



h w p l a n n i n g

EIA Screening

Proposed Strategic Housing Development,
Horgan's Quay, Railway Street, Cork

Client: HQ Developments Ltd.

August 2019

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Introduction

1.1 Introduction

This Environmental Impact Assessment Screening has been prepared by HW Planning on behalf of HQ Developments Ltd. to determine whether an Environmental Impact Assessment Report (EIAR) is required for a Strategic Housing Development (SHD) at Horgan's Quay, 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.

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.

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

An Environmental Impact Assessment Report (EIAR) was prepared in 2017 for the governing permission on the site (Planning Ref: 17/37563). This has established baseline information related to potential environmental impacts arising from the proposed development.

Project Details

2.1 Characteristics of the Proposed Development

The proposed scheme will consist of alterations to 4 no. residential over ground floor retail blocks containing 216 no. 'Build-To-Rent' units, as permitted under TP 17/37563 as part of the redevelopment of a site as a mixed-use development. These alterations include the amalgamation of the 4 no. residential blocks into a single apartment building (7-10 storeys) and internal alterations which will result in an increase of 86 no. apartments to a total of 302 apartments. At ground floor level, changes will include the relocation of the creche to the corner of Railway Street and Alfred Street and an increase in its size from 189 m² to 206 m². It is proposed to reorganize, relocate and increase in area of the 5 no. retail units from 1,139 m² to 1,265 m². The alterations to the ground floor also make provision for a decrease in the number of parking spaces and for the increase and relocation of bicycle parking. Alterations to the Old Railway Station (Station Master's Building) includes its refurbishment, partial demolition and change of use to provide for ancillary amenities of 160 m² for the residents of the residential building.

2.2 Description of Location of the Site

The subject site is located in the North Docklands of Cork City, adjacent to Kent Rail station. The site comprises vacant brownfield land which would have been the original site of the main City Rail station. The lands area included in the CSO small area designated as 048056002 with a total population of 29. Total housing stock in the small area was 115, of which vacant households (excluding holiday homes) numbered 7.

The site is bounded to the west by The Penrose Quay office development, currently under construction, to the south by the River Lee, to the east by Kent Station and additional brownfield lands and to the north by pre existing residential housing along Lower Glanmire Road. The lands are zoned for Mixed use development under the Cork City Development Plan 2015 – 2021.

There are no watercourses located within the site. The closest river is the River Lee which is separated from the southern part of the site by the N8 national road. The Office of Public Works' (OPW's) online national flood hazard mapping (www.floodmaps.ie) indicates periodic flooding in Cork City but does not indicate any flooding within the actual development site itself. A Flood Risk Assessment has been completed for the site previously, which documents that the proposed ground floor level for the development is above the minimum level recommended in the South Docklands Local Area Development Plan, and includes recommended design mitigation measures which will be implemented to ensure that the flooding risk to the proposed development will be acceptable. This conclusion also has regard to the Lower Lee Flood Relief Scheme analysis.

There are no recorded archaeological monuments listed in the Record of Monuments and Places (RMP) within the proposed development site. The closest recorded archaeological site to the proposed development site is Cork's Kent Station (CO074-117) located adjacent to the east. The proposed development site lies 800 m outside and to the east of the Zone of Archaeological Potential for the historic city of Cork (CO074-034001).

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

There are two buildings within the development site that are listed as Protected Structures (PS) in the Cork City Development Plan 2015-2021. They are the Station Master's Building (PS 178) and a Goods Depot (PS 929). These buildings are part of the Penrose Railway Station that opened in 1855 and remained operational until 1893 when the larger Kent Station was constructed adjacent to the east of the development site. The site is not within an Architectural Conservation Area.

The subject site is generally remote from designated Natura 2000 sites, with Cork Harbour Special Protection Area (SPA) approximately 4 km away to the east.

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;
- Construction and operational traffic contributing to traffic congestion and road safety hazards on the local road network;
- Adverse health and amenity effects arising from noise pollution during construction and operational phases;
- Possible landscape and visual impacts having regard to scale and height of the proposal and existing protected views and prospects in the City Development Plan;
- Increased demand on recreation and amenity services;
- Potential increased demand on childcare services arising from the residential component;
- The potential to impact on heritage assets of value or to damage unrecorded, sub-surface archaeological features that may exist on the subject site;
- The noise generated from construction activities and related powered mechanical equipment have the potential to pose adverse noise impacts to existing surrounding sensitive receivers;
- Possible effects include a risk of inadequacy or malfunction of the sewage system resulting in contamination, odour and potential human health impacts. A lack of capacity in the water or sewer network, could result in a lack of supply to residential units;
- A lack of capacity in the electricity, gas and telecommunications networks could result in shortages, outages, and disruptions in services for local residents.

These matters, and others identified as part of the preparation of the Section 5(5) report for the pre-consultation request 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 an Outline Construction Management Plan to provide for a full suite of standardised construction phase environmental protection measures;
- Provision of a detailed Landscape Architecture Design Statement;
- Provision of a Mobility Management Plan to promote sustainable transport options;

- Proposed increase in the floor area of the creche associated with the development, to address shortage of such facilities in the City Centre.

2.4. 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 likely to 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 Construction and Waste Management Plan for full details.

2.5. 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. However, the land is in an urban context and already of a brownfield nature. 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, there is no likelihood of significant effects on the nearest European sites, namely the Great Island Channel SAC or the Cork Harbour SPA.

Assessment of EIA Requirement

3.1. Annex III Criteria

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 Assessment Report (EIAR).

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 EIAR 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 302, the number of housing units falls below the threshold of 500 dwellings.
- The site area at 0.61 ha is below the 2 ha threshold.

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, the following provides a screening statement of the proposed development against the Annex III criteria of 2014/52/EU.

Criteria for assessment of EIA sub-threshold	Impacts during Construction Phase
<p>1. Characteristics of proposed development The characteristics of the proposed development, in particular</p>	
<ul style="list-style-type: none"> - The size of the proposed development 	<p>The development is likely to provide for a defined construction period as part of the phased development of the wider Horgan's Quay Masterplan site. The construction works themselves will be confined to an area of approximately 0.61 ha and will be subject to a Construction and Environmental Management Plan to mitigate potential impacts.</p> <p>No significant negative impact likely</p>
<ul style="list-style-type: none"> - the cumulation with other proposed development 	<p>The proposal is part of a wider permitted scheme (Ref: 17/37563) which includes an office development, hotel and an additional residential block fronting Horgan's Quay. The wider permitted scheme was subject to a full EIAR which concluded that there would be no significant impacts resulting from the combined office, hotel, residential and retail development. The current proposed revision of the scheme which would add an additional 86 no. apartment units on a similar building footprint is not envisaged to result in any undue additional impacts.</p> <p>A significant office development was permitted on the neighbouring Penrose Quay lands in 2018 (Ref: 18/37909) and is currently under construction. That permitted scheme included a full EIAR and an assessment of cumulative impacts in terms of the already permitted Horgan's Quay development.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - the use of natural resources, in particular land, soil, water and biodiversity 	<p>Energy, including electricity and fuels, will be required during both the demolition and construction phase. No development is proposed below ground level. Construction will use various raw materials. No out of the ordinary use of natural resources is likely during the construction process.</p> <p>No significant negative impact likely.</p>

<ul style="list-style-type: none"> - the production of waste 	<p>Waste will be generated during demolition and construction phases and these will be typical of development of this nature. The Construction and Environmental 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 mitigation measures related to objectives contained in the Southern Region Waste Management Plan 2021.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - pollution and nuisances 	<p>Redevelopment of site will increase traffic in the area for the duration of the construction phase. Temporary noise, dust and vibration impacts have been considered as part of the construction and environmental management plan.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - 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>No negative impacts are foreseen, subject to strict compliance with standard environmental controls.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - the risk to human health (for example due to water contamination or air pollution) 	<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 context, 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 adjacent watercourse. Therefore the proposed project will not have any impact on water quality.</p> <p>No significant negative impact 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>	
<ul style="list-style-type: none"> - the existing land use 	<p>Minimal disruption to existing land use. The site is presently brownfield and disused in nature.</p>

	No significant negative impacts are likely.
<ul style="list-style-type: none"> - the relative abundance, quality and regenerative capacity of natural resources in the area 	<p>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. This report has actively considered the potential for adverse impacts on qualifying interests, arising from the construction phase.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - the absorption capacity of the natural environment, paying attention to the following areas: <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 the adjacent River Lee which enters Cork Harbour downstream of the site. Cork Harbour SPA is approximately 4.2 km east of the site and the Great Island SAC is approximately 8.7 km to the east. An Appropriate Assessment (AA) Screening Report has been prepared in respect of designated Natura 2000 sites. The findings have determined that construction of the proposed development will not adversely impact on natural resources. Best practice standards, environmental guidelines and mitigation measures will be adhered to in order to avoid potential impacts on natural resources and likely significant effects are not anticipated.</p> <p>The site is in close proximity to Cork City Centre which consists of a high concentration of archaeological and built heritage designations with numerous National Monuments and Protected Structures in the area. The site itself includes the former Station Master's House which itself is a protected structure. In accordance with the condition 12 of the parent permission onsite (Ref: 17/37563), any redundant machinery, former railway equipment and other elements of industrial archaeological interest discovered onsite will be itemised and assessed for suitability for re-use on site.</p> <p>No significant negative impact likely.</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>	
<ul style="list-style-type: none"> - the magnitude and spatial extent of the impact (for example geographical area 	<p>The site is located near a number of urban road junctions. A Construction Traffic Management Plan will be put in place to mitigate negative impacts on traffic flow.</p>

and size of the population likely to be affected)	No significant impact likely.
- the nature of the impact	<p>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 alongside environmental protection measures.</p> <p>No significant negative impact likely.</p>
- the transboundary nature of the impact	<p>Potential for transboundary impacts arising from proximity to adjacent Natura 2000 sites are being considered in full as part of the ecological assessment. The findings confirm that, there will be no significant effects arising from construction of the development.</p> <p>No significant negative impact likely.</p>
- the intensity and complexity of the impact	<p>The intensity and complexity of the construction phase is in keeping with modern construction projects.</p> <p>No significant negative impact likely.</p>
- the probability of the impact	<p>Some level of construction impacts is highly probable, but these will be mitigated by standard best practice techniques identified in the Construction and Environmental Management Plan.</p> <p>No significant negative impact likely.</p>
- the expected onset, duration, frequency and reversibility of the impact.	<p>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.</p> <p>No significant negative impact likely.</p>
- cumulation of the impact with the impact of other existing and/or approved projects.	<p>There is potential for impacts caused by nearby significant urban redevelopment projects including the other permitted elements of the Horgan's Quay scheme (currently under construction) as well as the adjacent Penrose Quay Office development (also under construction). The potential for cumulative impacts from this and other nearby schemes will</p>

	<p>be considered in full as part of the prepared Construction and Environmental Management Plan and the potential for such unforeseen impacts will be mitigated accordingly as part of focused response measures.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - The possibility of effectively reducing the impact 	<p>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 and Environmental Management Plan and associated documents will function as a proactive toolkit to significantly reduce the potential for adverse impacts.</p> <p>No significant negative impact likely.</p>

Criteria for assessment of EIA sub-threshold	Impacts during Operational Phase
<p>1. Characteristics of proposed development</p> <p>The characteristics of the proposed development, in particular</p>	
<ul style="list-style-type: none"> - The size of the proposed development 	<p>Scale impacts will include height of built form and overall density of development.</p> <p>The devised concept plan has been tested in design terms relative to applicable heights, urban grain and relationship with adjacent properties. The scale is appropriate for a sustainable urban location. Collectively, the size and design of the project will deliver significant positive benefits relative to the 'do-nothing' scenario.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - the cumulation with other proposed development 	<p>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.</p>

<ul style="list-style-type: none"> - the use of natural resources, in particular land, soil, water and biodiversity 	<p>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.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - the production of waste 	<p>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.</p> <p>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.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - pollution and nuisances 	<p>The proposal will give rise to an increase in traffic and visitor numbers to/from site. The impact of additional traffic was examined as part of the EIAR for the parent application with traffic counts and modelling carried out at all junctions within the vicinity. It was determined that that the additional traffic associated with the entire permitted Horgan's Quay Development can be accommodated within the current and future local road network.</p> <p>The proposed revision to the residential block includes a reduction in parking provision from the previous 77 no. spaces to a total of 50 no. spaces. As a result of this reduction in parking provision, the impacts on the local network will be less than previously estimated.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - 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>None foreseen, subject to strict compliance with standard environmental controls.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - the risk to human health (for example due to water contamination or air pollution) 	<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</p>

	<p>incorporating public and private open space areas on lands zoned for development.</p> <p>No significant negative impact likely.</p>
<p>2. Location of proposed development</p> <p>The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard to:</p>	
<ul style="list-style-type: none"> - the existing land use 	<p>The proposed use is compatible with existing land use and consistent with the site zoning as outlined in the Cork City Development Plan 2014. The proposal will develop an important site, consistent with the zoning objectives bringing it into full active use.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - the relative abundance, quality and regenerative capacity of natural resources in the area 	<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>
<ul style="list-style-type: none"> - the absorption capacity of the natural environment, paying attention to the following areas: - wetlands, - coastal zones, - mountain and forest areas, - nature reserves and parks, - areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC, - areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded, - densely populated areas, 	<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. The archaeological and built heritage assessment has appropriately considered the impact on local heritage assets.</p>

<ul style="list-style-type: none"> - landscapes of historical, cultural or archaeological significance 	<p>No significant negative impact likely.</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>	
<ul style="list-style-type: none"> - the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected) 	<p>The proposal is for 302 units and is 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 scale of the development will be comparable to similar nearby developments in the area.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - the nature of the impact 	<p>Expected benefits to physical, micro and macro environments fostering the envisaged growth of Cork City as outlined in the National Planning Framework. The effects will be significant and overtly positive in nature.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - the transboundary nature of the impact 	<p>An Appropriate Assessment screening has been prepared which will consider the potential for significant effects on designated Natura 2000 sites, including transboundary impacts. No operational phase transboundary impacts are envisaged at this time.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - the intensity and complexity of the impact 	<p>The operational phase of the development is moderate and will be actively managed.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - the probability of the impact 	<p>The operational phase will inevitably change the local environment. Measures are in place to avoid, reduce, or mitigate any likely negative impacts.</p>

	No significant negative impact likely.
- the expected onset, duration, frequency and reversibility of the impact.	Once constructed, the proposal will be permanent and non-reversible. No significant negative impact likely.
- cumulation of the impact with the impact of other existing and/or approved projects.	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 impact likely.
- The possibility of effectively reducing the impact	The proposal is being shaped by a number of proactive design measures to reduce the potential for any negative impacts. This includes promotion of sustainable travel modes and the promotion of renewable energy efficiencies. The successful integration of the proposed buildings into the existing environment is being 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. No significant negative impact likely.

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.

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 Assessment Report (EIAR).

Having regard to the envisaged nature, extent and characteristics of likely impacts from the development, we do not consider that a sub threshold EIAR 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.

A precautionary approach has been taken to the design of the subject proposal having regard to all identified potential environmental considerations. In relation to operational impacts, the proposed redevelopment at Horgan's Quay 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.

