

Establishing if the proposal is a ' <i>sub-threshold development</i> ':	
Planning Register Reference:	None provided.
Development Summary:	<p>Clubhouse and Indoor Basketball Court, Carhookeal, Mallow, County Cork</p> <p>The proposed development will include the following:</p> <ul style="list-style-type: none"> • A full size indoor basketball court, • Changing facilities including two dressing rooms, • Toilet & shower facilities, • An activity hall, • A meeting room, • Reception/lobby area, • An equipment storage room, • Access road to clubhouse through site, • Associated groundworks including drainage, watermain connections and electrical ducting
Was a Screening Determination carried out under Section 176A-C?	No, Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
<p style="text-align: center;">Yes the project is of a type listed but is <i>sub-threshold</i>:</p> <p>The proposed project is considered to be an urban development within other parts of a built-up area. The proposed development is circa 0.6 hectares (ha) which is below the 10 hectares threshold in other parts of a built up area, therefore an EIAR is not required to be produced in accordance with Schedule 5 Part 2 (10) (b) (iv).</p>	Proceed to Part C
C. If Yes , has Schedule 7A information/screening report been submitted?	
No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

Preliminary Examination:

The planning authority shall carry out a preliminary examination of, at the **least, the nature, size or location of the development.**

	Comment:	Yes/No/ Uncertain:
<p>Nature of the development: <i>Is the nature of the proposed development exceptional in the context of the existing environment?</i></p> <p><i>Will the development result in the production of any significant waste, or result in significant emissions or pollutants?</i></p>	<p>The subject site is zoned for 'Green Infrastructure' under the County Development Plan 2022-2028. The aim of this project is to develop publicly owned community sports grounds. This is considered to be consistent with the former use as a GAA club. Therefore, the nature of the proposed development exceptional in the context of the existing environment.</p> <p>It is considered that the development will not result in the production of any significant waste or result in significant emissions or pollutants.</p>	<p>No</p>
<p>Size of the development: <i>Is the size of the proposed development exceptional in the context of the existing environment?</i></p> <p><i>Are there cumulative considerations having regard to other existing and/or permitted projects?</i></p>	<p>Part VIII Planning was granted for sporting facilities at Carhookeal Mallow. The main elements of the planning application included:</p> <ul style="list-style-type: none"> • Construction of a 400m eight lane athletic track, enclosing a grass pitch area suitable for track and field sports. • Development of a grass soccer pitch • Development of an AstroTurf pitch (3Nr 30m x 50m pitches • Development of a rugby union size pitch • Construction of 2 Nr Tennis Courts • Provision of car parks – total spaces for 157 car spaces and 4 bus park spaces <p>Part VIII planning is now being sought for the development of an indoor basketball court and clubhouse at the sports grounds.</p> <p>The subject site is located on the southside of the town where it is relatively underprovided for in terms of recreational infrastructure. The proposed development will assist in creating better placemaking, a key strategic outcome and objective of the Development Plan. Considering the overall proposals for these and surrounding lands for sporting facilities, it is considered that the proposals would have a positive impact on human health and wellbeing.</p>	<p>No</p>

<p>Location: <i>Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?¹</i></p> <p><i>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</i></p>	<p>Habitats Directive Appropriate Assessment Screening Determination has been prepared which states the following:</p> <ul style="list-style-type: none"> • The proposed development at Carhookeal is not located within any European site, so therefore none of the Qualifying Interest habitats or species will be impacted by land take or habitat fragmentation. • There is no direct connectivity via surface water. The site does slope towards a tributary of the Blackwater River, the ForestBear Stream, but this stream is approximately 240 m east of the proposed development site at its closest point. • The proposed development site is a disused sports ground comprised of re-colonising bare ground and species poor dry meadows and grassy verges and hence, the site does not play a supporting role for Qualifying Interest habitats of the Blackwater River. <p>The Screening Assessment concludes beyond reasonable scientific doubt that the proposed works, individually or in combination with other plans/projects are not likely to have a significant effect on a European site (Natura 2000 site).</p> <p>It is considered that the proposed development does not have the potential to affect other significant environmental sensitivities in the area as the proposed development boundary does not impact with the hedgerow/woodland referred to in objective MW-GA-07 of the Development Plan.</p>	<p>No</p>
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¹ Sensitive locations or features includes European sites, NHA/pNHA, Designated Nature Reserves, land designated as a refuge for flora and fauna, and any other ecological site which is the objective of a CDP/LAP (including draft plans).

Preliminary Examination Conclusion:

Based on a preliminary examination of the **nature, size or location** of the development.
(Tick as appropriate)

There is **no real likelihood** of significant effects on the environment.

EIA is not required.

