

# Comhairle Contae Chorcaí Cork County Council

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<b>Part 8</b>	<b>Environmental Impact Assessment</b>
<b>Address</b>	Former Adrigole Garda Station, Adrigole, Beara, Co. Cork
<b>Proposal</b>	<ul style="list-style-type: none"><li>• Conversion of former Garda Station and residence to 2 no. residential units including 1 no. 2 bed unit and 1 no. 3 bed unit.</li><li>• New driveway and car parking for each unit.</li><li>• Construction of a new wastewater treatment plant.</li><li>• Connection to public utilities.</li><li>• All associated site and ancillary works.</li></ul>

Cork County Council is proposing to change the use of the existing former Garda Station at Adrigole, Beara, Co Cork to 2 no. residential units, including 1 no. 2 bed unit and 1 no. 3 bed unit and to provide new driveway and car parking for each unit. Further works proposed include the construction of a new wastewater treatment plant, connection to public utilities and all associated site and ancillary works.

The former Garda Station at Adrigole is a Protected Structure RPS CDP 2022 RPS ID:993 and is also listed in the National Inventory of Architectural Heritage (NIAH) (Registration No.:20911605).

The subject building, an existing two storey former Garda Station, lies to the northern side of the R572 Regional Road and is sited in a rural area identified as a “*Tourism and Rural Diversification Area*”, as set out in the Cork County Development Plan 2022.

This site does not lie with a development boundary of any settlement and Adrigole has not been identified as a settlement in the Cork County Development Plan 2022. This site is not situated within an area susceptible to flood risk.

The former garda station building adjoins a scenic route i.e. the S113 and is located in a landscape character area classified as rugged ridge peninsula, as outlined in the Cork County Development Plan.

A Habitats Directive Appropriate Assessment Screening Determination, dated 15/07/24, concluded that the proposed project is not likely to cause significant negative effects on the Kenmare River SAC, the Glengarriff Harbour and Woodland SAC, the Sheep’s Head SAC, the Beara Peninsula SPA, the Sheep’s Head to Toe Head SPA, or any other Natura 2000 site via hydrological connectivity, ex-situ impacts on relevant species or other pathways, individually or in combination with other plan and has screened out the requirement for Appropriate Assessment.

## EIA

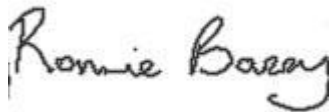
The proposed development would not fall under any of the relevant classes as set out in Schedule 5, Part 1 of the Planning and Development Regulations, 2001 as amended.

In the case of the current proposal, it is proposed to change of use from a former garda station to 2 no. residential units only, in a rural area, with associated refurbishment and site works. Accordingly, mandatory EIA is not required.

Having reviewed and considered the documentation and drawings provided with the Part 8 proposal and having regard to –

- a) The location of the site within a rural area,
- b) The nature and scale of the proposal which relates to the change of use from a former garda station with residential accommodation to 2 no. residential units,
- c) the existing pattern of development in the vicinity of the proposal,
- d) the conclusions of the Habitats Directive Appropriate Assessment Screening Determination,

it is considered that there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.



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Ronnie Barry,  
A/Senior Planner.  
16/07/24.