



**OPW**

Oifig na  
nOibreacha Poiblí  
Office of Public Works

## ENVIRONMENTAL IMPACT ASSESSMENT

### PRELIMINARY EXAMINATION

to establish if the proposed development

at

Togher Garda Station, Tramore Road, Togher, Co. Cork

would be likely to have significant effects on the environment

by virtue of the nature, size or location of the development.

## 1.0 INTRODUCTION AND CONTEXT

This proposal at Togher Garda Station, Tramore Road, Togher, Co. Cork seeks to replace the existing external double-glazed windows and doors with triple-glazed windows and doors, as well as the provision of a rendered external insulation skin to the exterior brick façade of the station.

This project is not one which requires a mandatory Environmental Impact Assessment (EIA). This report constitutes a Preliminary EIA Examination report for the project.

## 2.0 LEGISLATIVE REQUIREMENTS

Where a proposed development is ‘sub threshold’ in nature, the competent authority (in this case, the Commissioners of Public Works in Ireland) shall decide whether the proposed development would be likely to have significant effects on the environment. The key issue, in the context of the possible need for EIA of sub-threshold development, is whether or not such development is likely to have significant effects on the environment.

In accordance with Article 123 A. (1) (a) of the *Planning and Development Regulations 2001 (as amended)* where a State authority proposes to carry out a subthreshold development prescribed under section 181 of the Act, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

The purpose of this preliminary screening exercise is to conclude either that:

- 1) there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required;
  - 2) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination;
- or
- 3) there is a real likelihood of significant effects on the environment arising from the proposed development, it shall— (i) conclude that the development would be likely to have such effects, and (ii) prepare, or cause to be prepared, an EIAR in respect of the development.

## 3.0 PROJECT DESCRIPTION

This proposal seeks to replace the existing external double-glazed windows and doors with triple-glazed windows and doors at Togher Garda Station, as well as the provision of a rendered external insulation skin to the brick façade of the station.

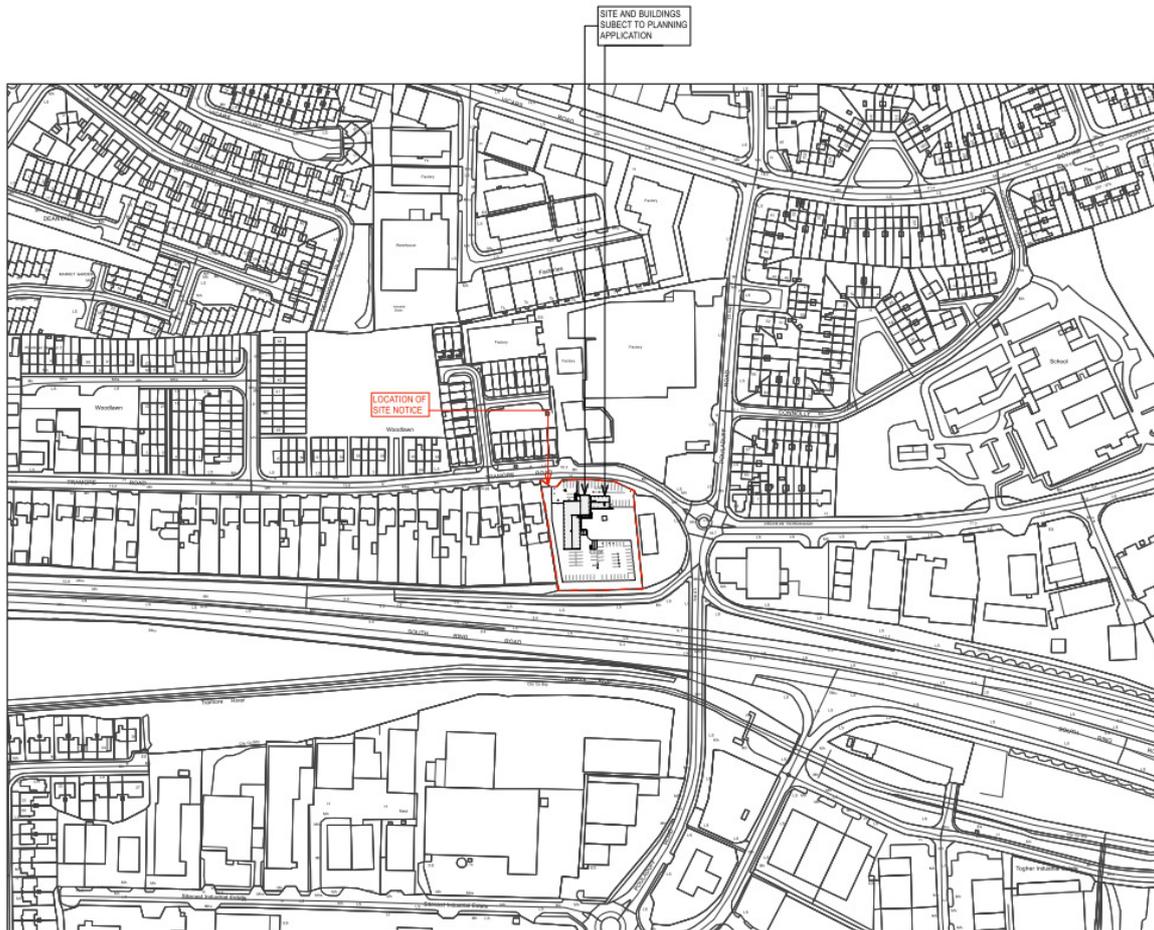
Togher Garda Station is a modern building. It is located to the south of Cork City. The South Ring Road (N40) borders the station to the south. The immediate site context – along the Tramore Road – is characterised by residential buildings. To the north of the site – along the Pouladuff Road – there are a number of light industrial uses.

The total site area of Togher Garda Station is 0.54 hectares.

#### 4.0 PROJECT ASSESSMENT (INCORPORATING SOURCE-PATHWAY-RECEPTOR APPROACH)

This project is small-scale in nature, comprising of the replacement of external windows and doors and the provision of an external insulation render.

The subject site is located in a built-up urban area.



1 Site Location Map  
P.001 Scale 1:2500 @ A1

**Fig. 1:** Site Location Map.

The subject site is not located in a sensitive location from a cultural heritage (archaeological, architectural) point of view. It is not located in an area which is sensitive in terms of landscape or ecology. The nearest Natura 2000 site is located approximately 3.5 kilometres to the east (Cork Harbour SPA). There is no direct pathway between the subject site and this Natura 2000 site.

#### 5.0 CONCLUSION

Having regard to the above, and in particular to the nature, scale and location of the proposed project, it is considered that an EIA Screening is not required.

## REASONS FOR CONCLUSION

Having regard to the limited nature and scale of the proposed development and the absence of any significant environmental sensitivity in the vicinity / the absence of any connectivity to any sensitive location, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for Environmental Impact Assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

<b>EXAMINATION</b> <i>with reference to Schedule 7 of the Plannign &amp; Devt Regs 2001 (as amended)</i>		
	<b>Yes / No / Uncertain</b>	<b>Comment:</b>
<b>Is the size or nature of the proposed development exceptional in the context of the existing environment?</b>	No	The proposed development comprises small scale external works to an existing building.
<b>Will the development result in the production of any significant waste, or result in significant emissions or pollutants?</b>	No	Demolition waste generated will be disposed of to an authorised waste disposal facility. There will be no loss of materials or pollutants to waters or sensitive receptors during works.
<b>Is the proposed development located on, in, adjoining or have the potential to impact on an ecologically sensitive site or location?</b>	No	The subject site is not sensitive in terms of ecology or landscape. The nearest Natura 2000 site is located 3.5 km to the east (Cork Harbour SPA).
<b>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</b>	No	The subject site is not sensitive in terms of cultural (archaeological or architectural) heritage.