

**Habitats Directive Appropriate Assessment  
Screening Determination**

**8no Unit Residential Development  
Mardyke Street, Skibbreen, Co. Cork.**



**Cork County Council**  
Comhairle Contae Chorcaí

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**Cork County Council.**

Date: 18/09/2024

This document contains the Habitats Directive Screening Determination of Cork County Council in respect of a proposed development of eight residential units on Mardyke Street, Skibbereen, Co. Cork. The assessment is based on project drawings and details prepared by the Housing Department and Doherty 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 European<sup>1</sup> 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.

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<sup>1</sup>“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**

8 unit Development in partnership with Cork County Council and Skibbereen Geriatrics at Mardyke Street, Skibbereen

**Description of the project**

The proposed developments comprise the construction of 8 residential apartments. The site is within the existing Skibbereen development boundary and is zoned Town Centre/Neighbourhood Centres.

The SuDS measures identified as appropriate for the project comprise:

- Water butt – 150L capacity or more (based water use demand) with means of overflow.
- Permeable paving – consider for all hard paved areas without heavy traffic.
- Bio-retention planter – disconnect downpipe connection into drains and allow roof runoff into planter with means of overflow.
- Rain garden – disconnect downpipe/RWP into the planted flower bed.

The development will be connected to the existing foul water infrastructure.

**Site Context**

The proposed apartment development is located on Mardyke Street, Skibbereen. It is situated within the urban town centre of Skibbereen. The project site previously formed part of the lands associated with the Fairfield Mart site, located to the rear (southwest) of the main mart buildings. Aerial imagery from 1995 shows the site to be characterised by bare ground forming part of the open, outdoor space to the rear of the former mart buildings. Much of the outdoor lands to the rear of the mart buildings were previously developed as the now existing Aldi food store site. The project site and small section of land to the southwest of the project site, opposite the former mart entrance, represent the remaining area of undeveloped lands associated with the former mart site.

The land cover at the project site is representative of dry neutral grassland that has recolonised an area of previous bare ground associated with the mart.

Figure 1 Site location

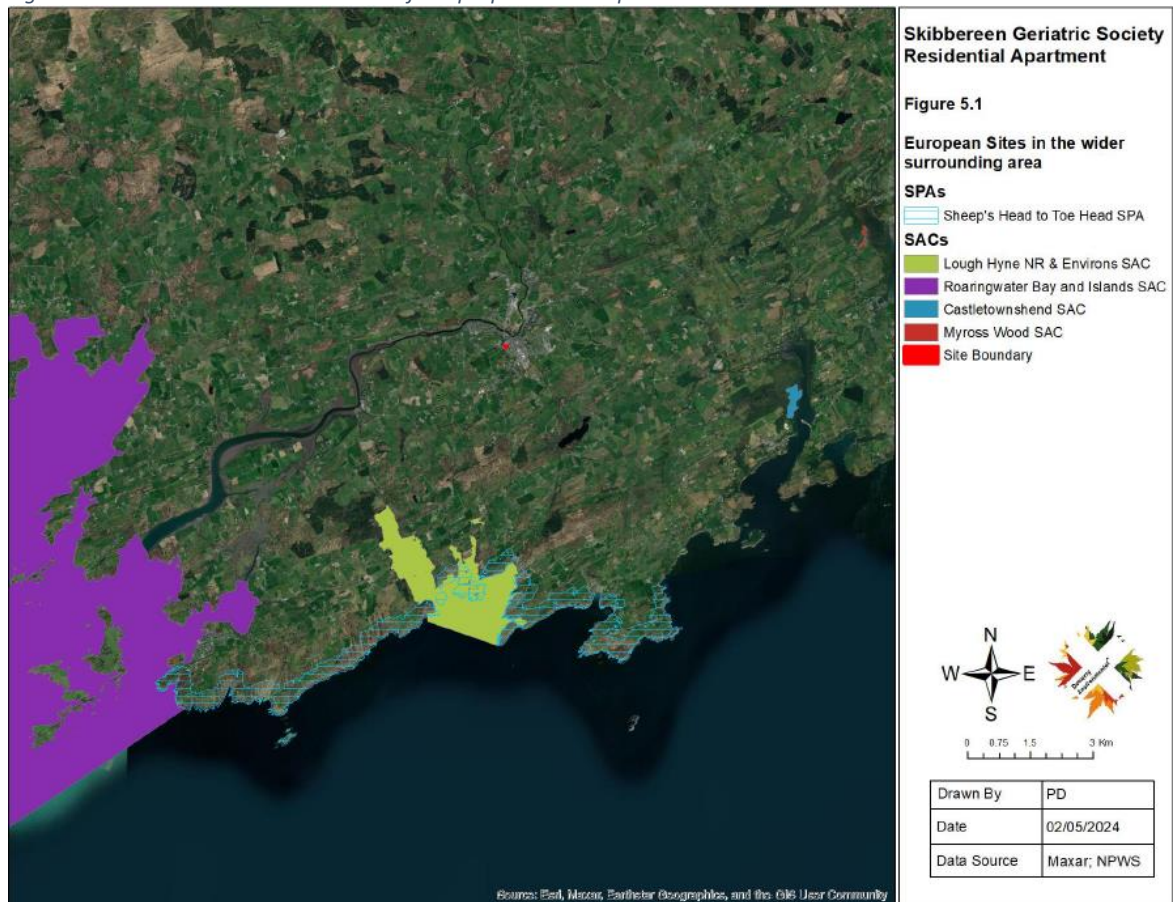


**Name and location of EU sites subject to screening**

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

1. Roaringwater Bay and Islands SAC (site code: 0101) located approximately 8.2km west of the proposed development.
2. Lough Hyne Nature Reserve and Environs SAC (site code: 0097) located approximately 4.1km south of the proposed development.
3. Myross Wood SAC (site code: 1070) located approximately 8.7km west-northwest of the proposed development.
4. Castletownshend SAC (site code: 1547) located approximately 6.7km west-southwest.
5. Sheep’s Head to Toe Head SPA (site code: 4156) located approximately 4.7km south.

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



**Is the project directly connected with or necessary to the management of the sites listed above?**

No.

**Describe how the project (alone or in combination) is likely to affect the Natura 2000 Site**

There are no source-receptor pathways between the proposed site and Lough Hyne Nature Reserve and Environs SAC, Myross Wood SAC, Castletownshend SAC, and Sheep’s Head to Toe Head SPA. Therefore, likely significant effects to these EU site are screened out.

The proposed development will be indirectly hydrologically connected to Roaringwater Bay and Islands SAC via the wastewater infrastructure. The site is located sufficiently distant (10.5km) from designated sites to be satisfied that there is no risk of activities associated with the project causing disturbance to species which are qualifying interests of the listed SACs.

Given that the proposed site is located in a in area of negligible value to relevant bird species, it is considered highly unlikely that the proposed development will result in any ex-situ impacts on such species and therefore no effects on the qualifying interests of Sheep's Head to Toe SPA

**Are there other projects or plans that together with the project being assessed that could affect these sites (provide details)?**

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.

**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.
- There is sufficient capacity in the WWTP.

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