June 2026

Environmental Impact Assessment Screening Report

Proposed Large-scale Residential Development

at

Old Fort Road, Ballincollig, Co. Cork

On behalf of

O'Flynn Construction Co. Unlimited

MALONE O'REGAN ENVIRONMENTAL

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Environmental Impact Assessment Screening Report

Proposed Large-scale Residential Development

O'Flynn Construction Co. Unlimited

Old Fort Road, Ballincollig, Co. Cork

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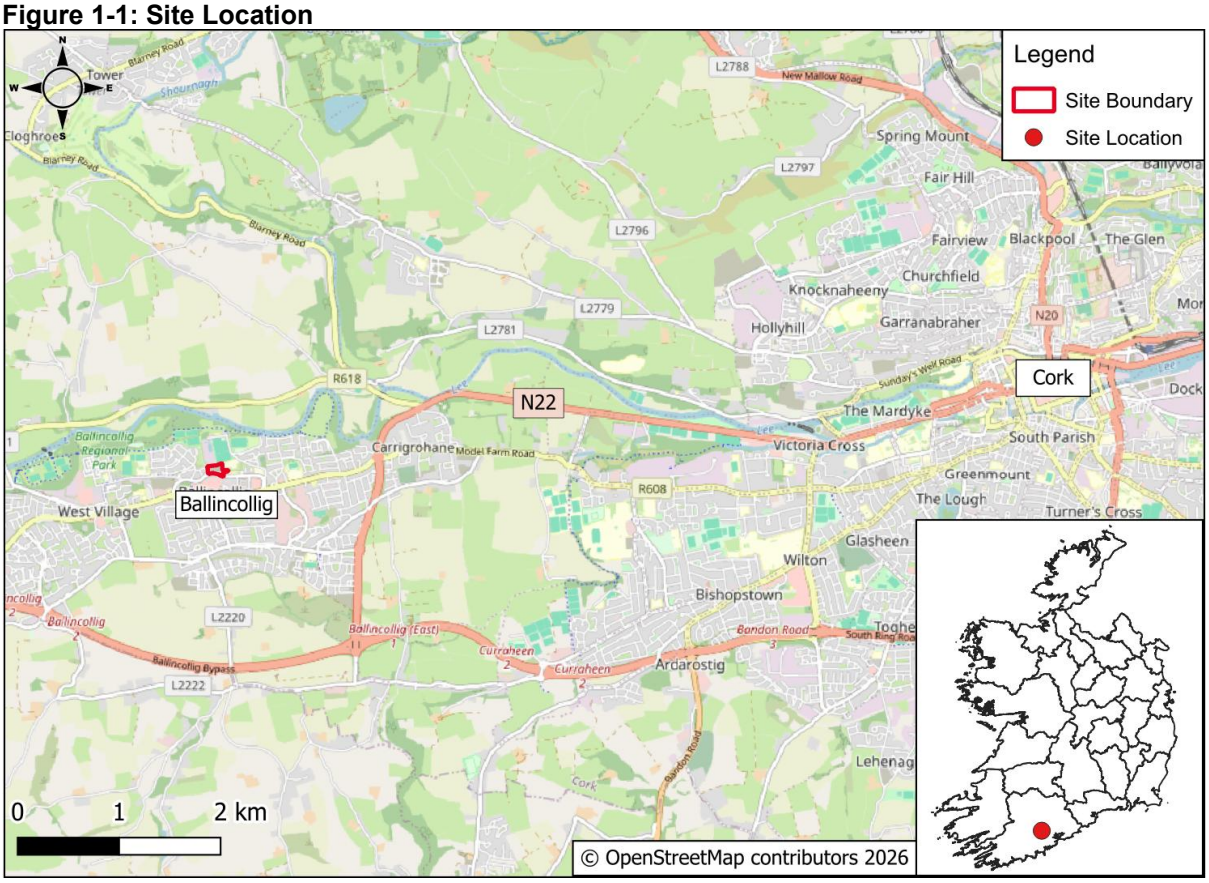
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1 INTRODUCTION

Malone O'Regan Environmental ('MOR Environmental') was commissioned by O'Flynn Construction Co. Unlimited ('the Applicant') to undertake an Environmental Impact Assessment ('EIA') Screening Report. This report considers the proposed large-scale residential development ('LRD') and all ancillary works ('Proposed Development') at Old Fort Road, Ballincollig, Co. Cork (ITM OS Reference 559274 571071) ('the Site'). The Site's location is shown below in Figure 1-1.

Figure 1-1: Site Location



1.1 Scope

This EIA Screening Report has been prepared to consider the requirement, or otherwise, of carrying out an EIA with respect to the Proposed Development. This screening exercise was undertaken in two stages:

- Stage 1 considers the requirement for a mandatory EIA; and,
- Stage 2 considers the requirement for a sub-threshold EIA.

This EIA Screening Report will be submitted as part of the overall planning submission.

1.2 Competent Persons

The in-house MOR Environmental project team included the following competent professionals:

Table 1-1: MOR Environmental In-House Project Team

Name and Qualification	Project Role	Relevant Competencies	Relevant Experience
Gus Egan BSc (Hons), MSc, AIOA, Associate AACI	Principal Environmental Consultant	EIA Specialist Acoustics (Noise and Vibration)	8+ years' experience in environmental and acoustic assessment, monitoring, and modelling, working on EIAR and specialist impact assessments in Ireland and the UK.
Kenneth Goodwin, BSc, Full Member IOA, Full member AACI, IEMA Practitioner	Associate Director, Acoustics	EIA Specialist and Planning Specialist Acoustics (Noise and Vibration)	15+ years' experience in environmental acoustic assessment, monitoring and modelling, working on EIAR, and specialist noise impact assessment in Ireland and the UK.
Dyfrig Hubble, BSc, MSc, CIEEM Full Member	Associate Director, Ecology	Biodiversity	Dyfrig is an Ecological consultant with 15+ years of experience in undertaking Ecological Impact Assessments.

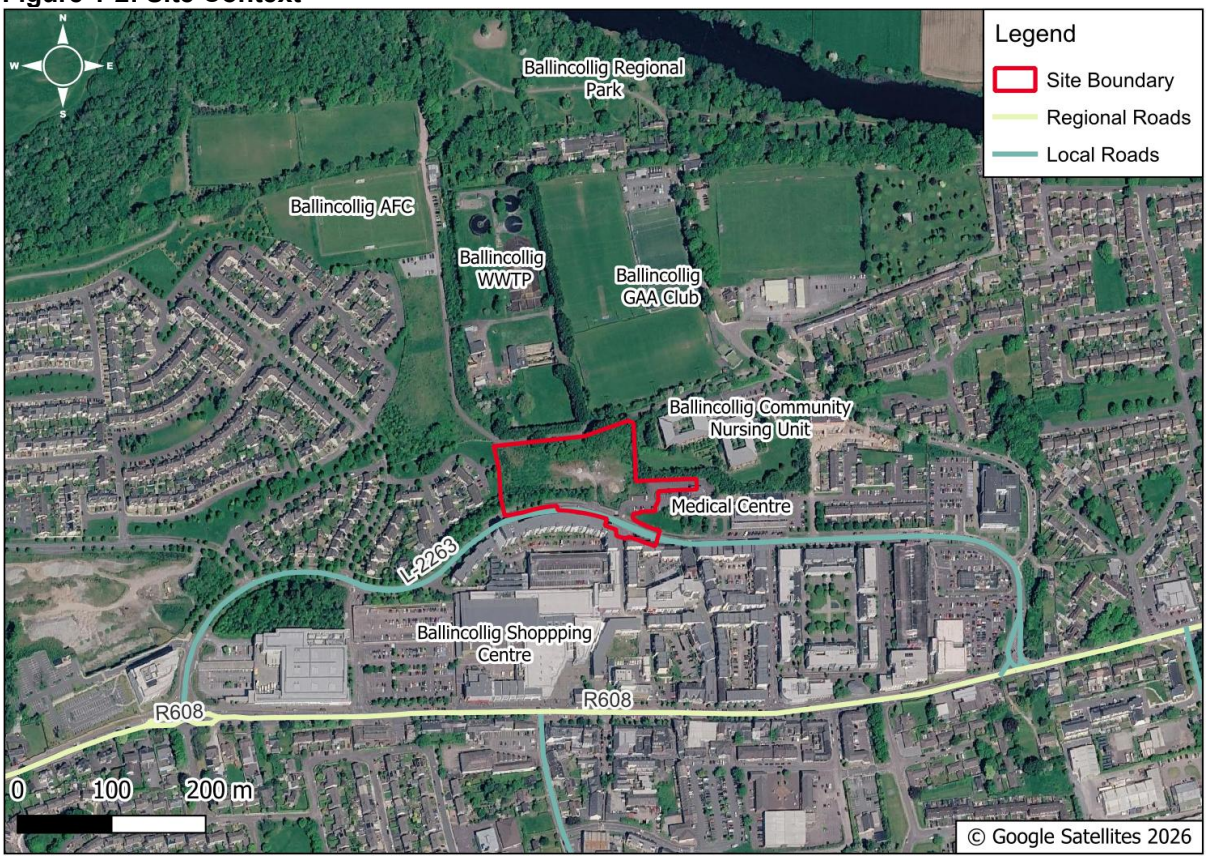
1.3 Site Context and Background

The Site is located on a circa ('ca.') 1.2 hectare ('ha') site within the townland of Ballincollig, Co. Cork; refer to Figure 1-2 below for Site context.

The Site is predominantly comprised of spoil and bare ground, which are recolonising with scrub. There are also treeline sections featured along the southern and northern Site boundaries. The Site is located ca. 200m to the north of the main street of Ballincollig and is accessed via Old Fort Road / L2263 along the southern boundary of the Site. Further south are residential apartments and Ballincollig Shopping Centre.

The Site is bordered to the west by an existing housing development and to the east by the Ballincollig Community Nursing Unit. To the north of the Site is the Ballincollig Wastewater Treatment Plant, and sports playing fields associated with Ballincollig GAA Club and Ballincollig AFC, beyond which lies the Ballincollig Regional Park.

Figure 1-2: Site Context



1.4 Development Context

A review of the Site was conducted in relation to the Proposed Development under the policies and objectives of the Cork City Development Plan 2022 – 2028 ('CDP') [1].

1.4.1 Cork City Development Plan

The CDP adopted by Cork City Council ('CCC') came into effect on 8th August 2022 [1].The strategic vision of the CDP is:

> *"for Cork City to take its place as a world class city, driving local and regional growth, embracing diversity and inclusiveness and growing as a resilient, healthy, age-friendly and sustainable compact city with placemaking, communities and quality of life at its heart."*

Ballincollig is a suburb west of Cork City and is described as an 'Urban town' within the CDP. The goal of Urban towns under the Core Strategy of the CDP is described as:

> *"Phased delivery of strategic sites by targeting growth proportionate to the existing population within the four urban towns. All development shall focus on prioritising walking, cycling and public transport use. Apply a mixed-use approach to regenerating key underutilised locations. Use a range of designs and densities that reflect and enhance the individual character of each town."*

As part of the Core Strategy 2028: Compact Liveable Growth, CCC has set a population growth target of 50,948 by 2028 for Cork City and its suburbs. Of this, 9,828 are allocated to Ballincollig, representing 19.3% of the projected growth.

Under the current CDP, the following objectives are relevant to the Proposed Development:

Objective 3.1: Planning for Sustainable Neighbourhood

"Cork City Council will seek to:

a. *Utilise the Urban Towns, Hinterland Villages and City Neighbourhoods as spatial units to develop sustainable neighbourhoods, employing the 15-Minute City concept;*
b. *Require development proposals to put placemaking at the heart of their design concept and clearly demonstrate how neighbourhood integration, health and wellbeing and enhancement is central to this;*
c. *Plan for communities in accordance with the aims, objectives and principles of 'Sustainable Residential Development in Urban Areas' and the accompanying 'Urban Design Manual – A Best Practice Guide', Universal Design principles and any updates;*
d. *Ensure that an appropriate level of supporting neighbourhood infrastructure is provided in conjunction with, and as an integral component of, residential development in New Sustainable Neighbourhoods;*
e. *Undertake a Cork City Neighbourhoods Strategy during the lifetime of the Plan to identify strategic gaps in the provision of services / infrastructure / resources within existing and proposed neighbourhoods;*
f. *Create healthy and attractive places to live consistent with NPO 4 of the NPF and Goal 3: Sustainable Place Framework of the RSES."*

Objective 3.4: Compact Growth

"Cork City Council will seek to ensure that at least 66% of all new homes will be provided within the existing footprint of Cork. Cork City Council will seek to ensure that at least 33% of all new homes will be provided within brownfield sites in Cork.

Optimising the potential for housing delivery on all suitable and available brownfield sites will be achieved by:

a. *Cork City Council acting as a development agency to kickstart regeneration of sites and buildings, utilising acquisition as required;*
b. *Progress housing and employment delivery in urban centres and strategic regeneration sites;*
c. *Active land management utilising the range of tools available (including the Derelict Sites Act 1990 and the Urban Regeneration and Housing Act 2015);*
d. *The redevelopment of surplus utility and public sector owned sites;*
e. *The development of small and infill sites and the re-use of existing designated and undesignated built heritage assets including those on development sites;*
f. *The utilisation of planning and urban design tools to provide a framework for the development of sites (e.g. masterplanning, framework plans, neighbourhood strategies, historic area regeneration strategies, site specific briefs);*
g. *Optimising the use of land (see Objective 3.5: Residential Density);*
h. *Establishing ambitious and achievable buildout rates at the planning stage to help ensure that homes are built quickly and to reduce the likelihood of permissions being sought to sell land on at a higher value;*

i. Influencing Government to update the legislative, guidance, fiscal and financial framework to the benefit of housing delivery on brownfield sites;

j. Combining its role as planning authority and housing authority to bring about residential development to meet demand and need;

k. Where new sustainable transport infrastructure is planned, land use designations will be reviewed and updated where appropriate to provide for housing or mixed use development (including housing);

l. Unlocking the development potential of brownfield sites to be used as an evidence base and business case for intervention;

m. Ensuring that all new housing developments contribute to the creation and / or maintenance of successful neighbourhoods;

n. Identifying and promoting the development potential of brownfield, small sites, regeneration areas and infrastructure packages to enable progress towards achieving compact growth targets;

o. *Encouraging the retrofitting and reuse of existing buildings, rather than their demolition and reconstruction."*

Objective 3.5: Residential Density

"Cork City Council will seek to:

a. Promote compact urban growth by encouraging higher densities throughout Cork City according to the Cork City Density Strategy, Building Height and Tall Building Study and resultant standards set out in Chapter 11: Placemaking and Managing Development and Mapped Objectives; and

b. Ensure that urban density is achieved by development proposals providing for high quality sustainable residential development, ensure a balance between the protection of the established character of the surrounding area and existing residential amenities;

c. Ensure that urban density is closely linked to creating successful neighbourhoods and ensuring that neighbourhoods are integrated and permeable to ensure short trips are possible to urban centres, local services and amenities;

d. Ensuring high-quality architectural, urban and public realm design. Guidance is set out in Chapter 11: Placemaking and Managing Development."

Objective 3.6: Housing Mix

"Cork City Council will seek to:

a. Implement the provisions of the Joint Housing Strategy and HNDA as far as they relate to Cork City;

b. Encourage the development of an appropriate mix of dwelling types to meet target residential densities, utilising a range of dwelling types and density typologies informed by best practice (as illustrated in "Density Done Well" in the Cork City Density Strategy, Building Height and Tall Building Strategy) with combinations of houses, stacked units and apartments;

c. Within all new residential developments it will be necessary to ensure an appropriate balance of housing tenure and dwelling size to sustain balanced and inclusive communities, including a balance of family sized units and smaller dwellings tailored to suit the location (please refer to Chapter 11: Placemaking and Managing Development for those standards);

d. Deliver at least 20% below-market priced housing across Cork City and ideally within each new residential neighbourhood;

e. Encourage the provision of housing for one and two person households in all neighbourhoods to meet the needs of all age groups, including providing for downsizing to release family housing units;

f. Update Development Plan policy as necessary to reflect emerging national guidance with regard to housing standards."

Objective 3.14: Community Infrastructure and Services

"To work with our communities and infrastructure providers in facilitating the development and provision of a range of accessible, socially inclusive, multi-functional and diverse community facilities throughout the City."

Objective 3.17: Community Hubs

"To promote the co-location and sharing of community, enterprise, recreation and open space infrastructure to create community hubs of scale at locations that can be accessed by walking, cycling and public transport and subject to there being no significant adverse impacts on local amenity."

Objective 3.18: Adaptable Community Facilities

"To support provision of community facilities that are multi-functional and sufficiently adaptable, to cater for a variety of uses now and in the future as needs change."

Objective 3.19: Planning for Children-Orientated Facilities

"To progress preparation of a tool to provide greater clarity on likely childcare, education and open space needs arising from new development proposals in Cork City."

Objective 3.20 Cork City as a Child-Friendly City

"To promote Cork as a child-friendly city by considering the design needs of young people in terms of appropriate design when changes are proposed to the built environment. All development must consider the Universal Design approach."

Objective 3.21: Childcare Facilities

"To support the provision and expansion of high quality childcare facilities throughout the city.

The Council will:

a. Require purpose built childcare facilities as part of proposals for new residential developments of more than 75 dwelling units. However, where it can be clearly established that existing facilities are sufficient, alternative arrangements will be considered;

b. Consult with the Cork City Childcare Company and the HSE on planning applications where childcare facilities are proposed;

c. Require employers with more than 500 members of staff to provide childcare facilities as part of planning applications for significant new and extended development."

Objective 11.1: Sustainable Residential Development

"Residential developments shall be sustainable and create high quality places which:

a) Contribute to placemaking and to the 15-minute city and walkable neighbourhood concepts by planning for vibrant communities, with active streets, urban greening, versatile and creative use of spaces avoiding "dead" spaces;

b) Prioritise walking, cycling and public transport, and minimise the need to use cars;

c) Deliver a quality of life which residents and visitors are entitled to expect, in terms of amenity, safety and convenience;

d) Provide a good range of community and support facilities, where and when they are needed and that are easily accessible;

e) Present an attractive, well-maintained appearance, with a distinct sense of place and a quality public realm that is easily maintained;

f) Are easy to access for all and to find one's way around, with a focus on permeability within sites and integration and connectivity into the surrounding urban environment to enable short trips by walking and cycling;

g) Promote the efficient use of land and of energy, and minimise greenhouse gas emissions;

h) Provide a mix of land uses to minimise transport demand;

i) Promote social integration and provide accommodation for a diverse range of household types and age groups;

j) Enhance and protect green and blue infrastructure and biodiversity;

k) Enhance and protect the built and natural heritage."

Objective 11.2 Dwelling Size Mix

"All planning applications for residential developments or mixed-use developments comprising more than 50 dwellings will be required to comply with the target dwelling size mix specified in Tables 11.3-11.9, apart from in exceptional circumstances.

Applications for 10-50 dwellings will need to provide a dwelling size mix that benefits from the flexibility provided by the dwelling size target ranges provided for the respective sub-area.

Purpose-Built Student Accommodation schemes will be exempt from dwelling size mix targets. Where there is a target for student accommodation, and it can be demonstrated that this demand has been provided for within the area, then this demand can be reassigned to other dwelling sizes according to the relative target proportions.

Where a clear justification can be provided on the basis of market evidence that demand / need for a specific dwelling size is lower than the target then flexibility will be provided according to the ranges specified."

Objective 11.3: Housing Quality and Standards

a) "High quality functional design: Housing developments should be of a high quality design and provide adequately sized rooms with comfortable and functional layouts, which are fit for purpose without differentiating between tenures;

b) Housing quality: Qualitative aspects of development are key to ensuring successful sustainable housing. Table 11.10 sets out key qualitative aspects that should be addressed in the design of housing developments;

c) Dual aspect dwellings: Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered to be a more appropriate design solution than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating;

d) Daylight Sunlight and Overshadowing: The design of developments should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst, minimising overshadowing and maximising the useability of outdoor amenity space;

e) Waste: Housing should be designed with adequate and easily accessible storage space that supports the separate collection of dry recyclables, food waste and residual waste;

f) Minimum spatial standards: Housing developments are required to meet the minimum standards defined below."

Objective 11.4: Daylight and Overshadowing ('DSO')

"All habitable rooms within new residential units shall have access to appropriate levels of natural / daylight and ventilation. Planning applications should be supported by a daylight and sunlight design strategy that sets out design objectives for the scheme itself and its context that should be included in the Design Statement.

The potential impacts of the proposed development on the amenities enjoyed by adjoining properties will need to be assessed in relation to all major schemes and where separation distances are reduced below those stipulated. Cumulative impacts of committed schemes will also need to be assessed.

Daylight, Sunlight and Overshadowing (DSO) assessment, utilising best practice tools, should be scoped and agreed with the Planning Authority prior to application and should take into account the amenities of the proposed development, its relevant context, planning commitments, and in major development areas the likely impact on adjacent sites."

Under the CDP [1], as detailed in the Ballincollig Zoning Map (Map 16) the Site is zoned for 'Urban Town Centre' use, of which, 'Residential' is one of the permitted uses. According to the CDP, the objective of the 'Urban Town Centre' is to:

"To consolidate and provide for the development and enhancement of urban town centres as primary locations for mixed use retail, economic and residential growth which also act as a focus for a range of services."

1.5 Study Area

The study area for each environmental aspect is different based on the relative predicted potential impacts. The basis for the study area specific to each environmental aspect is shown in Table 1-2 below.

Table 1-2: Study Area

Study Area	Study Area Extent	Basis of Study Area Extent
General, surrounding lands	2km diameter	Describing the lands surrounding the Site in terms of geography, infrastructure and industry, county development plan and planning permissions. A 2km diameter is considered sufficient due to the nature, type, and size of the Proposed Development, as well as the nature of its surroundings, as it is considered that there is no potential for a significant effect beyond this area when considered in the context of the surrounding area.
Biodiversity	15km diameter	The study area should be evaluated on a case-by-case basis with reference to the nature, size, and location of the project; the sensitivities of the ecological receptors and the potential for in-combination effects (cumulative). Due to the type and size of the Proposed Development, and the extent and characteristics of its emissions, the Proposed Development has no potential to have a significant effect beyond this area on local fauna and flora. Nonetheless, conservatively, all Special Protection Areas ('SPAs') and Special Areas of Conservation ('SACs') within 15km of the Site have been identified for consideration within the accompanying AA part of the screening.
Acoustics	Within the Site boundary.	The study area has been defined with respect to the potential physical effect that the existing anthropogenic sources of noise may have on the Proposed Development.
Archaeology and Cultural Heritage	Within the Site boundary to ca. 200m from the Site.	The study area has been defined with respect to two factors: • the ability of sites / information sources to provide information pertaining to the archaeological potential of the Site; and, • the potential physical effect, as well as impact on the setting, that the Proposed Development may have on sites of cultural heritage significance.

1.6 Relevant Planning History

A review of the CCC and An Coimisiún Pleanála ('ACP') planning sites indicated that three previous planning permissions are associated with the Site. These are referred to in Table 1-3 below, which details locally relevant planning permissions. Previous on-site planning references include 03/122, 08/6613 and 12/4775.

Table 1-3: Locally relevant Planning Permissions

Planning Reference Number	Planning Authority	Date of Decision	Final Planning Decision	Description
03/122	CCC	12/09/2003	Conditional Permission	*"Mixed-used town centre development (including residential, retail/service, civic and office uses) on the Easten end of the former Murphy Barracks fronting the Main Street."*
06/13556	CCC	27/06/2007	Conditional Permission	*"Construction of two storey extension to shopping centre to include 7 no. retail units and all ancillary staff facilties and storage areas, partial removal of existing surface car park and construction of 78 no. space surface car park, construction of four storey building with 2 no. retail units and retail showroom at ground floor level and 4 no. office units on three upper floor levels, single storey drive-thru restaurant/take away, 20 no. surface car parking spaces with access onto the Spine Rd and 210 no.*

Planning Reference Number	Planning Authority	Date of Decision	Final Planning Decision	Description
				basement/surface car parking spaces with access via existing entrance from Main St, construction of 2 storey office buidling with 6 no. units and attached 3 level 444 no. space multi-storey car park and all ancillary site development works to include pedestrian facilities, landscaping, 3 no. kiosk access points to underground parking, fencing, 3 no. ESB substations and signage and modifications to 2 no. permitted vehicular entrances and 2 no. existing entrances"
08/5508	CCC	12/05/2008	Conditional Permission	*"The provision of 46 no. additional car parking spaces, adjoining and with access from the multi-level car park permitted under planning ref.06/13556"*
08/6613	CCC	02/07/2008	Conditional Permission	*"Provision of 47 no. additional car parking spaces adjoining and with access from the multi-level car park permitted under Pl. Reg. No. 06/13556."*
12/4775	CCC	17/04/2012	Unconditional Permission	*"Construction of two storey extension to shopping centre to include 7 no. retail units and all ancillary staff facilties and storage areas, partial removal of existing surface car park and construction of 78 no. space surface car park, construction of two storey office building with 6 no. units and attached 3 level multi storey carpark and all ancillary site development works to include pedestrian facilities, landscaping, fencing, ESB substations, signage and modifications to 2 no. permitted vehicular entrances and 2 no. existing entrances, extension of duration of permission granted under Planning Reg. No. 06/13556."*
307313	ACP	28/04/2025	Quashed by High Court	*"123 no. apartments, creche and associated site works."*
313642	ACP	23/05/2025	Refused Permission	*"123 no. apartments, creche and associated site works."*

In the study area surrounding the Site, the majority of planning applications relate to residential and retail / amenity projects.

It should be noted that there are two additional residential developments in the vicinity of the Site that are currently before CCC, seeking planning permission. Table 1-4 below details off-site planning permissions in the vicinity of the Site within the previous five years.

Table 1-4: Offsite Planning Permission

Planning Reference Number	Planning Authority	Date of Decision	Final Planning Decision	Description
21/40168	CCC	28/09/2021	Conditional Permission	*"Permission for change of use of existing currently vacant office space to child care/dance studio and all associated site works."*
21/40523	CCC	28/10/2021	Refused	*"Permission for the development which will consist of the provision of temporary post primary school accommodation by way of construction of two double storey prefabricated buildings with associated site*

Planning Reference Number	Planning Authority	Date of Decision	Final Planning Decision	Description
				works including, boundary treatments, bicycle parking, etc. Temporary permission for a period no longer than 5 years is being sought."
22/41254	CCC	13/01/2023	Conditional Permission	*"Permission to erect a new men's shed at the Landing Field, Ballincollig, Cork. The shed to consist of two 12.5 x 3.05 (40'x10) containers 6m (20') apart and this space covered."*
23/41934	CCC	11/07/2023	Conditional Permission	*"Permission for change of use of existing second floor level shopping centre unit from office use to children's play centre incorporating cafe and parent's seating area."*
23/42446	CCC	08/07/2024	Conditional Permission	*"Permission for a Large-Scale Residential Development (LRD) of 162 no. residential units, landscaping and all ancillary site works. The proposed development will consist of: 84 no. two storey dwellings including 26 no. 4-bedroom semi-detached dwellings, 28 no. 3-bedroom semi-detached dwellings, 20 no. 3-bedroom terraced dwellings and 10 no. 2-bedroom terraced dwellings. The proposed development also contains 56 no. duplex units provided in 6 no. 2 - 3 storey buildings comprising 23 no 2-bedroom units and 33 no. 1-bedroom units and 1 no. 4-5 storey apartment building consisting of 22 no. apartment units including 17 no. 2-bedroom units and 5 no. 1-bedroom units. Access to the proposed development will be principally via the existing access road and entrance serving Cois Caisleán from Maglin Road, with additional connectivity provided via Maglin Grove. The proposed development also provides for the continuation of the permitted pedestrian and cycle path in Cois Caisleán (ABP ref. TA28.308111) along the northern, western and southern perimeter of the site and 2 no. new pedestrian access points located on the northern and western boundaries. Site development works include the regrading and integration of public open space serving Maglin Green permitted under Cork County Council ref. 17/4567/ABP ref. PL04.300861 with pedestrian link. The proposed development makes provision for cycle storage facilities, surface car parking, bin storage, boundary treatments, public lighting and surface water management features including 2 no. outfalls along the southern boundary and all other ancillary works necessary to facilitate the development. A Natura Impact Statement has been prepared in respect of the proposed development. LRD Website: www.maglinlrd.ie"*
25/44050	CCC	22/09/2025	Conditional Permission	*"Permission for development of this site at Unit 4, Emmet House, Barrack Square, Ballincollig, Co. Cork, P31E188. The development will consist of: (A) Change of use from offices at first floor level to day care service for vulnerable persons. The subject building is a Regional Protected Structure (RPS Ref: 20842009)".*

Planning Reference Number	Planning Authority	Date of Decision	Final Planning Decision	Description
25/44222	CCC	N/A	Active – RFI Requested	*"For a 10-year permission for the following Large Scale Residential Development (LRD) comprising the demolition of the existing farmhouse and associated outbuildings on site, the construction of 1,150 no. residential units to include 638 no. dwelling houses (comprising a mix of 2, 3 and 4 bed detached, semi-detached and townhouse units) and 512 no. apartments/duplex units (including a mix of 1, 2 and 3 bed units in 9 no. blocks ranging in height from 3 to 5 storeys; and the restoration and refurbishment of Maglin House and the existing gate lodge to provide 3 no. apartments), 1 no. creche, 3 no. retail units, a section of the Maglin Urban Expansion Area Sustainable Access Corridor (which includes cycle lanes, footpaths, bus lanes, and road carriageway), and all associated ancillary development works including vehicular and pedestrian access, drainage, footpaths & cycle lanes, landscaping, amenity and open space areas, boundary treatments (including landscaped berm and acoustic fence on the southern boundary adjoining the N22), bicycle and car parking, bin storage, the undergrounding of the existing 38kv overhead line currently traversing the site, public lighting and all other ancillary development at Maglin, Carrigrohane and Ballynora (townlands), Ballincollig, Cork. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) has been submitted to the planning authority with the application. The Environmental Impact Assessment Report and Natura Impact Statement will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the Local Authority. The application may be inspected online at the following website set up by the applicant: www.maglinlrd.com."*
25/44393	CCC	N/A	Active – RFI Requested	*"Permission for the construction of a new single storey clubhouse building."*
324030	ACP	N/A	Active	*"Large-Scale Residential Development (LRD) demolition of an existing dwelling house and farmyard with associated agricultural buildings and the construction of a mixed-use residential development of 544 residential units, a creche facility, commercial/retail unit and all ancillary site development works. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development."*
26/44542	CCC	N/A	Active	*"Permission to vary facade of permitted apartment building (Planning Reg. No. 21/40554 and ABP-313631-22) by the substitution of permitted grey cement board cladding with grey-coloured render."*

1.7 Need for the Proposed Development

The National Planning Framework ('NPF') plans for a projected 1 million increase in our national population, 550,000 more homes and an additional 660,000 jobs by 2040 [2]. The

NPF is designed to enable people to live closer to where they work, maximise return on public investment and direct a shift away from current unsustainable spatial growth patterns.

The primary need for the Proposed Development is to provide adequate residential dwellings and relevant services for the projected growing population of Ballincollig.

Additionally, this development aims to enhance social opportunities in the area and align with relevant policies and objectives set out in Section 1.4 above.

2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

This section provides information on the physical characteristics of the Proposed Development and a description of the location of the Proposed Development, with particular regard to the environmental sensitivity of geographical areas likely to be affected, as is required under paragraph 1 of Schedule 7A of the Regulations.

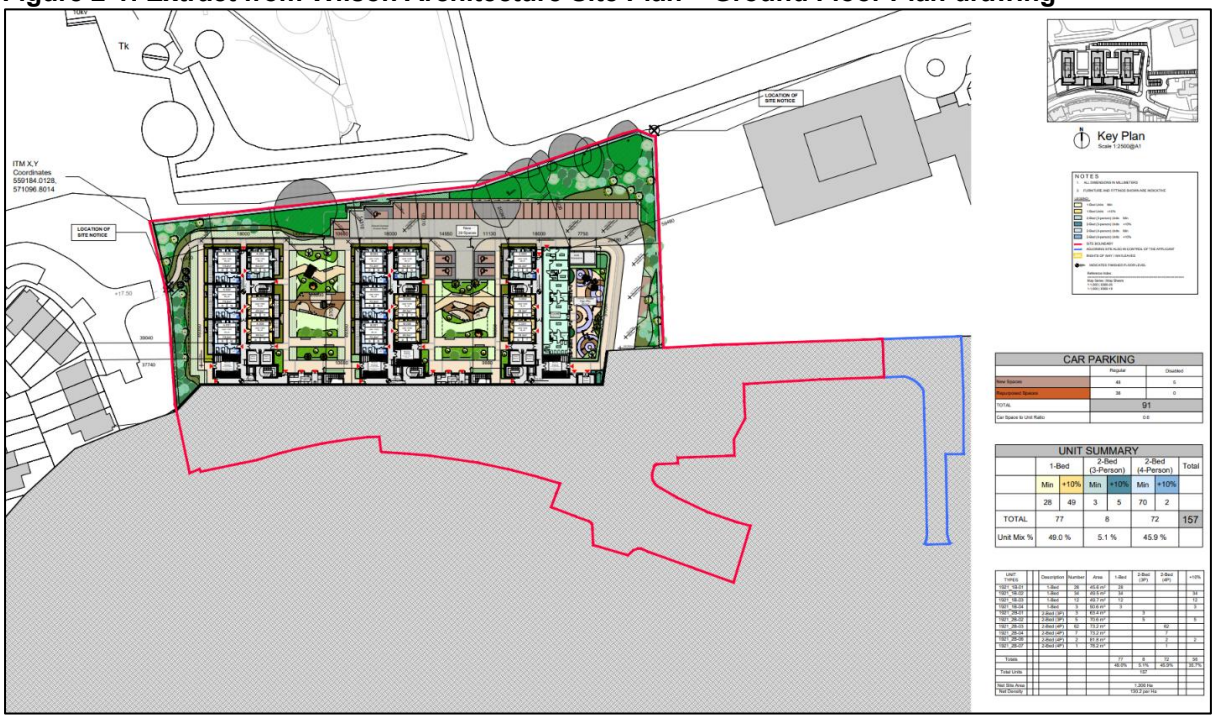
2.1 The Proposed Development

The Applicant intends to apply for permission for development at Old Fort Road in Ballincollig town centre. The development will consist of the following components:

- *"Large Scale Residential Development (LRD) located at Old Fort Road, Ballincollig, Cork, comprising the construction of 157 no. residential apartments (consisting of a mix of 1 and 2 bed units), in a development of 3 no. blocks ranging in height from 2 to 6 storeys, 1 no. childcare facility, and all associated site development works including footpaths, cycle lanes, car and cycle parking, drainage, bin stores, lighting, boundary treatment, landscaping/amenity areas, plant rooms and an ESB Substation. The provision of a new tabletop junction and access to the site will be provided along Old Fort Road."*

Further details can be found in the suite of engineering drawings and reports prepared by JODA Engineering Consultants and Wilson Architecture as part of the overall planning application. Refer to Figure 2-1 below for the proposed Site Layout Plan drawing.

Figure 2-1: Extract from Wilson Architecture Site Plan – Ground Floor Plan drawing



2.2 Drainage and Services

A review of the Site and Proposed Development in relation to drainage (surface and foul waters) and services (earthworks, landscaping and lighting) has been undertaken and presented below.

2.2.1 Surface Water

There is an existing on-site surface water drainage system that forms part of the Ballincollig Town Centre drainage. The Site will drain to the existing Ballincollig Town Centre main drainage system. Prior to entering this drainage system, stormwater from the Site will be treated through several solutions, including a hydrocarbon interceptor, rain garden, percolation area, blue roof and filter drain. These measures are in line with the adopted Sustainable Urban Drainage Systems ('SuDs') measures outlined in the JODA Engineering Consultants engineering report submitted as part of this application.

An existing 900mm diameter storm pipe passes through the Site, entering from the east, flowing northwest and ultimately discharging into the River Lee. This pipework will be diverted north along the Site boundary. An existing wayleave is present for the 900mm diameter pipe, and a 10m wayleave is present for the diverted run of pipe. It is proposed to add a series of new stormwater manholes pipes and connections, running south to north, adjacent to each housing block, which will drain into the existing stormwater drainage system. The proposed stormwater drainage system has been designed to accommodate all surface water runoff from hard surfaces within the Proposed Development, including roadways, footpaths, roofs and parking areas.

Refer to JODA Engineering Consultants' engineering report and drawing 3866-JODA-02-ZZ-DR-C-2001 (Storm Sewer Layout) for further details.

2.2.2 Foul Water

There is an existing foul drainage system at the Site. An existing 225mm wastewater gravity sewer is located at the southeast corner of the Site. This flows north to an existing manhole within the northern section of the Site. The flow direction is west from the existing manhole towards the Ballincollig New wastewater treatment plant ('WWTP') D0049-01, where the discharge point is. There is an existing wayleave on the west-flowing pipe, which will be retained. There is also an existing Uisce Éireann ('UÉ') trunk main and wayleave northeast of the Site. It is proposed to add a series of foul water manholes on the Site, adjacent to each housing block. This proposed drainage system will run south to north and drain into the existing foul drainage network. The Proposed Development will drain to the Ballincollig New WWTP D0049-01, which discharges into the River Lee (Cork).

Refer to JODA Engineering Consultants Drawing 3866-JODA-02-ZZ-DR-C-1100 (Foul Sewer Layout) for further details.

2.2.3 Water Supply

An existing 250mm diameter UÉ water main is located to the southeast of the Proposed Development on Old Fort Road. This water main is supplied from the Inniscarra water supply reservoir. A pre-connection enquiry has been made to UÉ regarding the Proposed Development and a connection to the existing water supply network. The Reference number for the enquiry is CDS25007197. UÉ has issued a Confirmation of Feasibility statement for the development, a copy of which is submitted as part of this planning application.

The connection to the public water main will include the installation of sluice valves, water meter, scour valve, etc., in accordance with the requirements of UÉ.

2.2.4 Earthworks

The Proposed Development will involve excavation, including removal of material from the Site, with cut and fill varying from 0m to 7m. The Proposed Development has been designed to work with the natural constraints of the Site as much as is practically feasible and consistent with the general site development requirement to achieve an accessible and integrated site layout and design.

According to the JODA Consulting Engineers Construction Environmental Management Plan ('CEMP'), which was submitted as part of this planning application, the existing on-site topsoil and subsoil are uncontaminated and in accordance with the regulatory regime for byproducts as enshrined in Article 5 of the Waste Framework Directive (2008/98/EC, as amended by Directive (EU)2018/851) [3] and as transposed in Ireland by the European Union (Waste Directive) Regulations 2011-2020 [4]. These soils are considered suitable for re-use in the Proposed Development.

Excavated topsoil and subsoil required for on-site re-use will be temporarily stored on-site. Rock excavated on-site will be crushed and reused for filling where suitable. Topsoil will be stored in an appropriate manner on-site for the duration of the construction works.

Excavated materials in excess of those required for the Site development works will be treated as a by-product (production residue) and exported off-site for re-use at another suitable site in the first instance, in accordance with all relevant waste management legislation and best practice requirements. Refer to the JODA Consulting Engineers CEMP for more details.

2.2.5 Landscaping

A comprehensive Landscape Design Pack has been prepared by Brady Shipman Martin detailing the landscape design strategy and design principles for the Proposed Development. Accompanying this pack includes the following documents and drawings:

- Tree Survey;
- Tree Survey and Tree Protection Measures;
- Landscape Plan;
- Landscape Sections;
- Boundary Treatment; and,
- Planting Schedule, SuDS and Playground details.

Further details on the proposed landscaping can be found in the above-listed documents and drawings prepared by Brady Shipman Martin and submitted as part of the planning application.

2.2.6 Lighting

As a residential and public area, public lighting will be positioned within this scheme. Lighting will be in line with the typical requirements, as present within the surrounding urban area, and may be altered through specific assessments and engineering constraints.

Refer to the Public Lighting Layout drawing 3866-02-JODA-ZZ-ZZ-DR-E-2000 prepared by JODA Engineering Consultants as part of this planning application for further information.

2.3 Construction Procedures

To assess the likely and significant effects of the Proposed Development, this section outlines the key elements of the Construction Phase.

During the Construction Phase, the methods of working will comply with all relevant legislation and best-practice guidelines to reduce the environmental adverse effects of the works. Although Construction Phase adverse effects are generally short-term and localised, they will be reduced as far as practicable through compliance with current construction industry guidelines.

The CEMP prepared by JODA Consulting Engineers will be submitted to the planning authority as part of this planning application. The following guidance will be referred to and will be followed during the Construction Phase of the Proposed Development to prevent water pollution that may occur within the area:

- C532 – Control of Water Pollution from Construction Sites. Guidance for Consultants and Contractors (Construction Industry Research and Information Association) [5];
- C811 - Environmental Good Practice on Site (5th Edition) [6];
- Guide to application of the Machinery Directive 2006/42/EC (Edition 2.2 – October 20190 [7];
- Institute of Environmental Management & Assessment ('IEMA') Guide: A New Perspective on Land and Soil in Environmental Impact Assessment [8];
- Best Practice Guidelines for the preparation of resource & waste management plans for construction & demolition projects [9]; and,
- EU Construction & Demolition Waste Management Protocol [10].

2.3.1 Construction Methodologies

Standard construction methodologies will be employed, given the receiving environment (within the Site) and the nature and scale of the construction associated with the Proposed Development.

All potential environmental effects will be short-term and localised. The effects being classified as short-term are due to the duration of the Construction Phase as defined in the Environmental Protection Agency ('EPA') Environmental Impact Assessment Report ('EIAR') Guidelines [11]. The effects have been classified as localised as works will be limited to within the Site boundary (refer to Figure 2-1 above, red line).

2.3.1.1 Site Access

The Site will be accessed via the existing entrance on L2263/Old Fort Road.

2.3.1.2 Construction Compound

To ensure efficient management of construction works, a temporary construction compound and site offices will be set up on-site for the duration of the project.

2.3.1.3 Construction Hours

Once planning is granted, construction works are expected to take ca. 24 months to complete the Proposed Development.

In line with the typical permissible hours of operation of a building site works will be limited to:

- Monday – Friday: 07:00 hours – 18:00 hours;
- Saturday: 08:00 hours – 14:00 hours; and,
- Sundays and Public Holidays: Closed.

Construction work will not be permitted on public holidays or at night-time except where safety concerns necessitate it or if agreed in advance with the Planning Authority.

2.3.2 Demolition Works

The Proposed Development will not consist of any demolition works.

2.3.3 Excavation Works

Bulk excavation activities will consist of the removal of ground and topsoil and the excavation of drainage, services and building foundations underneath the footprint of the proposed structures.

Where material is to be stockpiled on site prior to disposal, surface water run-off shall be controlled to prevent contamination of surrounding watercourses. Materials surplus to requirements will be removed off-site at the earliest reasonable opportunity. Contaminated soil will be assessed to determine its constituents and disposed of off-site in accordance with Irish waste management legislation. Where topsoil is to be reused on-site for landscaping, it will be appropriately stored and approved for use prior to spreading in the required locations.

2.3.4 Building Construction

The Proposed Development buildings will mainly consist of the following:

- Traditional Blockwork;
- Concrete;
- Timber framing; and,
- Plastering of both internal and external walls.

2.3.5 Waste Management

The contractor will implement effective waste management and prevention, minimisation, reuse, recycling, recovery and disposal of waste generated during the Construction Phase. Given the type of development, these will be mostly concrete and timber framing, with minimal waste generated during construction.

Waste will be prevented by the reuse of materials, or where this is not practicable, waste will be collected and segregated on-site before being removed off-site to a suitably permitted Construction and Demolition ('C&D') recovery / disposal site in accordance with relevant waste legislation such as the Waste Framework Directive (2008/98/EC) [12] or an Article 27 by-product notification will be submitted to the EPA.

Due to the scale of construction, using the standard construction measures outlined above, Construction Phase effects are unlikely and not significant.

2.4 Operational Phase

During the Operational Phase, the Proposed Development will require resources, such as water, electricity and gas, typical of a residential development. The Proposed Development will also generate waste generally associated with residential development, which will require removal by a contractor on a regular basis. Emissions arising from the Proposed Development will include traffic, light and noise, which are typical of a residential development and are in line with the land use within the vicinity of the Site.

Due to the scale and nature of the Proposed Development, environmental effects will be long-term and not significant.

3 METHODOLOGY

3.1 Desk-Based Studies

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

- Relevant legislation and guidance;
- Relevant published information pertaining to the Site and surrounding area in regard to all of the stipulated EIAR topics; and,
- Information supplied by the Applicant in relation to the Proposed Development.

3.2 Regulatory Context - EIA Screening

To determine whether it is required to undertake an EIA for the Proposed Development, the relevant legislation, policy and guidance have been considered, and the EIA Screening Report has been prepared in accordance with:

- The Planning and Development Regulations, 2001 (as amended) [13] ;
- Directive 2014/52/EU amendment Directive – 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (2014 EIA Directive) [14];
- Office of the Public Regulator ('OPR') Practice Note PN02 Environmental Impact Assessment Screening, 2021 [15];
- European Commission (2017), Environmental Impact Assessment of Projects, Guidance on Screening [11];
- European Commission (2024) Interpretation of Definitions of Project Categories of Annex I and II of the EIA Directive [16];
- Department of the Environment, Heritage and Local Government (August 2003), Environmental Impact Assessment Guidance for Consent Authorities regarding Sub-threshold Development [17];
- EPA Guidelines on the Information to be contained in Environmental Impact Assessment Reports (May 2022) [18]; and,
- Department of Housing, Planning and Local Government ('DHPLG') – Guidelines for Planning Authorities and An Bord Pleanála on Carrying out Environmental Impact Assessment (August 2018) [19].

3.3 Field-Based Studies

An initial Site walkover was undertaken by a suitably qualified MOR Environmental consultant on 27th August 2021 as part of the previous application referred to in Section 1.6 of this report. An updated Site walkover was undertaken on 25th September 2025 to assess the on-site conditions and identify potential receptors. The walkover of the Site and the locality confirmed the current layout and activities adjoining the Site.

4 RECEIVING ENVIRONMENT

This section describes the existing conditions at the Site.

4.1 Watercourses in the Vicinity of the Site

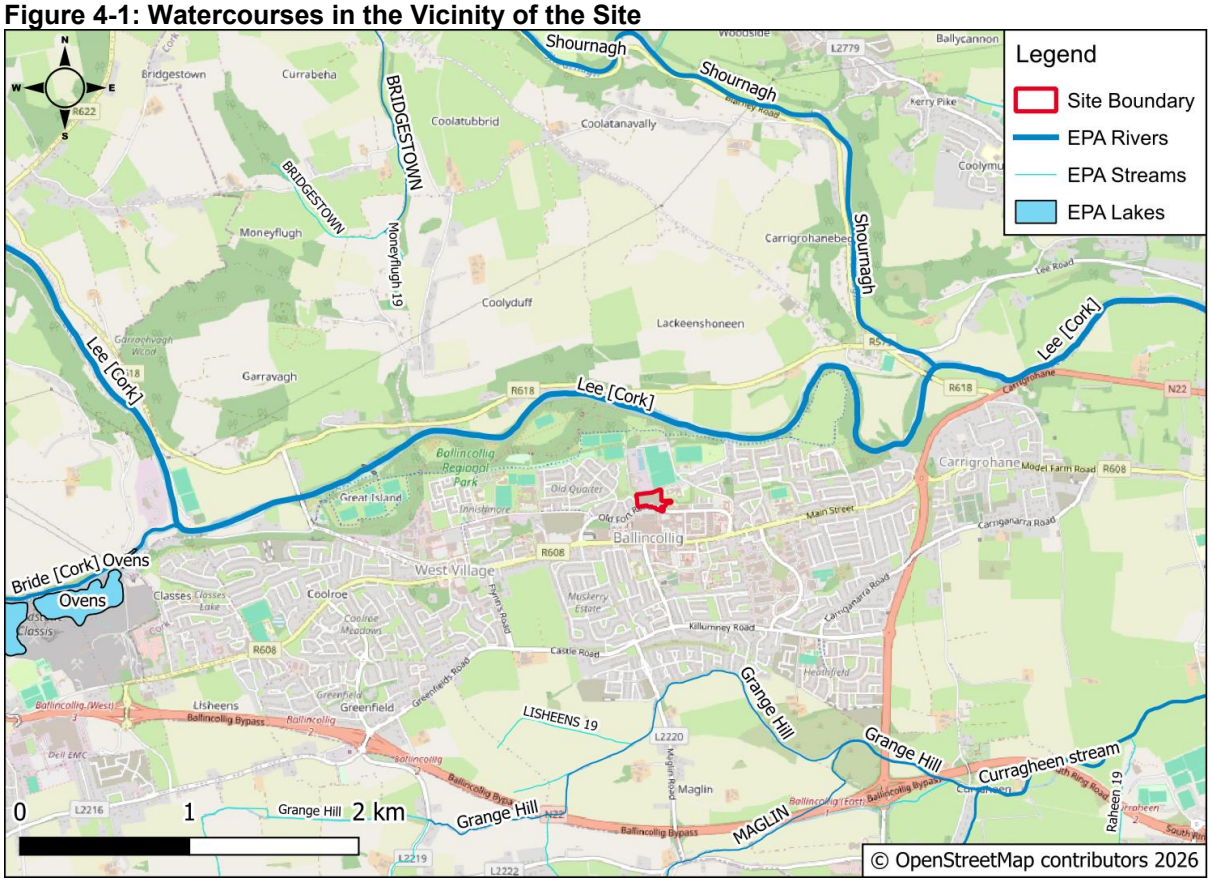
According to EPA maps, there is one hydrological feature of note in the vicinity of the Site: the River Lee (Cork). The River Lee is located ca. 430m to the north of the Site, at its closest point. This river flows in an easterly direction before draining into Cork Harbour. Cork Harbour forms part of the Cork Harbour Special Protection Area ('SPA') located ca. 15km downstream of the Site.

Under the Water Framework Directive ('WFD') 2000/60/EC, the EPA classifies the status and the risk of not achieving good water quality status for all waterbodies in Ireland [20]. According to the river waterbody WFD 2019-2024 monitoring events, the water quality within the River Lee closest to the Site is '*moderate,'* and the status of this river is considered *'not at risk'* [20].

The Site is situated within the Lee, Cork Harbour and Youghal Bay WFD Catchment [Catchment_ID: 19], which spans two subcatchments: Lee(Cork)_SC_050 [Subcatchment_ID: 19_9] and Lee(Cork)_SC_060 [Subcatchment_ID: 19_8] [20].

The location of the key surface water feature in the vicinity of the Site is illustrated in Figure 4-1 below.

Figure 4-1: Watercourses in the Vicinity of the Site



4.1.1 Flood Risk Assessment

The Office of Public Works ('OPW') is the primary authority responsible for flood risk management in Ireland. They have developed Flood Risk Management Plans ('FRMPs') in line with the National Flood Policy and the EU Flood Directive guidelines [21]. The plan aims to recommend flood risk mitigation strategies across 300 high-risk zones.

A site-specific Flood Risk Assessment ('FRA') by JODA Engineering Consultants was undertaken for the Site. The Proposed Development is classified as a 'highly vulnerable development' in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities, as it relates to residential dwellings [22]. The Site is deemed to be within Flood Zone C for both Fluvial and Tidal Flooding. It is determined that the risk of pluvial flooding is low based on the sloping nature, the high elevation of the Site and the stormwater design, which demonstrates no stormwater infrastructure flooding in the 1 in 100-year events with +20% climate change. The Proposed Development is considered appropriate in Flood Zone C.

The available data shows that the Site is within Flood Zone C for Fluvial and Tidal Flooding. Given that the Proposed Development is classified as highly vulnerable, a Justification Test has been carried out in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities [22]. The results show that the Proposed Development passes the Justification Test. The Proposed Development is considered appropriate in Flood Zone C.

Refer to the JODA Engineering Consultants FRA report submitted as part of this planning application for further information.

4.1.2 Drainage Ditches

The OPW Flood Maps identify Drainage Districts, Arterial Drainage Schemes and Benefited Areas [23]. Arterial Drainage Schemes were works that were carried out under the Arterial Drainage Act, 1945, to improve land for agriculture and to mitigate flooding. The Benefited land identifies land that was drained as part of the Drainage District to improve land for agriculture and mitigate flooding.

The Site walkover did not identify any drainage ditches within the Site boundary. In addition, the Site does not form part of any of the benefited areas under the Arterial Drainage Schemes [23].

4.2 Biodiversity

In accordance with the European Commission Methodological Guidance [24], a list of European Designated sites that can be potentially affected by the Proposed Development has been compiled. All SPAs and Special Areas of Conservation ('SACs') within 15km have been considered to assess their ecological pathways and functional links. The Site is not located within or directly adjacent to any European sites; however, there is one European site located within 15km of the Site - these are identified in Figure 4-2 and Table 4-1.

Figure 4-2: European sites within 15km of the Site

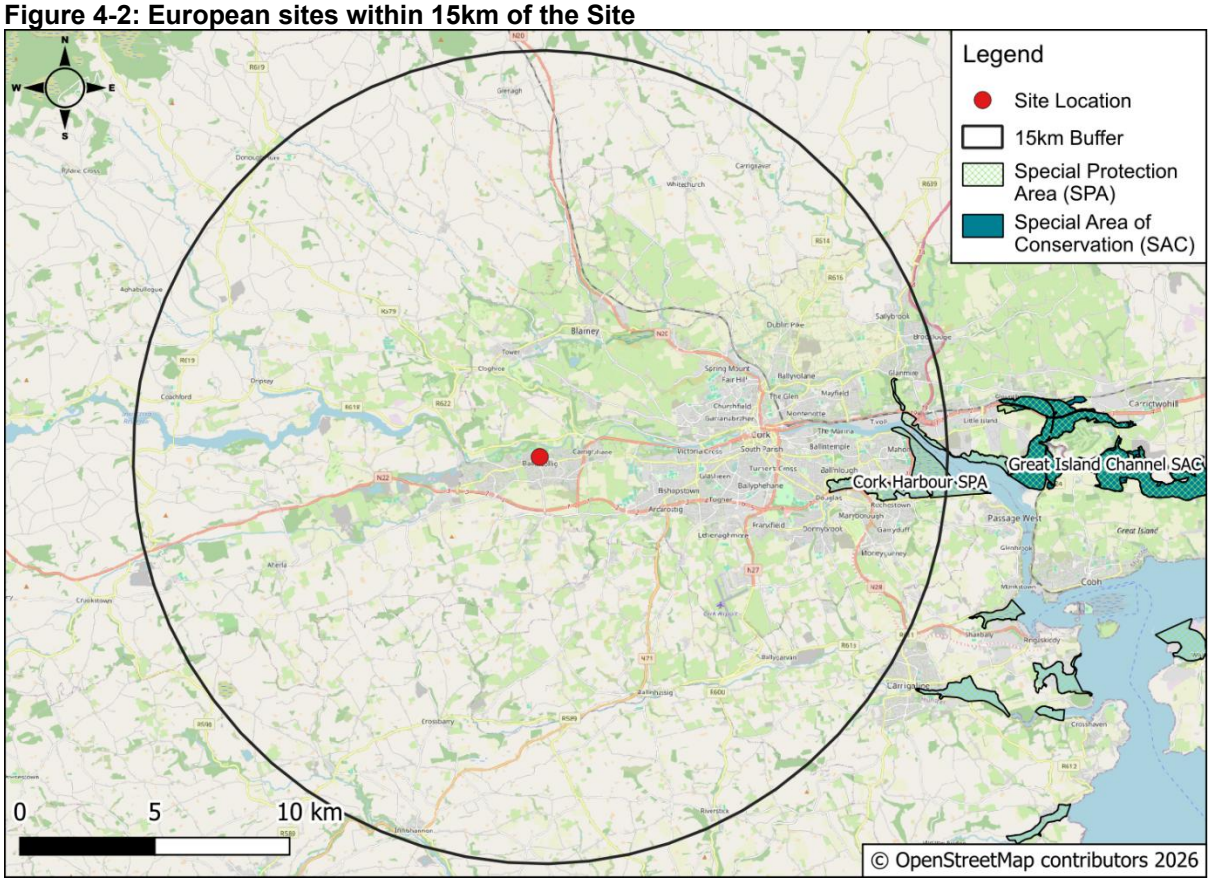


Table 4-1: European Sites within 15km of the Site

Site Name	Code	Distance (km)	Direction from the Site
Special Protection Area ('SPA')			
Cork Harbour SPA	004030	ca. 10.6km	E

Refer to the AA Screening Report submitted as a standalone document as part of this planning application for more information.

4.3 Air Quality & Climate

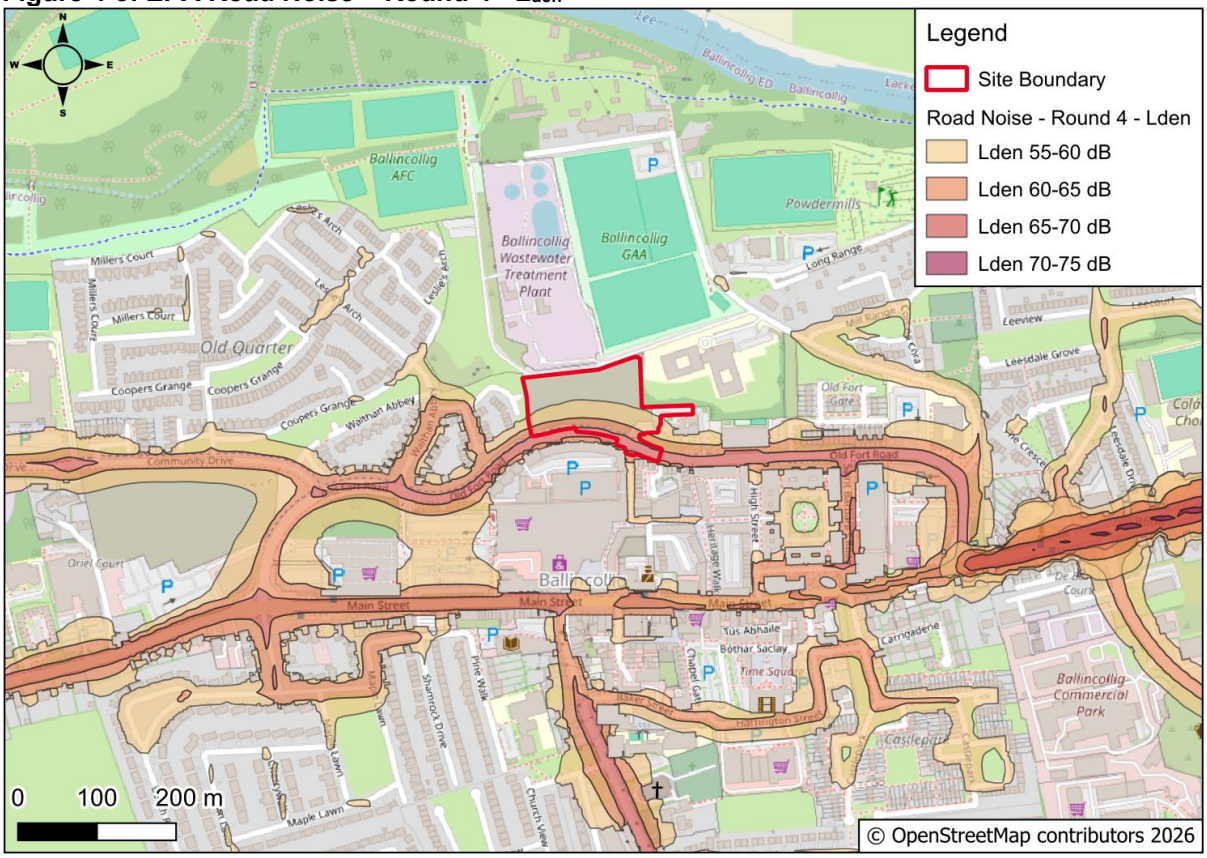
The Site is in the Environmental Protection Agency's ('EPA's') Air Zone B 'Cork Conurbation' [25]. The closest air quality monitoring station to the Site is Munster Technological University, Cork, EPA Station 110, located ca. 4km east of the Site. This station recorded a status of 'good' for the Air Quality Index for Health ('AQIH') at the time of writing this report [26].

4.4 Acoustics

A desk-based review of available information from the EPA and CCC was conducted to evaluate the existing acoustic environment [27]. Strategic noise mapping in agglomerations refers to determining noise exposure from major sources (road, rail, industry and aircraft noise) in urban areas with a population exceeding 100,000 people. Cork City is considered an agglomeration, and road maps are presented below. Strategic Noise Mapping under the Environmental Noise Directive ('END'), as transposed into Irish Law under S.I. No. 549 of 2018 Environmental Noise Regulations [28], as amended, are presented below.

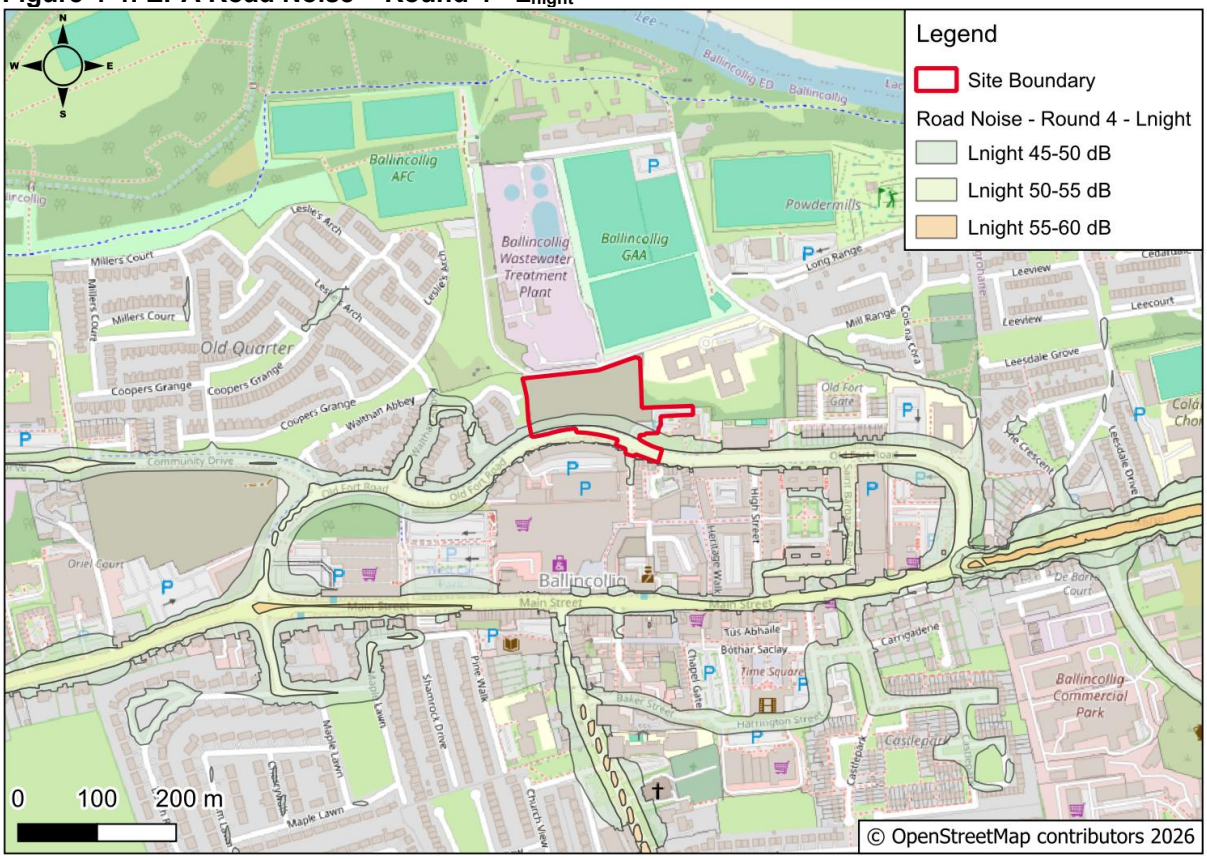
The strategic noise mapping L_{den} parameter is shown in Figure 4-3 below. The contours show the outer L_{den} (day-evening-night) 24-hour weighted ranges of 55-59dB, 60-64dB and 65-69dB, which cover part of the southern section of the Site.

Figure 4-3: EPA Road Noise – Round 4 - L_{den}



The strategic noise mapping L_{night} parameter is shown in Figure 4-4 below for the night-time period. The contours show the outer L_{night} ranges from 45 to 54dB, encompassing part of the southern section of the Site.

Figure 4-4: EPA Road Noise – Round 4 - L_{night}



The ambient acoustic environment is considered to be Medium-Low risk as per the Professional Practice Guidance on Planning and Noise ('ProPG') [29].

Airport noise impacts on the locality were discounted as there is no airport within a 2km radius of the Proposed Development. Rail was discounted as there are no railway networks in the vicinity of the Site. The closest rail network is located ca. 9km northeast of the Site, originating at Cork Kent train station.

4.5 It is noted that there is an Inward Noise Impact Assessment completed by AWN Consultants for the Proposed Development. Cultural Heritage

A review of the recorded national monuments ('NMs') and the National Inventory of Archaeological Heritage ('NIAH') sites was carried out to assess the potential impact of the Proposed Development on-site and within the vicinity of the Site on cultural heritage.

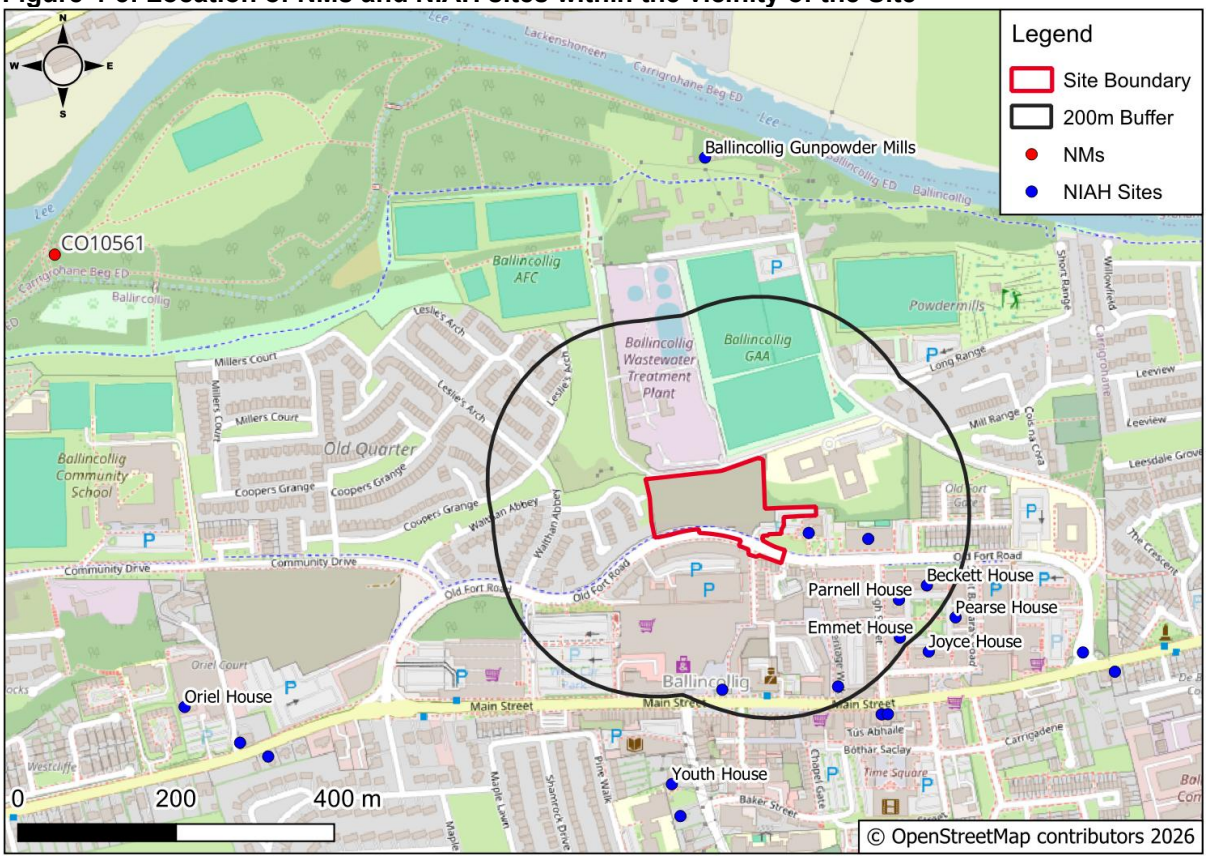
There are no registered historic monuments / protected structures on-site. There are 7 NIAH sites in the vicinity of the Site (less than 200m). The closest NM is a gunpowder mill (Entity ID: CO10561) located ca. 800m northwest of the Site. Refer to Table 4-2 and Figure 4-5 below [30].

Table 4-2: NIAH sites within 200m of the Site

Structure ID	Reference No.	Class	Town	Distance to Proposed Development
20690	20842005	Barracks	Ballincollig	ca. 19m southeast
20691	20842006	Stables	Ballincollig	ca. 76m southeast
20692	20842007	Barracks	Ballincollig	ca. 170m southeast

Structure ID	Reference No.	Class	Town	Distance to Proposed Development
20693	20842008	Barracks	Ballincollig	ca. 166m southeast
20694	20842009	Barracks	Ballincollig	ca. 191m southeast
20697	20842012	Outbuilding	Ballincollig	ca. 176m south
20698	20842014	Store/Warehouse	Ballincollig	ca. 181m southeast

Figure 4-5: Location of NMs and NIAH sites within the vicinity of the Site



5 EIA SCREENING

In determining whether an EIA is necessary, the EIA Directive distinguishes between projects that inherently require a mandatory EIA and those for which an EIA may be required if they are expected to result in significant environmental effects. These projects are categorised in Annex I and Annex II of the EIA Directive, respectively. In Irish legislation, Annex I and Annex II type projects are transcribed as Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 (as amended).

5.1 Stage 1 – Mandatory EIA Screening

The Proposed Development is not a type of project identified in Part 1 of Schedule 5 of the Planning and Development Regulations 2001 (as amended), and therefore, a mandatory EIA is not required under Part 1 [13].

The classes of development within Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 (as amended), which the Proposed Development could potentially align with, are presented in Table 5-1.

Table 5-1: Classes Detailed in Part 2 of Schedule 5 of the Planning and Development Regulations (as amended)

Class		Applicability	Screening
2 (10) (b) (i)	*Construction of more than 500 dwelling units.*	The Proposed Development involves the construction of 157 residential units. The Proposed Development accounts for ca. 31% of the 500 dwelling unit threshold; therefore, a mandatory EIA is not required.	The Proposed Development is in this class, but below the threshold. **Mandatory / automatic EIA is not required**
2 (10) (b) (ii)	*Construction of a carpark providing more than 400 spaces, other than a carpark provided as part of, and incidental to the primary purpose of, a development.*	The Proposed Development includes a total of 91 car parking spaces. Car parking is incidental to the Proposed Development. Therefore, the development class is not applicable to the Proposed Development.	The primary purpose of the Proposed Development is not car parking. **EIA development class not applicable to the Proposed Development.**
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 use is retail or commercial use.)*	The footprint of the Proposed Development will cover a Site area of ca. 1.2ha, which is below the threshold of 10ha in the case of other built-up areas. The Proposed Development is not in an area described as a business district. Further consideration of the impacts within an EIA is not required under this class.	The Proposed Development is classified under item 2(10)(b)(i) above – not an urban development. **EIA development class not applicable to the Proposed Development.**
2 (10) (dd)	*All private roads which would exceed 2000 metres in length.*	The Proposed Development includes an internal road network. This road will be accessible to the public once constructed and, therefore, does not meet the criteria of a private road as set out in Part 2 10 (dd) of Schedule 5.	The Proposed Development is not in this class. **EIA development class not applicable to the Proposed Development.**

Class		Applicability	Screening
		Therefore, the development class is not applicable to the Proposed Development.	

The Proposed Development does not meet any of the thresholds outlined in Part 2 of Schedule 5; mandatory or automatic EIA is therefore not required for the Proposed Development under Schedule 5.

The Proposed Development is of a class of development listed in Part 2 of Schedule 5, namely:

2 (10) (b) (i) - *Construction of more than 500 dwelling units.*

However, the threshold of 500 dwelling units has not been reached. Therefore, the Proposed Development is assessed for sub-threshold development under Schedule 5 Part 2 class 15, namely:

> *"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."*

As presented in Section 3 above, the Proposed Development will be an urban housing development, within land zoned and serviced for housing, with construction methods and design in line with both national guidelines and local policy. The likely effects associated with such a development are deemed to be approximate with such developments in general.

As presented in Section 4 above, the receiving environment is low to moderate sensitivity, based on available information. Residential, amenity and healthcare land use, along with roads, occupy the immediate surrounding lands, with no notable protected species, habitats, waterways, buildings or historic features in or adjoining the Site.

The Proposed Development, at less than 50% of the class threshold for automatic EIA, on a Site with no significant receptor risks, and with a standard building design and use in line with local and national guidelines, is therefore not deemed to require sub-threshold EIA.

6 CONCLUSIONS

This desk-based EIA Screening Assessment has screened the Proposed Development at the Site against the mandatory/automatic EIA thresholds of Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 (as amended).

Based on the findings of this EIA Screening Report, the Proposed Development does not require a mandatory / automatic EIA under Schedule 5 Part 1 or Part 2 of the Planning and Development Regulations, 2001 (as amended).

The Proposed Development does align with Schedule 5, Part 2, item 10 (b) (i), namely Construction of more than 500 dwelling units. However, the Proposed Development with 157 residential dwellings is significantly below the threshold.

A review of the plan and particulars of the Proposed Development does not indicate that the environmental effects from construction or operation will result in effects above and beyond those expected from a standard residential development.

A review of the Site does not present any notable sensitivities, indicating a lower threshold to change, beyond those expected of a typical site.

The finding of this EIA Screening is therefore that the Proposed Development occurring on the Site presented is not likely to result in significant effects on the environment, having considered the nature, size and location of the Proposed Development, during the Construction or Operational Phases and as such does not require a sub-threshold EIA to be carried out in respect of it.

7 REFERENCES

[1] Cork City Council, "Cork City Development Plan 2022-2028," Cork City Council, 2022.

[2] Ireland, Government of, "National Planning Framwork (NPF)," Government of Ireland, 2025.

[3] European Parliment and Council, "Waste Framework Directive (2008/98/EC, as amended by Directive (EU)2018/851)," Officlial Journal of the European Union, 2008.

[4] Government of Ireland, "S.I. No. 323/2020 - European Union (Waste Directive) Regulations 2020," Irish Statute Book, Dublin, 2020.

[5] H Masters-Williams et al, "Control of water pollution from construction sites. Guidance for consultants and contractors (C532)," CIRIA, 2001.

[6] CIRIA, "Environmental Good Practice on Site (Fifth edition)," CIRIA, 2024.

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