

Environmental Impact Assessment (EIA) Screening Report

For Development at Broomfield West, Midleton, Co.
Cork.

on behalf of Castle Rock Homes (Midleton) Ltd

November 2023



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

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1. Introduction

This Environmental Impact Assessment Screening Report has been prepared by McCutcheon Halley Planning Consultants on behalf of Castle Rock Homes (Midleton) Ltd., in support of a proposed Large Scale Residential Development (LRD) application at Broomfield West, Midleton, Co. Cork.

The purpose of this Screening Report is to provide supporting information to assist the competent authority, in this case Cork County Council, to determine whether an Environmental Impact Assessment of the proposed development is required.

The Environmental Impact Assessment (EIA) requirements derive from EU Directives. Council Directive 2014/52/EU amended Directive 2011/92/EU and is transposed into Irish Law by the European Union (Planning and Development) Environmental Impact Assessment Regulations 2018.

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 Results of Assessments carried out pursuant to National and European Legislation

Section 103 (1A) of the Planning Regulations 2001 (as amended) states the following:

'Where an applicant is submitting to the planning authority the information specified in Schedule 7A, the information shall be accompanied by any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment, including, where relevant, information on how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact assessment Directive have been taken into account'.

1.2 Evidence of Technical Competence and Experience

This Environmental Impact Assessment (EIA) Screening Report has been prepared 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.

1.3 Site Location and Context

The 8.29hectare site is undeveloped agricultural land within the wider Broomfield area located 1.3km northeast of Midleton town centre and approximately 23km to the east of Cork City Centre. The site is irregular in shape and is bounded by the Midleton Water Treatment Plant and Broomfield Road to the western boundary, directly to the south of the site lies the Blossomhill residential estate and located to the west and north are agricultural lands.

The site currently has access to the Broomfield Road (L7630) on the western boundary via 2 no. existing access points and to the eastern boundary of the site there is a 38kv overhead ESB line which traverse the lands.

The area surrounding the site is characterised by a mix of uses, but is primarily residential in character, with the lands to the south having all been developed for residential use, generally comprising large scale residential estates. Permission for 41 no. units was granted by Cork County Council to the lands located to the northwest of the subject site and construction has commenced on site for this project known as 'The Steeples'.

1.4 Summary of Proposed Development

Castle Rock (Midleton) Homes Ltd., are applying to Cork County Council for permission for a Large scale Residential Development (LRD) on a site of 8.29 hectares at lands located at Broomfield West, Midleton, Co. Cork.

The development includes 272 no. residential units, 1 no. childcare facility, a community use, 3 no. ESB substations, associated public open spaces, 4 no. vehicular accesses via the existing Broomfield Road and all associated site development works including parking, drainage, bicycle and bin stores. All associated infrastructure and services to include the continuation of the previously permitted road widening works of the existing L7630 Broomfield Road including the provision of a new pedestrian footpath.



Figure 1: Site Layout Plan

2. EIA Screening

2.1 Schedule 5 of Planning & Development Regulations

Schedule 5 of the Planning and Development Regulations 2001, as amended, includes a Part 1 and Part 2. A proposed development which falls within one of the categories of development specified in Schedule 5, which equals or exceeds, a limit, quantity or threshold prescribed for that class of development must be accompanied by an Environmental Impact Assessment Report (EIAR) and EIA is mandatory.

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.

Having regard to the nature and scale of the proposed development that it does not meet a category established in Part 1 of Schedule 5.

The proposed development does not fall within the category 'Infrastructure Project' set out in Schedule 5, Part 2, (10) (b), which provides that a mandatory EIA must be carried out for the following projects:

(10b):

Construction of more than 500 dwellings

Construction of a carpark providing more than 400 spaces, other than a carpark provided as part of, and incidental to the primary purpose of, a development.

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

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 meet the relevant thresholds as prescribed by Class 10(b) of the 2001 Regulations because:

- I. The number of units (272) proposed is below the threshold of 500 dwellings; and –
- II. The site area (8.29 ha) is below the threshold of 10 hectares.

Accordingly, the proposed development does not trigger a requirement for mandatory Environmental Impact Assessment.

2.2 Sub-threshold Environmental Impact Assessment

In cases where a project is mentioned in 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 result in 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 County Council with the necessary information to make this decision.

2.3 Form of Decision

As stated previously, it is a matter for Cork County 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 Environmental Management Plan

- Resource and Waste Management Plan
- Operational Waste Management Plan
- Ecological Impact Assessment
- Appropriate Assessment Screening Report
- Arboriculture Assessment
- Planning and Design Statement
- Site Specific Flood Risk assessment
- Drainage Impact Assessment
- Architectural Drawings
- Landscape Report and Drawings
- Infrastructure Report and Drawings
- Transportation Assessment
- Mobility Management Plan/ Road Safety Audit

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

3. 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.)

Quality of Effects	
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).
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

Quality of Effects	
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.
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.

4. Information Required by Annex II(A) of 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;'

4.1 Physical Characteristics of the whole project and demolition works

There are no demolition works proposed as part of this proposed development. The 8.29 hectare site is undeveloped agricultural land within the wider Broomfield area located 1.3km northeast of Midleton town centre and approximately 23km to the east of Cork City Centre. The existing site is accessed along Broomfield Road (L7630) on the western boundary via 2 no. existing access points.

The area surrounding the site is characterised by a mix of uses, but is primarily residential in character to the south, with the lands to the south having all been developed for residential use, generally comprising of large-scale residential estates. Permission for 41 no. units was granted by Cork County Council to the lands located to the northwest of the subject site known as 'The Steeples' and construction has commenced on site for this project. Immediately to the west of the site is the Midleton Water Treatment Plant and surrounding the site to the east are agricultural lands.

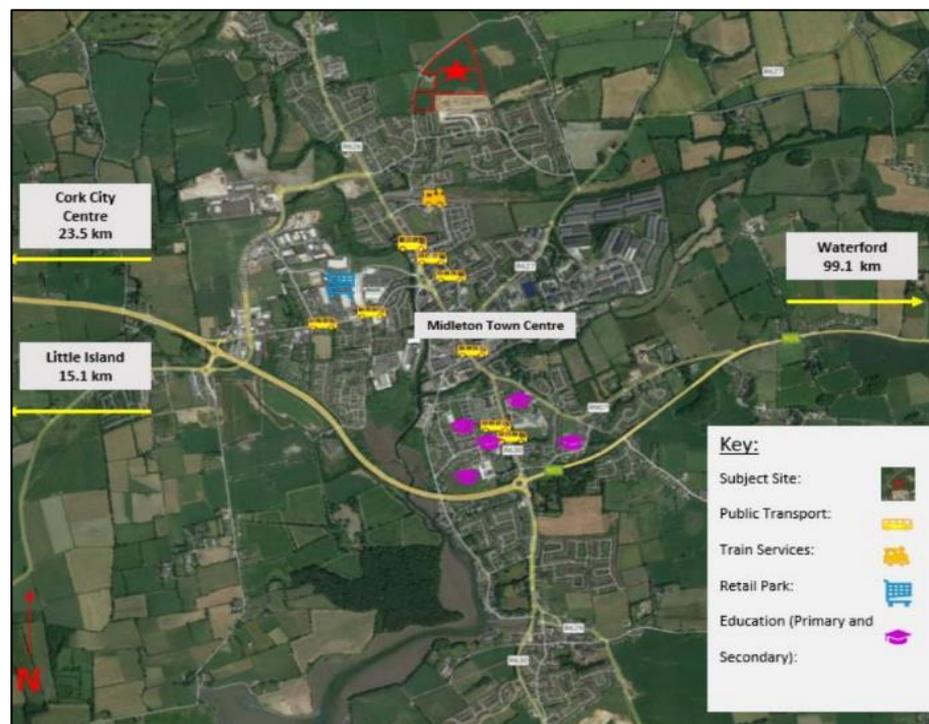


Figure 2: Site Context Map (Site outlined in Red)

The proposal will include the provision of landscaping, open space, and amenity areas for the future residents. There are 9 no. designated open spaces each with a specific amenity purpose which are complemented by 5 no. grass kickabout zones located by adjacent houses.

The layout has been organised to incorporate a range of houses and sizes with a network of open spaces throughout the development. A total of 4 no. new vehicular accesses to the site will be provided via the existing Broomfield Road and the development will provide pedestrian/cycle link road connecting to further residential estates such as Blossom Hill to the south of the site.

The challenging topography of this site required a holistic design approach, with the core design principle to align a scheme with the existing gradient and retain the existing features of the site where possible. This proposed residential scheme has been designed to manage the existing topography, minimise cut and fill on site and maximise the use of functional and usable open spaces.

The development provides a large mix of housing typologies which range from terraced housing, terraced mews, semi-detached houses, split-level duplex apartments and apartments which have been arranged to make best use of the elevated site. The proposed residential units consist of 34 no. one bed units, 122 no. two bed units, 94 no. three bed units and 22 no. four bed units.

The scheme has been designed to deliver a high-quality residential development whilst maintain density levels of 34.21 units/per ha. These density levels were achieved by tiering the layout of units and extra considerations were taken into the design to ensure adequate setbacks were achieved and passive surveillance over open spaces was delivered. Open spaces provides 18% of the net site area. The landscaping includes for amenity walkways, playground areas, picnic tables and benches, viewing platforms and orchard areas.

Existing biodiversity will be enhanced and maintained throughout the landscaping proposals. The scheme also includes pockets of open space, large biodiversity greens containing SuDS meadows and linear planting throughout the scheme providing a hierarchy of open space areas. Further details of the landscaping proposed can be found within the landscape masterplan and proposed drawings prepared by Forestbird Design.

The proposed development has been designed to reduce traffic speeds. In this regards, long straight sections of road which encourage higher traffic speeds have been avoided by raised tables and shared spaces. This is compliant with the Design Manual for Urban Roads and Streets (DMURS).

4.3 Cumulation with other Existing &/or Approved Plans and Projects

The European Commission's publication Environmental Impact Assessment of Projects Guidance on Screening Guidance (2017) provides the following definition for cumulative effects:

'Changes to the environment that are caused by an activity/project in combination with other activities/projects.'

As listed on the Cork County Council and An Bord Pleanála online planning portal, there are a number of other housing developments and proposed construction projects in the vicinity of the site that are currently permitted or proposed (i.e., the decision is pending) but not yet commenced or completed. As outlined in the table below, a pending application for 12 no. houses for Caraden Holdings is due the 15th November which is located to the north of the site and the permitted development (18/7236) for 'the Steeples' is currently under construction. These include the following;

Table 2: List of Cumulative Schemes

No	Planning Ref. No.	Applicant	Development Description	Decision	Distance from the Subject Site
1.	22/6671	The Board of Management of Midleton Educate Together National School	Construction of a single storey extension to the north elevation of Midleton Educate Together National School consisting of a single storey SEN unit classroom base, associated rooms and staff area, with access link to main school building and all associated site development works.	Final Grant Issued 24 th of March 2023	1.7 km
2.	18/7236	Park View Hill Estates Ltd	Construction of 41. No units, demolition and all	Final Grant issued on the 25 th September 2019	200m

No	Planning Ref. No.	Applicant	Development Description	Decision	Distance from the Subject Site
			ancillary site development works.		
2a.	21/5664	Park View Hill Estates Ltd	A temporary waste water treatment plant and all development works.	Final Grant issued on the 20 th October 2021	200m
2b.	23/5461	Caraden Holding Ltd.	Permission for the construction of a residential development consisting of 12 no. residential housing units and all ancillary works.	Decision due 15 th November	200m
3.	22/5841	Castle Rock Homes (Midleton) Ltd.	Extension of Duration to 87 no. residential units at Broomfield Village, Midleton, Co. Cork. Extension of Duration to Permission granted under Planning Ref. No. 16/6818	Extension of Duration Granted on the 2 nd of November, 2023	100m
4.	19/4216	Ancestierre Investments Limited	Construction of 40 no. dwelling houses. Modification to the permitted scheme and change of entrances from Mill Road, as permitted under Cork County Council	23 rd of September, 2019	1.3km

No	Planning Ref. No.	Applicant	Development Description	Decision	Distance from the Subject Site
			Planning reference 16/5415.		
5.	21/6874	Vella Homes Limited	The construction of a mixed-use residential development with 110 units, café/community space and all ancillary site works.	Granted Permission on the 14 th of June 2022.	1.7 km
6.	22/6627	Havenfalls Limited	A ten-year planning permission for the following Large Scale Residential development comprising the construction of 330 no. residential, a creche, retail unit, medical centre, pharmacy and café at ground floor level and all associated ancillary development works.	Application is subject to appeal with An Bord Pleanála.	2.9 km
7.	22/5104	O'Mahony Development Ltd	25 no. dwelling houses with temporary wastewater treatment plant at Knockgriffin, Broomfield West, Midleton, Cork.	Final Grant issued 29 th September 2022	2km

No	Planning Ref. No.	Applicant	Development Description	Decision	Distance from the Subject Site
8.	22/5839	Ingram Homes Limited	Permission for 400 residential units to be constructed in a series of phases, a creche and community use unit and ancillary infrastructure, services, and site development works.	28 th of May 2023	2.9 km
9.	23/5133	Tiglin Challenge	Permission for construction of a 4-storey mixed-use commercial/residential development. The proposed scheme will consist of the construction of 9 no. residential apartment ,street level restaurant/Cáfe unit and a retail unit and all ancillary site development works.	Further Information requested on the 26 of July, 2023.	1.6 km
10.	21/7265	Dawn Meats Ireland	Dawn Meats Ireland, intend to apply for permission for the construction of a mixed-use scheme comprising 434no. residential units, a childcare facility, a Research and	Granted Permission on the 16 th of June, 2023	2 km

No	Planning Ref. No.	Applicant	Development Description	Decision	Distance from the Subject Site
			Development building, a Neighbourhood Centre, a 90-bed Nursing Home and all associated ancillary development works.		
11.	21/7264	EMR Projects Ltd.	EMR Projects Ltd, - construction of a mixed-use scheme comprising of 284no. residential units, a childcare facility, a retail unit, a Café unit, a medical clinic, Office units and all associated ancillary accommodation, site and development works.	Granted permission on the 27 th of January, 2023	2.1 km
12.	ABP Ref: 315087	Coras Iompair Eireann	Railway Order Application – Upgrade and enhance of the Glounthane to Middleton rail line	Permitted with conditions dated 26 th October 2023	900m



Figure 4: Cumulative Schemes (Subject Site outlined in Red)

In summary, there is a total of 12 no. planning applications approved or pending decision within the vicinity of the subject site involving either existing or extant permissions which could have a combination of effects that would be capable of resulting in likely significant impact to the environment. It is 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 and pending application 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 2025), it is not considered likely therefore that the construction and operation of development will result in significant cumulative impacts.

In relation to waste-water foul effluent for treatment, it is proposed the development will discharge westwards along the L7360 Broomfield Road. This is currently being upgraded as part of the 'Steeple's' development under the permitted development Ref. 18/7236. This upgrade includes installation of a new surface and foul water sewer to serve the Steeples development site. All sewers proposed will be designed and installed in accordance with the Irish Water Code of practice for Wastewater Infrastructure Revision July 2020.

Combination/cumulative effects of this development with regards to the proposed development have been considered as part of an AA Screening Report prepared Malone O' Regan Environmental Consulting. The screening

process has examined the details of the proposed development and considered potential for causing adverse effects on European Sites and other features of interests within 15 km of the subject site. It is considered that the development will not have any direct and/or in-direct effects on the proposed development alone or in tandem with other projects in the vicinity.

In addition to the AA Screening forming part of this application, an Ecological Impact Assessment (EclIA) has also been prepared by Malone O'Regan Environmental. This development was assessed for its potential adverse effects to the Natura 2000 sites and the accompanying reports concluded that the proposed development will not have significant effect on any habitats or species designated as conservation interests for any Natura 2000 sites.

The mitigation measures provided for the proposed development in the assessment incorporates the retention of hedgerow where feasible and enhancement measures within the landscaping plans. It concluded that there will be no significant cumulative effects in terms of biodiversity for the proposed development.

A detailed Construction Environmental Management Plan report has been prepared by Malone O'Regan to outline how the development manages and adheres to best practice guidelines regarding surface water management during both construction and operational phases. Therefore, it is considered the significant adverse cumulative effects are unlikely on any Natura Sites 2000.

A Traffic and Transport Assessment forms part of the LRD application submission which has been prepared by Hegsons Design Consultancy Ltd. The report assesses the impact of the proposed development on the local road networks during the operational stages of the development and the impact of this traffic on the existing and future road network. The assessment considers the district of Waterrock, R626 Road, Northern Relief Road and the Avoncore Junction to the south of the proposed development. It is proposed to extend the 50 kph speed limit along the road for the full extent of the site boundary to reduce speed along the new urban area created by this scheme and the construction of the Steeples development. Within the transport assessment, the TTA states that the transport implications from the proposed development would be minimal and have insignificant implications on the adjoining road network.

4.3 Nature of demolition works

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

4.4 The use of natural resources

The proposed project comprises of development for 272 no. residential units, a crèche and a community use which will connect to existing services. Uisce Eireann have issued a Confirmation of Feasibility for water supply. A copy of correspondence received from Uisce Eireann is included in Appendix G of the Engineering Report prepared by Brian O' Kennedy & Associates.

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 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. Measures including good site management will be taken to limit the quantity of waste generated during construction phase. Waste such as excavated material on-site will be recycled where possible. Residues and emissions from the construction phase of the development will be related to construction waste and emissions from each area where construction works are proposed. All waste will be segregated on site and stored separately prior to removal to an accredited facility. This will have a positive environmental effect as waste to landfill will be minimised.

Overall, it is considered that the proposed development would not have a significant effect on natural resources.

4.5 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) that has been prepared by Malone O Regan Environmental for the project and Resource and Waste Management Plan (RWMP) provided by BOK & Associates.

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. No out of the ordinary production of waste or residues is likely during the operational phase of the development. A full list of main waste arising which are likely to be generated from the proposed development are presented in Table 1 of the RWMP. The CEMP identifies that Construction and Demolition (C&D) waste will arise on the Project mainly from excavation activities. 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.

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. This will be done in accordance with the *“Waste Management Acts 1996-2008.”*

Operational waste generated will generally be domestic waste from the residential units and will be disposed of by a licensed waste contractor. No significant impacts as a result of production of waste during the construction and operation of the proposed development are anticipated.

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.

4.6 Pollution and Nuisances

The proposed development seeks to create new residential neighbourhoods, in keeping with the scale and density of the surrounding areas. A Construction and Environmental Management plan (CEMP) has been prepared by MOR Environmental which sets out the specific environmental measures and procedures to be followed for the duration of the construction phase, proposing mitigation measures for inter alia, managing noise, dust, and accidental spillages. The CEMP proposes measures to mitigate any potential impacts and minimise disturbance to adjacent businesses.

There may be some increase and disruption to traffic as a result of construction, including movement of plant, delivery vehicles and site personnel pedestrians. However, any disruption will be temporary for the duration of the construction phases of the project, which are anticipated to be 18 months per phase once planning is granted. The most impactful element of the works on the local road network is during the initial transport of groundworks machinery and delivery of fill materials.

Prior to commencement of works a Construction Stage Traffic Management Plan will be developed in consultation with Cork County Council Roads & Transportation Department. The plan will identify haulage routes, work hours, site staff parking and welfare facilities as well as details of the site compound. Measures to mitigate any potential noise, air quality and dust/mud resulting from construction stage activities will be detailed. Construction phase impacts relating to traffic are likely to be temporary and not significant.

During operation no significant impacts as a result of traffic are anticipated. A Stage 1 Quality Audit has also been prepared by Hegsons Design Consultancy and accompanies this planning application. A number of issues were highlighted by the Audit and resulted in the modification of proposed site layout to ensure that overall design promotes safe access for disabled people, pedestrians, cyclists and drivers of motor vehicles.

There is minimum impact on air pollution expected from the proposed development during construction stages outside of the potential dust impact due to operation of machinery on site and transport of materials to and from the subject site. This potential impact will be temporary and mitigated in line with the submitted construction management plan prepared Malone O'Regan Environmental. The impact on air and climate during operational phase of the development is considered to be imperceptible.

4.6.2 Air Quality

The information provided for Air Quality was sourced from the EPA's website, primarily the interactive map viewer. The EPA air quality index illustrated the site is located within an area of 'Good' air quality, rated '1' on the scale.

Standards dust mitigation practices will be integrated during the course of the development and construction phase to minimise any potential impact that would be temporary and non-significant.

4.6.3 Noise and Vibration

During the construction phase the levels of noise and vibration will increase however the effects will be short term, temporary and not considered likely to result in any significant impacts.

As detailed within the CEMP prepared by Malone O'Regan, the construction work will be limited to take place between 7.00 and 6.00 p.m. Monday to Friday and 8.00 to 2.00 pm Saturday, with no works scheduled for Sundays. Any works necessary outside of these timelines will be limited to works necessary for health and safety and shall be agreed prior with the Planning Authority.

CLV Consulting conducted an inward noise impact assessment of the wastewater treatment plant on the proposed development. The treatment plant is located on the western boundary of the subject site. The proposed development proposes residential units to be located to the north, south and east of the treatment plant and therefore a noise assessment was undertaken to determine any potential impacts of the plant on the adjoining proposed units.

A noise monitoring survey was conducted to quantify the level of noise emissions generated from the treatment plant at the development site. The ambient noise levels in the vicinity of the treatment plant were between 50-54db $L_{aq, 16hr}$ during daytime periods and noise emission contributions from the treatment plant were determined to be insignificant. The assessment concluded that no supplemental noise mitigation measures were required for the proposed development. The existing noise levels was deemed suitable for the proposed scheme.

Any impacts relating to noise and vibration will be short term, negative and not significant during the construction phase, any impact during the operations of the proposed development will be negligible.

4.6.4 Operational

The proposed development will have no impact on the site and standard best practice will ensure there is no change to air, noise or vibration emission as a result of the proposed development.

As the site is located in an urban area, the noise levels during construction are not expected to be significantly higher than existing background levels and will therefore not result in significant negative impacts to amenity.

4.7 The risk of accidents, having regard to substances or technology used.

A site-specific Flood Risk Assessment has been incorporated within the Engineering Report prepared by Brian O'Kennedy & Associates which

provides an analysis of the subject lands to evaluate potential risks associated with flooding.

The development site is not connected to or close to any site regulated under the Control of Major Accident Hazards involving Dangerous Substances Regulations, i.e., SEVESO and so there is no potential for impacts from this source.

Brian O’Kennedy & Associates have prepared a Flood Risk Assessment based on the Planning System, and Flood Risk Management (FRM) Guidelines for Planning Authorities (2009). Due to the subject land’s height above sea level and the non-proximity to fluvial or tidal zones, the lands are ruled out of the risk of flooding from these sources. The assessment identified no stream or watercourses exist around or within the development site. There was no evidence of springs on site and trials holes were conducted in both wet and dry conditions which did not locate any water table sub-level. The assessment concludes the subject lands are located within ‘Flood Zone C’.

An appropriate site for residential development. The risk of water flow or exceedance of the proposed infrastructure has been considered and all appropriate measures have been incorporated into the design to mitigate against this risk.

An AA Screening has been prepared to accompany this application which outlines the proposed development is located on a greenfield site of low ecological value in terms of habitat. The screening assessment provided by Malone O’Regan Environmental has examined the details of the proposed development and considered the potential of the scheme to cause adverse impacts on the European Sites and their qualifying feature of interests within 15km of the site. It was noted, activities associated with the proposed development either alone, or in combination with other projects or land uses, will not direct or indirect significant effects on the conservation objective of any European Designated Sites.

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

A Construction Environmental Management Plan (CEMP) has been prepared by Malone O’ Regan Environmental Consultants to accompany this application. The CEMP will be provided to the appointed contractor to prepare an updated CEMP prior to the commencement of any works on site.

4.8 Risk to Human Health

Construction sites pose potential risks to the health and safety of the public. Health and Safety issues will be the primary concern for the appointed Contractor and will apply in respect of any persons working on site and in respect of passing pedestrians, motorists and other transport carriers.

The contractor will ensure the correct positioning of all advisory and warning signs, traffic cones, signals and warning lamps which may be required for

necessary traffic control and to minimise and inconveniences to the general public caused by the operations.

Access to the site for the HGV's will be via the entrance along the western boundary along the L7630 Broomfield Road which connects to the R2626 via Avoncore Place. As detailed in the CEMP, best practice measures will be implemented for construction traffic and safety management plan outlining key considerations for on-site traffic management practices.

To reduce the potential for health and safety risks, the project developer will require that all contractors prepare a site-specific health and safety plan before initiating construction activities. The plan will inform those on-site of the measures to take in the event of an emergency and will be maintained for the duration of the construction phase.

The appointed contractor would be required to include the detail for traffic management within the Construction Traffic Management Plan. Prior to commencement of the development, the contractor would assess the status of other construction projects locally, and in so far as is reasonable traffic management across the sites would be coordinated to mitigate risks to road users.

The construction stage of the proposed scheme is anticipated to result in an impact on the surrounding road network primarily due to construction traffic for deliveries and removals from the subject site. As outlined within the CEMP, during the construction works, a number of risk management and mitigation measures will be put in place by the appointed works contractor in accordance with the phased development of the site.

The contractor shall be responsible for the planning, design implementation, maintenance and removal of all traffic and safety measures required to facilitate and complete works.

Hegsons Design Consultancy Ltd., have prepared a DMURS Compliance Statement to accompany this LRD Application. As detailed in this report, the scheme proposal is the outcome of an integrated design approach that seeks to implement a sustainable community, connected to a well-designed infrastructure which delivers safe, convenient and attractive streets. Long sections of the straight access routes have been minimized to promote pedestrian safety. The public lighting plan ensures that both the roadway and pedestrian and routes are sufficiently illuminated.

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 whilst incorporating principles of universal access and the requirements of Part M Building Regulations so that the development will be readily accessible to all, regardless of age, ability and/or disability. The integration of energy efficient measures into the design will provide for healthier living standards for future occupants.

It is concluded that subject to the proper implementation of the mitigation described in the various reports accompanying this application, including compliance with other codes and construction of the proposed development

in line with the plans and particulars submitted, the proposed development would not pose a risk to human health during either the construction or operational stages of its life cycle.

4.9 Location of the Project, with regard to the Environmental Sensitivity of Geographical Area likely to be affected.

4.9.5 The existing and approved land use

The site is zoned for 'Medium A' residential development to include a mix of house types and the development proposes a net density of 34.21 units per hectare. It is considered that the proposed number of units and the provision of a creche facility and a community use complies with the zoning objective of the site for Midleton. The uses surrounding the site are mainly agricultural and residential. The provision for residential development is consistent with the zoning requirements detailed in Cork County's Development Plan 2022-2028.

4.9.6 The relative abundance, quality and regenerative capacity of natural resources in the area.

The proposed Large Scale Residential Development in Broomfield West, Midleton, Co. Cork will consist of the construction of 272 no. units including 238 no. units (comprising of 4, 3 and 2 bed no dwellings), 34 no. apartments units (comprising of 1 and 2 no bed apartment units), an 88-no. childcare place creche facility and community use facility and all ancillary site development works. Access to the proposed development is via 2 no. existing entrances along the L7360 roadway along the western boundary of the site. There are no sensitive habitats, or landscape located within the site boundary. The development will connect to existing services.

Brian O'Kennedy & Associates have prepared foul drainage details on Drawing Ref. No. P1301 and P1302 and detailed throughout the accompanying Engineering Report. The foul sewer system serving the proposed development will operate by gravity flow. The sewers will discharge westwards towards the L-7360 roadway. This roadway is currently being upgraded as part of the Park View Hill Estate Ltd Development (Planning Ref. No. 18/7236), 'The Steeples' which is under construction. This upgrade includes the installation of new surface and foul water sewers to serve the Park Hill View Estate Ltd. development site. It is proposed the development will connect to these sewers.

No significant impacts on natural resources are anticipated during the construction and operation.

4.9.7 The absorption capacity of the natural environment, paying particular attention to the following areas:

- 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) Area in which environmental quality standards laid down in legislation of the EU have already been exceeded;
- g) Densely populated areas;
- h) Landscape Historical, Cultural or Archaeological Significance.

Overview: The site is currently a greenfield site and is located within West Broomfield, Midleton, Co. Cork. Having regard to the criteria which have been subject to analysis it is considered that the site has a high absorption capacity to facilitate the scale of development and that there is no likelihood of significant environmental effects.

4.9.8 Absorption Capacity of the Natural Environmental including biodiversity.

The proposed development is not expected to result in any significant impacts to biodiversity or to the existing environment.

An Appropriate Assessment Screening was prepared by Malone O'Regan Environmental, the assessment concluded there would be no significant adverse effects on any Natura 2000 site as a result of the proposed works. Given the localised nature of the works, lack of impact pathways, along with the distance separating the site from the Great Island Channel SAC, Blackwater River SAC and Ballycotton SPA, it is considered that the proposed development will not result in adverse effects to these European sites, and they have therefore been screened out from further consideration.

It is not anticipated that during the construction or operational phase of the proposed development will result in any adverse effects to designated species, habitat or the integrity of the Cork Harbour SPA or any other Natura 2000 sites.

All construction work associated with the proposed development will take place within the existing area agricultural grassland and will be confined to the boundary of the site.

No hydrological connection was identified between the site and any European sites and the proposed development will be separated from all the watercourse by existing urban infrastructure. There will be no discharged from the proposed development to any watercourses during the construction phase of the development and all surface water will drain into existing public infrastructure.

Standard Environmental controls will be implemented to form part of the project, ensuring the appropriate management and control of construction stages surface water run-off potentially arising from the development activities on site.

4.9.9 Landscape and Visual Impact (LVIA)

A Landscape Masterplan and Design Strategy was prepared by Forestbird Design to accompany this application. The assessment provides a detailed

landscaping objectives and proposals for the development. A Landscape and Visual impact Assessment (LVIA) was necessary due to the elevated nature of the subject site. The assessment reviewed the site and potential sensitive locations. All nearby Scenic Routes, Protected Structures and Public Facilities, walking routes, major public roads and cultural, environmental and heritage areas were considered.

As outlined in the accompanying schedule of documents, in particular the Planning Report and landscaping report, the development of the site will inevitably be altered from a greenfield site to a residential site which is an expected outcome given the designated zoning of the subject site as per the Cork County Development Plan 2022. The design consists of 272 no. units, a creche, community facility and all ancillary site development works. The existing hedgerows will be maintained where possible to provide valuable landscape features within the scheme and screening relative to adjacent sites. The addition of native tree species on site, wildflower meadows, SUDs swales and damp meadows provided for a measurable biodiversity gain as part of the development.

During the Construction Phase potential visual impacts would be associated with the temporary works, site activities and vehicular movements to and from the subject site. The impacts from these works will be low and temporary in nature.

Potential visual impacts during the construction phase would be associated to temporary works, site activity and vehicular movements to and from the application site. Temporary works such as fencing, gates, machinery and plant equipment will be required for the construction of the development. All of these impacts will be temporary in nature. The proposed development will consist of new residential buildings and road infrastructure within the area which will replace the existing green area. Impacts of the operational phase will be minimal and will be mitigated in the medium to long term as tree planting on the site matures and integrates into the local landscape.

The proposed development will provide new residential units, new internal road layouts and new accesses from the L7360 Broomfield Road which will replace the current greenfield site. The LVIA outlines impacts of operational phase will be limited on the designated receptors which will result in a visual change from the greenfield site. It highlights the proposed development will not impact the larger rural hills framing East Cork. The proposed development will be mitigated in the medium to long term as landscaping matures and the proposed tree planting on the site matures and integrates into the local landscape.

4.9.10 Land and Soil

The underlying soil types and bedrock was provided by the Geological Survey Database of Ireland and EPA Online Map Viewer Database. The subsoil is 'Bedrock' and 'Sandstone' at or close to the surface.

4.9.11 Water Environment

The EU Water Framework Directive establish a framework for the protection, improvement and management of surface water and groundwater. 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 <https://gis.epa.ie/EPAMaps> and www.catchments.ie. There are no watercourses on the site which could be contaminated. Owneacurra River is located 475m to the southwest of the site at its closed point. This river flows in a south westerly direction for ca.2.4km before discharging into the North Channel and Great Island Estuary. Under the WFD 200/60/EC, the EPA classifies the status and risk of not achieving a good water quality status for all waterbodies in Ireland. According to the WFD states 2016-2021, the most up to date data at the time of writing this report, the Ownacurra River, Owenacurra Estuary, the North Channel and Great Island Estuary and Cork Harbour, all have 'moderate' water quality status and are considered to be 'at risk'.

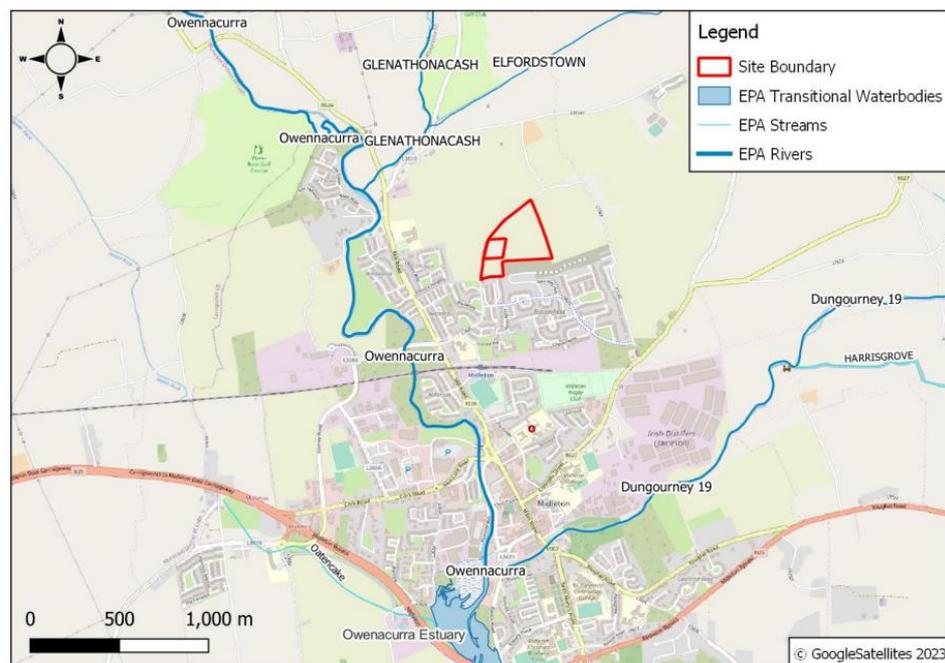


Figure 5- Watercourse in the vicinity of the site (source MOR Environmental)

The proposed storm water management on site has been designated to incorporate SuDS. A series of attenuation tanks will be installed to limit runoff from the site to the original greenfield run off level. A network of gravity sewers will be installed to service the proposed development. Surface water will be collected from all hardstanding and impermeable surfaces. The piping network will be appropriately designed using SuDS drainage software design to accommodate the discharge volumes. Calculations for the SuDS are included in Appendix 'C' of the Infrastructure Report for the surface water drainage prepared by BOK & Associates. Contributing volumes from existing properties, public roads, the under construction 'Steeple's' development, and

Midleton Water Treatment Plant discharge volumes have been taken into account in these calculations.

4.10 Cultural Heritage and Archaeology

John Cronin and Associates has prepared an archaeological assessment which forms part of the application. The assessment examines the potential impacts that the proposed development may have on the recorded and potential archaeological heritage resource of the area.

The subject lands were assessed through a combination of desktop surveys, site inspections, geophysical surveys, and targeted archaeological testing. Appendix A of the archaeological assessment includes a Geophysical Survey Report conducted by Ger Dowling in January 2023. No anomalies of clear archaeological interest were found. The assessment concluded that there is a low potential for archaeological activity on the subject lands.

5. Screening Determination

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

5.1 Characteristics of Potential Impacts

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

“The potential significant effects of the proposed development in relation to criteria set out in 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 trans-frontier nature of the impact*
- *The magnitude and complexity of the impact*
- *The probability of the impact*
- *The duration, frequency, and reversibility of the impact*

The potential significant effects of the proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard to;”

These specific criteria's are dealt with in the report above and Table 3 below summarising the predicted post-mitigation significance, quality and duration and identified likely effects.

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

Table 3: Characteristics of Potential Impacts and Effects - C= Construction and O= Operation

Aspect	Phase	Potential Effect	Extent	Probability	Significance of Effect	Quality of Effect	Duration
Landscape	C	Loss of open space as a result of the greenfield site being replaced by residential units	Local	Likely	Moderate	Negative	Short Term
	O	None Predicted	N/A	N/A	N/A	N/A	N/A
Visual	C	Plant and Machinery during the operational stages of Construction	Local	Likely	Moderate	Negative	Short Term
	O	Possible Negative perception of the proposed development until the entire landscaping scheme matures	Local	Likely	Slight	Neutral	Medium Term
Biodiversity	C	Disturbance during the construction phase	Local	Likely	Not significant	Neutral	Short Term
	O	None Predicted	N/A	N/A	N/A	N/A	N/A

Land and Soil	C	Loss of open space as a result of the greenfield site being replaced by residential units	Local	Likely	Moderate	Negative	Short-Term
	O	None Predicted	N/A	N/A	N/A	N/A	N/A
Human Health	C	None Predicted	N/A	N/A	N/A	N/A	N/A
	O	None Predicted	N/A	N/A	N/A	N/A	N/A
Water	C	Spills/Leaks entering the water system and drainage system	Local	Not likely	Not significant	Neutral	Not significant
	O	None Predicted	N/A	N/A	N/A	N/A	N/A

Air and Climate	C	Reduction in Air Quality as a result of construction traffic and emission from machinery during the construction process	Local	Not likely	Not significant	Neutral	Short Term
	O	None Predicted	N/A	N/A	N/A	N/A	N/A
Noise	C	Increase in noise during the construction phase and a result of plant machinery	Local	Not likely	Not significant	Neutral	Short Term
	O	None Predicted	N/A	N/A	N/A	N/A	N/A
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

5.1.12 Residual Effects

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

6. Conclusion

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

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

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

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

- Implementation of the Construction and Environmental Management Plan to mitigate construction related impacts and;
- A proposal of a Construction Traffic Management Plan to mitigate construction traffic impacts.

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