

Stage 1 AA Screening Report

Old Fort Road, Ballincollig, Cork

May 2020

Prepared on behalf of
O'Flynn Construction Co. Unlimited Company (OFC)

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1. Introduction

This Stage I appropriate Assessment Screening Report has been prepared by McCutcheon Halley Chartered Planning Consultants on behalf of the Applicant O'Flynn Construction Co. Unlimited Company (OFC) who intend to develop lands of approximately 1.22 hectares for a strategic residential development at Old Fort Road, Ballincollig (townland), Ballincollig, Co. Cork (Refer to Figure 1).

1.1 Aims of the Screening Report

The aim of this Screening Report is to provide supporting information to assist the competent authority, in this case An Bord Pleanála, to carry out an Appropriate Assessment Screening in respect of the proposed development at Old Fort Road, Ballincollig, Cork.

1.2 General Site Description

The subject site, ("the Site") which is 1.22 hectares in area, is located in Ballincollig, approximately 200m to the north of the main street and 8.2km from Cork City Centre. The site is 1.9km from the N22 – Ballincollig Bypass which is situated to the south of the site. The site area comprises 1.13 hectares and has a sloping topography. The site is rectangular in shape and formed part of the overall Ballincollig town centre redevelopment. Permission for the development of these land was originally granted under Ref. 03/122 on September 12th, 2003.

The site is within easy walking distance of a number of commercial and community facilities including local shops, churches and school. The main street of Ballincollig is situated 200m to the south and the Castlewest (Ballincollig) Shopping Centre is less than 100m to the south. The major employment centre of Barrack Square is to the east of the site with Dell EMC to the west of the town. The site is adjacent to a number of residential developments including 'Waltham Abbey' housing estate to the west and 'The Crescent' apartment complex to the south. The site is located approximately 200m from a bus route and stop, offering transport connections to the wider County and City via the 220 and 233 bus routes. A bus serves the area every 15 minutes 7 days a week, 24 hours a day. The area is well serviced with several large amenity sites located within walking distance of the site with the closest being the Ballincollig GAA Club bounding the site to the north east and the Ballincollig Regional Park 1.4km to the west. The site is served by the Old Fort Road which runs to the south of the site and connects to the N22

The boundary of Cork Harbour Special Protection Area (004030) is located approximately 10.7km to the east of the Site at its closest point.

A search of the OPW Flood Mapping for the area shows that there are no records of flood events at the Site, and the site is located outside of Flood Zone B.



Fig. 1 Location and boundary of subject site

1.3 Brief Description of the Project

The proposed development comprises the development of:

- The construction of 123 no. residential units in 3 no. blocks which range in height from 3 to 6 storeys and comprising a mix of 1 & 2 bed apartments;
- 1 no. creche / childcare facility, internal residential amenity space and residents gym;
- The provision of landscaping and amenity areas including play/amenity areas at podium level;
- The provision of a set-down area, footpaths, cycle lane and table-top junction arrangement at the access to the development on the Old Fort Road; and
- All associated ancillary development to include pedestrian/cyclist facilities, lighting, drainage, boundary treatments, bin storage, plant, ESB Sub-station and bicycle, motorbike and car parking provided at ground and under-croft level.

2. Regulatory context

2.1 European Nature Directives (Habitats and Birds)

Special Areas of Conservation (SAC) are designated under the Conservation of Natural Habitats and of Wild Fauna and Flora Directive 92/43/EEC (Habitats Directive) which is transposed into Irish law by the EC (Birds and Natural Habitats) Regulations 2011 (S.I. 477 of 2011). Special Protection Areas are legislated for under the Birds Directive (Council Directive 79/409/EEC on the Conservation of Wild Birds). Collectively, SACs and SPAs are referred to as Natura 2000 sites. In general terms, they are considered to be of exceptional importance in terms of rare, endangered or vulnerable habitats and species within the European Community. Under Article 6(3) of the Habitats Directive an Appropriate Assessment must be undertaken for any plan or project that is likely to have a significant effect on the conservation objectives of a Natura 2000 site. An Appropriate Assessment is an evaluation of the potential impacts of a plan or project on the conservation objectives of a Natura 2000 site. Where necessary, mitigation or avoidance measures should be proposed to preclude negative effects.

Article 6, paragraphs 3 of the Habitats Directive state 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.*

2.2 EC (Birds and Natural Habitats) Regulations 2011

Part 5 of the EC (Birds and Natural Habitats) Regulations 2011 sets out the circumstances under which an ‘appropriate assessment’ is required. Section 42(1) requires that *‘a screening for Appropriate Assessment of a plan or project for which an application for consent is received, or which a public authority wishes to undertake or adopt, and which is not directly connected with or necessary to the management of the site as a European Site, shall be carried out by the public authority to assess, in view of best scientific knowledge and in view of the conservation objectives of the site, if that plan or project, individually or in combination with other plans or projects is likely to have a significant effect on the European site.’*

2.3 Planning and Development Regulations 2001 to 2015

Section 250 of the Planning and Development Regulations 2001 to 2015 sets out the circumstances under which an ‘appropriate assessment’ is required. Section 250 (1) requires that *‘In order to ascertain whether an appropriate assessment is required in respect of a development which it proposes to carry out a local authority shall carry out a screening of the proposed development to assess, in view of best scientific knowledge, if the development, individually or in combination with other plans or projects, would be likely to have a significant effect on a European site.’*

Section 250 (2) states that *“If on the basis of a screening under sub-article (1) it cannot be excluded, on the basis of objective information, that the proposed development, individually or in combination with other plans or projects, would have a significant effect on a European site, the local authority shall determine that an appropriate assessment of the proposed development is required and shall prepare an NIS in respect of the proposed development and shall submit the proposed development to the Board for approval under section 177AE of the Act.”*

2.4 Case Law

On the 12th April 2018, the Court of Justice of the European Union (CJEU) in response to a request for a ruling from the High Court issued a judgement (*People Over Wind and Peter Sweetman v Coillte Teoranta C 323/17*) which ruled that Article 6(3) of the Habitats Directive must be interpreted as meaning that mitigation measures (referred to in the judgment as measures which are intended to avoid or reduce effects) should be assessed within the framework of an appropriate assessment (AA) and that it is not permissible to take account of measures intended to avoid or reduce the harmful effects of the plan or project on a European site at the screening stage.

More recently, in the judgement *Kelly -v- An Bord Pleanála & anor*, ([2019] IEHC 84 and 2017 883 JR) delivered on 8th February 2019, the High Court ruled that “*SUDS measures incorporated in the development, as required under the policy contained in the GSDS, are not mitigation measures as that term has been defined and considered by the CJEU in People over Wind. It is clear from the uncontested evidence before the court that the inclusion of the SUDS measures is not with the intention of avoiding or reducing any potentially harmful effect of the development on any European site and that their inclusion is required for completely different reasons*”.

In that case, the drainage system proposed provided for surface water from the project footprint to drain via a new drainage network into the public drain. The new drainage network included a suitably sized soakaway system and a Class 1 oil interceptor and flow limiting device to maintain greenfield run-off rates prior to discharge. The application of mitigation measures at screening stage was a focal point of the judgment. The Court notes (at paragraph 132 of the Judgment) that the components of the drainage system proposed:

-) are not measures that are intended to avoid or reduce the harmful effects of a particular development on a European site;
-) are not intended to have that effect as they are required to be incorporated in developments for the reasons set out in the relevant regional drainage policies in light of the objectives of the Water Framework Directive and associated water quality Directives and Regulations;
-) are not required to be incorporated by reason of the potential effect of a development on a European site.

The Court concluded “as a matter of fact and law, that SUDS are not mitigation measures which a competent authority is precluded from considering at the stage 1 screening stage”.

Both of these decisions were upheld in the High Court judgement delivered on 21st June 2019 setting aside a decision granting permission for a Strategic Housing Development at Bearna, Co. Galway (Heather Hill Management Company clg & anor -v- An Bord Pleanála & anor ([2019] IEHC 450 and 2019 20 JR). The Court concluded that the decision to grant planning permission was ultra vires and should be set aside.

One of the reasons for the ruling was the failure of An Bord Pleanála to carry out a proper screening exercise for the purposes of the EU Habitats Directive, as implemented under Part XAB of the PDA 2000; “The board erred in relying on measures which were intended to avoid / reduce potential harmful effects of the proposed development on two European sites located in Galway Bay. Measures of this type cannot lawfully be taken into account for the purposes of a stage 1 screening exercise. See Case C 323/17 *People Over Wind*”.

However, in his judgement Justice Simmons held that “The key determinant of whether a measure is an avoidance / reduction measure is **its intended purpose**. This can only be ascertained by reference to the predicted impact of the proposed development on a European site, and whether the measure is intended to avoid or reduce a potential impact” (emphasis added).

2.5 Objectives of Appropriate Assessment

The Habitats Directive promotes a hierarchy of avoidance, mitigation and compensatory measures to be addressed in the AA process (Scott Wilson and Levitt-Therevil, 2006).

1. Firstly, a plan/project should aim to avoid any negative impacts on Natura 2000 sites by identifying possible impacts early and designing the project/plan to avoid such impacts.
2. Secondly, mitigation measures should be applied during the AA process to the point where no adverse impacts on the site(s) remain.
3. Under a worst-case scenario, a plan/project may have to undergo an assessment of alternative solutions. Under this stage of the assessment, compensatory measures are required for any remaining adverse effects, but they are permitted only if (a) there are no alternative solutions and (b) the plan/project is required for imperative reasons of overriding public interest (the 'IROPI test'). European case law highlights that consideration must be given to alternatives outside the plan/project boundary area in carrying out the IROPI test.

2.6 The Stages in an Appropriate Assessment

There are 4 stages in an Appropriate Assessment as outlined in the European Commission Guidance document (EC, 2001). The following is a brief summary of these steps. This report addresses Stage 1 – Screening.

Stage 1 - Screening: This stage examines the likely effects of a project either alone or in combination with other projects upon a Natura 2000 Site and considers whether it can be objectively concluded that these effects will not be significant.

Stage 2 - Appropriate Assessment: In this stage, the impact of the project on the integrity of the Natura 2000 site is considered with respect to the conservation objectives of the site and to its structure and function.

Stage 3 Assessment of Alternative Solutions: Should the Appropriate Assessment determine that adverse impacts are likely upon a Natura 2000 site, this stage examines alternative ways of implementing the project that, where possible, avoid these adverse impacts.

Stage 4 - Assessment where no alternative solutions exist and where adverse impacts remain: Where imperative reasons of overriding public interest (IROPI) exist, an assessment to consider whether compensatory measures will or will not effectively offset the damage to the Natura site will be necessary.

3. Methodology

3.1 Approach

The approach taken in preparing this document is set out below and is broadly based on standard methods and best practice guidance, as listed in the References in Section 5.

- Identify Natura 2000 sites, within the potential zone of influence of the development / works.
- Identify the features of interest of the Natura 2000 sites and review their conservation objectives.
- Review whether there is potential for the features of interest to be affected by the proposed development based on information such as the vulnerabilities of the Natura 2000 site, proximity to the Site and the nature and scale of the works associated with the proposed development.
- Consider the likelihood of potential impacts occurring based on the information collated and professional judgement.
- Consider the likelihood of cumulative impacts arising from the proposed development in combination with other plans and projects.
- Identify the likelihood of significant effects on Natura 2000 sites occurring because of the proposed works.

3.2 Desk Study

A desk study was carried out to collate the available information on the ecological environment with respect to Natura 2000 sites identified within the potential zone of influence of the proposed development.

The location of the proposed development Site at Old Fort Road, Ballincollig, Co. Cork and the surrounding area was viewed using google maps www.google.com/maps (last accessed on 7th May 2020). The National Parks and Wildlife Service (NPWS) website (www.npws.ie) and National Biodiversity Data Centre (NBDC) online database (<http://www.biodiversityireland.ie/>) were accessed for information on Natura 2000 sites in the vicinity of the proposed development (accessed on 7th May 2020). The planning authority website (www.corkcoco.ie, last accessed 7th May 2020) was accessed for information on plans or projects in the area that may result in cumulative impacts when considered with the application for the proposed development at Old Fort Road, Ballincollig, Co. Cork.

The Inspector's Report and Opinion of An Bord Pleanála issued following the pre-application consultation meeting held on 23rd January 2020 were also taken into account to inform this AA Screening report.

4. Appropriate Assessment Screening

4.1 Detailed Description of Project

The proposed development comprises the development of:

- The construction of 123 no. residential units in 3 no. blocks which range in height from 3 to 6 storeys and comprising a mix of 1 & 2 bed apartments;
- 1 no. creche / childcare facility, internal residential amenity space and residents gym;
- The provision of landscaping and amenity areas including play/amenity areas at podium level;
- The provision of a set-down area, footpaths, cycle lane and table-top junction arrangement at the access to the development on the Old Fort Road; and
- All associated ancillary development to include pedestrian/cyclist facilities, lighting, drainage, boundary treatments, bin storage, plant, ESB Sub-station and bicycle, motorbike and car parking provided at ground and under-croft level.



Fig. 2 Proposed Layout at Old Fort Road, Ballincollig.

A landscaping masterplan has been submitted as part of this application (refer to Brady Shipman Martin Drawings Number 300). Large amenity spaces are provided throughout the site at podium and street level. The existing trees on site will be retained where possible and will be supplemented with additional planting. Prior to any development the site will be checked for the presence of non-native species such as Japanese Knotweed (*Fallopia japonica*). If any topsoil is required to be imported to the site for landscaping purposes this will be screened to prevent the spread of any non-native species.

A Construction Management Plan has been submitted as part of this application (refer to report by McCutcheon Halley Planning). This plan outlines the details in relation to the environmental measures to be implemented on site to prevent any potential impacts on the surrounding environment. Accordingly, the Construction and Environmental Management Plan identifies the main objectives for the managed procedures which are required to ensure the construction related activities on the development site are executed in a safe and controlled manner and to minimise disruption and impacts on the amenities in the area.

Surface Water

In relation to surface water drainage, there is an existing surface water drainage system that forms part of the overall Ballincollig Town Centre development. The overall services layout development for the town centre development has made an allowance for the development of the subject site to drain to the Ballincollig Town Centre main drainage. An existing 900mm diameter storm pipe passes directly through the site and therefore must be diverted. This diversion will increase the capacity of the pipe. The new storm sewer network shall collect surface water runoff from roads, paths and hard areas. It is proposed for the new storm network to discharge into the existing network.

Foul Water

It is proposed to discharge foul water from the development to Ballincollig Wastewater Treatment Plant (WWTP) which has a plant capacity of 33,000. The 2018 Annual Environmental Report¹ for the WWTP indicates that the WWTP has sufficient capacity to cater for the proposed development, and a Letter of Feasibility from Irish Water is included as Appendix X of the Civil Engineering report prepared by JODA Consulting Engineers.

4.2 Identification of Natura 2000 Sites

The “zone of influence” for a project is the area over which ecological features may be subject to significant effects as a result of the proposed project and associated activities (CIEEM, 2016). This is likely to extend beyond the site where there are ecological or hydrological links beyond the site boundaries.

A distance of 15 km is currently recommended in the case of plans, as a potential zone of influence, and this distance is derived from UK guidance (Scott Wilson et al., 2006). For projects, the distance could be much less than 15 km, and in some cases less than 100 m, but National Parks and Wildlife Service (NPWS) guidance advises that this must be evaluated on a case-by-case basis with reference to the nature, size and location of the project, the sensitivities of the ecological receptors, and the potential for in-combination effects².

The boundary of Cork Harbour SPA 004030 is approximately 10.7 km to the east of the Site boundary, when measured at the closest point. The site does not provide supporting habitat for wintering waterbirds which are the species of conservation interest (SCI) for Cork Harbour SPA, and given the distance between the site and the SPA construction activities at the site are not likely to result in impacts to Cork Harbour SPA or Great Island Channel SAC.

It is proposed to connect to existing services, and wastewater from the proposed development will discharge to Ballincollig WWTP, which discharges to the River Lee. The River Lee in turn discharges to Cork Harbour approximately 11 km to the east of the WWTP.

¹ EPA Reg No. D0049-01 AER Ballincollig WWTP http://www.epa.ie/licences/lic_eDMS/090151b280677dcf.pdf

² National Parks and Wildlife Service. (2009). *Appropriate Assessment of Plans and Projects in Ireland. Guidance for Planning Authorities*. Department of Environment, Heritage and Local Government, Dublin, Ireland,

While impacts to the SPA are not considered likely given the distance between the site and the SPA, the discharge from Ballincolling WWTP to the River Lee may provide a link between the development and the SPA, and therefore the SPA is considered to be within the potential zone of influence of the proposed development.

The boundary of Great Island Channel SAC is approximately 17 km to the east of the site when measured at the closest point. Given the distance between the site and the SAC it is not considered likely that proposed development will result in impacts to Great Island Channel SAC.

Other Natura 2000 Sites

There are no other Natura 2000 sites within 10 Km of the site boundary which are likely to be affected by the proposed development.

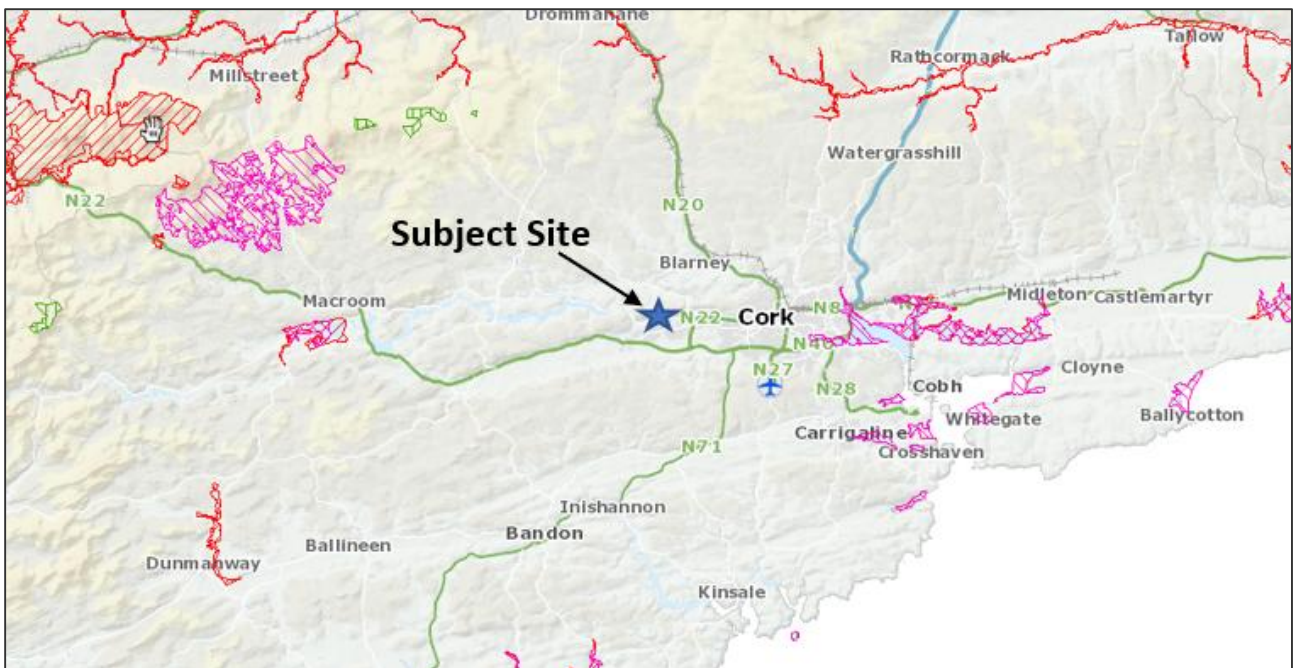


Fig. 3 Natura 2000 Sites in proximity to the site at Old Fort Road, Ballincollig, Co. Cork.

4.3 Description of Natura 2000 Sites

A description of the Natura 2000 sites is provided below. The descriptions are collated using the site synopsis (NPWS, 2015), Conservation Objectives Supporting Documentation (NPWS, 2014a) and other documents available on the NPWS and EPA websites.

4.3.1 Cork Harbour SPA (004030)

Cork Harbour is a large, sheltered bay system, with several river estuaries - principally those of the Rivers Lee, Douglas, Owenboy and Owenacurra. The SPA site comprises most of the main intertidal areas of Cork Harbour, including all of the North Channel, the Douglas River Estuary, inner Lough Mahon, Monkstown Creek, Lough Beg, the Owenboy River Estuary, Whitegate Bay and the Rostellan and Poul nabibe inlets. Owing to the sheltered conditions, the intertidal flats are often muddy in character. These muds support a range of macro-invertebrates, notably *Macoma balthica*, *Scrobicularia plana*, *Hydrobia ulvae*, *Nephtys hombergi*, *Nereis diversicolor* and *Corophium volutator*.

Rostellan Lake is a small brackish lake that is used by swans throughout the winter. The site also includes some marginal wet grassland areas used by feeding and roosting birds. The site is a Special Protection Area under the E.U. Birds Directive, of special conservation interest for the following species: Little Grebe, Great

Crested Grebe, Cormorant, Grey Heron, Shelduck, Wigeon, Teal, Pintail, Shoveler, Red-breasted Merganser, Oystercatcher, Golden Plover, Grey Plover, Lapwing, Dunlin, Blacktailed Godwit, Bar-tailed Godwit, Curlew, Redshank, Black-headed Gull, Common Gull, Lesser Black-backed Gull and Common Tern.

Cork Harbour is of major ornithological significance, being of international importance both for the total numbers of wintering birds (i.e. > 20,000) and also for its populations of Black-tailed Godwit and Redshank. In addition, it supports nationally important wintering populations of 22 species, as well as a nationally important breeding colony of Common Tern. Several of the species which occur regularly are listed on Annex I of the E.U. Birds Directive, i.e. Whooper Swan, Little Egret, Golden Plover, Bar-tailed Godwit, Ruff, Mediterranean Gull and Common Tern. The site provides both feeding and roosting sites for the various bird species that use it. Cork Harbour is also a Ramsar Convention site and part of Cork Harbour SPA is a Wildfowl Sanctuary.

Water Quality

Wastewater from the proposed development will discharge to Ballincollig WWTP, which discharges to the River Lee. Water quality information and the Water Framework Directive (WFD) status of the River Lee downstream of the WWTP was determined from the EPA interactive mapviewer³. The WFD status was identified as “Moderate” between 2013 and 2018. The WFD risk status is currently under review.

Water quality is determined from Biotic indices or "Q Values", which reflect average water quality at any location/monitoring point⁴. These are rated as shown in Fig 3 below:

Q Value*	WFD Status	Pollution Status	Condition **
Q5, Q4-5	High	Unpolluted	Satisfactory
Q4	Good	Unpolluted	Satisfactory
Q3-4	Moderate	Slightly polluted	Unsatisfactory
Q3, Q2-3	Poor	Moderately polluted	Unsatisfactory
Q2, Q1-2	Bad	Seriously polluted	Unsatisfactory

Fig. 1 Q Values, ratings and corresponding links with WFD status.

The most recent Q Value monitored at Leemount Bridge, approximately 2.3 km downstream from the WWTP was 4, indicating a “Moderate to Good” status and overall “Satisfactory” condition.

4.4 Features of conservation interest and potential threats to the Natura 2000 sites.

The features of conservation interest and potential threats for Cork Harbour SPA are presented in Table 1. The potential threats and pressures are taken from the Natura 2000 Standard Data form for each site and the meaning of the potential threat codes was obtained from the EIONET Reference portal for Natura 2000 sites. The most significant threats to Cork Harbour SPA are identified as marine and freshwater aquaculture within the Natura 2000 Site boundary, while urbanisation and leisure activities such as walking and horse riding are identified as threats to Cork Harbour SPA.

³ <https://gis.epa.ie/EPAMaps/>

⁴ Q Values are based primarily on the relative proportions of pollution sensitive to tolerant macroinvertebrates (the young stages of insects primarily but also snails, worms, shrimps etc.) resident at a river site. Refer to

development alters the hydrology of a catchment area, which in turn affects the movement of groundwater to a site and the qualifying interests that rely on the maintenance of water levels. Deterioration in water quality can occur as an indirect consequence of development, which in turn changes the aquatic environment and reduces its capacity to support certain plants and animals.

- Disturbance to fauna can arise directly through the loss of habitat (e.g. bat roosts) or indirectly through noise, vibration and increased activity associated with construction and operation.

4.6 Identification of Potential Significant Effects on Natura 2000 Sites.

The features of special conservation interests for Cork Harbour SPA are presented in Table 1. Potential impacts, both direct and indirect, as a result of the proposed development are identified in the following section. The potential for cumulative impacts to occur and likelihood of effects being significant is also discussed.

4.6.1 Potential Impacts

Direct Impacts

The Site is more than 10 km from the boundary of Cork Harbour SPA (Refer to Fig 3). There are no watercourses or drains present at the Site through which pollutants such as hydrocarbons can be transmitted to the SPA during construction or operation. There will be no loss or damage to habitats within the Cork Harbour SPA and no direct impacts as a result of the proposed development.

Indirect Impacts

The proposed development Site is located to the north of the N27 and within a built-up residential and commercial area. The site was previously disturbed for construction purposes and does not offer suitable foraging habitat for wintering waterbirds which may occasionally forage terrestrially outside the SPA boundary, such as curlew, oystercatcher, redshank, black-tailed godwit and bar-tailed godwit. The Site is enclosed on by the local road network, residential development and a car park and there is a band of mature trees located along the northern boundary of the site. Due to the location of the Site within a busy residential and commercial area, and the lack of suitable foraging habitat, the proposed development is not considered likely to result in impacts to Cork Harbour SPA.

The proposed development will connect to existing surface water and foul water services. Foul water from the development will be treated at Ballincollig WWTP. The 2017 AER for the WWTP identified that the final effluent from the Primary Discharge Point of the WWTP was non-compliant with the Emission Limit Values in 2017, specifically for the following parameters; Total Nitrogen and Ammonia N. However, the report also identified that the discharge from the WWTP does not have an observable negative impact on water quality or on the Water Framework Directive status of the receiving waters (River Lee). The WWTP has sufficient capacity to accommodate the proposed development, and the proposed development is not considered likely to result in impacts to Cork Harbour SPA as a result of increased loading to the WWTP.

Cumulative Impacts

Cumulative effects can result from individually insignificant but collectively significant actions taking place over a period of time or concentrated in a location. Cumulative effects can occur where a proposed development results in impacts that when considered combination with impacts of other proposed or permitted plans and projects may result in a cumulative effect.

A search of the Cork County Council planning database shows that there are a number of planning applications proposed or which have received consent in proximity to the Site. These mainly relate to developments within the surrounding area. Applications mainly including extensions/modifications to residential dwellings. The developments will connect to existing services and will not result in impacts to Cork Harbour SPA.

It is considered that the proposed development will not impact, directly or indirectly, any of the habitats or species listed as features of interest for Cork Harbour SPA. In the absence of any potential impacts due to the proposed development there is no pathway for other plans and projects to act in-combination giving rise to cumulative impacts.

Significant Effects

Potential impacts, direct and indirect, on the conservation objectives of the identified Natura 2000 sites are not considered likely to occur as a result of the proposed Strategic Housing Development at Old Fort Road, Ballincollig, Co. Cork. Therefore, the proposed development is not likely to result in a significant effect on Cork Harbour SPA either alone or in-combination with other plans and projects. It is therefore considered that is no requirement to progress to Stage 2: Appropriate Assessment.

5. Consideration of Findings

This AA Screening report for Appropriate Assessment is based on the best available scientific information and the information provided from the client. The report shows that the proposed Strategic Housing Development at Old Fort Road, Ballincollig, Co. Cork poses no risk of likely significant effects on Cork Harbour SPA either alone or in combination with other plans and projects, and therefore does not require progression to Stage 2 Appropriate Assessment. Based on this conclusion it is submitted that the competent authority can determine, based on objective scientific information, that an Appropriate Assessment is not required.