

Environmental Impact Assessment Screening

Kinsale Road LRD

Former Vita Cortex Facility

Kinsale Road and Pearse Road

Cork

Report prepared for BML Duffy Property Group Limited

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5th June 2025



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1 Introduction

Greenleaf Ecology was commissioned by BML Duffy Property Group Limited to prepare an Environmental Impact Assessment (EIA) Screening Report to accompany a Planning Application for a Large-Scale Residential Development on the site of the Former Vita Cortex Facility, Kinsale Road and Pearse Road, Cork.

The purpose of this report is to ascertain the legal requirement or otherwise for an EIA for the project. As a first step this report sets out why the proposed development does not require mandatory EIA. Thereafter, the report considers whether the development as a sub-threshold class of development would require EIA. To this end, the report presents information consistent with the requirements of section 176A(3)(d) of the Planning and Development Act 2000 as Revised, including the information specified in schedule 7A of the Planning and Development Regulations 2001. It also presents an assessment of whether the development would, or would not, be likely to have significant effects on the environment, based on the criteria set out in schedule 7 of the Planning and Development Regulations 2001.

Whether a 'sub threshold' development should be subject to EIA is determined by the likelihood that the development would result in significant environmental effects. Significant effects may arise due to the nature of the development, its scale or extent and its location in relation to the characteristics of the receiving area, particularly sensitive environments.

This report documents the methodology employed to complete the screening exercise, having regard to relevant legislation and guidance documents. It also sets out a clear rationale for each decision made in the process.

The application is also accompanied by an "Article 6(3) Appropriate Assessment Screening Report", which was prepared by Greenleaf Ecology (2025).

The findings of all survey reports and assessments which accompany the application and the relevant site and desk studies are referenced where appropriate in this EIA Screening Report.

The location of the proposed development is illustrated in Figure 3-1.

1.1 Statement of Authority

This EIA Screening Report has been prepared by Karen Banks MCIEEM. Karen is an ecologist with Greenleaf Ecology and has 19 years' experience in the field of ecological assessment. Karen has worked on EIA Screenings, Habitat Directive Assessments and Ecological Impact Assessments for a wide range of small and large-scale projects.

2 Consideration of EIA Classes of Development and Need for Mandatory EIA

2.1 The EIA Directive

The requirement for Environmental Impact Assessment of projects is set by the EU Directive on the assessment of the effects of certain public and private projects on the environment; known as the 'EIA Directive' (Directive 2011/92/EU as amended by Directive 2014/52/EU).

The EIA Directive requires that certain classes of development be assessed for likely environmental effects (commonly known as environmental impact assessment (EIA)) to inform development consent. When submitting an application for development consent for a project falling within a class of development specified in the Directive, the applicant must submit an Environmental Impact Assessment Report (EIAR).

The EIA Directive was transposed into relevant Irish legislation including the Planning and Development Act 2000 as amended, the Planning and Development Regulations, 2001 as amended and the Roads Act 1993 as amended, and Regulations made thereunder.

The criteria to determine whether a sub-threshold road development should be subject to an EIA are set out in Section 50 of the Roads Act, 1993 as amended. Under sections 50 and 51 of the Road Act 1993, as amended, an EIA is required for certain types of road development. In relation to sub-threshold road schemes the key requirement is whether the proposed scheme is likely to have a significant environmental effect as set out under Section 50.

2.2 Screening for Mandatory EIA

2.2.1 Planning and Development Act 2000 as Amended and Regulations Made Thereunder

The Planning and Development Act 2000 as amended (section 172(1)) requires that EIA must be carried out in the case of either of the following two scenarios:

- Where a development is of a class of development and threshold (where one is stated) specified in Part 1 or Part 2 of schedule 5 of the Planning and Development Regulations 2001 as amended – this is referred to as mandatory EIA.
- Where a development is of a class of development specified in Part 2 of schedule 5 but is below the threshold specified, and where the development is likely to have a significant effect on the environment – this is referred to a sub-threshold development EIA.

The proposed Large-Scale Residential Development is not considered to fall within any classes of development specified in either Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations 2001 as amended.

Two classes of development of Part 2 of Schedule 5 of the Planning and Development Regulations 2001 as amended were identified for consideration but were discounted. These classes of development are set out under Schedule 5 Part 2 Item 10(b) and comprise the following:

- (i) *“Construction of more than 500 dwelling units.”*
- (ii) *“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 is for a Large-Scale Residential Development comprising 170no. residential units, therefore the proposed development is below the threshold of 500 dwelling units. The proposed scheme extents cover an area of 1.2ha, which is below the 10ha threshold for a built-up area. On this basis the proposed Large-Scale Residential Development is not considered to fall within these classes of development.

No other classes of development of Schedule 5 Part 2 were identified for further consideration.

On the basis of the foregoing, EIA is considered not mandatory nor potentially required as a sub-threshold development under the Planning and Development Act 2000 as amended.

2.3 Screening for Sub-threshold Development and Non-Mandatory Type EIA

As noted in Section 2.2.1 above, the proposed Large-Scale Residential Development does not fall within any class of development specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 as amended (even as a sub-threshold type).

Therefore, sub-threshold EIA is not potentially required under the Planning and Development Act 2000 as amended.

Schedule 7A of the Planning and Development Regulations 2001, as amended sets out the information to be provided by the applicant or developer for the purposes of screening sub-threshold development for environmental impact assessment.

- 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.

The information required by Schedule 7A has been set out in Section 2.2.1 above as well as the assessment of the criteria for Schedule 7 below. The assessment of the criteria set out on Schedule 7 provides the description and assessment of any likely significant effects from the proposed development.

The Schedule 7 criteria are grouped under three headings as follows:

- 1) Characteristics of the Proposed Development
- 2) Location of Proposed Development
- 3) Characteristics of Potential Impacts

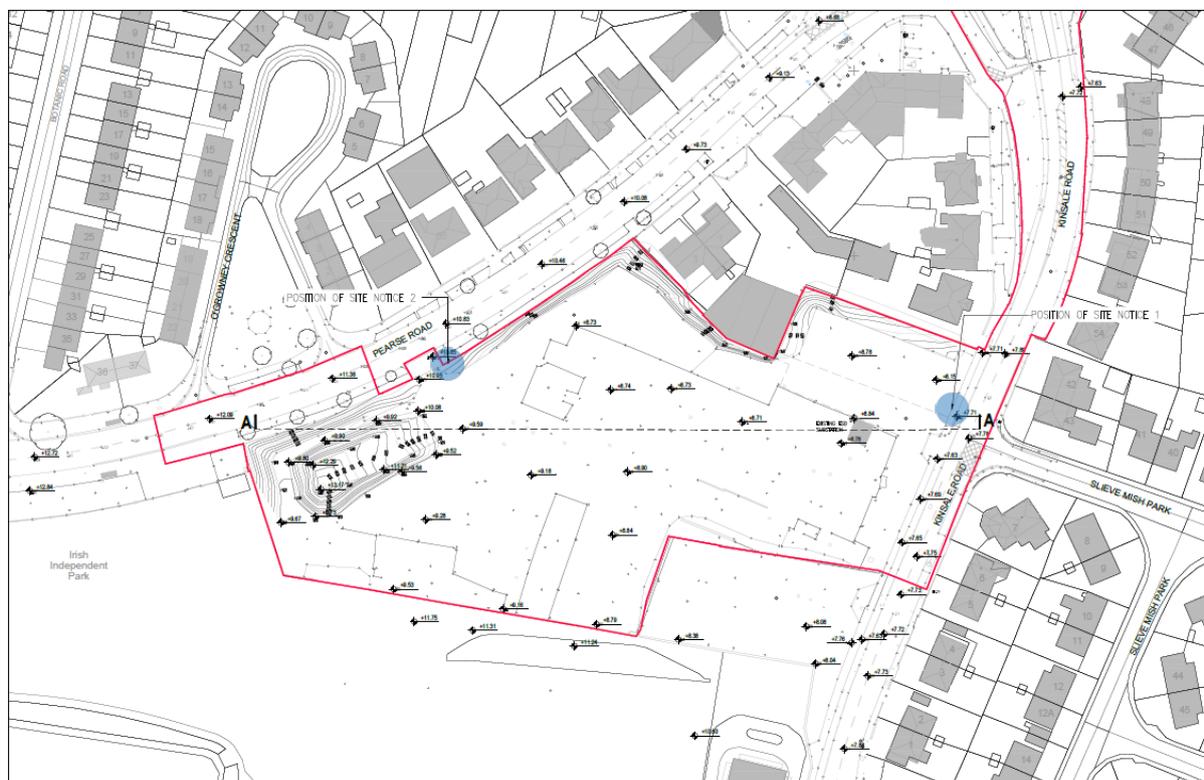
The Schedule 7 criteria to be reviewed are discussed in more detail, with reference to the proposed development, Section 4. The screening questions are based on the criteria listed under each grouped heading in Schedule 7. In addition, the exercise takes account of updated or additional screening criteria as set out in EIA Directive 2014/52/EU.

3 Description of the Proposed Development

3.1 Site Location

The proposed development is located between Kinsale Road and Pearse Road, Cork (Figure 3-1). The proposed development is on a brownfield site covering an area of 1.2ha.

Figure 3-1: Site location



3.2 Site Background

The site is a brownfield site which was formerly owned by Vita Cortex and is approximately 1.2 hectares in area. The site has been disused since 2012, and a separate planning permission (Ref. 2442868) was obtained for remediation of the site. Remediation works involved a combination of demolition, excavation and off-site disposal of impacted soils, pump and treatment of groundwater, and importation of stone/soil for backfilling.

3.3 Development Description

The proposed development will consist of a Large-Scale Residential Development (LRD), comprising 170no. residential units (158no. apartments and 12no. townhouse apartments, to include 51no. 1-bed units, 84no. 2-bed units, 35no. 3-bed units) arranged in 4no. blocks varying in height from four to nine storeys over ground. The proposed development also includes a crèche; café; management office; 4no. retail units; car parking and cycle parking provided on surface and within an undercroft; the provision of private, communal and public open space and all associated site development, landscaping and drainage works on the site of the Former Vita Cortex Facility, Kinsale Road and Pearse Road, Cork.

3.3.1 Surface Water

A new surface water sewer network shall be provided for the proposed development which will be entirely separated from the foul water sewer network. It has been agreed with the Water Services (Drainage) Department of Cork City Council that all existing surface water gullies along Kinsale Road (from the development site to the connection point to the 900mm diameter storm water to the north)

that currently connect to the combined sewer will instead be picked up by the new dedicated surface water gravity main, as detailed within the Engineering Report (Punch Engineering, 2025), accompanying the planning application.

SuDS features selected for the proposed development include:

- Permeable pavement
- Green roofs
- Bio-retention
- Blue roofs

A series of attenuation tanks are also proposed to provide a total of 1320m² of storage. All surface water run-off will outfall via a Class 1 Bypass Separator.

3.3.2 Foul Water

It is proposed that the foul sewer will discharge by gravity to the existing 450mm combined sewer which flows northwards along Kinsale Road to the east of the site. The proposed connection to the external existing wastewater network is feasible without any infrastructure upgrade by Uisce Éireann.

3.3.3 Water Supply

It is proposed to construct 2 new watermains (2 No. 110mm diameter) to serve the proposed development. The proposed watermains will connect separately to existing mains on Pearse Road and Kinsale Road respectively. A Pre-Connection Enquiry Form has been issued to Uisce Éireann (UE) in relation to the proposed development. UE has provided a response, advising that water servicing is feasible subject to network upgrades. UE has cited that the watermain network has insufficient capacity to supply the proposed development and a network upgrade upstream of the proposed connection point. UE has advised that the works will be carried out by UE.

3.3.4 Construction Description

Construction of the LRD will specifically involve the following:

Site Preparation: this will include but not be limited to the following:

- i. Excavations: Begin earthworks, including grading, excavation for the basement, foundations, and utility trenches.
- ii. Temporary Facilities: Set up site offices, storage areas, and welfare facilities for workers.

Infrastructure Development: this will include but not be limited to the following:

- i. Utilities Installation: Lay down essential utilities, including water supply, sewage systems, electricity, gas, and telecommunications.
- ii. Roadways and Access: Construct internal roads, pavements, and access points to the site.

Foundation Works: this will include but not be limited to the following:

- i. Based on current information, it is likely that the foundation of all residential buildings will be made up of Piled Foundations or Pile Raft Foundations. Further investigation is required to ascertain the type of foundation required. Bored piling as opposed to percussive piling will be the preferred option for the construction process in order to minimise vibration levels.

Superstructure Construction: this will include but not be limited to the following:

- i. Frame Construction: Erect the building frame using steel, concrete, or timber.
- ii. Floor Slabs: Pour concrete slabs for each floor level.
- iii. Wall Construction: Build external and internal walls using blockwork, brickwork, or other specified materials.
- iv. Roof Construction: Install roof trusses, decking, insulation, and weatherproofing.

Building Services Installation: this will include but not be limited to the following:

- i. Mechanical Systems: Install HVAC systems, ventilation, and fire suppression systems.
- ii. Electrical Systems: Install wiring, lighting, sockets, and other electrical components.

- iii. Plumbing Systems: Install water supply, drainage, and sanitary fixtures.

Exterior and Interior Finishes: this will include but not be limited to the following:

- i. Exterior Finishing:
 - a. Cladding and Facades: Apply external cladding, render, or brickwork.
 - b. Windows and Doors: Install windows, doors, and glazing systems.
 - c. Roof Finishes: Finalize roof coverings, gutters, and downpipes.
- ii. Interior Finishing:
 - a. Plastering and Drywall: Apply internal plaster or install drywall.
 - b. Flooring: Lay down flooring materials, such as tiles, carpet, or timber.
 - c. Painting and Decorating: Paint walls, ceilings, and apply decorative finishes.
 - d. Fixtures and Fittings: Install kitchens, bathrooms, wardrobes, and other fixtures.

External Works and Landscaping: this will include but not be limited to the following:

- i. Landscaping: Plant trees, shrubs, and grass; create garden areas and communal spaces.
- ii. External Lighting and Features: Install outdoor lighting, street furniture, and play areas.
- iii. Boundary Treatments: Erect fences, walls, and gates.

Commissioning and Inspections: this will include but not be limited to the following:

- i. Systems Commissioning: Test all mechanical, electrical, and plumbing systems to ensure they function correctly.
- ii. Quality Inspections: Conduct inspections to ensure that all work meets building codes, safety standards, and quality requirements.
- iii. Snagging: Address any defects or issues identified during inspections.

Handover and Occupancy: this will include but not be limited to the following:

- i. Final Inspections: Obtain certification of compliance with building regulations from Cork City Council.
- ii. Handover: Transfer the completed units to the developer or owners, providing all necessary documentation and warranties.
- iii. Occupancy: Residents move in, and the development becomes fully operational.

Post-Construction Phase: this will include but not be limited to the following:

- i. Defects Liability Period: The contractor remains responsible for rectifying any defects that arise within a specified period after completion.

Sustainability and Compliance: this will include but not be limited to the following:

- i. Energy Efficiency: Ensure compliance with Irish energy efficiency standards, including Building Energy Rating (BER) certificates.
- ii. Environmental Considerations: Implement sustainable practices and adhere to environmental regulations throughout the project lifecycle.

An Outline Construction Environment Management Plan (OCEMP) has been prepared by Punch (2025) to accompany the planning application. The main environmental impacts which have been identified as relevant to the proposed development, and which are covered by the OCEMP are as follows:

- Water pollution arising from silt/sediment from construction works;
- Water pollution arising from cement and concrete;
- Soil/Water pollution arising from solid waste disposal;
- Soil/Water/Air pollution arising from hydrocarbon emissions;
- Air/Noise pollution and vibration impacts arising from construction related traffic and other activities;
- Impacts on the road network local area due to vehicles involved in the construction process;
- Air pollution arising from dust generated by construction activities.

The OCEMP describes each of the above environmental impacts identified and the proposed measures to be adopted for eliminating/mitigating the associated impacts.

4 Consideration of Likely Significant Effects of the Proposed Development on the Environment

This section of the report sets out the likely significant effects of the development on various environmental factors having regard to the characteristics of the proposed development as identified in Section 3 and its location and environmental sensitivities. The information provided is as required by Schedule 7.

4.1 Characteristics of the Proposed Development

Table 4-1: Characteristics of the proposed development

Characteristics of the Proposed Development – Screening Questions	Comment	Significant- Yes/No
Could the scale of the proposed works be considered significant?	The proposed works are considered small scale in nature as outlined in more detail in Section 3. Given the relatively small scale of the development, there is potential for only slight impacts.	No significant effect.
Considered cumulatively with other adjacent proposed developments, would the size of the proposed works be considered significant?	<p>The online planning system for Cork City Council, was consulted on the 9th April 2025 for the proposed development site and its environs.</p> <p>A total of eight complete applications with associated decisions made by the local authority were returned for the last 5 years:</p> <p>Demolition of buildings and structures at Former Vita Cortex Plant (Ref: 2140647).</p> <p>Permission for the demolition of buildings and associated structures at the Former Vita Cortex plant on the Kinsale Road and Pearse Road, Ballyphehane, Cork, County Cork. The proposed development comprises the demolition of the former Vita Cortex factory structures and outbuildings (floor area: c. 5,976 sq.m) as well as areas of hardstanding and car parking. The existing ESB Substation on the site will remain in situ. The overall site area of the proposed development is 12,062 sq.m).</p> <p>IRFU Munster Branch (Ref: 2341944)</p> <p>Permission for the construction of an indoor training facility development which will contain a synthetic all-weather playing surface, gymnasium, changing rooms, treatment rooms, storage, office/administration space, staff welfare areas and new signage. Permission is also sought for a new pedestrian access from Pearse Road, and shared car parking area on Pearse Road, new parking area within the site and all other ancillary site works including a ticketing booth and bicycle parking. The proposed development is a change of plan</p>	No significant effect.

	<p>from that previously permitted by Cork City Council planning reference 18/38083.</p> <p>Dolphin RFC (Ref: 2140418) Permission for erection of 6 no. floodlight poles, each 15m high to light their playing pitch.</p> <p>IRFU Munster Branch (Ref: 2442842) Permission for the erection of new frame mounted signage onto the roof of the existing eastern terrace.</p> <p>Musgrave Retail Partners Ireland (Ref: 2442663) Permission for an 744Kw solar photovoltaic (PV) array to be mounted on the southern side of the cladded roof over the existing Ambient Warehouse Building at Tramore Road, Cork. T12N799. The solar PV array will generate on site green electricity which will be fully used to reduce the carbon footprint of the building.</p> <p>Musgrave Operating Partners Ltd (Ref: 2241147) Permission for an 899KWp solar photovoltaic (PV) array to be mounted on the cladded roofs over the existing Chill Foods Building adjoining the Main Ambient Warehouse Building at Tramore Road, Cork. T12N799. The solar PV array will generate on site green electricity which will be fully used to reduce the carbon footprint of the building.</p> <p>Watfore Ltd. Creamfields SHD (ABP Ref: 312866) Demolition of existing structures, construction of 352 no. apartments, 257 no. Build to Rent apartments, creche and associated site works.</p> <p>Ringdeen Investments Ltd (Ref: 2039158) Permission to refurbish existing storage unit to provide showroom with new glazed entrance, repositioned roller shutter door to replace existing dock leveller, the construction of new access ramps and steps, and for the application of cladding to the exterior wall.</p> <p>These planning applications have been subject to either screening for Appropriate Assessment, Habitats Directive Assessment and/or EIA screening as appropriate. These assessments have found that, where required, construction phase measures and operational designs will be implemented to avoid likely significant effects to the environment. Each of the assessments completed for these projects have concluded that the project will not have the potential to combine with other projects to result in likely significant effects on the</p>	
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	<p>environment. In light of this, the proposed LRD does not have potential to result in in-combination or cumulative negative effects on the environment.</p> <p>Industrial Facilities operating under Integrated Pollution Control (IPC) licences in the vicinity of the proposed site: P0343-01 Brooks Haughton Limited, no AER on record. P0391-01 Galco (Cork) Limited, AER available for 2024. Discharges from IPC facilities are governed by strict limits to ensure compliance with quality standards.</p>	
Is the nature of the proposed works significant?	<p>The proposed works consist of an LRD of 170 units. The duration is short-term.</p>	No significant effect.
Will the proposed works utilise a significant quantity of natural resources?	<p>The proposed works will utilise a small quantity of natural resources during construction.</p> <p>Land – The proposed development is located on a brownfield site predominantly comprising bare ground and spoil. The proposed development is described in Section 3 and the proposal drawings accompanying this planning application. From a ‘land’ perspective, the impact of the proposed development is minor in terms of area of land required: the proposed site comprises 1.2ha for development and will replace the existing bare ground and spoil of negligible to low ecological value. Therefore, no significant impact on land is predicted.</p> <p>Soil - The proposed development will result in earthworks requiring the excavation of a quantity of soils and subsoils. It is proposed to re-use excavated soil on site, however, if necessary, surplus soil will be disposed of to an appropriately licensed soil recovery facility. Any effects on soils and geology would be localised and contained within the proposed development footprint. Therefore, no significant impacts on soil are predicted.</p>	No significant effect.
Will the proposed works produce a significant quantity of waste?	<p>The existing buildings on this site have been demolished and all materials removed from site.</p> <p>Waste generated during the proposed works will be managed in accordance with the Outline Construction and Demolition Resource Waste Management Plan accompanying the planning application (Punch Engineering, 2025). The management of waste at the site will be undertaken in accordance with current</p>	No significant effect.

	<p>legal and industry standards including the Waste Management Act 1996 and associated Regulations, Litter Act 1997 and the prevailing Waste Management Plan, and CCC policy and guidance including Objectives 5.13 and 9.12 of the Cork City Development Plan 2022-2028.</p> <p>The management of resource waste will reflect the waste management hierarchy, with waste prevention and minimisation being the first priority succeeded by reuse and recycling.</p> <p>Requirements for the disposal of water, wastewater, sewage and construction waste are set out in the Outline C & D Resource Waste Management Plan and the Outline Construction Environment Management Plan (OCEMP) accompanying the planning application.</p> <p>Fuels, lubricants, oils and hydraulic fluids will be used in machinery during construction and in any maintenance or repair work. Solvents, adhesives, sealants, oils, and paints will also be used during construction. The contractor will be required to manage any wastage in accordance with the relevant legislation. The use of spill kits will be a requirement on site. Sanitary waste and general construction waste will be managed in accordance with the Waste Management Act 1996 (as amended).</p> <p>Once operational, the generation of waste will be limited to general household and small-scale commercial waste. No impact is envisaged.</p>	
<p>Will the proposed works create a significant amount or type of pollution?</p>	<p>The site has been disused since 2012, and a separate planning permission (Ref. 2442868) was obtained for remediation of the site. Remediation works involved a combination of demolition, excavation and off-site disposal of impacted soils, pump and treatment of groundwater, and importation of stone/soil for backfilling.</p> <p>The proposed development will be constructed in accordance with best practice construction methods and the requirements of the OCEMP. No hazardous, toxic or noxious substances will be released to air.</p> <p>Potential impacts on aquatic habitats which can arise from this type of development during the construction phase include increased silt levels in surface water run-off and inadvertent spillages of hydrocarbons from fuel and hydraulic fluid. Elevated silt levels can, if of sufficient magnitude, result in changes in the ecology of nearby waters. There are no watercourses or active surface water drains within the proposed site and its immediate</p>	<p>No significant effect.</p>

	<p>environs. Further, the OCEMP prepared for the proposed development includes measures for the control of surface water pollution and fuel and oil management measures during the construction phase.</p> <p>Given the low loss risk of significant contamination, the surface water management proposed for the construction phase and lack of hydrological connectivity to watercourses, no impact from excess solids or other contaminants in surface water run-off during construction will occur.</p> <p>During the operational phase, surface water management will include SuDS (Sustainable Drainage Systems) features and the use of hydrocarbon interceptors and attenuation tanks. Foul water will discharge to the existing network, Uisce Eireann have confirmed feasibility of connection.</p> <p>The construction and operational stage of the proposed development will not impact on surface water quality and will not have an adverse effect on surface water, groundwater, sea water or coastal waters.</p> <p>For more details on surface water and groundwater see the Appropriate Assessment screening report and OCEMP.</p>	
<p>Will the proposed works create a significant amount of nuisance?</p>	<p>Noise emissions will include construction activities and traffic movements to and from the proposed site. Worst-case construction noise levels will be within the required threshold limits included in British Standard 5228:2009 and the National Roads Authority Guidelines for the Treatment of Noise and Vibration (2004). The construction of the proposed development will require the use of standard plant equipment. No potential for significant noise production is identified. Given the duration of the works these impacts will be slight negative, short-term in nature and not significant.</p> <p>The Appropriate Assessment screening report prepared for the application concluded that there is no potential for significant effects to European sites as a result of disturbance during the construction or operational phase of the development.</p>	<p>No significant effect.</p>
<p>Will there be a risk of accidents, having regard to substances or technologies used?</p>	<p>No. The proposed works and construction methodologies are well established and will be subject to safety statements and risk assessments.</p> <p>There are no IPC, Seveso sites or existing EPA licensed sites within the immediate environs of the proposed development. There is not</p>	<p>No significant effect.</p>

	considered to be a significant impact on the vulnerability to major accidents.	
Would any combination of the above factors be considered likely to have significant effects on the environment?	No in combination effects have been identified.	No significant effect.

4.1.1 Conclusions

It is concluded that the nature of the proposed development is not considered to have likely significant effects on the environment.

4.1.2 Reasoning

The scale of the proposed works, when viewed individually and cumulatively, is small in the context of both the EIA threshold criteria and types of projects listed in the regulations which require EIA. The proposed development is a large-scale residential development of 170 units on a brownfield site. The works will be undertaken according to construction methodologies designed to reduce or eliminate the potential for environmental impacts as summarised above and within the OCEMP, survey and engineering reports and assessments which accompany the application. The proposed works will be restricted to the 1.2 hectare site.

Any waste arising on site will be taken from the site for reuse or disposal, subject to normal statutory controls and in accordance with the Outline C & D Resource Waste Management Plan. Any noise and nuisance associated with the proposed works will be short-term and subject to appropriate best practice procedures.

4.2 Location of the Proposed Development

Table 4-2: Location of the proposed development matrix

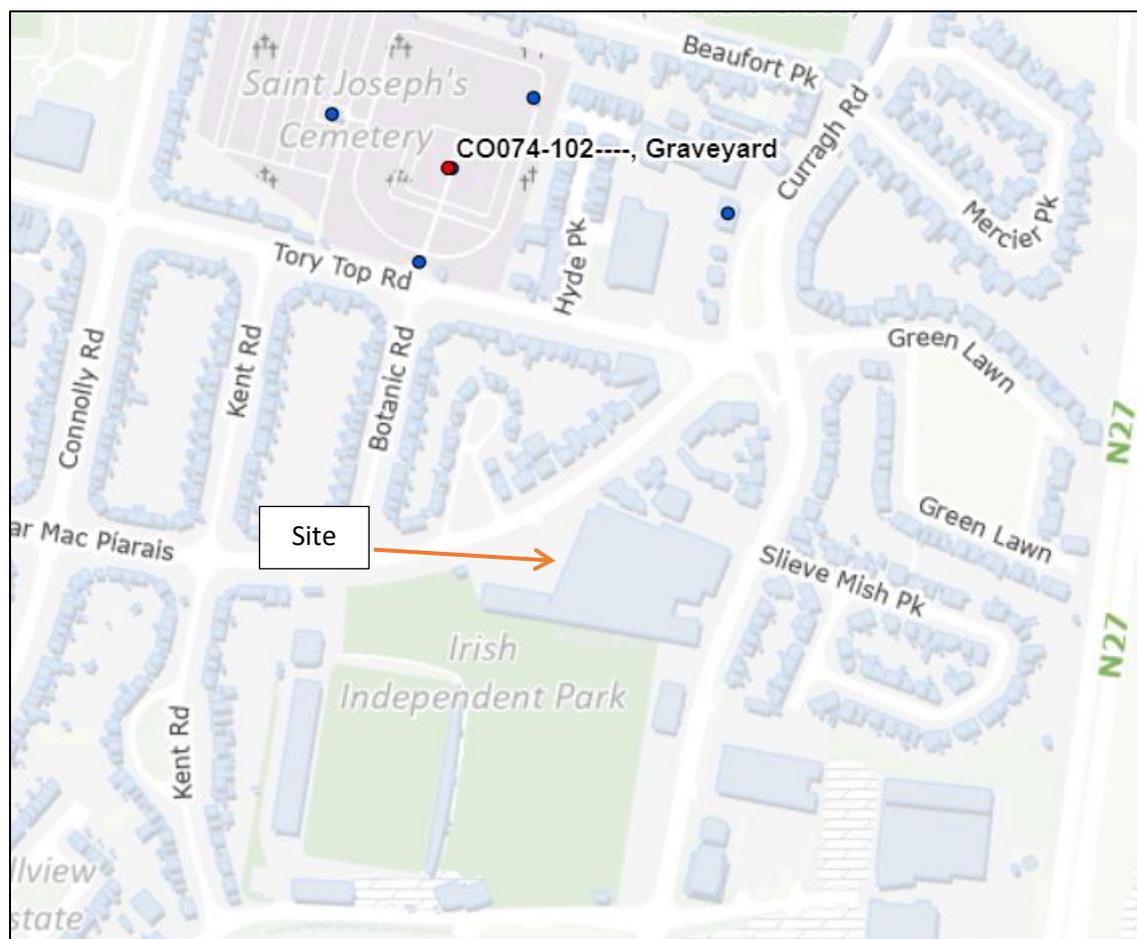
Location of the Proposed Development – Screening Questions	Comment	Significant- Yes/ No
Have the proposed works the potential to impact directly or indirectly on any site designated for conservation interest (e.g. SAC, SPA, pNHA)?	The Appropriate Assessment screening report for this development concluded, on the basis of objective information, that the proposed construction and operation of the development, either alone or in combination with other plans and projects, has no potential to significantly affect any European sites within a zone of potential influence. There are no NHAs within a 5km radius of the proposed site. There are three pNHAs within a 5km radius of the proposed site: Lee Valley pNHA, Douglas River Estuary pNHA and Cork Lough pNHA. Douglas River Estuary pNHA is also designated as part of Cork Harbour SPA; as noted above, the AASR for this development concluded there will not be a significant impact on qualifying interests and conservation objectives for Natura 2000 sites. There is no connectivity via surface water, ground water or any other pathway between the proposed development and Lee Valley pNHA or Cork Lough pNHA. There is no	No significant effect.

	<p>potential for significant effects on nationally designated sites.</p> <p>For more details on potential impacts on European sites see the Appropriate Assessment screening report.</p>	
<p>Has the proposed development the potential to impact directly or indirectly on any habitats listed as Annex I in the EU Habitats Directive?</p>	<p>None of the habitats recorded within the proposed site correspond with Annex I habitats of the Habitats Directive. The habitats recorded within the proposed site are considered to be of negligible to low conservation value. Therefore, there will be no direct or indirect impacts on Priority Annex I habitats.</p>	<p>No significant effect.</p>
<p>Has the proposed development the potential to impact directly or indirectly on any habitats listed as Priority Annex I in the EU Habitats Directive?</p>	<p>None of the habitats recorded within the proposed site correspond with Priority Annex I habitats of the Habitats Directive. The habitats recorded within the proposed development site are considered to be of negligible to low conservation value. Therefore, there will be no direct or indirect impacts on Priority Annex I habitats.</p>	<p>No significant effect.</p>
<p>Has the proposed development the potential to impact directly or indirectly on any species listed as Annex II in the EU Habitats Directive?</p>	<p>No Annex II species were recorded within the proposed development site and no habitat suitable for Annex II species is present within the proposed development site and its immediate environs.</p>	<p>No significant effect.</p>
<p>Has the proposed development the potential to impact directly or indirectly on any species listed as Annex IV in the EU Habitats Directive?</p>	<p>Buildings at the former Vita Cortex site have been demolished (planning Ref: 2442868); no potential bat roosting habitat was recorded at the site during the ecology survey conducted in April 2025 by Greenleaf Ecology. Potential bat foraging habitat is limited to a short section of Cypress trees at the site boundary and the site supports poor habitat connectivity for foraging and commuting bats.</p> <p>No ground mammals or signs of mammals were recorded within the proposed site and no habitat suitable for other Annex IV species is present within the proposed development site.</p>	<p>No significant effect.</p>
<p>Has the proposed development the potential to impact directly or indirectly on any species listed as Annex I of the EU Birds Directive?</p>	<p>The habitats at the proposed site are not suitable to support Annex I bird species.</p> <p>The Appropriate Assessment screening report for this development concluded, on the basis of objective information, that the proposed construction and operation of the development, either alone or in combination with other plans and projects, has no potential to significantly affect any European sites within a zone of potential influence.</p>	<p>No significant effect.</p>
<p>Has the proposed development the potential to impact directly or indirectly on the breeding places of any species protected under the Wildlife Act?</p>	<p>The proposed scheme area comprises bare ground and spoil with a short section of Cypress trees. These habitats are of negligible suitability for species protected under the Wildlife Act.</p>	<p>No significant effect.</p>

<p>Has the proposed development the potential to impact directly or indirectly on existing land use?</p>	<p>The proposed scheme area predominantly comprises bare ground and spoil. The land use at the proposed site will change to use as a residential development as a result of the proposed development. No impacts on the use of surrounding lands for residential and commercial purposes are expected.</p>	<p>No significant effect.</p>
<p>Has the proposed development the potential to impact directly or indirectly on any protected structures or Recorded Monuments and Places of Archaeological Interest?</p>	<p>The National Monuments Service is a database of archaeological monuments which is available on the website www.archaeology.ie. There are no archaeological monuments recorded within the proposed site, the nearest monument is the graveyard at Spittal-lands (CO074-102), c.0.2km north of the proposed site.</p> <p>There are 4 no. structures located in the environs of the proposed site on the National Inventory of Architectural Heritage (Figure 4-1):</p> <ul style="list-style-type: none"> ▪ A house (Ref: 20870016) ▪ St Joseph’s Cemetery gates/railings/walls (Ref: 20870015) ▪ St Joseph’s Cemetery church/chapel (Ref: 20870012) ▪ St Joseph’s Cemetery (Ref: 20870014) <p>The proposed site is not located within an Architectural Conservation Area (Cork City Development Plan 2022).</p> <p>Given the relatively small scale of the development there will be no impact on Architectural Heritage.</p>	<p>No significant effect.</p>
<p>Has the proposed development the potential to impact directly or indirectly on listed or scenic views or protected landscapes as outlined in the City Development Plan?</p>	<p>The Cork City Development Plan 2022 map viewer¹ illustrates areas of High Landscape Value and Landscape Preservation Zones. The proposed site is located not located in an area of High Landscape Value or Landscape Preservation Zones.</p>	<p>No significant effect.</p>

¹ [Cork City Development Plan 2022](#)

Figure 4-1: Places of architectural and archaeological interest (Archaeology.ie)



4.2.1 Conclusion

It can be concluded that there will be no significant direct or indirect impacts by virtue of the location of the proposed development on the receiving environment.

4.2.2 Reasoning

The European Communities (Natural Habitats) Regulations, 1997 requires that an Article 6(3) assessment be carried out where it is considered that a development is likely to have a significant effect on Natura 2000 sites (SAC/SPA). In this regard an Appropriate Assessment Screening Report has been completed for the proposed development. This report concludes that the proposed Kinsale Road LRD has no potential to result in any likely significant or other effects on the Qualifying Interests or conservation objectives of any European Site.

As no likely significant effect has been identified on any European site and their respective Qualifying Interests, there is considered to be no requirement to proceed to Stage 2 of the AA process. No potential of significant effects on nationally designated sites has been identified. The risk of any significant negative impacts on any European or nationally designated sites can be excluded.

The ecology survey of the proposed site indicates that no sensitive habitats considered to qualify as Annex I habitats under the EU Habitats Directive will be affected by the proposed development. No EU Habitats Directive Annex II or Annex IV species will be significantly affected by the proposed development. In terms of land use, the proposed development will be confined to the 1.2 hectare site on which it is proposed. There will be no significant impact on land use.

No potential for significant effects on protected species has been identified. The receiving environment of the proposed works can accommodate the development without significant impact.

4.3 Characteristics of Potential Impacts

A further screening exercise was completed to assess the most significant potential impacts, as outlined in Table 4-3 below. These are the sections that would be covered in any EIA as specified in the EU Directive 85/337/EEC (as amended by Directive 97/11/EC).

Table 4-3: Significance of impact

EIA Section	Brief Assessment of Impacts	Significant- Yes/ No
Human Beings	<p>Impacts associated with the construction of the LRD may include a short-term increase in background noise levels through operation of plant machinery and construction of the development. However, no potential for significant noise production is identified. Given the duration of the works these impacts will be slight negative, short-term in nature and not significant. No potential for significant noise production during the operational phase has been identified. There will be limited dust emissions during the construction stage, these will be controlled through the best practice construction methods and the requirements set out in the OCEMP.</p> <p>The haulage of materials to and from the site will create a temporary to short-term impact to both road users and to residents living in the vicinity of the proposed scheme. Traffic will be managed to minimise environmental impacts, ensure safety and maintain good relationships with the local community. Further, spillage and blow off of debris, aggregates and fine material onto public roads will be reduced to a minimum by the measures included within the OCEMP. A Traffic and Transportation Assessment has been prepared to ensure that the proposed site access will have adequate capacity to carry development traffic and future growth in existing traffic. A Mobility Management Plan has also been completed with objectives including to encourage the use of public transport and reduce the number of single occupant vehicle trips.</p> <p>Best practice and implementation of a Health and Safety Plan will be required to ensure no risks to the population working on the site or working adjacent to the site during construction. Implementation of measures set out in the OCEMP will avoid and minimise impacts of noise and dust on human health and the population during the construction stage.</p> <p>No significant impacts for the operational phase are envisaged in terms of traffic, noise, air quality or climate.</p>	No significant effect.
Biodiversity	<p>The proposed LRD is situated on bare ground and spoil, with a short line of Cypress trees which are considered of negligible to low ecological value.</p> <p>No Annex I habitat was recorded within the proposed site during the site ecological survey.</p> <p>The habitats at the proposed site are not suitable to support protected species.</p> <p>In view of the factors detailed above, no potential significant threats to species or habitats of conservation concern (i.e.</p>	No significant effect.

	<p>Annex I habitats, Annex II and Annex IV species, Annex I bird species and species protected under the Wildlife Acts) during the construction or operational phase were identified.</p> <p>No invasive plant species included in the Third Schedule of the European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477 of 2011) or First Schedule of The European Union (Invasive Alien Species) Regulations 2024 (S.I. No. 374 of 2024) were recorded within the site or its immediate environs.</p> <p>The Appropriate Assessment screening report prepared for the application concluded that there is no potential for significant effects to European sites as a result of the proposal.</p>	
Soils & Geology	<p>The site has been disused since 2012, and a separate planning permission (Ref. 2442868) was obtained for remediation of the site. Remediation works involved a combination of demolition, excavation and off-site disposal of impacted soils, pump and treatment of groundwater, and importation of stone/soil for backfilling.</p> <p>Land – the proposed development is located in an urban area on land predominantly comprising bare ground and spoil. The proposed development is described in Section 3. From a ‘land’ perspective, the impact of the proposed development is minor in terms of area of land required (1.2ha) for development and replacing the existing habitats of negligible to low ecological value. Therefore, no significant impact on land is predicted.</p> <p>Soil - The proposed development will result in earthworks requiring the excavation of a quantity of soils and subsoils. Where possible surplus soil will be reused on site. In the event that any excess excavated material is generated onsite during the course of the construction works, it will be disposed of off-site to a suitably authorised and licensed facility.</p> <p>Any effects on soils and geology would be localised and contained within the proposed development footprint. Therefore, no significant impacts on soil are predicted.</p>	No significant effect.
Water	<p>Water and Groundwater. As noted above, remediation works completed at the site include excavation and off-site disposal of impacted soils and pump and treatment of groundwater.</p> <p>During the construction phase there is potential for the emission of silt, grit, fuels, oils or known soil contaminants to the surrounding environment. There are no watercourses or active drainage channels within the proposed site and its immediate environs. The OCEMP prepared for the proposed development includes measures for the control of surface water pollution and fuel and oil management measures during the construction phase.</p> <p>Given the nature, scale and location of the proposed development, the low loss risk of significant contamination and the surface water management proposed for the construction phase, no impact from excess solids in surface water run-off during construction will occur.</p>	No significant effect.

	<p>During the operational phase, surface water will be managed in accordance with the principles of SuDS (Sustainable Drainage Systems).</p> <p>Removal of soil and/or subsoil for development could lead to an alteration to groundwater movements in the area or alteration of the pathway of the groundwater flow through other materials. In terms of groundwater recharge, there would be no change in recharge from the proposed development. Therefore, there is not considered to be a likely significant impact on water and groundwater.</p> <p>An Appropriate Assessment screening report has been prepared and concluded that the proposed works will not result in significant impacts to any European site.</p>	
Air & Climate	<p>Air and Climate - During construction there may be slight adverse effects on air quality, including generation of dust, as a result of construction related machinery. Effects are anticipated to be localised, slight and temporary- short term in nature and can be mitigated against through best practice. A Mobility Management Plan has been completed with objectives including to encourage the use of public transport and reduce the number of single occupant vehicle trips during the operational phase. No significant emissions to air will be emitted during the operational phase of the LRD.</p> <p>Noise - In terms of noise, the construction phase may lead to a temporary- short term increase in background noise levels through operation of plant machinery and construction activities. The closest potentially sensitive use are residential and commercial premises located adjacent to the proposed scheme.</p> <p>Given the nature of the works occurring, it is concluded that any construction related noise will be slight negative, temporary- short term in nature and not significant. Operational noise will not lead to any significant change over background noise levels. Therefore, there is not considered to be a likely significant impact on air quality and noise.</p>	No significant effect.
Material Assets	<p>The main material assets existing at the proposed site and its environs are services and utilities as well as the existing roadway. All relevant bodies (ESB, Eir, Cork City Council etc.) will be contacted and all drawings for all existing services sought prior to the commencement of works.</p> <p>It has been agreed with the Water Services (Drainage) Department of Cork City Council that all existing surface water gullies along Kinsale Road (from the development site to the connection point to the 900mm diameter storm water to the north) that currently connect to the combined sewer will instead be picked up by the new dedicated surface water gravity main. It was also agreed that this new dedicated surface water gravity main would be sized to facilitate runoff from the road catchment further upstream from the junction between Kinsale Road and Tramore Road.</p> <p>It is proposed to construct 2 new watermains (2 No. 110mm diameter) to serve the proposed development. The proposed watermains will connect separately to existing mains on Pearse Road and Kinsale Road respectively. A Pre-Connection Enquiry Form has been issued to Uisce Éireann (UE) in relation to the proposed development. UE has provided a response, advising that water servicing is feasible</p>	No significant effect.

	<p>subject to network upgrades. UE has cited that the watermain network has insufficient capacity to supply the proposed development and a network upgrade upstream of the proposed connection point. UE has advised that the works will be carried out by UE.</p> <p>There is potential for traffic generated from the construction works to impact on the condition/surfacing of the existing surrounding road network. The extent of impact on the condition of the road network is considered to be slight and temporary- short term. As noted previously, the haulage of materials to and from the site will create a temporary- short term impact to both road users and to residents living in the environs of the project. A Traffic and Transportation Assessment and Mobility Management Plan have been prepared to accompany the planning application and a Traffic Management Plan will be developed by the appointed contractor and agreed with Cork City Council prior to the commencement of works.</p> <p>Should any diversions or interruptions to services be required, they will be of short duration. There is not considered to be a likely significant impact on material assets.</p>	
Cultural Heritage and Landscape	<p>The proposed site is not located within an area of High Landscape Value or a Landscape Preservation Zone. The landscape will not be significantly altered as a result of the proposed development.</p> <p>The proposed site is not located within a Zone of Archaeological Potential and no Historic Gardens, Recorded Monuments and Places, Protected Structures or areas of archaeological interest will be impacted by the proposed development.</p> <p>Therefore, there will be no significant impact on the cultural heritage or landscape.</p>	No significant effect.
Interaction of Foregoing	<p>On the basis of the assessment of the above it is not considered that any environmental impacts resulting from the cumulative interaction of the above assessment impacts would be significant.</p>	No significant effect.

EIA screening questions are presented in Table 4-4.

Table 4-4: Characteristics of Potential Impacts- Screening Questions

Characteristics of Potential Impacts – Screening Questions	Responses	Significant- Yes/ No
Would a large geographical area be impacted as a result of the proposed development?	No, the proposed site covers an area of 1.2ha.	No significant effect.
Would a large population of people be affected as a result of the proposed development?	No, the proposed development may have a slight negative temporary- short term impact on a relatively small population of people during the construction phase due to an increase in noise and construction traffic. No significant impacts are expected during the operational phase.	No significant effect.

Are any transboundary impacts likely to arise as a result of the proposed development?	No transboundary impacts are likely.	No significant effect.
Would the magnitude of impacts associated with the proposed development be considered significant?	No, the magnitude of impacts is not considered to be significant.	No significant effect.
In considering the various aspects of the environment, would the impacts of the proposed development be considered complex?	No, the proposed development is small scale and is not considered to be complex.	No significant effect.
Is there a high probability that the effects will occur?	No: temporary- short term slight impacts as a result of noise and dust are anticipated, however, these are not expected to be significant.	No significant effect.
Will the effects continue for a long time?	No, any effects will be temporary.	No significant effect.
Will the effects be permanent rather than temporary?	No	No significant effect.
Will the impacts be irreversible?	No	No significant effect.
Will it be difficult to avoid, or reduce or repair or compensate for the effects?	No	No significant effect.

4.3.1 Conclusion

It is concluded that the characteristics of the potential impacts are not considered significant. There are no long-term negative impacts which can be associated with the project. Potential impacts during the construction phase will be temporary to short term and effectively managed through best practice measures provided in the outline CEMP prepared for the proposed development. No impact interactions have been identified. No likely significant long-term or permanent negative environmental impacts have been identified in the course of the screening process.

4.3.2 Reasoning

All works will be confined to the proposed 1.2hectare site. With the successful implementation of measures provided within the outline CEMP, the potential for any direct or indirect impact on habitats and protected species is low and the likelihood of any significant effects occurring as a result of the development can be excluded.

5 Conclusions and Recommendations

The proposed works are not a development for which EIAR is mandatory. It is also considered that the proposed development is not a sub-threshold development that requires an EIAR, however it was assessed against the relevant criteria and is considered unlikely to have 'significant effects on the environment'.

The relevant legislation requires EIAR for a number of classes of project that could potentially relate to the proposed development, however none were specific to a project such as the proposed Kinsale Road LRD.

An EIA Screening exercise was however carried out to determine the potential for the proposed development to have significant environmental effects or not. This assessment concluded that no significant effects on the environment are considered likely to arise. On this basis it is considered that the development does not require Environmental Impact Assessment and that an EIAR is not necessary.

The main reasons for this conclusion are:

- Consideration has been given in relation to whether the development is likely to have significant effects on the environmental factors specified in schedule 7 of the Planning and Development Regulations 2001.
- This consideration has had regard to the existing context and condition of the area of the proposed development and its surrounding context. It has considered the impacts of the development and the likely resulting effects on the environment.
- In assessing likely impacts, mitigation measures that can be applied to minimise or eliminate likely effects on the environment have been considered, as relevant and appropriate. No mitigation measures to protect qualifying interests of any Natura 2000 sites were considered.
- No likely significant residual effects on any of the environmental factors screened were identified.