



EIA Screening

Proposed Mixed Use Development at Jacobs
Island, Cork

Montip Horizon Limited

June 2018



1. Introduction

This Environmental Impact Assessment Screening has been prepared to determine whether the preparation of an Environmental Impact Assessment Report (EIAR) is required for a proposed residential development at Jacob's Island, Mahon, Cork.

The EIA process is iterative in nature and this statement has been prepared pursuant to the Section 5 (5) statement of possible environmental effects which was produced at the pre-application consultation stage for Strategic Housing Developments (SHD).

This statement should be read in conjunction with other application documents including the Statement of Consistency, Appropriate Assessment Screening and Outline Construction and Environmental Management Plan.

2. Background

Environmental Impact Assessment (EIA) is a procedure under the terms of European Directives on the assessment of the effects of certain public and private projects on the environment. In accordance with the provisions of Part X of the Planning and Development Act 2000 (as amended), an EIA shall be carried out in respect of an application for development which is specified in Schedule 5 of the Planning and Development Regulations 2001 (as amended) [the Regulations]. A mandatory EIA is required for developments which fall within the remit of Schedule 5.

In addition, a 'sub-threshold' EIA may be required, if the Planning Authority determines that the development would be likely to have significant effects on the environment. Schedule 7 of the Regulations, details the criteria for determining whether a development would, or would not be likely to have significant effects on the environment considering the characteristics of the proposed development, its location and characteristics of potential impacts.

Having regard to the above, the first step in the EIA process is to undertake a screening exercise to determine whether or not EIA is required for a particular project. This report considers same relative to European best practice guidance on such matters.

Article 4(4) of the Directive 2014/52/EU introduces a new Annex IIA to be used in the case of screening determinations. Annex IIA of Directive 2014/52/EU requires that the following information be provided by a developer in respect of projects listed in Annex II:

"1. A description of the project, including in particular:

- a) a description of the physical characteristics of the whole project and, where relevant, of demolition works;*
- b) a description of the location of the project, 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 project.

3. A description of any likely significant effects, to the extent of the information available on such effects, of the project 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.*

3. *The criteria of Annex III shall be taken into account, where relevant, when compiling the information in accordance with points 1 to 3”.*

3. Project Details

Characteristics of the Proposed Development

The proposed development includes the following:

- The construction of 413 no. apartments contained within 6 blocks ranging from 6 to 25 stories;
- Neighbourhood centre consisting of 3 no. ground floor retail units and a creche;
- Landscaped communal open spaces, 3 no. additional access points to the adjacent Lough Mahon walkway / cycleway, car parking & covered bicycle parking spaces;
- Upgrades to a section of the Mahon Link Road (R852) to the North of the N40 interchange, to incorporate a dedicated bus and cycle lane.

Description of Location of Project

The proposed development is in Jacobs Island, Mahon, one of the key identified growth centres in Metropolitan Cork. Based on a review of CSO Small Area Population Statistics, Jacobs Island currently has a resident population of 732 persons. The site is irregular in shape and is zoned for mixed-use development. The site is strategically located between the N40, South Ring Road of Cork city, and the bank to Lough Mahon. The site itself is 3.43 ha in area and is relatively flat in nature. It is not located in any delineated flood zones as defined in the Mahon Local Area Plan. It does not form part of any designated Natura 2000 site, but the site fronts onto Douglas Estuary and Lough Mahon, which forms part of the Cork Harbour Special Protection Area (SPA). There are no cultural heritage designations within the site and it does not form part of a defined architectural conservation area. It is not located within an Area of High Landscape Value, as defined in the Cork City Development Plan 2015.

Description of Aspects of the Environment Likely to be significantly affected by the project

The most significant possible negative effects on the environment, without appropriate mitigation measures in place, are likely to be:

- Population growth resulting in increased demand for waste infrastructure, water supply and impacting potable water quality;
- Potential effects on bird habitat, including run-off, pollution and disturbance of Cork Harbour Special Projection Area;
- Construction and operational traffic contributing to traffic congestion and road safety hazards on the Mahon Interchange and local road network;
- Adverse health and amenity effects arising from noise pollution during construction and operational phases;
- Increased demand on recreation and amenity services.

These matters, and others identified as part of the preparation of the Section 5(5) report have been considered in full as part of the design and assessment of the subject proposal, with a range of positive measures produced in response, including:

- Development of suitable water and wastewater treatment infrastructure services;
- Development of an Outline Construction Management Plan to provide for a full suite of standardised construction phase environmental protection measures;
- Provision of high quality landscaping, recreation and amenity services;
- Provision of road improvements at Mahon Link Road.

Expected Residues / Emissions / Production of Waste

It is expected that there will be some normal residues/emissions during the construction stage. Standard dust and noise prevention mitigations measures as per the majority of planning applications of all scales will be employed and monitored. As such, pollution and nuisances are not considered to likely have the potential to cause significant effects on the environment.

There will be some waste produced in the construction of the proposed scheme, but this will be subject to normal controls. It will be disposed of using licensed waste disposal facilities and contractors. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant effects on the environment.

During the operational phase, everyday waste and recycling from commercial and residential elements will be disposed of by an approved licensed waste disposal contractor.

There are no significant mitigations measures or methods to be undertaken in order to reduce likely significant effects on the environment in order to complete the proposed scheme. Any mitigations measures to manage noise, dust and/or pollution during the construction and operational phases are subject to standard policies and practices. Please refer to the Outline Construction Management Plan for full details.

Use of Natural Resources – Soil / Land / Water / Biodiversity

There will be no significant likely effects on the environment in relation to natural resources in the area. The main use of natural resources will be land. The land is located in a suburban area on a generally greenfield site. The scale of natural resources used both in construction and operation is not such that would cause concern in terms of significant likely effects on the environment. The development will not result in high demand for water use.

As outlined in the prepared Appropriate Assessment Screening, the site is not located within either the Cork Harbour SPA or the Great Island Channel SAC, with no potential for direct physical impacts on habitats within these sites. The subject site is located adjacent to the Cork Harbour SPA, however, it is unlikely to cause a significant increase in disturbance impacts on waterbirds due to the existing levels of disturbance from the Mahon walkway and other factors. As documented in the Appropriate Assessment Screening, the special conservation interests of the Cork Harbour SPA are not sensitive to moderate levels of eutrophication. Therefore, potential impacts from wastewater discharge through Carrigrennan Waste Water Treatment Plant can be screened out. The Appropriate Assessment

Screening notes that a detailed construction management plan will be prepared prior to commencement of development in support of ecology protection, amongst other environmental controls. These measures are all standard construction techniques that have not been specifically designed to mitigate effects on the SPA and SAC. They are all measures that would be deployed irrespective of the SPA and SAC as part of best practice construction management techniques.

4. Assessment on EIA Requirement

Article 93 and Schedule 5 of the 2001 Planning and Development Regulations sets out the classes of development for which a planning application must be accompanied by an environmental impact statement (EIS).

Part 1 and Part 2 Schedule 5 of the Planning and Development Regulations, 2001 defines the categories and thresholds of developments requiring EIA. The subject proposal does not come under any of the stipulated categories contained in Part 1.

The proposed development for residential apartments, neighbourhood centre, creche and ancillary works falls within the category of an 'Infrastructure Project' under Schedule 5 (10) (b) of the Planning and Development Regulations, which provides that a mandatory EIA must be carried out for the following projects:

"b)

(i) Construction of more than 500 dwellings

(ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.

(iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.

(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

(In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)"

The proposed development does not trigger a requirement for mandatory EIA because:

- At 413, the number of apartment units falls well below the threshold of 500 dwellings, and;
- The site is not located within a defined "business district" and the site area of 3.43 hectares is well below the 10 hectares threshold which applies to other parts of the built-up area.

Schedule 7 of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIA should be undertaken. This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. EU Directive 2014/52/EU provides a revised Annex III and its transposition into national legislation is mandatory. Accordingly, Appendix A provides a screening statement of the proposed development against the Annex III criteria of 2014/52/EU.

Based on the information provided in accordance with Annex IIA and Annex III of the 2014 Directive, it is considered that a sub-threshold EIA is not required for the proposed development, as adequate measures are in place to avoid, reduce or mitigate likely impacts, such that neither the construction nor operational phase of the overall development will have a significant negative impact on the environment.

5. Conclusions

When screened in accordance with EU Screening Guidelines, the proposed development is not a project defined by Part 1 and Part 2 Schedule 5 of the Planning and Development Regulations 2001 as requiring a mandatory Environmental Impact Statement (EIS).

Having regard to the envisaged nature, extent and characteristics of likely impacts from the development, we do not consider that a sub threshold EIS would be warranted in this case in accordance with Article 103 of the Regulations. Based on the screening assessment undertaken, it is likely that the construction phase of the project will result in a number of short-term construction related impacts of temporary duration only. An Outline Construction Management Plan has been prepared to proactively manage and mitigate against potential impacts on natural and human environments. This comprises standard best practice construction environmental management measures.

In relation to operational impacts, the proposed redevelopment at Jacobs Island is considered a critical part of the planned development of the wider Mahon Local Area Plan area. A precautionary approach has been taken to the design of the subject proposal having regard to all identified potential environmental considerations. It will contribute positively to the realisation of a number of key policy objectives in full accordance with the proper planning and sustainable development of the area.



Appendix A - Schedule 7 Screening Summary



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Environmental Impact Assessment – Schedule 7 Screening Summary

June 2018

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
1. Characteristics of proposed development The characteristics of the proposed development, in particular		
- the size of the proposed development	The development is likely to provide for a defined construction period. A staged approach will be taken to the roll out of different parcels reflecting the particulars of different areas, sensitivities of construction and commercial considerations, including envisaged future occupancy. The construction works themselves will be confined to an area of approximately 3.37 ha and will be subject to a Construction Management Plan to mitigate potential impacts. As such, no significant negatives impacts are likely.	Scale impacts will include height of built form and overall density of development. The design has been tested relative to applicable heights, urban grain, landscape and visual considerations. The proposed tall building element is consistent with the policy objective to provide a landmark structure at this location. The scale is appropriate for its urban location. Collectively, the size and design of the project will deliver significant positive benefits relative to the 'do-nothing' scenario and no significant negative impacts are likely.
- the cumulation with other proposed development	The potential for the project to be constructed alongside others in the local area remains an unknown at present. A review of planning records confirms that there is a permitted but as of yet unconstructed mixed-use development on adjacent lands to the east. The prepared Construction Management plan will provide for appropriate traffic management procedures in such a scenario. No significant negative impacts are likely.	The proposed uses are consistent with the land use zoning of the site and compatible with adjacent land-uses, as enshrined in adopted planning policy. The development will positively integrate with other plans and projects once operational. No significant negative impacts are likely.
- the use of natural resources, in particular land, soil, water and biodiversity.	Energy, including electricity and fuels, will be required during both the demolition and construction phase. Rock and soil resources to be excavated. Construction will use various raw materials. No out of the ordinary use of natural resources is likely during the construction process. No significant negative impact likely.	Water, consumption of electricity, energy related to the residential, retail and creche uses. No out of the ordinary use of natural resources is likely during the operation phase. No significant negative impacts are likely.
- the production of waste	Waste will be generated during demolition and construction phases and these will be typical of development of this nature. The Construction Management Plan will include the commitment to prepare a Waste Management Plan in full accordance with statutory legislation and associated guidance. This includes a suite of standard mitigation measures related to objectives contained in the Southern Region Waste Management Plan 2021. No significant negative impacts are likely.	An Operational Waste Management Plan will put in place measures to avoid and / or mitigate pollution from operational waste. With mitigation measures in place no significant negative impacts are likely. Commercial waste will be generated from the proposed uses, the disposal of which will be informed by a waste/refuse management strategy for the site. Related practices are unlikely to cause unusual, significant or adverse effects. No significant negative impacts are likely.

<p>- pollution and nuisances</p>	<p>Development of site will increase traffic in the area for the duration of the construction phase. Temporary noise, dust and vibration impacts will be addressed as part of standard best practice controls to be contained in the Construction Management Plan. No significant negative impacts are likely.</p>	<p>The proposal will give rise to an increase in traffic and visitor numbers to/from site. A Traffic Impact Assessment has been prepared to assess the extent of any impacts.</p> <p>Given the sites location adjacent the N40, there is a potential for health and amenity effects arising from noise pollution. These have been investigated and addressed as part of project design.</p> <p>The height of the proposed development has the potential to impact on the daylight and shadowing of nearby residential units. A daylight and shadow study has being prepared to assess the impact. The assessment indicates that no significant negative impacts are likely.</p> <p>Surface water management proposals for the site have been designed in accordance with best practice measures.</p> <p>No significant negative impacts are likely.</p>
<p>- the risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge</p>	<p>None foreseen, subject to strict compliance with standard environmental controls. No significant negative impacts are likely.</p>	<p>None foreseen, subject to compliance with building and fire regulations. No significant negative impacts are likely.</p>
<p>- the risk to human health (for example due to water contamination or air pollution)</p>	<p>Additional noise and dust from temporary construction works may be experienced by residents and other property users in the vicinity. This can be effectively managed, having regard to the nature of the project and the site's location within an urban settlement, with existing established and historical background noise. On completion of works, noise and dust levels will return to background levels. Standard water control measures will ensure that run-off of sediment or other pollutants will not enter the watercourse therefore the proposed project will not have any impact on water quality. No significant negative impacts are likely.</p>	<p>None. The development will not involve the use, storage, transport, handling or production of substances or materials which could be harmful to people and the environment. it is considered that this proposal has the potential to have a long term beneficial impact on human health as a consequence of facilitating sustainable urban development incorporating public and private open space areas on what are lands zoned for development. No significant negative impacts are likely.</p>
<p>2. Location of proposed development The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard to:</p>		
<p>- the existing land use</p>	<p>Short-term disruption of some existing land uses during construction phase. The site is presently unoccupied. No significant negative impacts are likely.</p>	<p>The proposed use is consistent with the site zoning as outlined in the Mahon Local Area Plan. The proposal will develop a prominent site, consistent with the zoning bringing it into full active use. No significant negative impacts are likely.</p>

<p>- the relative abundance, quality and regenerative capacity of natural resources in the area</p>	<p>There is an established history of permitted and constructed development in Jacobs Island. The site is not located within any statutory designated area. An Appropriate Assessment (AA) Screening Report is being prepared in respect of designated Natura 2000 sites. This report will actively consider the potential for adverse impacts on qualifying interests, arising from the construction phase.</p> <p>[No significant negative impact likely]</p>	<p>The proposed operational phase will not have any out of the ordinary impact on natural resources.</p> <p>[No significant negative impact likely]</p>
<p>- the absorption capacity of the natural environment, paying attention to the following areas:</p> <ul style="list-style-type: none"> (a) wetlands, (b) coastal zones, (c) mountain and forest areas, (d) nature reserves and parks, (e) areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC, (f) areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded, (g) densely populated areas, (h) landscapes of historical, cultural or archaeological significance 	<p>Key principal natural resources in the area include Lough Mahon, its marine waters and Special Protection Area. There is an established history of development in the area. The site is not located within any statutory designated area. An Appropriate Assessment (AA) Screening Report has been prepared in respect of designated Natura 2000 sites. The preliminary findings have determined that construction of the proposed development will not adversely impact on natural resources. Normal best practice environmental protection standards will be adhered to in order to avoid potential impacts on natural resources and likely significant effects are not anticipated.</p>	<p>Proposed use is compatible with the geographical area. The high quality architectural design will contribute to the urban landscape. The provision of trees and landscaping planting will assimilate the development in its local context and contribute towards an attractive environment.</p> <p>There are no recorded national monuments within the subject site. There are heritage designations in the wider area and the prepared visual impact assessment has demonstrated that the proposal will not result in any adverse impacts.</p>
<p>3. 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</p>		
<p>- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)</p>	<p>The site is located at an important and busy traffic intersection (Mahon Interchange). A Construction Traffic Management Plan will be put in place to mitigate negative impacts on traffic flow. With this in place, no significant negative impacts are likely.</p>	<p>The subject site is 3.37 hectares in area and sub-threshold for the purposes of EIA [Schedule 5, Part 2, Section 10 (b)(iv) of 2001 Planning and Development Regulations]. Development will be compatible with its urban context and consistent with zoning objectives.</p> <p>The tall building element will be visible over a wide area. A landscape and visual assessment has been prepared for the proposal. This has considered the geographical influence of the preliminary design. The findings confirm that on balance the development will not give rise to any adverse effects of major significance from the selected viewpoint locations, rather it will enhance and contribute positively to landscape character. No significant negative impacts are likely.</p>

- the nature of the impact	Potential for the human environment to be impacted negatively during the construction phase by way of traffic disruption, noise and dust issues etc. Any impacts will be localised and temporary in nature and are not deemed to be significant. These will be proactively managed via standard environmental protection measures.	Expected benefits to physical, micro and macro environments fostering the envisaged growth of Jacobs Island. The effects will be significant and overtly positive in nature.
- the transboundary nature of the impact	Potential for transboundary impacts arising from proximity to adjacent Natura 2000 sites have been considered in full as part of the ecological assessment. The findings confirm that, with appropriate and standard environmental controls in place, there will be no significant effects arising from construction of the development.	An Appropriate Assessment screening has been prepared which confirms the project will not contribute to transboundary impacts on designated Natura 2000 sites.
- the intensity and complexity of the impact	The intensity and complexity of the construction phase is in keeping with modern construction projects. No significant negative impacts are likely.	The operational phase of the development is moderate and will be actively managed. No significant negative impacts are likely.
- the probability of the impact	Some level of construction impacts is highly probable, but these will be mitigated by the Construction and Environmental Management Plan. [No significant negative impact likely]	The operational phase will inevitably change the urban environment. Measures are in place to avoid, reduce, or mitigate any likely negative impacts. [No significant negative impact likely]
- the expected onset, duration, frequency and reversibility of the impact.	The construction impacts will commence within approximately 6 months of planning approval. They will be short-term and restricted by planning conditions in terms of the hours of operation. No permanent negative impacts are anticipated as a result of the construction phase of the project. No significant negative impacts are likely.	Once constructed, the proposal will be permanent and non-reversible.
- cumulation of the impact with the impact of other existing and/or approved projects.	There is potential for impacts caused by one as of yet unknown project to combine with the subject proposal to give rise to a cumulative effect. This will be considered in full as part of the final pre-commencement Construction Management Plan and the potential for such unforeseen impacts will be mitigated accordingly as part of focused response measures. No significant negative impacts are likely.	The redevelopment of the subject site is supported by adopted plans and policy objectives which have been subject to Strategic Environmental Assessment. The environmental effect of the proposed development has already been adjudicated on and it has been determined that the types of intended development would be appropriate relative to the subject site and adjacent areas. It is anticipated that the subject proposal will provide for important synergistic and cumulative benefits in the wider area. No significant negative impacts are likely.
- The possibility of effectively reducing the impact	There is a strong possibility of reducing potential impacts arising from the construction phase through appropriate project management and the application of identified best practice construction and environmental protection methods. The prepared Construction Management Plan and associated documents will function as a proactive toolkit to significantly	The proposal has been shaped by a number of proactive design measures to reduce the potential for any negative impacts. This includes a relatively limited uplift in car parking spaces onsite to promote more sustainable travel modes and the promotion of renewable energy efficiencies. The successful integration of the proposed buildings into the existing environment is

	reduce the potential for adverse impacts. No significant negative impacts are likely.	supported by a suitable suite of design techniques and measures, including elevational treatments. It has been objectively concluded that the proposal will provide for long-term beneficial effects of varying degrees, as outlined in the Landscape and Visual Assessment. No significant negative impacts are likely.
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