EIA Screening

For Development at Barry's Field, Carrigaline Road at Churchyard Lane, Douglas, Cork.

on behalf of Barry's Field Ltd.

January 2025



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

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Contents

1. Introduction 4
1.1 Evidence of Technical Competence and Experience 5
1.2 Site Location and Context 5
1.3 Summary of Proposed Development 6
2. Legislative Context 6
2.1 Methodology 7
2.2 Screening for Mandatory EIA 9
2.3 Screening for Sub-Threshold EIA 10
2.4 Form of Decision 10
3. Information Required by the Annex II(A) of the 2014/52/EU 11
3.1 Physical Characteristics of the Whole Project and Demolition Works 11
3.2 Project Description 12
3.3 Cumulation with other Existing and/or Approved Plans and Projects 13
3.4 Nature of Any Demolition Works 17
3.5 The Use of Natural Resources 17
3.6 The Production of Waste 17
3.7 Pollution and Nuisances 19
3.7.1 Air Quality 19
3.7.2 Noise and Vibration 19
3.7.3 Operational 21
3.8 The Risk of Accidents, having regard to Substances or Technologies Used 21
3.9 Risk to Human Health 23
3.10 Location of the Project, with Regard to Environmental Sensitivities of Geographical Areas Likely to be Affected 24
3.10.1 The Existing and Approved Land Use 24
3.10.2 Transboundary Impacts 25
3.10.3 The Relative Abundance, Quality, and Regenerative Capacity of Natural Resources in the Area 25
3.10.4 The Absorption Capacity of the Natural Environment 26
3.10.5 Landscape and Visual Impacts 26
3.10.6 Land and Soil 27
3.10.7 Water Environment 27

3.10.8 Cultural Heritage and Archaeology 28
4. Screening Determination 29
4.1 Characteristics of Potential Impacts 29
4.1.9 Cumulative Effects 0
4.1.10 Residual Effects 0
5. Conclusion 0

1. Introduction

This Environmental Impact Assessment (EIA) Screening Report has been prepared by McCutcheon Halley Chartered Planning Consultants on behalf of Barry's Field Ltd. in relation to a proposed development that comprises of the construction of 124 no. residential apartments (consisting of a mix of 1, 2 and 3 bed units), 1 no. cafe unit and 2 no. office units, in a development ranging in height from 1 to 5 storeys and all associated site development works including footpaths, car and bicycle parking, drainage, bicycle and bin stores, lighting, fencing, landscaping/amenity areas, ESB substation/ switchroom and plant room. Site development works include 2 no. new uncontrolled pedestrian crossings and footpath improvements on Churchyard Lane which requires the removal of 6 no. existing on-street car parking spaces.

The proposed development works include a connection and construction of a new storm water and foul sewer along Carrigaline Road. Access to the site will be via a new vehicle access point and a new pedestrian connection from Carrigaline Road and 2 new pedestrian connections onto Churchyard Lane. The new vehicular access requires the removal of 4 no. existing car parking spaces at Barry's Field, Carrigaline Road at Churchyard Lane, Douglas, Cork.

The purpose of this report is to provide the required information to enable the competent authority, in this case Cork City Council, to determine whether an Environmental Impact Assessment Report is required or not, as specified in Schedule 7A of the Planning and Development Regulations 2001 (as amended) in respect of the proposed development. Where a project is of a specified type but does not meet, or exceed, the applicable threshold then the likelihood of the 'sub-threshold' project having significant effects (adverse and beneficial) on the environment needs to be considered.

As is identified in Section 3 of this report, the proposed development is a sub threshold infrastructure project and this EIA Screening Report has been prepared to satisfy the applicant's obligations under Schedule 7A of the Planning and Development Regulations (PDR) 2001, reproduced below.

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; (b) a description of the location of the proposed development, with 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; (b) the use of natural resources, in particular soil, land, water and biodiversity.

4. The compilation of the information at paragraphs 1 to 3 shall consider, where relevant, the criteria set out in Schedule 7.

1.1 Evidence of Technical Competence and Experience

This EIA Screening Report has been prepared by Aida Vaisvilaite of McCutcheon Halley Chartered Planning Consultants. Aida holds a Bachelor's Degree in Arts, majoring in English and a Master's in Planning and Sustainable Development, both awarded by University College Cork.

Aida has over 3 years' experience working with multi-disciplinary teams and has provided input on a variety of projects. In particular, Aida has experience in the preparation of EIA Screening report.

This EIA Screening Report has been reviewed by Majella O'Callaghan of McCutcheon Halley Planning Consultants. Majella holds an MSc in Urban and Regional Planning awarded by the Heriot Watt University, Edinburgh, a BA in Geography and Economics awarded by University College Cork and a Diploma in Project Management awarded by Central Institute of Technology, Perth, Australia.

Majella has over 12 years practical experience preparing Environmental Impact Assessments, EIA Screening and Scoping Reports and AA Screening Reports for a range of industries including mixed use development and residential development.

1.2 Site Location and Context

The proposed development site is located in the centre of Douglas. Church Yard Lane bounds the west and Carrigaline Road is located to the east of the site. The site is neighboured to the north by a mix of residential and commercial buildings and is a greenfield site, approximately 0.83ha (net area) in size. The site is bounded by existing trees and stone walls along the eastern and western edges of the site. Directly south of the site is a telecom exchange and St. Lukes Church, and graveyard are located to the southwest area of the site.

The site is within Douglas town centre, and the majority of amenities are easily accessible and in close proximity to the site. Douglas Village Shopping Centre is only a 3-minute walk from the site, while Douglas Court Shopping Centre is a 10-minute walk.



Figure 1 Site location outlined in denoted by a red pin.

1.3 Summary of Proposed Development

Barry's Field Ltd are applying for planning permission for a Large-Scale Residential Development (LRD) consisting of 124 no. residential units, ground floor commercial and office units and all associated development works at Barry's Field, Carrigaline Road and Churchyard Lane, Douglas, Cork.

The proposed development specifically comprises of:

1) construction of 124 no. apartment units ranging from 1-5 storey apartments;

2) construction of car parking, bicycle parking spaces and landscaping;

3) a new vehicle access proposed from Carrigaline Road; and

4) a new pedestrian access point from Carrigaline Road and two new pedestrian access points from Churchyard Lane. The site includes the construction of an ESB substation, plant and bike storage.

2. Legislative Context

The Environmental Impact Assessment (EIA) requirements derive from EU Directives. The EIA Directive, Council Directive 2014/52/EU, amended Directive 2011/92/EU. The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 came into effect in September 2018, transposing Directive 2014/52/EU and giving further effect to Directive 2011/92/EU.

This EIA Screening Report is prepared based on the requirements of EU Directive 2014/52/EU which has the objective *'to ensure a high level of*

protection of the environment and human health, through the establishment of minimum requirements for environmental impact assessment (EIA), prior to development consent being given, of public and private developments that are likely to have significant effects on the environment'.

Projects requiring EIA are listed in Schedule 5 (Parts 1 and 2) of the 2001 Regulations. In cases where a project is mentioned in Part 2 but is classed as 'sub-threshold', planning authorities are required under article 103 of the 2001 Regulations to request an EIAR where it considered that the proposed development is likely to have significant environmental effects.

The decision as to whether a development is likely to have significant effects on the environment must be taken with reference to the criteria set out in Schedule 7 and Schedule 7A of the 2001 Regulations.

2.1 Methodology

This report is informed by the wider application documentation (reports and drawings). The information to be provided by the Applicant to comply with Schedule 7A obligations is presented in section 1 and this report includes detail responding to all the requirements.

A key issue is, are the likely effects "*significant*" in the context of the Schedule 7 and 7A criteria. '*Significant Effects'* is defined in the EPA 'Guidelines on the information to be contained in Environmental Impact Assessment Reports' 2022 (EPA Guidelines) as;

> "*An effect which, by its character, magnitude, duration, or intensity, significantly alters a sensitive aspect of the environment*"

The identified quality, significance, and duration of effects for each aspect of the proposed development is stated using the terminology set out in the EPA Guidelines, reproduced in the following Table.

Table 1: Description of effects

Quality of Effects	
Positive	A change which improves the quality of the environment (for example, by increasing species diversity; or the improving reproductive capacity of an ecosystem, or by removing nuisances or improving amenities.)
Neutral	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
Negative/Adverse Effects	A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity of an ecosystem; or damaging health or property or by causing nuisance).

Quality of Effects	
Significance of Effects	
Imperceptible	An effect capable of measurement but without significant consequences.
Not Significant	An effect which causes noticeable changes in the character of the environment but without significant consequences.
Slight Effect	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
Moderate Effect	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
Significant Effect	An effect which, by its character, magnitude, duration, or intensity alters a sensitive aspect of the environment.
Very Significant Effect	An effect which, by its character, magnitude, duration, or intensity significantly alters most of a sensitive aspect of the environment.
Profound Effect	An effect which obliterates sensitive characteristics
Duration of Effects	
Momentary	Seconds to minutes
Brief	Less than 1 day
Temporary	Less than 1 year
Short-term	1-7 years
Medium-term	7-15 years
Long-term	15-60 years
Permanent	Over 60 years
Reversible Effects	Effects that can be undone, for example through remediation or restoration
Frequency of Effects	Describe how often the effect will occur (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually)
Extent & Context of Effects	
Extent	Describe the size of the area, the number of sites, and the proportion of a population affected by an effect.

Quality of Effects	
Context	Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)
Probability of Effects	
Likely	The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.
Unlikely	The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.

Information provided in the following Guidelines has been followed in the preparation of this report.

- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development, Department of Housing, Local Government and Heritage, 2020.
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, Department of Housing, Planning and Local Government, 2018.
- Environmental Impact Assessment of Projects: Guidance on Screening, European Commission, 2017.
- Guidelines on the information to be contained in Environmental Impact Assessment Reports 2022 – Environmental Protection Agency (EPA), 2022.

2.2 Screening for Mandatory EIA

As part of this screening assessment, McCutcheon Halley Planning Consultants have reviewed the project categories under Part 1 and Part 2 to determine if this proposed development satisfies any of the project categories. The subject development does not fall within development classes set out in Part 1 of Schedule 5 having regard to the nature and scale of the development.

Schedule 5, Part 2, Class (10)(b) requires the preparation of a mandatory EIA for projects which exceed the following thresholds:

> *(i) Construction of more than 500 dwelling units.*
>
> *(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district1, 10 hectares in the case of other parts of a built-up area, and 20 hectares elsewhere.*

The proposed development comprises the construction of 124 no. residential units with ground floor office units and a café unit on a gross site area of 1.04ha. The project therefore does not meet the thresholds as prescribed by Class 10(b) of the 2001 Regulations, and therefore the project does not require a mandatory EIAR as set out in Schedule 5.

2.3 Screening for Sub-Threshold EIA

In cases where a project is mentioned in Schedule 5, Part 2 but is classed as 'sub-threshold development', it is necessary for a planning authority to undertake a case by case examination about whether the development is likely to be associated with significant effects on the environment. In other words, screening for whether EIA is needed, must be undertaken.

While it is clearly demonstrated above that the subject proposal does not trigger mandatory EIA, it is considered prudent to establish that the proposed project would not have significant effects on the environment and therefore does not require a sub-threshold EIA.

The EPA guidance (EPA, 2022) states that if an examination of the relevant legislation which transposes Annexes I and II of the amended Directive does not provide a clear screening outcome.

> *"Then the nature and extent of the project, site and the types of potential effects are examined. The totality of the project is considered, including off-site and secondary projects as well as indirect, secondary, and cumulative impacts".*

Schedule 5, Part 2, (15) states that any project listed in this part which does not exceed a quantity, area or other limit specified 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, would require EIA.

The key issue for the competent authority in the context of the possible need for EIA of sub-threshold projects is whether or not such development is likely to have significant effects on the environment. Consideration of significant effect should not be determined by reference to size only, the nature and location of a project must also be taken into account. This report has been furnished to Cork City Council with the necessary information to make this decision.

2.4 Form of Decision

As stated previously, it is a matter for Cork City Council, as the competent authority, to determine whether the proposed development is likely to have significant effects on the environment such as to require an EIA to be carried out. If their screening determination reaches the conclusion that the proposed development is not likely to have significant effects on the environment, the Local Authority's attention is specifically drawn to the requirement that the Council's screening determination must comply with

the requirements of Article 103 (1B), (1C), (3) and (3C) of the Planning and Development Regulations, as amended, which provide, in so far as relevant.

Mitigation measures for the proposed development during the construction and operational phases are set out in the supporting reports included with this application including, but not limited to;

- Construction and Environmental Management Plan including a Resource and Waste Management Plan
- Operational Waste Management Plan
- Ecological Impact Assessment
- Appropriate Assessment Screening Report
- Arboriculture Assessment
- Planning and Design Statement
- Flood Risk assessment
- Drainage Impact Assessment
- Architectural Drawings
- Landscape Report and Drawings
- Infrastructure Design Report and Drawings
- Transportation Assessment
- Mobility Management Plan; and
- A Stage 1 Road Safety Audit.

All mitigation measures have been taken into account in the context of this EIA Screening Assessment.

3. Information Required by the Annex II(A) of the 2014/52/EU

This section of the report responds to the requirement to provide;

> *'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;'.*

3.1 Physical Characteristics of the Whole Project and Demolition Works

The subject site for this application has a site area of 1.04ha and consists of undeveloped ground, that is relatively flat open green space and overgrown pasture.

The site is bound to the north by mix of residential and commercial buildings which includes Barry's of Douglas Bar & Restaurant, and the associated the garden area of which is screened from the site by mature trees. There is a small vacant site between this garden and the site along Carrigaline Road.

To the east, the site is bound by Carrigaline Road, a one-way road partially bordered by stone walls and large, mature trees.

To the west, the site is bound by Churchyard Lane, a narrow road which is lined on one side by a stone wall and on the site boundary by a sod and stone wall/ditch. Both sides of the lane are lined with mature trees.

To the south, the site is bound by a telephone exchange premises. Two graveyards are located to the south and west of the site.

The site is within Douglas town centre, and the majority of amenities are easily accessible and in close proximity to the site. Douglas Village Shopping Centre is only a 3-minute walk from the site, while Douglas Court Shopping Centre is a 10-minute walk.

There are no demolition works proposed as part of this development.

3.2 Project Description

The proposed development consists of a mixed use development comprising of 124 no. residential units, a café unit, office units and all associated site development works including footpaths, parking, drainage and landscaping.

Associated site work will consist of footpaths, cycle paths, car and bicycle parking, drainage, fencing, bicycle and bin stores, lighting and landscaping/amenity areas. Access to the site will be via a new vehicle access point from Carrigaline Road. Pedestrian/cycle connections will be from Carrigaline Road and Churchyard Lane.

The development will include the provision of landscaping and open spaces and amenity areas for future residents.

Existing biodiversity will be enhanced and maintained throughout the landscaping proposals, particularly the provisions of trees along the southern and western boundaries and other pockets of green areas in the form of scattered trees provided throughout the site within the open space areas. Further details of the landscaping proposed can be found within the landscape masterplan and proposed drawings prepared by Cunnane Stratton Reynolds Land Planning and Design.



Figure 2 Proposed Site Layout Plan prepared by OMP

3.3 Cumulation with other Existing and/or Approved Plans and Projects

The subject site is bounded by Carrigaline Road on the east, which is the main street and the vehicular access to the site. The area surrounding the site is characterised by a mix of uses comprising mostly of residential and commercial use with the lands to north being commercial, east being residential while the west and south consists of a church and graveyard.

A planning search has been carried out for Douglas. It is noted that at the time of writing this report, most planning applications noted are for single dwellings, extensions or retention planning. There are two planning applications on the same site for a residential development. Application 24/42645 has been appealed to ABP, while decision to grant has been made for application 24/42647 with the final grant to be issued at the time of writing this report.

In addition, two SHD applications are currently under construction ABP Ref. 307041-20 which has a permission to construct 449 no. units and ABP Ref. 304367-19 for the construction of 472 no. residential units (refer to Figure 3 below).

A Large-Scale Residential Development permission has been granted 2.8km from the subject site, for the construction of 580 no. residential units (Ref. 24/42632).

A Part 8 application was noted south of the subject site, titled *'Active Travel Improvement Works from Maryborough Woods, Douglas to Berkeley, Douglas'*. In addition, it is known that the National Transport Authority have proposed works along Church Street, as part of 'Bus Connects' initiative, which is north of the subject site; however, no application for these works has been submitted at the time of writing the EIA Screening report.

An additional Part 8 application concerning the Scairt Cross is for a proposed development comprising of residential development to provide 54 no. dwellings. Decision regarding this application is yet to be made at the time of writing this report.

Ref. No.	Development	Decision	Address	Distance from Site
304367-19	Permitted SHD (under construction) 449 no. residential scheme	Granted with 26 no. Conditions on 15/10/2019	Maryborough Ridge, Moneygurney, Douglas, Co Cork.	Circa 1.5km
307041-20	Permitted SHD (under construction) 449 no. residential scheme	Granted with 28 no. Conditions on 12/08/2020	Maryborough Ridge, Moneygurney, Douglas, Co Cork.	Circa 2.30km
24/42632	A 10 year planning permission for a Large-Scale Residential Development including the demolition of an existing dwelling house and associated agricultural outbuildings and the construction of a mixed-use residential development of 580 no. residential units	Granted with 64 no. Conditions on 09/09/2024	Castletreasure, Moneygurney and, Maryborough (townlands), Douglas Cork	Circa 2.8km
24/42645	The development will consist of a residential and	Application Appealed	Site at South Douglas Road, between	Circa 0.96km

	creche development comprising: 93 no. residential units.	on 13/01/2025	Rathmore Lawn and, Tramore Lawn, Douglas Cork	
24/42647	The development will consist of a residential development comprising: 20 No. residential units	Decision Granted with 51 no. Conditions on 18/12/2024. Final Grant to be issued.		
24/43489	Large Scale Residential development (LRD) comprising the construction of 108 residential units	New Application – Decision Due 14th February 2025	Castletreasure (townland), Carrs Hill/Carrigaline Road (R609), Douglas, Cork	Circa 1.4km
Part 8 Maryborough Woods, Douglas to Berkeley,	Active Travel Improvement Works	Not Submitted at the time of writing report.	Maryborough Woods, Douglas to Berkeley, Douglas	Circa 0.9km
Part 8 The Scairt Cross	Residential Development of 54 no. Dwellings	No Decision at the time of writing report.	The Scairt Cross, Douglas	Circa 1.5km

Table 2 Neighbouring Planning Applications

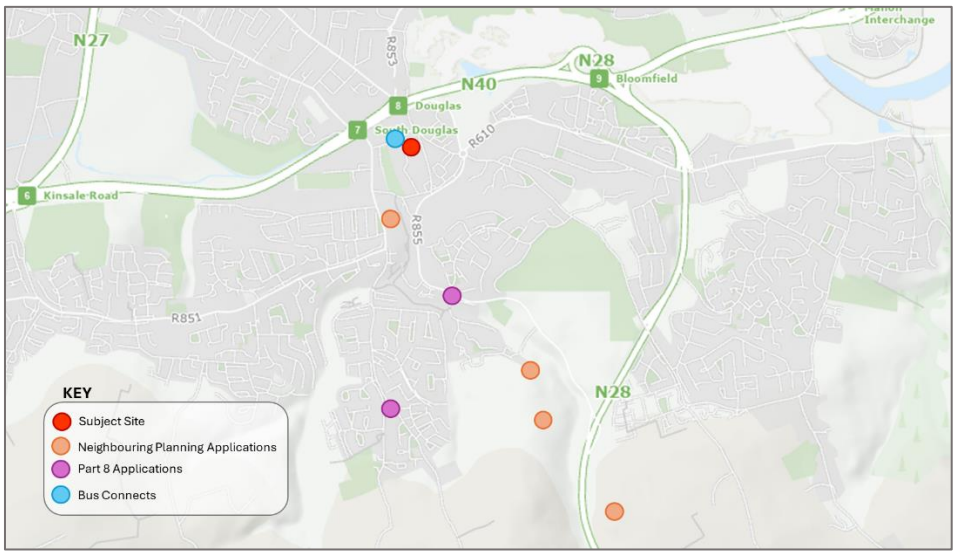

Figure 3 Location of Neighbouring Planning Applications, Part 8 Application and Future Bus Connects Route.

The above planning applications have been subject to environmental assessment including an assessment of the implication of the proposed development to biodiversity and where required have set out mitigation measures that aim to avoid the potential for these developments to have significant effects to local biodiversity, alone or in-combination with other plans or projects. In view of the findings set out for these other development projects, it is concluded that this current project will not have the potential to combine with them to result in significant cumulative effects to local biodiversity.

In addition, it is expected that the Bus Connects works will be subject to environmental assessments.

It is also reasonable to assume that the development consents would incorporate conditions requiring protection of the environment during the construction phase. Given the nature of the recent applications in the immediate vicinity of the site, it is considered that some of these sites are already operating in a manner whereby construction work has already commenced. Given the proposed timing of this application (opening year approximately 2026), it is not considered likely therefore that the construction and operation of development will result in significant cumulative impacts.

Combination/cumulative effects of this proposed development with regards to permitted development have been considered in the AA Screening Report prepared by Limosa Environmental. In addition to the AA Screening report, Limosa Environmental have also prepared an Ecological Impact Assessment (EcIA). This development was assessed for its potential adverse effects to the Natura 2000 sites. The ecological impact assessment for the proposed development, identified potential impacts on habitats and species due to its location near sensitive conservation areas, including the Cork Harbour SPA

and Great Island Channel SAC. Surveys revealed the site comprises unmanaged grassland, mature treelines, hedgerows, and scrub, with invasive species such as Japanese Knotweed present. Breeding bird and mammal surveys found no species of high conservation concern. Recommendations include incorporating biodiversity enhancements, such as nesting boxes, to achieve net biodiversity gain.

3.4 Nature of Any Demolition Works

There are no demolition works proposed as part of this development.

3.5 The Use of Natural Resources

The proposed development is on a site that has never been constructed on previously and is a green open space.

The proposed 124 no. residential units and the office/cafe aspect of the development are not expected to have a high demand for water resources. Uisce Eireann have issued a Confirmation of Feasibility for water supply. A copy of correspondence received from Uisce Eireann is included with this application.

During the construction stage, the use of natural resources will be minimised through sourcing goods and services locally where practical and, through efficient purchasing, that will seek to reduce the amount of waste generated.

The CEMP prepared by DOSA Consulting Engineers outlines the strategy for reducing and minimising waste and recycling of materials where appropriate. Best practice procedures in general will minimise waste generated on site.

Natural resources may be used in the construction process (i.e. stone, gravel, water), but during the operational phase there will be no out of the ordinary use of natural resources. Material efficiency is emphasized by requiring contractors to plan resource use carefully, reducing excess ordering and promoting the reuse of off-cuts and surplus materials within the project. These initiatives aim to minimize environmental impacts and promote resource sustainability throughout the construction process.

3.6 The Production of Waste

As noted above, there is no demolition proposed as part of the construction process. All proposed construction works will be completed in compliance with the Construction Environmental Management Plan (CEMP) and the Construction Resource Waste Management Plan (RWMP) that has been prepared by DOSA Consulting Engineers.

Residues and emissions from the construction phase of the development will be related to construction waste and emissions from construction plant. No out of the ordinary residues, or emissions, are likely during the construction phase of the development.

All proposed construction works will be completed in compliance with the Construction Environmental Management Plan (CEMP) which includes

measures to ensure that minimum waste is generated and maximum recycling, re-use, and recovery of waste with diversion from landfill during the construction stage.

Any waste arising during construction will be managed based on the Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Development Projects. Waste materials generated during site clearance and construction will be segregated on site, where it is practical. Where the on-site segregation of certain waste types is not practical, off-site segregation will be carried out.

Waste generated on-site will be segregated into categories such as metals, concrete, wood, plastics, and general waste to facilitate recycling and minimize landfill use. Designated storage areas will be established to streamline waste handling and improve recycling efficiency. Construction materials like metal, concrete, and wood will be sent to licensed recycling facilities, while reusable soil and excavation material will be stored for on-site use or transferred to other projects.

There will be skips and receptacles provided to facilitate segregation at source. All waste receptacles leaving site will be covered or enclosed. Waste will be handled by an approved waste contractor holding a current waste collection permit. The appointed contractor will collect and transfer the wastes as receptacles are filled. Any waste requiring disposal off-site will be reused, recycled, recovered or disposed of at a facility holding the appropriate registration, permit or licence, as required.

No out of the ordinary production of waste or residues is likely during the operational phase of the development. Operational waste generated will generally be domestic waste from the residential apartments and the proposed café and offices and will be disposed of by a licensed waste contractor. No significant negative impacts are anticipated due to production of wastes during construction or operation of the proposed development.

The Construction Resource Waste Management Plan (RWMP) will guide the process, detailing waste types, estimated quantities, handling procedures, and targets for recycling and reuse, with regular audits to ensure compliance and identify improvements. Only licensed contractors and facilities will manage waste collection, recycling, and disposal, ensuring adherence to environmental legislation. Additionally, site staff and contractors will be trained on waste management protocols to foster awareness and commitment to sustainable practices. These initiatives aim to minimize environmental impacts, reduce landfill waste, and promote resource sustainability throughout the construction process.

No significant impacts as a result of the production of waste during the construction and operation of the proposed development are anticipated and therefore a further assessment on potential impacts in the context of an EIA is not warranted.

3.7 Pollution and Nuisances

The Construction and Environmental Plan Management Plan (CEMP) prepared by DOSA Consulting Engineers describes the environmental measures and procedures to be followed for the duration of the construction phase. It proposes mitigation measures where appropriate for managing noise, dust, suspended solids, accidental spillages, traffic and waste.

3.7.1 Air Quality

The CEMP covers Environmental Management, which focuses on Air Quality within Section 7.1 of the Report. This section notes that the final contractors CEMP will include the full mitigation measures as described in the Ecology Reports. The report notes the following Air Quality mitigation measures:

- Spraying exposed earthwork activities and site haul roads during dry weather;
- Stockpiling of materials to be limited to what is needed at the time;
- Excavated materials will be removed from the site as soon as possible to minimise potential for stockpiles to create windblow dust;
- Street sweepers will be employed to ensure the adjacent R474 is maintained free of dust;
- Provision of wheel washing;
- Covering stockpiles;
- Control of vehicle speeds, speed restrictions to 1 km/hr on site and vehicle access;
- Minimising the extent of working areas at any one time;
- Netting and hard surface hoarding around the perimeter of the site will minimise dust mitigation from the site at low levels.

Along with the above-mentioned measures, daily inspections will be carried out to identify any potential source of dust generation and implement the appropriate mitigation measures. It is noted that dust control is best achieved at source.

With all of the above-mentioned measures it is not expected that dust will have an impact on local human or ecological receptors. In the case of complaints from the public regarding dust, these complaints will be logged and appropriate measures will be implemented to limit the effects of dust.

The impact on air during operational phase of the development is considered to be imperceptible.

3.7.2 Noise and Vibration

The CEMP details that noise impacts during construction activities will be controlled as follows:

- Site compounds will be located away from noise sensitive areas and these will be restricted to normal working hours;

- Sound insulation will be provided by constructing site hoarding around the site;
- All plant items will be maintained to control noise measures;
- Ensure that HGV drives turn off engines when parked;
- Using minimal impact reversing alerts and avoiding use of horns where possible;
- Using radio contact across the site;
- Using mains power supply instead of generators as much as possible.

Contact details for the site manager will be provided at the entrance to the site and local residents/public will be encouraged to report any noise issues. Any noise complaints made during the works will be logged, investigated and followed up with measures to limit noise emissions, where appropriate.

The CEMP notes that it is not expected that there will be any significant vibration impacts from the proposed works. It is expected that some minor vibrations will be generated from heavy plant and machinery, but it is anticipated that there will be no significant percussion plant percussion plant required that could have the potential to cause vibration effects or damage.

The vibrations on the site will be monitored along routes for construction traffic. In addition, vibration limits will be applied as set out in BS 5228-2:2009+A1:2014 (Code of Practice for Vibration Control on Construction and Open Sites) and BS 7385: 1993 (Evaluation and measurement for vibration in buildings Part 2: Guide to damage levels from ground borne vibration).

A Noise and Vibration Impact Assessment was undertaken by CLV Consulting as part of this application. The report considered the assessment for the potential impact from the proposed residential development within the identified noise sensitive receptors in the vicinity of the site during both the construction and operational stages and either confirm acceptability or recommend necessary noise mitigation measures as required. The assessment also quantified the external noise environment in the vicinity of the development buildings and determined the noise mitigation measures required to be incorporated into the design of the development.

Within the assessment it notes that the predicted noise level ranges show that construction noise emissions from the development will be below the recommended thresholds for activities occurring across the majority of construction areas. In respect of vibration, the potential for impact at neighbouring sensitive locations during construction will be limited to excavation works and lorry movements on uneven road surfaces. However, lorry movements will be mostly on existing roads which are free of significantly sized speed bumps and other similar impediments so any potential vibration impact will therefore be minimised.

The report also considered noise emissions form Barry's Bar of Douglas located to the north of the site. During the survey, the average ambient noise level measured during the busiest 18:00 - 01:00hrs during these weekend periods ranged between 54 - 57dB LAeq which would be considered typical

of the ambient noise level in the vicinity. In order to mitigate the potential for the occurrence of these periods to cause an impact, the external glazing and trickle vent minimum specifications were upgraded on the proposed development building northern facades.

The report outlines appropriate mitigation measures into the proposed design which will allow the development to be fully compliance with the internal area noise requirements and the magnitude of the inward noise impact on development internal areas would therefore be considered negligible.

3.7.3 Operational

During the operational stage of the development, it is considered that the proposed residential development would not have any negative impact in terms of pollution or noise.

A Transport and Traffic Assessment has been carried out by MHL & Associates and it notes that the traffic increase as part of the proposed development will be minimal. In addition, the location and nature of the proposed development focuses on encouraging sustainable modes of transport. This will result in lower car dependency and CO2 production, which will help to mitigate the environmental impact of the proposed development. The central location of the proposed development will encourage residents to walk, cycle or use public transport.

In addition, the design incorporates energy efficiency measures to meet the standards of the recently introduced NZEB Part L Regulations and will thus positively contribute to a reduction in fossil fuel use and associated greenhouse gas emissions.

3.8 The Risk of Accidents, having regard to Substances or Technologies Used

The proposed development is residential in nature and is not at risk of major accidents, nor is the development as designed likely to increase the risk of a major accident in this location.

The subject site and proposed development are located approximately 280 meters from the Cork Harbour SPA (Site Code 004030) and 6.8 km from the Great Island Channel SAC (Site Code 001058). The site is hydrologically connected to these designated areas via surface and stormwater runoff, which will discharge into the stormwater network leading to Cork Harbour through the Douglas Estuary. Foul water will be treated at the Carrigrennan Wastewater Treatment Plant, which discharges into Cork Harbour, potentially affecting the SPA and, through tidal and wind movements, the SAC.

The Cork Harbour SPA is designated for its internationally and nationally important populations of waterbirds, while the Great Island Channel SAC supports habitats of Tidal Mudflats and Sandflats and Atlantic Salt Meadows. Mitigation measures, including a Surface Water Management Strategy and pollution controls outlined in the Construction Environmental Management

Plan, are proposed to safeguard the conservation objectives of these Natura 2000 sites. The AA Screening confirms that the proposed development is not expected to have significant impacts on the Cork Harbour SPA or the Great Island Channel SAC, provided that mitigation measures are implemented. The measures include Surface Water Management Strategy and SuDS systems used on the site. Additional measures noted in the CEMP will prevent accidental spills or pollution during the construction phase.

The Flood Risk Assessment (FRA) prepared by ARUP for the proposed development confirms that the site is located within the defended area of the Douglas Flood Relief Scheme (FRS), which offers protection against fluvial flood events. Consequently, the risk of fluvial flooding is limited to extreme weather events or climate change scenarios. The risk of tidal flooding is deemed very low due to the site's elevation, which remains well above predicted tidal levels. Similarly, the risks of pluvial flooding (caused by heavy rainfall) and groundwater flooding are considered very low based on the site's topography and drainage characteristics. Therefore, flood risk to the development and its surrounding areas is considered low, and no significant flood-related impacts are expected from the project.

No Seveso sites have been identified in the neighbouring areas. There is a total of 6 Seveso Sites within the Cork City Council administrative area. The nearest facility regulated under The Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 (COMAH 2015), which transpose the Seveso III Directive (2012/18/EU) into Irish Law is the Goulding Chemicals Limited, located on a site between Centre Park Road and Monaghan Road and is approximately 2.6km from the subject site. This is a lower tier Seveso site.

COMAH 2015, aim to prevent and mitigate the effects of major accidents involving dangerous substances that can cause harm to people, property, and the environment. These regulations are derived from the EU Seveso III Directive and are implemented in Ireland under the Chemicals Act. The regulations require operators to establish robust safety measures and management systems to reduce the risk of accidents. In the event of an incident, they emphasize minimizing its consequences through effective emergency planning and response, coordinated with local authorities and emergency services. Operators must also inform the public about potential hazards and safety precautions, ensuring transparency and preparedness. Additionally, the regulations empower competent authorities, such as the Health and Safety Authority (HSA) in Ireland, to enforce compliance through inspections and investigations. By aligning with EU standards, the regulations harmonize safety practices across member states, ensuring consistent and effective management of dangerous substances.

As such Goulding Chemicals Limited operates under a strict regulatory and safety regime operated by both the EPA and HSE and is subject to regular inspections.

Potential impacts during operation of the development are not anticipated, subject to compliance with building and fire regulations.

No risk of major accidents or disasters have been identified.

3.9 Risk to Human Health

Construction sites pose potential risk to the health and safety of the public. Health & safety issues will be the primary concern for the appointed Contractor and will apply in respect of persons working on the site and in respect of passing pedestrians, motorists or other transport carriers. The Contractor will include provision for correct positioning of all warning and advisory signs, traffic cones, signals and warning lamps which may be necessary for the proper control of traffic and to minimise inconvenience to the general public caused by the operations.

As required by the Safety Health and Welfare at Work (Construction) Regulations 2013, a Project Supervisor Design Process (PSDP) will be appointed by the developer and as the design advances, a Preliminary Health and Safety Plan will be drawn up by the PSDP. This will be passed on to the appointed Project Supervisor Construction Stage (PSCS) to be developed into a full project Health and Safety Plan.

The site will be provided with a secure boundary, as access by people who have not received the proper training and are unfamiliar with construction operations is dangerous. All access points to the site will be controlled in the form of gates or doors, which will be locked outside of working hours.

A Construction Traffic Management Plan has been prepared by DOSA Consulting Engineers which puts in place the support for the construction of the proposed development for programme of works, agreed routes to site and detail of a site liaison office and will be finalised by the main contractor (once appointed). The appointed contractor will be required to plan and manage deliveries and collections from the site to minimise the impact on the surrounding road network.

During the operational phase the risk to human health is considered to be negligible. The proposed design provides for the segregation of pedestrians and traffic and incorporates the principles of universal access and the requirements of Part M of the Building Regulations so that the development will be readily accessible to all, regardless of age, ability or disability.

The integration of energy efficient measures into the design will provide for healthier living standards for future occupants.

Significant negative impacts to human health as a result of construction and operation of the proposed development are not considered likely once mitigation measures are put into operation.

3.10 Location of the Project, with Regard to Environmental Sensitivities of Geographical Areas Likely to be Affected

3.10.1 The Existing and Approved Land Use

The subject site for this application has a site area of 1.04ha and consists of undeveloped ground, which is a generally levelled open green area and overgrown pasture. The subject site is bounded by Carrigaline Road on the east, which is the main street. The area surrounding the site is characterised by a mix of uses comprising mostly of residential and commercial use with the lands to north being commercial, east being residential while the west and south consists of a church and graveyard.

The subject site is within an area zoned as ZO 4 – Mixed Use Development with the objective *"to provide and promote a mix of residential and other uses to ensure the creation of a vibrant and sustainable urban area."* In addition, Chapter 10 of the CCDP for Key Growth Areas & Neighbourhood Development Sites Objective 10.82 discusses the importance of the role of Barry's Land within Douglas Town Centre and notes its role to be as follows:

> *To support placemaking and public realm improvements where development proposals are encouraged to optimise placemaking opportunities through high quality design and creating or contributing towards a multifunctional, inclusive public realm comprising streets and spaces that can accommodate a range of appropriate uses and activities which will assist in improving the attractiveness of Douglas and introducing greater levels of landscaping, public art, vitality and surveillance.*

Within Objective 10.321 the Plan states the following regarding the site:

> *The identification of Land at Barry's Field as a local transformation site represents an opportunity to incorporate, a comprehensive high-quality mixed-use development that positively responds to Carrigaline Road, Church Street and Church Yard Lane. This has the potential to incorporate a mix of employment generating uses, homes and community infrastructure into an underutilised infill site and introduce public realm improvements and pedestrian permeability that will improve the overall urban experience in this part of Douglas. During the lifetime of the Plan, the telephone exchange facility directly to the south could come forward as part of a comprehensive scheme with the Barry's Field Site or independently but having regard to the need to integrate and contribute towards the design ethos and mix of uses proposed at Barry's Field.*

The proposed development is in line with these objectives.

3.10.2 Transboundary Impacts

Given the location of the proposed development there will be no transboundary impacts.

3.10.3 The Relative Abundance, Quality, and Regenerative Capacity of Natural Resources in the Area

The proposed development specifically comprises of 1) construction of 124 no. apartment units in 2 no. blocks ranging from 1-5 storey apartments; 2) construction of car parking, bicycle parking spaces and landscaping; 3) a new vehicle access proposed from Carrigaline Road; 4) a new pedestrian access point from Carrigaline Road and two new pedestrian access points from Churchyard Lane. The site includes the construction of an ESB substation, plant and bin storage.

The proposed development will connect with existing surface water and foul water services.

The AA Screening report by Limosa Environmental discusses the geological and hydrological characteristics of the site in relation to its potential impacts on groundwater and nearby designated areas. The site lies within a hydrologically sensitive area, connected via surface water and stormwater runoff to the Douglas Estuary and Cork Harbour. The underlying geology and soil composition allow for moderate permeability, which supports the implementation of sustainable urban drainage systems (SuDS) and bio-retention features. This permeability reduces the risk of significant surface water accumulation and supports the natural recharge of groundwater systems.

Potential impacts on groundwater during construction and operation include contamination risks from surface water runoff, especially due to hydrocarbons, silt, and pollutants from construction activities. Additionally, leaks or spills of hazardous substances could infiltrate the soil, impacting the quality of the underlying groundwater. However, these risks are considered low due to the proposed mitigation measures.

Mitigation measures include:

- Surface Water and Drainage Management: Sustainable Urban Drainage Systems (SuDS), including filter drains and bio-retention systems, will naturally recharge groundwater and treat surface water before discharge. Full retention fuel/oil separators will prevent pollutants, such as hydrocarbons, from contaminating groundwater and nearby watercourses.
- Construction Environmental Management Plan (CEMP): Measures include the controlled storage of hazardous materials in bunded areas, availability of spill response kits on-site, and regular monitoring of surface and groundwater to detect and mitigate contamination risks early.
- Attenuation and Pollution Prevention: Attenuation tanks will regulate water discharge to maintain greenfield runoff rates,

while sedimentation controls, such as silt traps, will minimize siltation in nearby watercourses during construction.

While there is potential for impact, the AA report confirms that with careful safeguards and management practices, significant negative effects on natural resources can be minimized.

3.10.4 The Absorption Capacity of the Natural Environment

The proposed development is not expected to result in significant impacts on biodiversity or the existing environment. The Ecological Impact Assessment (EcIA) prepared by Limosa Environmental identifies habitats of varying ecological value on the site, including dry meadows, grassy verges, hedges, scrub, and mature treelines. The dominant habitat is classified as Dry Meadows and Grassy Verges, which supports a range of common and widespread species of the Irish countryside.

The AA Screening report prepared by Limosa Environmental concludes that the proposed development will have no significant adverse effects on any Natura 2000 sites, especially with the preventative mitigation measures.

As the site is a greenfield site and is located in a central location, where the predominant use is residential and commercial, it is considered that the site has a high absorption capacity to facilitate the scale of the development. There is no likelihood of significant environmental effects. As per the AA screening report it concludes that significant negative impacts upon Cork Harbour SPA and Great Island Channel SAC can be ruled out at screening stage.

3.10.5 Landscape and Visual Impacts

The landscape and visual impacts of the proposed development have been assessed in detail within the EcIA report by Limosa Environmental and also the LVIA prepared by Cunnane Stratton Reynolds.

The site is classified as "Medium," reflecting its mix of valued features and its capacity to accommodate some change. The proposed development will result in a "Medium" magnitude of change, involving a partial loss of existing landscape features as the greenfield site is transformed into a high-density residential development. Overall, the landscape effect is assessed as "Moderate." However, the retention of significant vegetation along the north, south, and west boundaries will help mitigate visual and ecological impacts, maintaining some of the site’s character and ecological functions.

The development will be well-screened by existing mature vegetation, particularly in summer when leaf cover is at its peak. Along Carrigaline Road, the design has been tailored to integrate into the existing streetscape through stepped building heights and carefully selected materials. In winter, reduced foliage will make parts of the development more visible, but additional planting will mitigate these effects over time. Visual effects vary across viewpoints, ranging from "Low" to "High," with the quality of these effects described as predominantly "Neutral." A notable positive outcome is

along Carrigaline Road, where the introduction of enhanced street frontage and landscaping is expected to deliver "Beneficial" effects.

Mitigation measures focus on preserving and enhancing the visual and ecological character of the site. Existing boundary vegetation will be retained wherever possible and supplemented with pollinator-friendly native planting to enhance biodiversity and screening. The design of the buildings incorporates variations in height, recessed upper floors, and materials sympathetic to the local context, reducing the visual impact and harmonizing with the surrounding area. These measures ensure that the development balances the need for urban growth with environmental and visual considerations, creating a design that is both functional and aesthetically sensitive.

This approach demonstrates a commitment to minimizing adverse impacts while enhancing the overall integration of the development within the local landscape and streetscape.

3.10.6 Land and Soil

Information on underlying soil type and bedrock was provided by the Geological Survey of Ireland database and the EPA database and interactive map viewer (EPA Maps).

The underlying bedrock consists of Tournaisian Limestone and Visean Limestone & Calcareous Shale, typical geological formations of the area. These formations exhibit moderate permeability, which supports natural infiltration of water and the implementation of sustainable urban drainage systems (SuDS).

The subsoil primarily comprises shale and sandstone till, characterized by a clayey texture. This composition contributes to the site's ability to retain moisture and supports the stability required for construction and drainage systems.

The site is not within a designated geological heritage area.

3.10.7 Water Environment

Information on water features, water quality and Water Framework Directive (WFD) status of watercourses in proximity to the site was determined from the EPA website and interactive map viewer Catchments.ie - Water, from source to sea. And EPA Maps.

The EcIA report identifies the site's hydrological connections to the Douglas River pNHA, Cork Harbour SPA, and Great Island Channel SAC through surface and stormwater pathways. These connections link the site to significant aquatic and estuarine ecosystems. The receiving waters within the Lee, Cork Harbour and Youghal Bay (WFD Catchments 19) are not classified as "at risk".

These potential impacts, including emissions from surface and stormwater runoff, have been further assessed in the AA Screening Report. The AA Screening concludes that with appropriate mitigation measures, the

proposed development will not result in significant adverse effects on the conservation objectives of these Natura 2000 sites.

To address potential environmental impacts, the development incorporates a comprehensive Surface Water Management Strategy, prepared by DOSA Engineers. This strategy employs a Sustainable Urban Drainage Systems (SuDS) approach to manage runoff from hard surfaces, ensuring discharge rates remain at greenfield levels through the use of attenuation tanks and flow control devices. Water quality will be safeguarded by features such as fuel retention fuel/oil separators, bio-retention systems, and filter drains, which treat pollutants before water is discharged into the surrounding hydrological network. The system is designed to accommodate a 100-year storm event with a 20% allowance for climate change, reducing the risk of downstream flooding.

Additionally, existing natural features, including ditches, trees, and hedgerows, will be preserved where feasible. These elements further contribute to reducing surface runoff and enhancing water quality, demonstrating a commitment to both ecological preservation and effective water management as outlined in the AA Screening findings.

The proposed development is not located within a coastal zone or within a wetland area.

3.10.8 Cultural Heritage and Archaeology

An Architectural Heritage Impact Assessment has been prepared by John Cronin and Associates. The report notes that the proposed development site, located at Barry's Field in Douglas, Cork, lies within the Douglas-Donnybrook Architectural Conservation Area (ACA). Although the site itself does not contain any Protected Structures (PS) or buildings listed in the National Inventory of Architectural Heritage (NIAH), several culturally significant structures are in close proximity. These include the former Garda Station (PS1213), located approximately 10 meters to the east; St. Luke's Church of Ireland (PS1206), situated about 100 meters to the southwest; and St. Columba's Roman Catholic Church, built in 1814, approximately 215 meters to the south.

The site is a greenfield that has historically been part of a rural landscape. There is no evidence of formal landscaping or significant archaeological features on the site itself. Historic maps, such as Griffith's Valuation and the 1:2500 Ordnance Survey, confirm that the area has remained largely undeveloped over time, maintaining its character as an open and natural space.

To mitigate potential impacts on cultural heritage, the proposed development incorporates several measures that respect the character of the ACA. Building heights are stepped and modulated to minimize visual impacts on the conservation area and surrounding heritage structures. The design also retains mature boundary trees and hedgerows, which act as a natural screen, reducing visual intrusion on nearby sites such as St. Luke's

Church and graveyard. Furthermore, the architectural design features a restrained material palette, including textured grey brick, which echoes the historic built environment and aligns with the character of the ACA.

In conclusion, the development is expected to have negligible impacts on cultural heritage and archaeology due to its careful design and integration into the surrounding landscape. The retention of mature vegetation and the use of sympathetic materials ensure the project enhances the architectural evolution of Douglas while preserving the character of the conservation area.

4. Screening Determination

The potential for impacts arising during the construction and operational phases have been considered above and the characteristics of the likely effects arising from the proposed development are rated using the descriptive terminology presented in the EPA (2022) Guidelines on the Information to be contained in Environmental Impact Assessment.

4.1 Characteristics of Potential Impacts

We note the criteria of Paragraph 3 of Schedule 7, Characteristics of Potential Impacts:

> *"The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:*
>
> *- the extent of the impact (geographical area and size of the affected population),*
>
> *- the transfrontier nature of the impact*
>
> *- the magnitude and complexity of the impact,*
>
> *- the probability of the impact,*
>
> *- the duration, frequency and reversibility of the impact".*

These specific criteria's are dealt with in the report above and the Table 1 below summarises the predicted post-mitigation significance, quality, and duration of the identified likely effects.

It should be noted that given the nature and scale of the proposed development, there is no likelihood of any trans frontier impacts arising from either the construction or operational phases

Aspect	Phase	Potential Effect	Extent	Probability	Significance of Effects	Quality of Effect	Duration
Landscape	**C**	Loss of open area and character as a result of development of a greenfield area	Local	Likely	Moderate	Negative	Short-term
	O	Increased planting as part of landscape masterplan	Local	Likely	Moderate	Positive	Long-term
Visual	**C**	Perceived negative changes due to removal of vegetation and emergence of plant and machinery	Local	Likely	Moderate	Neutral	Short-term
	O	Negative perception of proposed development, until landscaping scheme matures	Local	Likely	Slight	Neutral	Medium-term
Biodiversity	**C**	Disturbance during construction stage	Local	Likely	Not significant	Neutral	Short-term
	O	Increased planting and biodiversity on site	Local	Likely	Moderate	Positive	Long-term
Land & Soil	**C**	Loss of greenfield site	Local	Likely	Moderate	Neutral	Long-term
	O	None predicted	-	-	-	-	-
Human Health	**C**	None predicted	-	-	-	-	-
	O	None predicted	-	-	-	-	-
Water	**C**	Spills/leaks from plant entering the surface water drainage system.	Local	Not likely	Not significant	Neutral	Short-term
	O	None predicted	-	-	-	-	-

Air Quality & Climate	**C**	Reduction in air quality as a result of construction traffic and HGVs, and emissions from construction plant and machinery	Local	Likely	Not significant	Neutral	Short-term
	O	None predicted	-	-	-	-	-
Noise	**C**	Increase in noise as a result of construction activity, and operation of plant and machinery	Local	Likely	Slight	Negative	Short-term
	O	None predicted	-	-	-	-	-
Cultural Heritage	**C**	Potential impact to undiscovered sub surface remains	Local	Not Likely	Not Significant	Neutral	Short Term
	O	None Predicted	N/A	N/A	N/A	N/A	N/A

4.1.9 Cumulative Effects

Additional traffic and activities during the construction phase may result in some negative impacts on passers-by and local neighbours, however these impacts will be temporary, lasting only for the duration of the construction phase and within restricted hours of the day and therefore will not be significant.

4.1.10 Residual Effects

Once the proposed mitigation measures are implemented significant residual impacts are not anticipated

5. Conclusion

Development of the site for residential use is appropriate in the context of the site's mixed use zoning objective and national policy. Likely positive effects are forecast as the development will provide much needed sustainable residential accommodation.

The most likely impacts on the environment, without appropriate mitigation measures are considered to be:

- Dust, noise and traffic impacts associated with the construction process; and
- Impacts to local amenity and potential risk to pedestrians or road users.

A number of measures are proposed to mitigate the identified potential impacts, including:

- Development of a Construction and Environmental Waste Management Plan to mitigate construction related impacts; and
- A Construction Traffic Management Plan to mitigate construction traffic impacts.

Having regard to the nature, extent, and the characteristics of the likely impacts identified for the construction and operational phases, it is considered that the proposed residential development at the subject site will not give rise to a likely significant environmental effect and accordingly a sub-threshold EIA is not required.