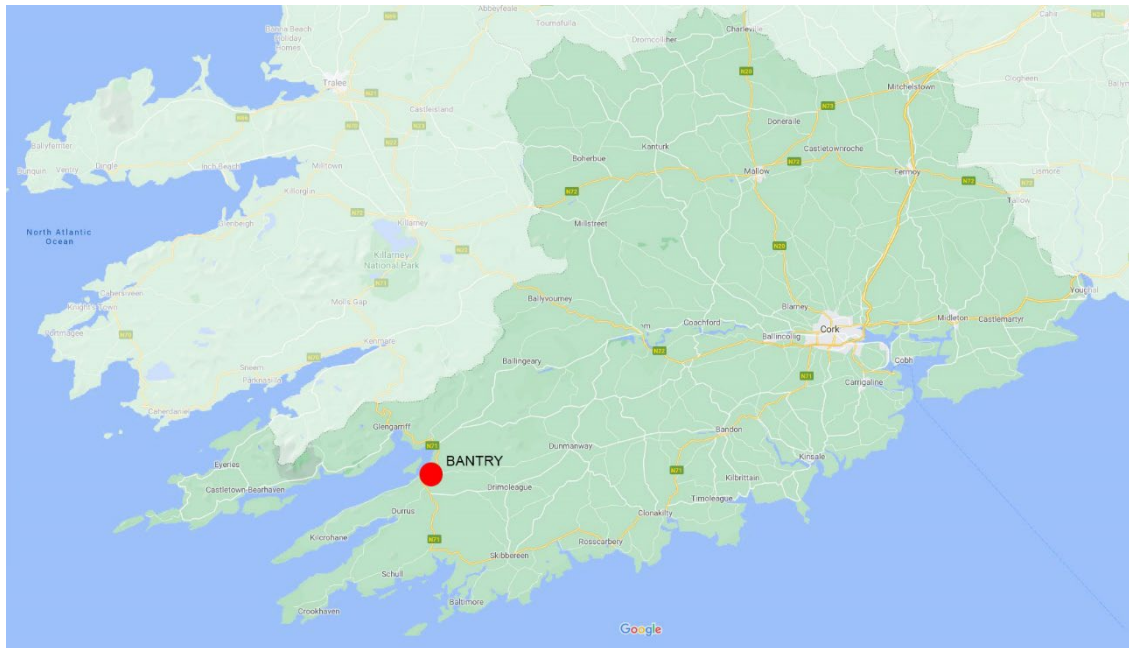




Preliminary Environmental Impact Assessment Screening

14.03.2024

PROJECT Proposed Social Housing at Old Barrack Road, Bantry, Co. Cork
JOB NUMBER ATS1_W_2019_008
PREPARED BY Cork County Council Architects Department



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0.0 INTRODUCTION

The following Preliminary Environmental Impact Assessment (EIA) Screening Report relates to the proposed development of 21 social housing units at Old Barrack Road, Bantry. The Report is prepared as part of an application under Part VIII of the Planning & Development Regulations 2001 (as amended).

The purpose of the Report is to assess whether or not an EIA is required for the proposed development as set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000, as amended (the Act), and Schedule 5 of the Planning and Development Regulations, 2001, as amended (the Regulations). The requirement for a 'sub-threshold' development to be subject to EIA is determined by the likelihood that the development would result in a significant environmental impact (or impacts) that may arise as a result of the location of the development or processes ensuing from the development. The EIA screening exercise outlined below has examined the project with reference to the relevant thresholds and criteria.

1.0 SITE LOCATION AND CONTEXT

The site is located on Old Barrack Road in Bantry town centre. The lower, town end, of Old Barrack Rd. merges into Marino St. and from there leads directly to the Wolfe Tone square and beyond to Bantry Bay. The start of Old Barrack rd., at the western side of the overall site fronts onto the busy N71 junction that is formed by Marino St., Barrack St. and Glengarrif Road.

The overall site is triangular in form with a substantial level change across the length of the site of approx. 10m. The site also falls in its cross section, varying from 9m on the town side to 1m at the top of Old Barrack Road.

There are a series of existing derelict buildings on the site, comprising a mixture of commercial and residential units. All buildings are in poor repair and are currently unoccupied. Of the existing buildings 4No. in the south-western corner of the site fall within an Architectural Conservation Area (ACA).

The overall development site measures 0.285Hectares. The subject site is zoned '*town centre*', the Cork County Development Plan.

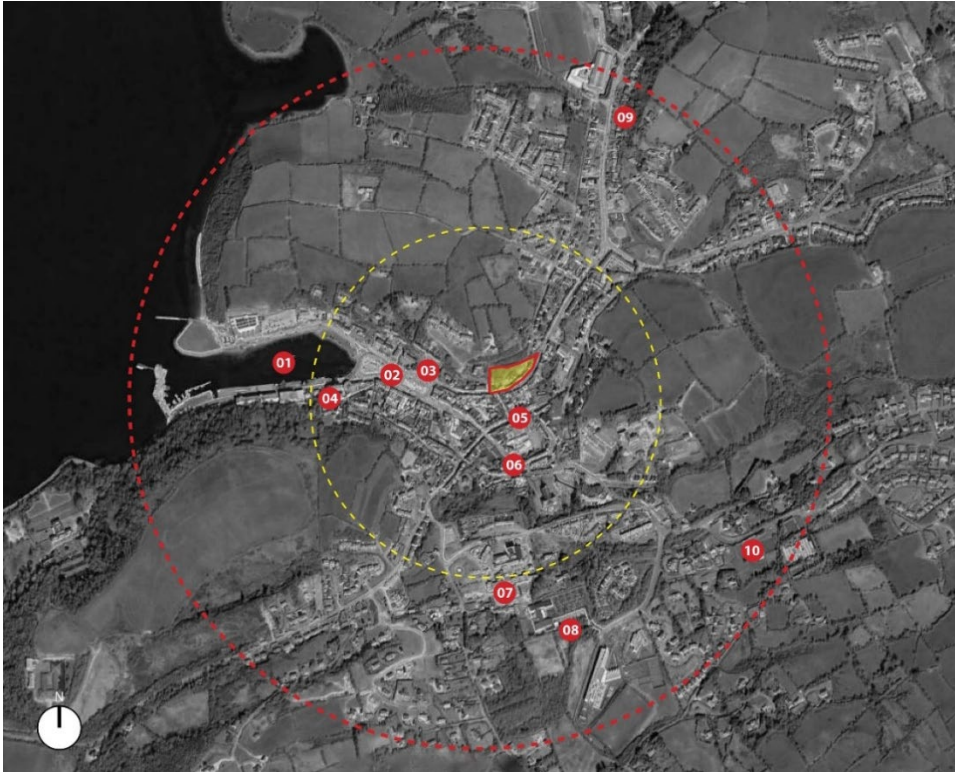


Fig. 1 Indicates the subject site outlined in red, together with adjacent facilities within 400 meters of the site.

1. Bantry Harbour & Bay 2. Bantry Town Square 3. Bantry Town Council offices 4. Bantry Garda station 5. Main St. 6. St Finbarr's Catholic Church 07. Bantry Hospital 08. Nua Medical Practice 09. Newtown Medical Centre 10. St Finbarr's Boys National School

2.0 PROJECT DESCRIPTION

The proposed development seeks to provide 21no. high quality housing units consisting of a mix of one and two bed houses and apartments at Old Barrack Road, Bantry. The proposed housing scheme incorporates both new (14 new residential units) and existing units retaining the existing buildings in the Architectural Conservation Area and developing a new linear terrace to the rear. The new and existing elements are connected by a new pedestrian street allowing free movement through the site. The proposed development of 21 units breaks down as 14 X 1Bed Units and 7 X 2Bed Units.

The proposed development will regenerate this derelict, underutilised town block creating a new street front in the town centre and will foster new usage patterns and help create positive social interaction. This design of the development has been considered in terms of the proposed site layout and housing distribution across the site.



Fig. 2 Proposed Site Plan

3.0 RELEVANT LEGISLATION

The EIA Directive, (Council Directive 85/337/EEC) on the assessment of the potential effects of certain public and private projects on the environment dates from June 1985 and is designed to ensure that development projects that are likely to have significant impacts on the environment are subject to a comprehensive assessment of potential environmental impacts prior to the granting of development consent. This Directive was amended by the following Directives: Directive 97/11/EC of 3 March 1997, Directive 2003/35/EC of 26 May 2003, Directive 2009/31/EC of 23 April 2009, (codified in Directive 2011/92/EU of 13 December 2011) and most recently by Directive 2014/52/EU of 16 April 2014.

3.1 Mandatory Requirement for EIA

The Planning and Development Act 2000 (as amended) Part 10 Section 176 requires the establishment of thresholds for the purposes of determining which classes of development are likely to have a significant impact as transposed from the EIA Directive 2014/52/EU. These are outlined in Schedule 5 Part 1 and 2 of the Planning and Development Regulations 2001-2018.

Schedule 5 Part 1 outlines EU Directive Annex I thresholds which require a mandatory EIA. They are in summary:

- Crude-oil refinery
- Gasification & Liquefaction
- Nuclear Power
- Radioactive Waste Storage & Disposal
- Melting of cast-iron or steel
- Extraction or processing of asbestos, or products containing asbestos.
- Integrated chemical installation

- Railway line
- Aerodrome runway
- Trading port or inland waterway
- Disposal of hazardous waste

The proposed provision of housing infrastructure does not fall within the industrial activities listed above therefore a mandatory EIA is not required.

3.2 Screening for Sub-threshold EIA

Schedule 5 Part 2 outlines Annex II discretionary thresholds determined by each EU Member State which if met or exceeded require a mandatory EIA. These discretionary thresholds refer to the following industries and projects:

- Intensive Agriculture, including salmon farming and land reclamation
- Extractive industries, including peat extraction, associated processes and geothermal drilling
- Energy industry
- Processing of metals
- Manufacture of glass
- Chemical Industry
- Food industry
- Textile, leather, wood and paper industries
- Rubber industry
- Infrastructure projects (see below)
- Other projects
- All modifications to specified developments

The term 'Infrastructure projects' includes the following categories of development and the relevant categories related to the proposed development are highlighted in bold print:

- a Industrial estate development projects where area would exceed 15 ha
- b (i) **Construction of more than 500 dwelling units**
- (ii) Construction of a car-park providing more than 400 spaces
- (iii) Construction of a shopping centre with a gross floor space exceeding 10,000 sq.m.
- (iv) Urban development which would involve an area greater than 2 ha in the case of a business district, 10 ha in the case of other parts of a built up area and 20 ha elsewhere
- c All construction of railways and of intermodal transshipment facilities and of intermodal terminals not included in Part 1 Schedule 5
- d Airfields not included in Part 1 of Schedule 5
- dd All private roads which would exceed 2000 metres in length
- e New or extended harbours and port installations, including fishing harbours, not included in Part 1 of Schedule 5
- f (i) Inland waterway construction not included in Part 1 of this Schedule which would extend over a length exceeding 2 kilometres
- (ii) Canalisation and flood relief works, where the immediate contributing sub-catchment of the proposed works would exceed 100 ha or where more than 2 ha of wetland would be

affected or where the length of the river channel on which works are proposed would be greater than 2 kilometres

g Dams and other installations not included in Part 1 Schedule 5

h All tramways, elevated and underground railways, suspended lines or similar lines of a particular type, used exclusively or mainly for passenger transport

i Oil and gas pipeline installations and pipelines for the transport of CO2 streams for the purposes of geological storage (projects not included in Part 1 Schedule 5)

j Installation of overground aquaducts

k Coastal work to combat erosion and maritime works capable of altering the coast through the construction

l Groundwater abstraction and artificial groundwater recharge schemes not included in Part 1 of Schedule 5

m Works for the transfer of water resources between river basins not included in Part 1 Schedule 5 where the annual volume of water abstracted or recharged would exceed 2 million cubic metres

4.0 PROXIMITY TO DESIGNATED NATURA 2000 SITES

There are seven Natura 2000 sites located within 15km of the proposed development site. These are described in Table 1 below.

Table 1: Designated sites within the zone of influence of the proposal.

Natura 2000 Sites within zone of influence (ZOI) of the proposal	Intervening Distance (Approx.)	Qualifying Interest Features
Glengarriff Harbour and Woodland SAC (000090)	8km NW	<p><u>Species</u></p> <p>1355 Otter (<i>Lutra lutra</i>)</p> <p>1365 Harbour Seal (<i>Phoca vitulina</i>)</p> <p>1303 Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>)</p> <p>1024 Kerry Slug (<i>Geomalacus maculosus</i>)</p> <p><u>Habitats</u></p> <p>91A0 Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles</p> <p>91E0 Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>)*</p>
Caha Mountains SAC (000093)	10km NW	<p><u>Species</u></p> <p>1024 Kerry Slug (<i>Geomalacus maculosus</i>)</p>

		<p>1421 Killarney Fern (<i>Trichomanes speciosum</i>)</p> <p><u>Habitats</u></p> <p>3110 Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>)</p> <p>3160 Natural dystrophic lakes and ponds</p> <p>4010 Northern Atlantic wet heaths with <i>Erica tetralix</i></p> <p>4030 European dry heaths</p> <p>4060 Alpine and Boreal heaths</p> <p>6230 Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe)*</p> <p>7130 Blanket bogs (* if active bog)</p> <p>8110 Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>)</p> <p>8210 Calcareous rocky slopes with chasmophytic vegetation</p> <p>8220 Siliceous rocky slopes with chasmophytic vegetation</p>
Derryclogher (Knockboy) Bog SAC (001873)	10km N	<p><u>Habitats</u></p> <p>7130 Blanket bogs (* if active bog)</p>
Dunbeacon Shingle SAC (002280)	11km SW	<p><u>Habitats</u></p> <p>1220 Perennial vegetation of stony banks</p>
Sheep's Head SAC (000102)	12km SW	<p><u>Species</u></p> <p>1024 Kerry Slug (<i>Geomalacus maculosus</i>)</p> <p><u>Habitats</u></p> <p>4010 Northern Atlantic wet heaths with <i>Erica tetralix</i></p> <p>4030 European dry heaths</p>
Roaringwater Bay and Islands SAC (000101)	13.5km S	<p><u>Species</u></p> <p>1364 Grey Seal (<i>Halichoerus grypus</i>)</p> <p>1355 Otter (<i>Lutra lutra</i>)</p> <p>1351 Harbour Porpoise (<i>Phocoena phocoena</i>)</p> <p><u>Habitats</u></p> <p>1160 Large shallow inlets and bays</p> <p>1170 Reefs</p> <p>1230 Vegetated sea cliffs of the Atlantic and Baltic coasts</p> <p>4030 European dry heaths</p>

		8330 Submerged or partially submerged sea caves
Reen Point Shingle SAC (002281)	13.7km SW	<u>Habitats</u> 1220 Perennial vegetation of stony banks



Fig 4: Location of proposed development site relative to Glengarriff Harbour and Woodland SAC (000090) – pink hatching

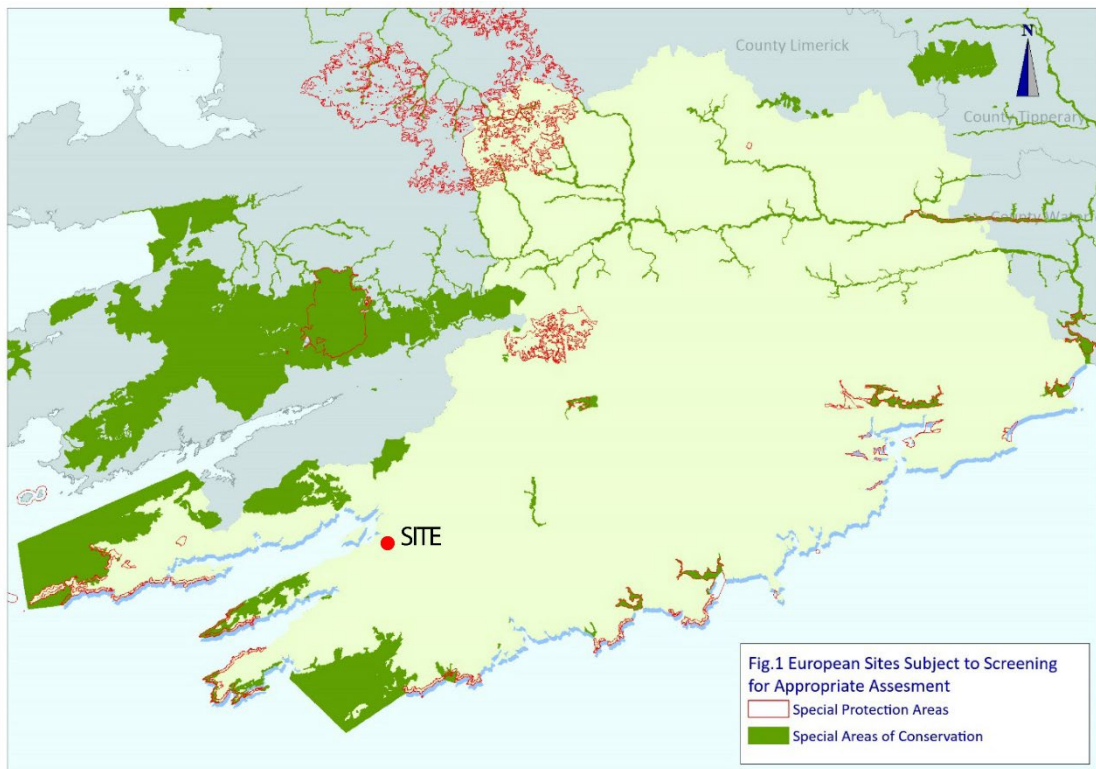


Fig. 2 Cork County Development Plan. Natura Impact Report - EU Sites in Co. Cork and Within 15km of Co. Cork showing SAC and SPA screening zones.

5.0 SCREENING CONCLUSION

The proposed development at does not fall under any of the thresholds in Schedule 5 Part 1 for mandatory EIA and it does not exceed or even meet the threshold regarding 'Infrastructure Projects –Urban Development' as the development occupies 0.285 ha and involves the construction of only 21 units. The proposed development is not located in or near any Natura 2000 Sites and will not have any significant impacts on the surrounding environment and or Natura 2000 sites.

This Environmental Impact Assessment Screening Report is based on the best available information and as a result, it is recommended that an Environmental Impact Assessment will not be necessary for this proposed development.