in-combination projects or plans, will give rise to likely significant environmental effects. Therefore, a subthreshold environmental impact assessment is not required.

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

Appendix A

Matrix: Types and Characteristics of the potential Impact

Characteristic	Possible Effect	Mitigation Measures to avoid or reduce a significant effect.	Extent	Quality of Effect	Significance	Probability	Duration	Cumulative
Landscape	<p>Loss of arable land character as a result of development of greenfield area.</p> <p>Emergence of plant and machinery associated with the construction phase.</p> <p>Loss of trees at site entrance.</p>	<p>Landscaping plan retains trees and hedgerows within the site.</p> <p>The landscaping plan will increase site biodiversity through use of native and ornamental seasonal, non-invasive, adaptive planting.</p> <p>The landscaping plan includes the following proposals:</p> <ul style="list-style-type: none"> ▪ New tree planting. ▪ Native species rich grassland and semi-shade flowering areas ▪ Mixed native hedgerow and woodland planting 	Local	Positive	Slight Effects	Unlikely	Permanent	-

Characteristic	Possible Effect	Mitigation Measures to avoid or reduce a significant effect.	Extent	Quality of Effect	Significance	Probability	Duration	Cumulative
		<ul style="list-style-type: none"> ▪ Biofiltration bed planting - seasonal rich pollinator supporting ▪ Mixed shrub planting ▪ Single species clipped hedge planting 						
Water	Spills/Leaks from plant entering the surface water drainage	A Construction Environmental & Waste Management Plan to be agreed in writing with Council prior to commencement of development.	Local	Neutral	Not Significant	Low	Permanent	-
Air and Climate	There may be short term impacts associated from noise, dust and traffic associated with the construction phase of the development.	A Construction Environmental & Waste Management Plan to be agreed in writing with Council prior to commencement of development.	Local	Negative	Not Significant	Likely	Short Term	-

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

Characteristic	Possible Effect	Mitigation Measures to avoid or reduce a significant effect.	Extent	Quality of Effect	Significance	Probability	Duration	Cumulative
		construction waste management plan (CWMP)						
Population & Human Health	<p>There may be short term impacts associated from noise, dust and traffic associated with the construction phase of the development.</p> <p>The site is within an urban environment and no significant operations.</p>	Construction Environmental & Waste Management Plan to be agreed in writing with Council prior to commencement of development.	Local	Negative	Minor	Likely	Short Term	-
Biodiversity	Potential for impact to existing ecology/habitats during construction and operational stages.	Subject to the mitigation measures outlined in the EclA being implemented, the EclA concludes that there will not be any significant adverse effects on ecological features.	Local	Negative	Not Significant	Likely	Short Term	-
Heritage	Damage to unrecorded subsurface archaeological features that may exist within the site.	The distributor road has been moved to the west to accommodate preservation of the	Site	Negative	Not Significany	Unlikely	Permanent	-

Characteristic	Possible Effect	Mitigation Measures to avoid or reduce a significant effect.	Extent	Quality of Effect	Significance	Probability	Duration	Cumulative
		<p>anomaly in the southern part of the site.</p> <p>The Archaeological Impact Assessment provides mitigation measures to mitigate impact on any subsurface archaeological deposits that may exist on the proposed development site and will be subject to the approval of Cork County Council and the NMS.</p>						