

**Habitats Directive Appropriate Assessment
Screening Determination**

**Conversion of Adrigole Garda Station into Social Housing Units, Adrigole, Co.
Cork.**



Cork County Council
Comhairle Contae Chorcaí

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This document contains the Habitats Directive Screening Determination of Cork County Council in respect of a proposed conversion of Adrigole Garda Station into social housing units in Adrigole, Co. Cork. The assessment is based on project drawings and details prepared by the Architects Department and O'Donnell Environmental Consultants.

In accordance with Regulation 250 of the Planning and Development Regulations, Local Authorities are required to carry out screening for appropriate assessment of proposed development to assess, in view of best scientific knowledge, if the proposed development, individually or in combination with another plan or project is likely to have a significant effect on one or more European¹ sites. The Local Authority is required to determine that appropriate assessment of the proposed development is required if it cannot be excluded, on the basis of objective information, that the proposed development, individually or in combination with other plans or projects, will have a significant effect on one or more European sites.

These requirements derive from Article 6(3) of the Habitats Directive which states that

Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.

EU and National Guidance sets out two main stages to the assessment process which are as follows:

Stage One: Screening

The process which identifies what might be likely impacts arising from a plan or project on a European site, either alone or in combination with other projects or plans and considers whether these impacts are likely to be significant. No further assessment is required where the risk of significant impacts on European sites can be objectively ruled out during the screening stage.

Stage Two: Appropriate Assessment

Where the possibility of significant impacts has not been discounted by the screening process, a more detailed assessment is required. This is called an Appropriate Assessment and requires the compilation of a **Natura Impact Statement** by the project proponent, which is a report of scientific evidence and data relating to European sites for which significant negative impacts have not been previously screened out. This is used to identify and classify any implications of the plan or project for these sites in view of their Conservation Objectives. The Appropriate Assessment must include a determination as to whether or not the project would adversely affect the integrity of any European site or sites. The plan or project may only be consented if adverse effects on the integrity of European sites can be objectively ruled out during the Appropriate Assessment process. The plan or project may not be consented on foot of an Appropriate Assessment, if it is found that it will give rise to adverse impacts on one or more European sites, or if uncertainty remains in relation to potential impacts on one or more European sites.

¹“European Site” means— (a) a candidate site of Community importance; (b) a site of Community importance; (c) a candidate special area of conservation; (d) a special area of conservation; (e) a candidate special protection area, or (f) a special protection area.

Name of the project

Conversion of Adrigole Garda Station into Social Housing Units

Description of the project

The proposed project involves the development of two apartments within an existing structure, previously occupied as Adrigole Garda Station, located within the townland of Adrigole, Co. Cork. The proposal includes for the complete renovation of the internal layout within the existing building, the demolition existing patios, paths and walls, landscaping and all associated works. The works will proceed for an approximate 12 month duration.

Specifically, the project will involve the following elements:

- Demolition of existing entry steps at two locations on the northern boundary of the site and the blockage of these existing entrances to the site.
- Demolition and removal of existing manholes, inspection chambers, gullies, and concrete paths surrounding building.
- Decommissioning and grubbing up of existing sewer line.
- Retention of a portion of existing boundaries.
- Decommissioning and removal of an existing oil tank and associated pipe work.
- Construction of new 215mm blockwork wall at the northeastern section of the site, alongside recapping of existing blockwork boundary walls.
- Construction of new concrete path and patio surrounding building.
- Installation of new Tricel Novo IRL10 wastewater treatment plant (P.E. 10), UV filter, 26m² Sandcell 1500 Sand Polishing Filter, and 52.2m² tertiary filtration area within northeastern area of grassland (or equivalent).
- Renovation of sliding sash windows including works to existing wall windows.
- Party wall and eaves fire-stopping works.
- Landscaping works include the cutback and removal of existing overgrown vegetation and grubbing up of roots.
- No 'off-site' works such as temporary storage, welfare services or other ancillary works are required to facilitate the development project.

Site Context

The proposed development site occurs within a residential area of the Adrigole townland. The site is fronted by the R572 to the south. Land uses in the wider area consist largely of marginal agricultural land. The proposed development is not connected with or necessary for the management of any Natura 2000 site.

Figure 1 Site location

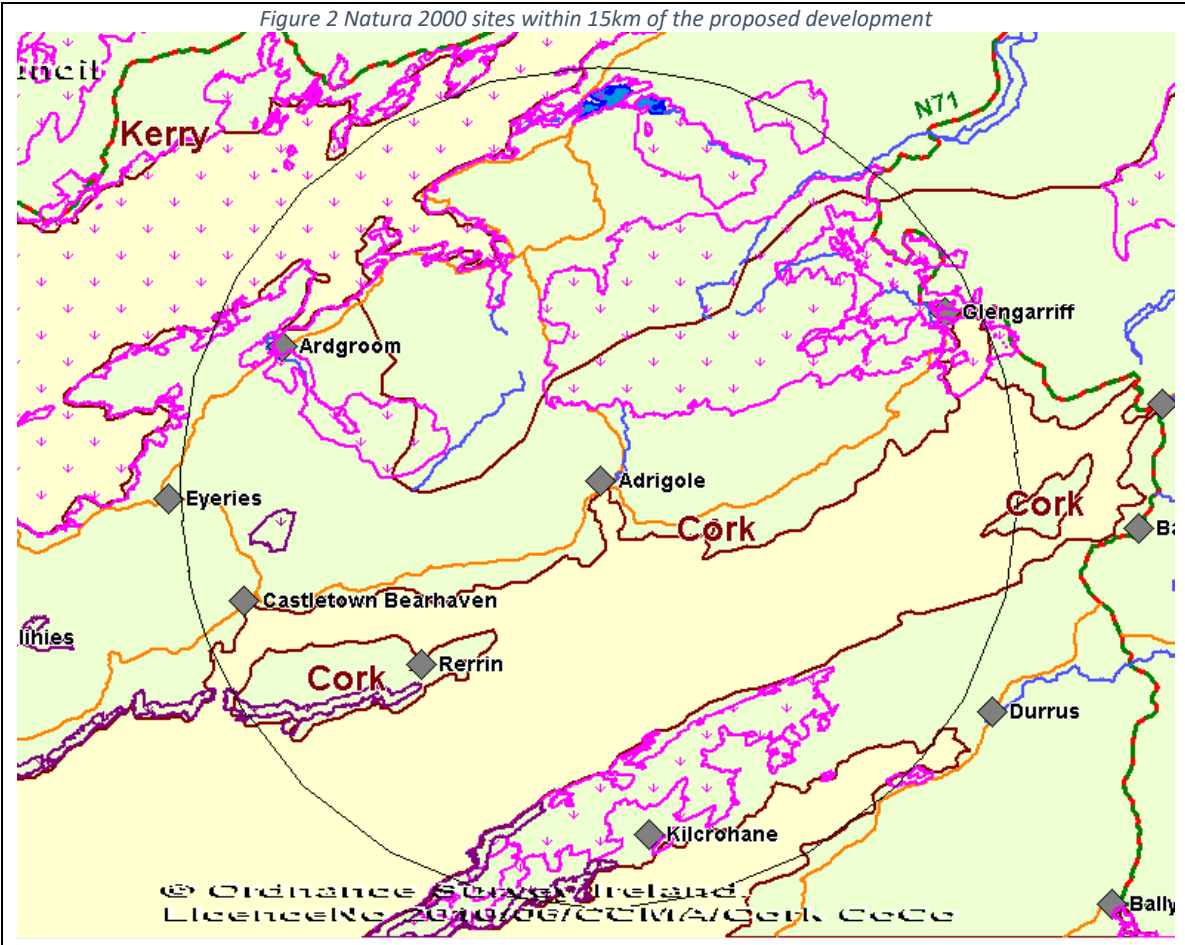


Name and location of EU sites subject to screening

There are 13 Natura 2000 (European) sites located within a 15km radius of the site, these include:

1. Caha Mountains SAC (site code: 0093) located approximately 2.84km north of the proposed development.
2. Glanmore Bog SAC (site code: 1879) located approximately 5.65km west-northwest of the proposed development.
3. Kenmare River SAC (site code: 2158) located approximately 7.45km west of the proposed development.
4. Glengarriff Harbour and Woodland SAC (site code: 0090) located approximately 8.64km north.
5. Sheep's Head SAC (site code: 0102) located approximately 8.91km south.
6. Beara Peninsula SPA (site code: 4155) approximately 9.59km west.
7. Cloonee and Inchiquin Loughs, Uragh Wood SAC (site code: 1342) approximately 10.86km north.
8. Sheep's Head to Toe Head SPA (site code: 4156) approximately 11.37km southwest.
9. Farranamanagh Lough SAC (site code: 2189) approximately 12.42km south.
10. Reen Point Shingle SAC (site code: 2281) approximately 12.92km southeast.
11. Maulagowna Bog SAC (site code: 1881) approximately 14.03km northeast.
12. Cleanderry Wood SAC (site code: 1043) approximately 14.3km northwest.
13. Dunbeacon Shingle SAC (site code: 2280) approximately 14.71km southeast.

Figure 2 Natura 2000 sites within 15km of the proposed development



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| <p>Is the project directly connected with or necessary to the management of the sites listed above?</p> <p>No.</p> |
| <p>Describe how the project (alone or in combination) is likely to affect the Natura 2000 Site</p> <p>There are no direct source-receptor pathways between the proposed site and any of Natura 2000 site.</p> <p>Given the nature and scale of the proposed works, the distances involved and the lack of a viable source-receptor pathways, the potential for impacts on the above designated sites could only occur as a result of ex-situ impacts on mobile species associated with surrounding SPAs (Chough, Fulmar, Peregrine Falcon) and SACs (Lesser Horseshoe Bat, Otter, Harbour Seal, Harbour Porpoise).</p> |
| <p>Are there other projects or plans that together with the project being assessed that could affect these sites (provide details)?</p> <p>No potential for impacts identified, therefore the proposed project does not pose a threat of contributing to effects which could be significant when considered in combination with other impact sources.</p> |

Cork County Council evaluation and overall conclusion that there are no significant effects on European Sites foreseen as a result of the proposal.

In accordance with Section 177S of the Planning and Development Act 2000 (as amended) and on the basis of the objective information provided in this report, it is concluded that the proposed project does not pose a risk of causing significant negative any EU site for the following reasons:

- No works are proposed within any of the listed European sites.
- No direct loss, alteration or fragmentation of habitats will occur within any EU sites;
- The site is located sufficiently distant from any EU site to be satisfied that there is no risk of activities associated with the project causing disturbance to qualifying habitats or species.
- Wastewater is to be treated onsite via a new Tricel Novo IRL10 wastewater treatment plant.

It is therefore determined that a Stage 2 Appropriate Assessment under Section 177V of the Planning and Development Act 2000 is not required.