



ENVIRONMENTAL IMPACT ASSESSMENT

Screening Report



PROPOSED LARGE SCALE RESIDENTIAL DEVELOPMENT (LRD) AT SARSFIELD ROAD, WILTON, CORK CITY

PREPARED FOR:

THE LAND DEVELOPMENT AGENCY

2 Tara Street

Dublin 2

D02 VX67

PREPARED BY:

TOM PHILLIPS + ASSOCIATES

No. 1 Horgan's Quay

Cork City

T23 PPT8

APRIL 2025



TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	THE PROPOSED DEVELOPMENT	1
2.1	Subject Site	3
2.2	Surrounding Area and Context	3
3.0	LEGISLATIVE BASIS FOR EIA	5
2.1	EIA Directive	5
2.2	The Act and Regulations.....	6
2.3	SCREENING	8
2.4	Part 2 Class 10(b)(i) – Infrastructure Projects.....	8
2.5	Part 2 Class 15.....	9
2.6	Sub Threshold Screening	9
2.6.1	Characteristics of the Project	10
2.6.2	Location of the Project	15
2.6.3	Type and Characteristics of the Potential Impacts.....	17
2.6.4	Summary	18
2.7	Annex III of Directive 2014/52/EU	20
4.0	CONCLUSION	28



1.0 INTRODUCTION

This EIA Screening Statement has been prepared to aid Cork City Council's (CCC) determination in respect of the necessity or otherwise for an Environmental Impact Assessment ("EIA") to be carried out and an Environmental Impact Assessment Report ("EIAR") to be prepared in respect of the large-scale residential development (LRD) at a site of c. 2.61 ha on lands at Sarsfield Road, Wilton, Cork City.

This EIA Screening has been prepared having regard to the *Planning and Development Regulations 2001 (as amended)* ("the Regulations"). This EIA Screening Assessment confirms that the project does not exceed a threshold specified in Part 1 of Schedule 5 of the Regulations, which requires the mandatory preparation of an EIA.

The project may be considered to constitute sub-threshold development, i.e. is of a class specified in Part 2 of Schedule 5 of the Regulations, but does not equal or exceed the relevant quantity, area or other limit specified in that Class. The screening assessment which has been undertaken in accordance with Schedule 7A of the Regulations has concluded that the works, individually and cumulatively, would not give rise to any significant effects on the environment, which would require the preparation of an EIA.

2.0 THE PROPOSED DEVELOPMENT

In summary, the proposed development will consist of the construction of 348 no. residential units in a mix of apartments and townhouse units comprising the following unit mix and expected number of occupants:

- 1 Bed 2P – 152 no. units;
- 2 Bed 3P – 48 no. units;
- 2 Bed 4P – 120 no. units;
- 3 Bed 5P – 12 no. units;
- 3 Bed Townhouse – 16 no. units.

As we are proposing more than 75 no. residential units, a c. 156 sqm childcare facility is to be provided as part of the development. A brief outline of the proposed development is provided for below and overleaf;

"The Land Development Agency (LDA) intends to apply to Cork City Council for a 7-year Planning Permission for a Large-Scale Residential Development (LRD) at this site, with a total application site area of c. 2.61 ha, on undeveloped lands adjoining the ESB Networks DAC Office, at Farrandahadore More, Sarsfield Road, Wilton, Cork City. The development will provide 348 no. residential units, including 296 no. cost rental apartments, 16 no. 2 no. storey affordable for sale townhouses and 36 no. social housing apartments, and a c. 156 sq m childcare facility, with associated staff and servicing areas and all associated development. The site is bounded to the south by the ESB Wilton Offices and Depot, to the east by the Sarsfield Road, to the west by Cardinal Court and to the north by the St. Joseph's SMA Wilton Parish Centre.



The development, with a total gross floor area of approximately c. 30,494 sq m, will consist of 16 no. 2 no. storey, 3-bedroom townhouses and 332 no. apartment units (152 no. 1-bedroom apartments, 168 no. 2-bedroom apartments, 12 no. 3-bedroom apartments) arranged in 3 no. Apartment blocks. The easternmost block is 6 no. storeys in height (c. 5,912 sq m). The central block (c. 11,790 sq m) ranges in height from 5-6 no. storeys, including parking at ground floor podium level, with the c. 156 sq m childcare facility also provided at ground floor level. The westernmost block (c. 10,969 sq m) is proposed to range from 5 - 6 no. storeys in height, including parking at ground floor podium level. The proposed development also provides public (c. 3,545 sq m) and communal (c. 1,487 sq m) open space, including provision of podium gardens in the central and western apartment blocks. Provision is made in the landscaping proposals for potential future pedestrian connections that would facilitate permeability through the site to adjoining lands to the western boundary, subject to agreement with those parties and/or Cork City Council, as appropriate.

The proposed vehicular, cycle and pedestrian access into the development is via a reconfigured shared access with the ESB facility to the southeast, via a controlled junction on Sarsfield Road. This reconfiguration includes changes to the existing boundary treatments and gates to the ESB site, relocation of security barriers and an existing prefabricated security kiosk (c. 9 sq m) within the ESB site. The existing gated vehicular entrance to the site on the eastern boundary to Sarsfield Road will be reconfigured to provide cycle and pedestrian only access. Pedestrian access is also to be provided to the north-eastern and south-eastern boundaries via Sarsfield Road. In addition, the proposed development includes bin stores; 148 no. car parking spaces; 503 no. bicycle parking spaces including 3 no. covered shelters; internal roads and pathways; hard and soft landscaping; outdoor play areas; plant; boundary treatments including retaining walls along the northern boundary; the repair and replacement of some existing boundary treatments; gates; signage; the provision of new drainage and watermains infrastructure and any required pipe diversion works; SUDS measures including green roof provision; below-ground attenuation structures; the decommissioning of an existing underground tank to the east of the site; changes in level; services provision and related ducting and cabling; electric vehicle charging points; 3 no. ESB substations; generator compound; photovoltaic panels; public realm works including lighting and all site development and excavation works above and below ground."



Figure 2.0: Proposed Layout Site Plan Ground Level [Source: Reddy Architecture and Urbanism 2025]

2.1 SUBJECT SITE

The subject site, which is a largely undeveloped green field, adjoins the ESB Networks DAC office at Farrandahadore More, on the Sarsfield Road, Wilton in Cork City. The site forms part of the wider ESB complex, which is located to the immediate south of the green field. The site is, for the most part, undeveloped, however there have been a number of minor works previously carried out on site. These are listed as follows;

- Provision of a now disused underground tank to the east of the site;
- Utilities and services across the site;
- Boundary treatments, including a gate to Sarsfield Road on the eastern boundary;
- A partially constructed pedestrian path.

Immediately adjoining the site to the southwest are a number of telegraph poles, utilised for training purposes by the ESB. The red line boundary of the proposed development also includes the existing main entrance to the ESB complex, which is to be reconfigured to enable the proposed development, while maintaining security to the ESB site.

2.2 Surrounding Area and Context

The site is located south of both the southern car parks of Wilton Shopping Centre and the SMA Wilton Parish Centre, with access from Sarsfield Road to the east. The land is situated in an area that is primarily residential and commercial. Sarsfield Road (R641) runs along the eastern boundary of the site, while the Cardinal Court residential estate borders it to the west, and the ESB Networks complex lies to the south. Further to the south is the Cork South Ring Road (N40) and the Sarsfield Road Roundabout. Approximately 450 meters to the northeast is the Wilton Road Roundabout, providing access to Cork University Hospital (CUH). The area to the east and west of the site is predominantly residential.



Figure 2.1: Indicative site location outlined in red [Source: Google Maps, annotated by TPA, 2025]

Wilton is a well-established suburban neighbourhood of Cork City and the subject site c. 3.1 km from the City Centre.



Figure 2.2: Wider Context Location Map. Subject site is indicated by red outline. [Source: Bing Maps, cropped and annotated by TPA 2025].



Approximately 500 meters north of the site is Cork University Hospital (CUH) Campus, including Cork University Maternity Hospital. Further north, there are several housing estates, including Wilton Gardens and Laburnum Lawn, which consist of detached and semi-detached houses. To the east of the site, the area is primarily composed of low-density housing estates, though there are some amenities and essential services nearby. For example, St. Finbarr's Hurling and Football Club, with its associated playing fields, is c. 650 meters to the east. Clahsduv Park, featuring a large green space, playground, and tennis court, is located approximately 800 meters away to the north-east. To the south, c. 600 meters from the site, is the Doughcloyne Industrial Estate, home to businesses such as Carey Tools and Caltech Electrical Supplies Limited. Further south, c. 1.2km from the site, are a number of low-density detached and semi-detached housing estates, such as Eagle Valley and Sarsfield Heights.

3.0 LEGISLATIVE BASIS FOR EIA

2.1 EIA Directive

EIA requirements are governed by Directive 2014/52/EU (referred to as the 2014 Directive), which amends the previous Directive (Directive 2011/92/EU). The primary objective of the EIA Directive is to ensure that projects that are likely to have significant effects on the environment are subjected to an assessment of their likely impacts.

Various types of projects and associated thresholds are defined in the Directive to classify whether a project is or is not likely to have a significant effect. These are set out as Annex I and Annex II. Annex I projects require mandatory EIA. Annex II projects require EIA if significant effects are likely. The latter is established in two ways:

- Classes of project and associated thresholds whereby “*significant effects*” are triggered.
- Sub-threshold projects that are likely to have “*significant effects on the environment*” – Annex III sets out criteria whereby significance of effects is assessed.

Member States are given a certain amount of discretion in respect of establishing thresholds / criteria by which Annex II projects will be required to undergo EIA. However, as per Article 2(a)(1) of the 2014 EIA Directive, projects should be subject to EIA if, arising from their nature, size, or location, they are likely to have significant effects on the environment.

Article 1(2) of the Directive defines “project” as:

“the execution of construction works or of other installations or schemes, other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources”.

Annex II projects are transposed into the Irish Planning Code by Schedule 5 Part 2 and Schedule 7 of the *Planning and Development Regulations 2001* (as amended).



Directive 2014/52/EU was transposed into The *European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018* (S.I. No. 296 of 2018) on 1st September 2018.

This EIA Screening Statement has also been prepared with reference to the EPA's *Guidelines for Planning Authorities* and *An Bord Pleanála* on carrying out Environmental Impact Assessment, August 2018¹, *OPR Practice Note PN02, Environmental Impact Assessment Screening, June 2021*² and the EPA's *Guidelines on the information to be contained in Environmental Impact Assessment Reports, May 2022*³.

2.2 The Act and Regulations

Section 172(1) of the Act sets out the following requirement for EIA:

"An environmental impact assessment shall be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either—

(a) *the proposed development would be of a class specified in—*

(i) *Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either -*

(I) *such development would equal or exceed as the case may be any relevant quantity, area or other limit specified in that Part, or*

(II) *no quantity, area or other limit is specified in that Part in respect of the development concerned*

or

(ii) *Part 2 (other than subparagraph (a) of paragraph 2) of Schedule 5 of the Planning and Development Regulations 2001 and either -*

(I) *such development would equal or exceed as the case may be any relevant quantity, area or other limit specified in that Part, or*

(II) *no quantity, area or other limit is specified in that Part in respect of the development concerned,*

¹ <https://www.gov.ie/en/publication/53aee9-guidelines-for-planning-authorities-and-an-bord-pleanala-on-carrying/>

² <https://www.opr.ie/planning-practice/>

³ https://www.epa.ie/publications/monitoring--assessment/assessment/EIAR_Guidelines_2022_Web.pdf



or

(i) the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not equal or exceed as the case may be, the relevant quantity, area or other limit specified in that Part, and

- *does not equal or exceed as the case may be, the relevant quantity, area or other limit specified in that Part, an(ii) it is concluded, determined or decided, as the case may be, —*

- *(I) by a planning authority, in exercise of the powers conferred on it by this Act or the Planning and Development Regulations 2001 (S.I. No. 600 of 2001),*

- *(II) by the Board, in exercise of the powers conferred on it by this Act or those regulations,*

- *(III) by a local authority in exercise of the powers conferred on it by regulation 120 of those regulations,*

- *(IV) by a State authority, in exercise of the powers conferred on it by regulation 123A of those regulations,*

- *(V) in accordance with section 13A of the Foreshore Act, by the appropriate Minister (within the meaning of that Act), or*

- *(VI) by the Minister for Communications, Climate Action and Environment, in exercise of the powers conferred on him or her by section 8A of the Minerals Development Act 1940, that the proposed development is likely to have a significant effect on the environment.*

Schedule 5

Part 10 of the *Planning and Development Act 2000 (as amended)* provides a basis in primary legislation for EIA. Part 10 of the Act establishes a framework for EIA with the detail provided in Schedules 5, 6 and 7 of the *Planning and Development Regulations 2001 as amended (Regulations)*.

Schedule 5 of the Regulations sets out types of development for which mandatory EIA is required and is, therefore, an important reference point in the context of establishing the threshold for EIAR preparation. In terms of the different categories of development listed in Schedule 5 of the Regulations, the subject development relates to Part 2(10)(b)(iv) of the *Planning and Development Regulations 2001 as amended* regarding 'Infrastructure Projects' respectively and provides the relevant area/development thresholds as follows:



‘Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. (In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)’

The proposed development in this case comprises a new large scale residential development, with a childcare facility and all associated development, as outlined above, on a site of c 2.61 ha.

The site is located in Wilton, to the west of the Sarsfield Road, which is considered to constitute an existing built-up area. As noted above, the surrounding land uses include a shopping centre, institutional uses, but largely the area is constituted of well-established residential estates and associated uses. The site is an undeveloped green field, adjoining the ESB complex. We note the site is zoned ‘ZO 01 Sustainable Residential Neighbourhoods’ under the Cork City Development Plan 2022-2028. The *Development Plan* states the following in relation to this zoning;

*“Sustainable Residential Neighbourhoods Zoning Objective 1: **To protect and provide for residential uses** and amenities, local services, and community, institutional, educational and civic uses”. [Our Emphasis]*

Therefore, we do not consider the site to be within a ‘business district,’ as retail and commercial activities are present but do not dominate the wider area’s land use. In this regard, we have applied the 10 hectare EIA threshold to the development of the subject site. Thus, given that the subject site’s area is c. 2.61 ha is significantly below this threshold, we conclude that a mandatory EIAR is not required in respect of this development.

2.3 SCREENING

Given the nature, location, and scale of the project, the project is not Annex I. The project is assessed under Annex II / Part 2, and Annex III / Schedule 7. The pertinent references from Schedule 5 of PDR, 2001, as amended by *The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018*, are as follows:

2.4 Part 2 Class 10(b)(i) – Infrastructure Projects

In particular, subsection 10(b)(i):

“Construction of more than 500 dwelling units.”

Comment

The subject proposal comprises a proposed residential development located in Wilton, Cork City. The proposed development will comprise some 348 no. residential units, as outlined above, which is below the mandatory EIA threshold of 500 units. Therefore, as the total number of dwellings remains under 500 no., it is considered that a mandatory EIA is not required. We have assessed all live planning applications, granted planning permission in the last 5 no. years (or relevant 10 no. year permissions). We note that the subject site lands are not associated with any active masterplans or similar projects within Cork City Council.



It is considered that many of the assessed applications are at various stages of implementation (implemented, or due to expire) and any significant environmental effects have long been assessed. These completed projects are now considered to form part of the baseline environmental conditions in the area.

Further to this, it also considered that as part of the approved application made under CCC Reg. Ref. 18/37794, ABP Ref. 302596-18, which permitted the redevelopment of the Wilton Shopping Centre, was subject to an EIA.

The Board Inspector concluded in Section 8.5.2 of her Report that;

"I am, therefore, satisfied that the proposed development would not have any unacceptable direct or indirect effects on the environment."

The Board agreed with this conclusion in their Order, dated, 10th May 2019. Notwithstanding this, it is considered that the proposed development at Sarsfield Road in its own right is sub-threshold. EIA is therefore not required in respect of this Class and threshold.

2.5 Part 2 Class 15

"Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development, but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7."

Comment

It is considered that the subject proposal comprises a development type which is listed within Part 2, but does not exceed the specified limits and is therefore considered to be a 'sub threshold' development.

Therefore, notwithstanding that the development does not trigger a mandatory EIA, it is considered prudent to investigate if the proposal would be likely to have significant effects on the environment, thus requiring a sub-threshold EIA.

2.6 Sub Threshold Screening

The 2014 Directive requires the following:

In order to ensure a high level of protection of the environment and human health, screening procedures and environmental impact assessments should take account of the impact of the whole project in question, including, where relevant, its subsurface and underground, during the construction, operational and, where relevant, demolition phases.

Schedule 5 Part 2 Class 10 (b) (i) and (iv) may or may not be triggers for EIA depending on whether the development would be likely to have significant effects on the environment, by reference to the criteria of Schedule 7.



For the purposes of this screening, the updated criteria set out in Schedule 7 and Schedule 7A of the *Planning and Development Regulations, 2001 (as amended)* will be considered. The following section assesses the proposed development as per the information required under Schedule 7A:

- 1. A description of the proposed development, including in particular—*
 - (a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and*
 - (b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.*
- 2. A description of the aspects of the environment likely to be significantly affected by the proposed development.*
- 3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—*
 - (a) the expected residues and emissions and the production of waste, where relevant, and*
 - (b) the use of natural resources, in particular soil, land, water and biodiversity.*
- 4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.*

2.6.1 Characteristics of the Project

The characteristics of the project must be considered with particular regard to be given to:

Criteria	
(a) the size and design of the whole project;	The proposed development consists of will consist of 348 no. residential units in a mix of apartments and townhouses and a 156 sqm childcare facility. The development will consist of a Large Residential Development with a total application site area of c. 2.61 ha, on lands adjoining the ESB Networks DAC Office, at Farrandahadore More, Sarsfield Road, Wilton, Cork City. The development will provide 348 no. residential units and a 156 sqm childcare facility, revised access arrangements to Sarsfield Road and all associated development above and below ground.



	<p>The proposed vehicular, cycle and pedestrian access into the development is via a reconfigured shared access with the ESB facility to the southeast, via a controlled junction on Sarsfield Road; the existing vehicular entrance to the site from Sarsfield Road on the eastern site boundary will change to cycle and pedestrian only access.</p> <p>As noted above, the proposed development also includes for all boundary treatments and provision of public and private open space including hard and soft landscaping and all other associated site development works above and below ground.</p> <p>The size and design of the project is not likely to cause significant effects on the environment.</p>
(b) cumulation with other existing and/or approved projects;	<p>The subject site is zoned 'ZO 01 Sustainable Residential Neighbourhoods', the Development Plan states the following.</p> <p><i>"Sustainable Residential Neighbourhoods Zoning Objective 1: To protect and provide for residential uses and amenities, local services, and community, institutional, educational and civic uses".</i></p> <p>A review of approved projects in the immediate surrounding area has been undertaken.</p> <p>All appropriate environmental assessments have been undertaken in support of planning applications in the vicinity by the applicants and/or the local authority, as relevant, which demonstrate that no significant environment impacts will arise on foot of the proposed development in isolation or in combination with the above referenced projects in the immediate and wider vicinity.</p> <p>Having regard to the above developments and the nature and scale of the subject development (348 No. residential units) and given that the subject site is located in an existing built up area, it is considered that the potential for cumulative environmental impacts does not arise in this instance.</p>



<p>(c) the use of natural resources, in particular land, soil, water and biodiversity;</p>	<p>The proposed development is located on a greenfield site that is largely undeveloped. The removal of materials from the site is covered in the Construction and Operational Waste Management Plan prepared by Malone O'Regan Environmental Consultants. This is not considered to result in any significant adverse impact.</p> <p>A comprehensive Landscaping Plan and Landscape Design Report have been prepared by Parkhood and provides for a range of new planting and open spaces which will provide the opportunity to support new habitats and improve biodiversity.</p> <p>A broad range of SuDS measures are proposed across the site to maximise interception and treatment storage, in order to comply with both the requirements of the Greater Dublin Strategic Drainage Study (GSDSDS) Regional Drainage Policies Technical Document – Volume 2, New Developments, 2005 and the SuDS Manual (CIRIA publication C753), 2015. The surface water catchment strategy for the development is based on a proposed surface water outfall to the existing 600mm diameter sewer at Sarsfield Road to the southeast of the development. It is noted that should a surface water outfall to the existing 600mm diameter sewer at Cardinal Court be viable to the southwest of the development, then an alternative catchment strategy, utilising two separate outfalls may be achievable (subject to confirmation of ownership of existing lands outside the site boundary). Extensive and intensive green roof provision is proposed, along with permeable paving, bio-retention and tree pits. In addition, stormtech-type attenuation tank systems are proposed.</p> <p>The site is located in Flood Zone C, where the probability of flooding from rivers and the sea is low (less than 0.1% or 1 in 1000 for both river and coastal flooding).</p> <p>No significant impacts arising from the use of land, soil, biodiversity and water are anticipated.</p>
--	--



(d) the production of waste;	<p>Wastes arising at the construction stage of the development will be managed in accordance with the procedures outlined in the Construction and Operational Waste Management Plan prepared by Malone O'Regan Environmental Consultants.</p> <p>During operation, household and commercial waste will be disposed of by licensed waste disposal contractors as outlined in the above referenced plan.</p> <p>Stormwater Drainage</p> <p>As noted above, Stormtech-type tanks are to be strategically located within subcatchments in the development, to provide the requisite attenuation storage requirements local to their respective subcatchments, while also allowing some infiltration at source to ground. This is in combination with bio-retention and tree pits.</p> <p>Foul Drainage Strategy</p> <p>The foul network will be designed in accordance with Uisce Eireann's current Code of Practice for Wastewater Infrastructure. The foul network will comprise of 150mm, 225mm and 300mm diameter SN8 pipework, and will be designed for a minimum velocity of 0.75m/s (self-cleansing) and maximum peak velocity of 2.5m/s.</p> <p>It is proposed to connect to the existing Irish Water network at an existing manhole on the 225mm foul sewer at Sarsfield Road, and to upgrade the existing sewer from 225mm to 300mm downstream of this (ca. 12m in length) until its junction with the existing 525mm diameter combined sewer.</p> <p>The production of waste is not likely to cause significant effects on the environment.</p>
(e) pollution and nuisances;	<p>Best practice methods will be utilised during construction to mitigate potential impacts from pollution on the local environment. There will be some potential for short-term noise and vibration impacts during construction. Prevention measures to reduce nuisance are to</p>



	<p>be integrated into the construction management plan, details of which will be agreed through compliance.</p> <p>Significant impacts are unlikely to arise in this regard.</p>
<p>(f) the risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge;</p>	<p>The subject lands are not proximate to any Seveso designated sites.</p> <p>A Site-Specific Flood Risk Assessment prepared by Barrett Mahony Consulting Engineers accompanies this application. The FRA demonstrates that the site is in a location deemed 'appropriate' for residential development under the OPW's 'Planning and Flood Risk Management Guidelines'.</p> <p>Significant impacts from flooding, flooding caused by climate change, or other major accidents are unlikely.</p>
<p>(g) the risks to human health (for example due to water contamination or air pollution).</p>	<p>Foul water will discharge to the existing public sewer. Surface water will discharge to the existing surface water sewer network and the proposed SuDs and attenuation facilities on-site.</p> <p>No impact on air quality is envisaged due to the nature and scale of the project.</p>



2.6.2 Location of the Project

The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:

Criteria	
(a) the existing and approved land use;	<p>Existing: The subject site is greenfield in nature and is currently largely undeveloped.</p> <p>Proposed: The subject site is zoned for new residential uses and amenities, as outlined above.</p>
(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;	<p>The site is largely undeveloped. A number of existing mature trees are in situ and the proposed development has been designed to maximise the number of trees to be retained, where possible. The treatment along the southern boundary of the site has been designed in consultation with ESB Networks, the previous owners of the subject site, and the owner of the adjoining lands to the south. The proposed 2.6m high masonry wall is a requirement of ESB Networks and therefore has been incorporated as part of the proposed development.</p> <p>The Site itself is currently considered to be of low-moderate local ecological value, as outlined in the enclosed Ecological Impact Assessment, prepared by Malone O'Regan Environmental Consultants. The bat surveys conducted onsite identified a small soprano pipistrelle roost onsite. This section of mature trees where the roost is located will be protected as part of the Proposed Development and has been taken into consideration at the design phase of the Proposed Development. The Site is not considered to be of high suitability or a site of importance for any Annex I or Annex II species or Red listed birds. Additionally, no Annex I or Annex II species or Red-listed birds were recorded utilising the Site during the wintering or breeding bird surveys. The Proposed Development will not result in any significant impacts on ecological receptors identified both onsite and in the surrounding area following the implementation of appropriate mitigation measures.</p>



	<p>The proposed Landscape Plan has been designed to compensate for any vegetation removed during Site clearance works. Significant impacts are therefore not envisaged.</p>
<p>(c) the absorption capacity of the natural environment, paying particular attention to the following areas:</p> <p>(i) wetlands, riparian areas, river mouths;</p> <p>(ii) coastal zones and the marine environment;</p> <p>(iii) mountain and forest areas;</p> <p>(iv) nature reserves and parks;</p> <p>(v) areas classified or protected under national legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;</p> <p>(vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project,</p>	<p>Surface water will drain by gravity to the existing surface water network or directly into an attenuation system.</p> <p>The Site walkover, undertaken by Malone O'Regan, did not identify any drainage ditches or any other surface water features onsite. No natural or existing hydrological link to the Glasheen Stream or any other watercourse in the surrounding area was identified. Therefore no direct impact pathways were identified. As per EPA Flood Maps, the Site is not benefitted by any arterial drainage scheme or drainage district.</p> <p>The proposed development site is not within or directly connected to any mountain or forest areas.</p> <p>The proposed development is not within or directly connected to any nature reserves or parks.</p> <p>The site is not located within such an area.</p> <p>The site is not located within such an area.</p> <p>The site is located within a densely populated suburban area. Procedures will be put in place at construction stage to minimise potential adverse construction impacts to the local population in terms of vehicular movements, noise or vibration. There is not considered to be any likely operational impact to the local population given the existing residential nature of the area.</p> <p>The site is located within a suburban area with no specific landscape designations.</p>



<p>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>No evidence for any unrecorded archaeological features was noted during the site inspection, undertaken by the Project Archaeologist. It is considered there may be moderate potential for the existence of previously unrecorded archaeological remains, to be present below topsoil.</p> <p>Accordingly, test trenching is recommended under licence from the National monuments Service of the Department of Housing, Local Government and Heritage following grant of planning permission, as standard.</p>
--	--

2.6.3 Type and Characteristics of the Potential Impacts

The likely significant effects of projects on the environment must be considered in relation to criteria set out in points 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:

Criteria	
<p>(a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);</p> <p>(b) the nature of the impact;</p>	<p>The proposal relates to largely undeveloped greenfield site. The site itself is considered to be of low-moderate ecological value. During the construction phase, noise, vibration and dust monitoring controls will be implemented, ensuring that no significant effects on the local population in terms of air, noise and vibration will occur.</p>
(c) the transboundary nature of the impact;	There are no transboundary impacts.
(d) the intensity and complexity of the impact;	No impacts of significant complexity or intensity are foreseen.
(e) the probability of the impact;	The impacts are unlikely to occur.
(f) the expected onset, duration, frequency and reversibility of the impact;	Some temporary disruption may occur during the construction phase. Appropriate measures to counter this are to be agreed in a detailed construction management plan, through agreement with the Local Authority. Proposed landscaping and open spaces will ensure that the site's ecological value will be enhanced.



(g) the cumulation of the impact with the impact of other existing and/or approved projects;	It is considered that cumulative impacts with other existing and/or approved projects are not likely to cause significant effects on the environment.
(h) the possibility of effectively reducing the impact.	In overall terms, the impact of the project will be positive as the proposed development will facilitate a range of habitats on a currently undeveloped site.

A Screening Assessment in accordance with Schedule 7 of the Regulations has been undertaken for the purposes of providing all necessary information to Cork City Council as the competent authority.

The assessment under Schedule 7 confirms that the Project is not likely to have significant effects on the environment.

EIA is therefore not required having regard to Schedule 7 of the *Planning and Development Regulations 2001, as amended*.

2.6.4 Summary

The subject project does not require mandatory EIA under Annex I. Having regard to Annex II (where EIA may be required) and Annex III (sub-threshold EIA) the subject screening has found the following:

Annex II (PDR as amended, Schedule 5 Part 2)

TYPE / CLASS	SUMMARY	COMMENT	EIA REQUIRED?
Part 2 Class 10(b)(i)	<i>Construction of more than 500 dwellings</i>	Proposal involves construction of 348 no. dwellings	NO
Part 2 Class 10(b)(iv)	<i>Urban development on area greater than 10 ha in built-up area</i>	Site area is c.2.61 ha.	NO
Part 2 Class 15	<i>Any project not meeting</i>	Proposal is not likely to have	NO



		<i>thresholds of Part 2 but would still be likely to have significant environmental impacts having regard to criteria in Schedule 7</i>	significant impacts	
--	--	---	---------------------	--

Therefore, based on general terms (and having regard to the broad scope and purpose of the EIA Directive), it is our opinion that by virtue of its nature, size, and location, the subject project would not be likely to have significant impacts on the environment and thus EIA is not required.



2.7 Annex III of Directive 2014/52/EU



Questions to be considered per Annex III of Directive 2014/52/EU	Yes / No /? Briefly describe	Is this likely to result in a significant effect? Yes/No/? – Why?
1. Will construction, operation or decommissioning of the Project involve actions, which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc)?	Yes It will involve the construction of 348 No. residential units on a largely undeveloped greenfield site.	No The construction phase of the project will have some temporary impacts in the immediate locality, and there will be long term impacts in terms of land use and visual impact / physical changes in the locality following completion of the development. It is considered that the operation of a Construction Management Plan will limit any short-term construction impacts. Long term land use and visual impacts are considered to be positive in nature due to the suburban character of the local context and the current undeveloped nature of the subject site which is suitable for residential development.
2. Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are nonrenewable or in short supply?	Yes The proposed development will use land and construction materials.	No Some construction materials will have to be imported. While some of these materials are non-renewable, they are not in short supply. No significant effects on the environment are anticipated.
3. Will the Project involve use, storage, transport, handling or production of substances or materials, which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?	Yes Some materials used in construction, e.g. concrete, stone, etc. could be harmful if released into the environment. An existing underground tank is also to be removed from site.	No The development will be constructed in accordance with best practice and specific controls will be put in place to manage hazardous materials.
4. Will the Project produce solid wastes during construction or operation or decommissioning?	Yes Waste will be generated during the construction and operational phases.	No The construction process will result in some generation of waste which will be disposed of in accordance with the provisions related to waste management in the enclosed Operational and Construction Waste Management Plan prepared by MOR. It is not anticipated that there will be any significant effects on the environment. Operational phase waste will be domestic in nature, save for the on-site creche. Waste will be disposed of by a licensed waste contractor.



5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air?	Yes Release of air pollutants as a result of construction and vehicular construction traffic.	No The development will be constructed in accordance with best practice and specific controls will be put in place to manage emissions, particularly dust management practices.
6. Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Yes Noise and vibration will be generated during construction phases.	No The development will be constructed in accordance with best practice and specific controls will be put in place to manage noise and vibration during the construction phases. Transport of construction materials will be necessary but will be subject to normal conditions and working hours to protect existing residential amenity.
7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes During the construction stage there is a potential for polluting matter to enter onto land, water and ground water.	No During construction, standard preventative measures to avoid any impacts on the local ground and/or surface and ground water environment will be adhered to.
8. Will there be any risk of accidents during construction or operation of the Project, which could affect human health or the environment?	Yes During the construction stage there is a potential for accidents that could affect human health or the environment.	No Standard preventative measures are provided as part of the project, which will be carried out in accordance with best practice; and specific controls will be put in place to manage risks.
9. Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	Yes It will involve the development of 350 No. residential units and a creche.	No There will be an increase in population within the area. However, given the existing built-up character of the area, it is considered that the proposal is consistent with existing land uses and will not result in significant impacts. The new population of the site will further support the use of existing services, amenities and businesses within the area.
10. Are there any other factors, which should be considered such as	No	No



<p>consequential development, which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality?</p>	<p>As part of the approved application made under CCC Reg. Ref. 18/37794, ABP Ref. 302596-18, which permitted the redevelopment of the Wilton Shopping Centre, was subject to an EIA.</p> <p>The Board Inspector concluded in Section 8.5.2 of her Report that; <i>"I am, therefore, satisfied that the proposed development would not have any unacceptable direct or indirect effects on the environment."</i></p> <p>The Board agreed with this conclusion in their Order, dated, 10th May 2019.</p>	<p>All permitted residential development has been assessed with regard to potential environmental impacts and have been approved in line with best practice environmental measures. When considered cumulatively with permitted development in the vicinity, no significant impacts are likely.</p>
<p>11. Are there any areas on or around the location, which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?</p>	<p>Yes</p> <p>Two designated sites – Cork Harbour SPA and Great Island Channel SAC - are located within a 15km radius of the Site. However, given scale and localised nature of the Proposed Development, and the lack of impact pathways between the Site and European sites, it can be concluded that the Proposed Development</p>	<p>No</p> <p>The construction and operation of the proposed development is deemed not to have a likely impact on Natura 2000 sites or their SSCO's.</p> <p>No significant impact on associated NATURA 2000 sites or site specific conservation objectives are likely. Please refer to the enclosed AA Screening Statement, prepared by MOR for further detail.</p>



	will not result in any significant impacts either directly or indirectly on the conservation objectives or status of the listed European sites and will not result in the direct loss or disturbance of any Annex I habitats and / or Annex II species for which the European sites are designated.	
12. Are there any other areas on or around the location, which are important or sensitive for reasons of their ecology, e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?	No	No
13. Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?	No	No
14. Are there any inland, coastal, marine or underground waters on or around the location, which could be affected by the project?	No	No
15. Are there any areas or features of high landscape or scenic value on or	Yes St Joseph's Church, to the north of the subject site,	No The proposed development has been assessed in a Landscape and Visual Impact Assessment Report, prepared by Park Hood. The architecture, facades, landscape,



around the location, which could be affected by the project?	is noted as being of importance in the Development Plan, in relation to views and prospects, although no designated protected views are associated with the structure.	usage and enhanced public realm will contribute to the townscape character of the south west suburbs of Cork and will give the Application Site a more productive and appropriate land-use. From the majority of views the proposals can be accommodated alongside the existing and proposed built form and infrastructure and this report concludes that the proposals, on balance, can be successfully absorbed into the character and views of the south west suburbs of Cork City.
16. Are there any routes or facilities on or around the location, which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes	No A Mobility Management Plan, DMURS Design Statement and Road Safety Audit/Quality Audit prepared by BMCE are enclosed with this application.
17. Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes The site is located centrally in Wilton suburb and is close to several main routes delivering traffic into and out of the City.	No The development will be constructed in accordance with best practice and specific controls will be put in place to manage congestion arising from the construction phase. Transport of construction materials will be necessary but will be subject to agreed working hours. A Traffic and Transport Statement and an outline Construction Management Plan containing details of construction traffic are enclosed within this application. No significant effects are envisaged.
18. Is the project in a location where it is likely to be highly visible to many people?	Yes The construction works will be visible to people living and working in the surrounding area, together with those commuting along Sarsfield Road. The completed development will also be visible along these streets and from certain views in the surrounding area.	No The visual impact of the construction phase will be temporary and therefore not significant. The proposed design and scale of the development is similar to permitted residential schemes in the wider area. The enclosed Verified Views and Photomontages prepared by Redline Studios demonstrate that the proposed development will not result in any significant townscape or visual impacts.



19. Are there any areas or features of historic or cultural importance on or around the location, which could be affected by the project?	Yes St Joseph's Church to the north of the site has been identified in the Development Plan in relation to key views and prospects.	No The subject site has been suitably assessed in the enclosed Landscape and Visual Impact Assessment, prepared by Park Hood, and no negative impacts are envisaged in this regard.
20. Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Yes	No Tree retention has been maximised on site through careful siting and design. Compensatory measures and landscape enhancement is proposed.
21. Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	Yes The site is located in a suburban location proximate to a large number of residential areas with a nearby mixed use village centre and a nearby hospital.	No There will be temporary impacts to the surrounding area during the construction stage, particularly in terms of visual impact; access; noise and dust. Best practice construction practice and management will ensure no such impacts are significant. Given the existing built up nature of the surrounding area, it is considered that the operational phase will not result in significant impacts.
22. Are there any plans for future land uses on or around the location, which could be affected by the project?	No	No
23. Are there any areas on or around the location, which are densely populated or built-up, which could be affected by the project?	Yes	No See Item 21 above
24. Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected by the project?	Yes The subject site is located in a densely populated suburban location with a wide range of uses in the surrounding area including educational, health, community and religious uses as detailed	No Noise during construction is not likely to have any significant impact given the distance between the facilities and the construction site. Best practice construction measures will be employed and no significant impacts are likely on that basis. The site is well clear of the Approach and Departure Surfaces to the new Helipad at CUH (700m to the north), which is unaffected by the proposed development. No impacts are envisaged during the operational phase of the development. Please refer to the



	in the enclosed Social Infrastructure Audit, prepared by TPA. Cork University Hospital is located to the north of the site, at the Wilton Road Roundabout.	Aeronautical Assessment Report prepared by O'Dwyer and Jones Design Partnership Report for further information.
25. Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	No	No
26. Are there any areas on or around the location, which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No	No
27. Is the project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No	No

This EIA Screening Assessment confirms that the Project does not exceed a threshold specified in Part 1 of Schedule 5 of the Regulations, which requires the mandatory preparation of an EIA. The relevant development may be considered to constitute sub-threshold development, i.e., is of a class specified in Part 2 of Schedule 5 of the Regulations, but does not equal or exceed the relevant quantity, area or other limit specified in that Class. It is considered that a sub threshold EIAR is not required for the proposed development for the following summation of the reasons set out in this screening exercise:

- The proposal falls significantly below the thresholds of Schedule 5 of the Planning and Development Regulations 2001 (as amended);
- The development will be connected to public services such as water, foul and storm sewers;
- The site will not be directly hydrologically connected to any protected environmental sites. Surface water is to be directed through the public surface water system. Surface water will be subject to oil and hydrocarbon filters and attenuated in the proposed surface water system for the proposed scheme;
- Standard construction practices can be employed to mitigate any risk of noise, dust or pollution;
- No identified impact in this screening exercise, cumulatively or individually is considered to likely cause significant effects on the environment.

In addition, an AA Screening Statement has been prepared by Malone O'Regan Environmental, which concluded that on the basis of the best scientific knowledge available and objective information, that the possibility of any significant effects on European sites, whether arising from the project itself or in combination with other plans and projects, can be excluded in light of European sites' objectives.

In conclusion, it is considered that the proposed development will not have any significant impacts on the environment. All recommended mitigation measures and standard practices will be employed throughout the construction and operation phase of the development to ensure that the proposed development will not create any significant impacts on the quality of the surrounding environment.

Yours Sincerely,



Órla Casey
Associate
Tom Phillips +
Associates

TOWN PLANNING CONSULTANTS