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EIA	Screening Determination
Address	Bridge Street and New Street and Wolfe Tone Square.
Proposal	<p>Upgrade the existing Mill River culvert within Bantry town and remove the existing foul connections to the culvert and change these to discharge into an independent foul network. The proposed development comprises of the following:</p> <ul style="list-style-type: none"> • Reconstruction of a new Mill River Culvert along Bridge Street and New Street and Wolfe Tone Square and connection to the existing Mill River Culvert at chainage 80m. This includes: <ul style="list-style-type: none"> ○ A new Mill River Culvert of internal dimensions 5.2m wide, 1.5m high which will be constructed from tie in at Wolfe Tone Square, at Chainage 80m, to the Scart and Mill culvert overflow connection from William Street, at Chainage 242m. ○ A new Mill River Culvert of internal dimensions 3.6m wide, 1.5m high which will be constructed from William St. junction at Chainage 242m to the Mill on Bridge Street at Chainage 452m. • Connect to existing drainage/services at William Street and Main Street. • Repair/upgrade works to the Mill River Culvert from Chainage 0 to 80m. • Road and footpath reinstatement works. • Removal and reinstatement of central section of Wolf Tone Square architectural feature to facilitate the tie in of the New Mill River culvert. • A short extension (approximately 4m) of the Alley River culvert to tie into the line of the new Mill River Culvert. • Construction of new services and utilities including foul water drainage. Surface water drainage, watermain infrastructure, electricity and communications will be required at Wolfe Tone Square, New Street and Bridge Street. • Modifications to existing services including foul, surface water and services to facilitate the proposed scheme • Construction of 2 No. surface water pumping sumps in Wolfe Tone Square.

Cork County Council is proposing to upgrade the existing Mill River culvert within Bantry town, to remove the existing foul connections to the culvert and to change these to discharge into an independent foul network. The proposed works include reconstruction of a new Mill River Culvert along Bridge Street, New Street and Wolfe Tone Square and a connection to the existing Mill River Culvert at chainage 80m. This includes a new Mill River Culvert which will be constructed from a tie in at Wolfe Tone Square, at Chainage 80m, to the Scart and Mill culvert overflow connection from William Street, at Chainage 242m.

A new Mill River Culvert will be constructed from William Street junction at Chainage 242m to the Mill on Bridge Street at Chainage 452m. The proposed works also include connection to existing drainage/services at William Street and Main Street, repair/upgrade works to the Mill River Culvert from Chainage 0 to 80m, road and footpath reinstatement works, the removal and reinstatement of the central section of Wolf Tone Square architectural feature to facilitate the tie in of the New Mill River culvert and a short extension (approximately 4m) of the Alley River culvert to tie into the line of the new Mill River Culvert.

Construction of new services and utilities, including foul water drainage, surface water drainage, watermain infrastructure, electricity and communications are also proposed at Wolfe Tone Square, New Street and Bridge Street with modifications to existing services including foul, surface water and services also proposed to facilitate the planned scheme. Two surface water pumping sumps would also be constructed in Wolfe Tone Square.

A Habitats Directive Appropriate Assessment Screening Determination, which has been prepared for the proposed development, has screened out the requirement for a Stage 2 Appropriate Assessment.

A detailed description of the proposed development has been provided in a report by MWP to inform environmental impact assessment screening. The MWP 'Screening for Environmental Impact Assessment Report' has taken into consideration the requirements of Schedule 7A and Schedule 7 of the Planning and Development Regulations, 2001 as amended, and has concluded that an environment impact assessment would not be required for the proposal.

Further documentation accompanying the proposal include an Ecological Impact Assessment Report, an Architectural Heritage Impact Assessment, an Archaeological Impact Assessment, a Construction Environmental Management Plan and a Resource Waste Management Plan.

EIA Legislative Context

Planning and Development Regulations, 2001 as amended

In considering the requirement for Environment Impact Assessment, the proposed development has been assessed under Part 1 of Schedule 5 of the Planning and Development Regulations, 2001 as amended. As the proposed development would not fall under any of the relevant classes set out in Part 1 of Schedule 5, mandatory EIA is not required under Part 1 of Schedule 5 of the Regulations.

The proposed development was further reviewed against the classes of development specified in Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 as amended. Relevant classes include Class 10(b)(iv) where mandatory EIA is required for 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. Class 15 is also relevant.

In the case of the current proposal, the proposed works would provide for the upgrade, reconstruction and repair of the Mill River Culvert and associated works within the town centre of Bantry Town. With a site area of 1.9 hectares, the proposal would not equal or exceed the thresholds set out in Part 2 of Schedule 5 for urban development under Class 10(b)(iv). While a mandatory EIA is not required in this case under Class 10(b)(iv), the proposed development is considered to be sub-threshold and an Environment Impact Assessment Screening Report thus, accompanies the current proposal.

The Environment Impact Assessment Screening Report has had regard to the criteria set out in Schedule 7 of the Planning and Development Regulations, 2001 as amended, provides information on the characteristics of the proposed development and likely effects on the environment and has screened out the requirement for an Environment Impact Assessment Report.

The proposal is accompanied by an Appropriate Assessment Screening Report, a Habitats Directive Appropriate Assessment Screening Determination, an Architectural Heritage Impact Assessment, an Archaeological Impact Assessment, a Resource Waste Management Plan and a Construction Environmental Management Plan. The Habitats Directive Appropriate Assessment Screening Determination advises that no works are proposed within any European sites and the site of the proposed development is located sufficiently distant from any EU site that there is no risk of activities associated with the proposal causing disturbance to qualifying habitats or species.

Having reviewed and considered the drawings and documentation provided with the proposal and having regard to -

- a) the nature and scale of the proposed development which relates to the essential upgrade, reconstruction and repair of the Mill River Culvert and associated works,

- b) the urban location of the proposed development within Bantry Town,
- c) the existing pattern of development and existing services in the vicinity of the proposal,
- d) the Environmental Impact Assessment Screening Report,
- e) the accompanying documentation including the Ecological Impact Assessment Report, the Architectural Heritage Impact Assessment, the Archaeological Impact Assessment, the Resource Waste Management Plan and the Construction Environmental Management Plan,
- f) the lack of cumulative impacts arising when taken together with existing and permitted developments in the vicinity,
- g) the assessment and conclusions of the Habitats Directive Appropriate Assessment Screening Report and Screening Determination 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),
- h) the criteria set out in a. 120(4)(a) of the Planning and Development Regulations, 2001 as amended, and
- i) the mitigation measures and good construction practice standards proposed in the reports,

it is considered that there is no real likelihood of significant effects on the environment arising from the proposed development and it is determined that an Environmental Impact Assessment report is, therefore, not required.



G.O'Mahony
Senior Planner
07/11/24

Appendix 1

EIAR Screening Determination		
A. Case Details		
Location	Bantry Town	
Proposal	<p>Upgrade the existing Mill River culvert within Bantry town and remove the existing foul connections to the culvert and change these to discharge into an independent foul network.</p> <p>The proposed development comprises of the following:</p> <ul style="list-style-type: none"> • Reconstruction of a new Mill River Culvert along Bridge Street and New Street and Wolfe Tone Square and connection to the existing Mill River Culvert at chainage 80m. This includes: <ul style="list-style-type: none"> ○ A new Mill River Culvert of internal dimensions 5.2m wide, 1.5m high which will be constructed from tie in at Wolfe Tone Square, at Chainage 80m, to the Scart and Mill culvert overflow connection from William Street, at Chainage 242m. ○ A new Mill River Culvert of internal dimensions 3.6m wide, 1.5m high which will be constructed from William St. junction at Chainage 242m to the Mill on Bridge Street at Chainage 452m. • Connect to existing drainage/services at William Street and Main Street. • Repair/upgrade works to the Mill River Culvert from Chainage 0 to 80m. • Road and footpath reinstatement works. • Removal and reinstatement of central section of Wolf Tone Square architectural feature to facilitate the tie in of the New Mill River culvert. • A short extension (approximately 4m) of the Alley River culvert to tie into the line of the new Mill River Culvert. • Construction of new services and utilities including foul water drainage. Surface water drainage, watermain infrastructure, electricity and communications will be required at Wolfe Tone Square, New Street and Bridge Street. • Modifications to existing services including foul, surface water and services to facilitate the proposed scheme • Construction of 2 No. surface water pumping sumps in Wolfe Tone Square. 	
	Yes / No / NA:	Comment
Does the application include information specified in Annex III of the EIA Directive	Yes	The proposal is supported by an Environmental Impact Assessment Screening report.
Other relevant information submitted	Yes	Habitats Directive Appropriate Assessment Screening Report, Habitats Directive Appropriate Assessment Screening Determination, Ecological Impact Assessment Report, Architectural Heritage Impact Assessment Report, Archaeological Impact

		Assessment Report, a Resource Waste Management Plan and a Construction Environmental Management Plan
Does the application include a NIS and/or other reports to enable AA screening?	Yes	The proposed project is supported by a Habitats Directive Appropriate Assessment Screening Report and a Habitats Directive Appropriate Assessment Screening Determination
Is an IED/IPC/Waste Licence or Waste Water Discharge Authorisation (or review of licence/ authorisation) required from the EPA for the subject development?	No	
If YES has the EPA been consulted?		
Have any other relevant assessments of the effects on the environment been carried out pursuant to other relevant Directives –for example SEA or AA?	Yes	Habitats Directive Appropriate Assessment Screening Determination has screened out the requirement for a Stage 2 Appropriate Assessment.
B. Examination		
1. Characteristics of proposed development <i>(including demolition, construction, operation, or decommissioning):</i>		
	If relevant, briefly describe the characteristics of the development (i.e. the nature and extent)	
(a) The size and design of the whole of the proposed development	The proposal relates to to the essential upgrade, reconstruction and repair of the Mill River Culvert including reinstatement works, new services and utilities and reconstruction of the Wolfe Tone Square architectural feature and associated works. The site area is 1.9	

	hectares. The anticipated construction period is between 12-18 months.
(b) Cumulation with other existing and/or permitted projects that could give rise to cumulative effects	The site of the proposal is located in the built up area of Bantry Town and the surrounding land use is primarily retail and commercial. There are no existing or permitted projects which could give rise to cumulative impacts.
(c) Use of natural resources, in particular land, soil, water and biodiversity	The Mill Culvert Upgrade would be largely confined to the route of the existing culvert. The proposal would include the localised excavation and removal of existing road and footpath surfaces and their reinstatement. Mitigation measures regarding construction practices, phasing, overpumping and the carrying out of construction works in the dry, which are set out in the Ecological Impact Assessment Report and the Construction Environmental Management Plan, would ensure no significant effects on the use of natural resources would arise.
(d) Production of waste	Production of waste would arise as a consequence of site preparation, excavation and removal of existing road and footpath surfaces. The proposal is accompanied by a Construction Environmental Management Plan which sets out the site management strategy for the proposal. All waste would be disposed of to a licenced facility.
(e) Pollution and nuisances	Potential impacts on water and air quality could arise in addition to impacts from noise, construction traffic and dust nuisances. The planned construction practices, hours of operation, phasing, overpumping and the carrying out of construction works in the dry would ensure that risk to water quality would be avoided. No significant risks to water quality have been identified in the Ecological Impact Assessment Report on implementation of the mitigation measures and best practice methods set out in the Ecological Impact Assessment Report and the Construction Environmental Management Plan. The risk from noise, construction traffic and dust nuisances, which would be a low level risk, would be mitigated as set out in the Construction Environmental Management Plan.
(f) 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.	The Construction Environmental Management Plan sets out the site strategy in regard to accidents and disasters and includes an emergency response plan. Implementation of mitigation measures and best practice methods set out in both the Construction Environmental Management Plan and Ecological Impact Assessment Report would ensure no major risk of water pollution would arise.
(g) Risks to human health (for example due to water contamination or air pollution).	Potential effects would be limited to the construction period and include potential effects on water and air quality. No significant risks have been identified on implementation of the mitigation measures and best practice methods set out in the Construction Environmental Management Plan and Ecological Impact Assessment Report.
2. Location of proposed development	

<p>The environmental sensitivity of geographical areas likely to be affected by the proposed development:</p>	<p>If relevant, briefly describe the characteristics of the location.</p>
<p>(a) the existing and approved land use</p>	<p>The site of the proposal is located in the built up area of Bantry Town and the surrounding land use is primarily retail and commercial.</p>
<p>(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;</p>	<p>The proposal relates to the essential upgrade, reconstruction and repair of the Mill River Culvert including reinstatement works, new services and utilities and reconstruction of the Wolfe Tone Square architectural feature and associated works. Given that most of the planned works are upgrade works to an existing and operational culvert located under existing road and footpath surfaces and given the limited duration of the works and the implementation of best practice and mitigation measures set out in the Ecological Impact Assessment Report and the Construction Environmental Management Plan, the proposal would be unlikely to have significant effects on the relative abundance, availability, quality and regenerative capacity of natural resources in the area and its underground.</p>
<p>(c) the absorption capacity of the natural environment, paying particular attention to the following areas:</p> <ul style="list-style-type: none"> (i) wetlands, riparian areas, river mouths; (ii) coastal zones and the marine environment; (iii) mountain and forest areas; (iv) nature reserves and parks; (v) areas classified or protected under national legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC; (vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure; (vii) densely populated areas; (viii) landscapes and sites of historical, cultural or 	<p>The proposal relates to the essential upgrade, reconstruction and repair of the Mill River Culvert including reinstatement works, new services and utilities and reconstruction of the Wolfe Tone Square architectural feature and associated works. The planned works are upgrade works to an existing and operational culvert located under existing road and footpath surfaces.</p> <p>No works are proposed within any European designated sites and the site of the proposed development is located sufficiently distant from such sites that there is no risk of activities associated with the proposal causing disturbance to qualifying habitats or species.</p> <p>The Ecological Impact Assessment Report and the Construction Environmental Management Plan set out mitigation measures and controls to be implemented which would ensure that no significant impacts would arise from the proposed works on the absorption capacity of the natural environment.</p> <p>The proposal is located in an urban area and largely comprises of existing road and footpath surfaces which would be reinstated following completion of the development. The proposed development would not have any significant visual impacts on the landscape. Site compound(s) would be removed on completion of the proposed works.</p> <p>There are no recorded archaeological monuments in the immediate vicinity of the proposed works area and no new archaeological sites were identified in the preparation of the Archaeological Impact Assessment report. The likelihood of encountering in-situ unrecorded monuments during the construction phase is low. The proposed site area lies within two designated Architectural Conservation Areas (Public and Commercial Centre Architectural Conservation Area and Chapel Architectural Conservation Area). Visual impacts of the proposal on the designated Architectural Conservation Areas would be</p>

archaeological significance.	confined to the construction period and would be low and short-term in nature on implementation of the mitigation measures set out in the Architectural Heritage Impact Assessment. No significant adverse impacts are anticipated.
3. Type and characteristics of potential impacts	
The likely significant effects of projects on the environment must be considered in relation to criteria set out in points 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:	
a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)	The magnitude and spatial extent of impacts arising from the proposed works would be localised, limited in duration and would be largely in the immediate vicinity of the existing culvert. No significant risks to water quality have been identified on implementation of the mitigation measures and best practice methods set out in the Ecological Impact Assessment Report and the Construction Environmental Management Plan. Water quality management measures would be carried out for the duration of the works and Construction and Environmental Manager(s) would supervise the works.
(b) the nature of the impact	<p><i>Human Beings, Population and Human Health</i></p> <p>The nature of impacts which could arise in regard to noise, dust, emissions from the operation of machinery and traffic disturbance would be low, temporary and limited in duration to the construction period.</p> <p><i>Biodiversity</i></p> <p>Potential impacts would be minor, localised and would be mitigated by measures set out in the Ecological Impact Assessment Report and the Construction Environmental Management Plan.</p> <p>The proposed works could give rise to potential impacts on water quality by way of pollution from hydrocarbons, wash-out facilities, contaminants and sedimentation during the period of the works. No invasive species were identified in the vicinity of the site during the ecological field surveys undertaken in 2024.</p> <p><i>Land, Soil, Water, Air and Climate</i></p> <p>Water quality impacts could arise from hydrocarbons, wash-out facilities, contaminants and sedimentation. Noise, dust and exhaust emissions could arise from the operation of machinery during the site operation period.</p> <p><i>Material Assets</i></p> <p>General nuisance from traffic congestion and noise during the site operation works could arise.</p> <p><i>Landscape & Cultural Heritage</i></p> <p>Impacts on the streetscape and cultural heritage would be temporary and confined to the construction period.</p>
(c) the transboundary nature of the impact;	Transboundary effects are not applicable to the proposed development.

<p>(d) the intensity and complexity of the impact;</p>	<p><i>Human Beings, Population and Human Health</i></p> <p>Potential impacts that could arise during the proposed works from noise, dust and traffic would be minor, temporary and localised in nature. Mitigation measures and controls are set out in the Construction Environmental Management Plan. On completion of the works, the upgraded Mill Culvert would have a positive impact on human health.</p> <p><i>Biodiversity</i></p> <p>Given the urban location of most of the proposed works, potential impacts on biodiversity would be associated with the construction works and would be minor, temporary and of low intensity.</p> <p>During the proposed works, there is potential for contaminants to affect water quality. Potential impacts on water quality would be avoided on implementation of the mitigation measures and controls set out in the Ecological Impact Assessment Report and the Construction Environmental Management Plan.</p> <p><i>Land, Soil, Water, Air and Climate</i></p> <p>Noise, dust and exhaust emissions that could arise from the operation of machinery during the construction period would be temporary, localised and of low intensity and would be mitigated on the implementation of the measures and controls set out in the Ecological Impact Assessment Report and the Construction Environmental Management Plan.</p> <p><i>Material Assets</i></p> <p>Impacts that could arise from noise, vibration, dust and traffic disruption during the site operation works would be low in intensity and temporary in nature. Mitigation measures and controls are set out in the Construction Environmental Management Plan.</p> <p><i>Landscape & Cultural Heritage</i></p> <p>The proposal would have a minimal, short-term impact on streetscape and cultural heritage which would be confined to the construction period. No impacts would arise in respect to known archaeological sites.</p>
<p>(e) the probability of the impact;</p>	<p><i>Human Beings, Population and Human Health</i></p> <p>Impacts associated with the construction period of the proposed works could arise but would be temporary and of a low level and would be mitigated on the implementation of the measures and controls set out in the Ecological Impact Assessment Report and the Construction Environmental Management Plan.</p> <p><i>Biodiversity</i></p> <p>Probable impacts on biodiversity and on mammals, bats, birds and aquatic species would be low upon implementation of the mitigation measures and controls set out in the Ecological Impact Assessment Report and Construction Environmental Management Plan.</p> <p>The probability of impacts on water quality would be avoided on implementation of the mitigation measures and controls set out in the Ecological Impact Assessment Report and the Construction Environmental Management Plan.</p> <p>The probability of impacts from the spread of the invasive species would be unlikely to occur on implementation of the appropriate mitigation and best practice measures set out in the Construction</p>

	<p>Environmental Management Plan.</p> <p><i>Land, Soil, Water, Air and Climate</i></p> <p>The probability of impacts arising from noise, dust and exhaust emissions may occur during the construction period but would be mitigated on implementation of the mitigation and best practice measures set out in the Construction Environmental Management Plan.</p> <p><i>Material Assets</i></p> <p>The probability of impacts arising during the construction period could arise but would be low and reduced on implementation of the mitigation and best practice measures set out in the Construction Environmental Management Plan.</p> <p><i>Landscape & Cultural Heritage</i></p> <p>Any probable visual impact that may arise would be temporary and would be confined to the construction period. No impacts would arise in respect to known archaeological sites or cultural landscapes on completion of the works.</p>
(f) the expected onset, duration, frequency and reversibility of the impact	<p><i>Human Beings, Population and Human Health</i></p> <p>Impacts which could arise would be temporary and of a low level associated with the construction period of the works proposed.</p> <p><i>Biodiversity</i></p> <p>Potential impacts on biodiversity would be temporary and of limited impact.</p> <p>Any potential impacts on water quality would be limited to the short duration of the proposed works. Such impacts would be unlikely to occur as the proposal would incorporate controls, best practice and mitigation measures set out in the Ecological Impact Assessment Report and the Construction Environmental Management Plan. The implementation of mitigation measures and controls outlined in the Construction Environmental Management Plan would also ensure the spread of invasive species would be unlikely to occur.</p> <p><i>Land, Soil, Water, Air and Climate</i></p> <p>Impacts arising from noise, dust and exhaust emissions would minor, of low intensity and would be confined to the short duration of the proposed works.</p> <p><i>Material Assets</i></p> <p>Any impacts would be low and limited to the short duration of the proposed works.</p> <p><i>Landscape & Cultural Heritage</i></p> <p>Any visual impact which would arise would be temporary and would have minimal impact on the streetscape and cultural landscape. No impacts would arise in respect to known archaeological sites.</p>
(g) cumulation of the impact with the impact of other existing and/or approved projects;	<p>No cumulative impacts would be likely to occur.</p>

<p>(h) the possibility of effectively reducing the impact.</p>	<p><i>Human Beings, Population and Human Health</i> The mitigation measures and best practice controls set out in the Construction Environmental Management Plan would effectively reduce potential impacts.</p> <p><i>Biodiversity</i> Impacts on biodiversity and water quality would be unlikely to occur on implementation of the controls, best practice and mitigation measures set out in the Ecological Impact Assessment Report and the Construction Environmental Management Plan.</p> <p><i>Land, Soil, Water, Air and Climate</i> Mitigation measures and best practice controls are set out in the Construction Environmental Management Plan which would avoid any potential nuisance impacts.</p> <p><i>Material Assets</i> None required.</p> <p><i>Landscape & Cultural Heritage</i> None required.</p>
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C. Determination

Having regard to the above, the accompanying information and in particular to the nature and scale of the proposal, by itself and in combination with other plans and projects, it is considered that there is no real likelihood of significant effects on the environment and the preparation of an Environmental Impact Assessment Report is not required.

D. Main Reasons and Considerations

Having regard to the above and the following:

- j) the nature and scale of the proposed development which relates to the essential upgrade, reconstruction and repair of the Mill River Culvert and associated works,
- k) the urban location of the proposed development within Bantry Town,
- l) the existing pattern of development and existing services in the vicinity of the proposal,
- m) the Environmental Impact Assessment Screening Report,
- n) the accompanying documentation including the Ecological Impact Assessment Report, the Architectural Heritage Impact Assessment, the Archaeological Impact Assessment, the Resource Waste Management Plan and Construction Environmental Management Plan,
- o) the lack of cumulative impacts arising when taken together with existing and permitted developments in the vicinity,
- p) the assessment and conclusions of the Habitats Directive Appropriate Assessment Screening Report and Screening Determination 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),
- q) the criteria set out in a. 120(4)(a) of the Planning and Development Regulations, 2001 as amended, and
- r) the mitigation measures and good construction practice standards proposed in the reports,

it is considered that the proposed development would not be likely to have significant effects on the environment and an environmental impact assessment report is, therefore, not required.

