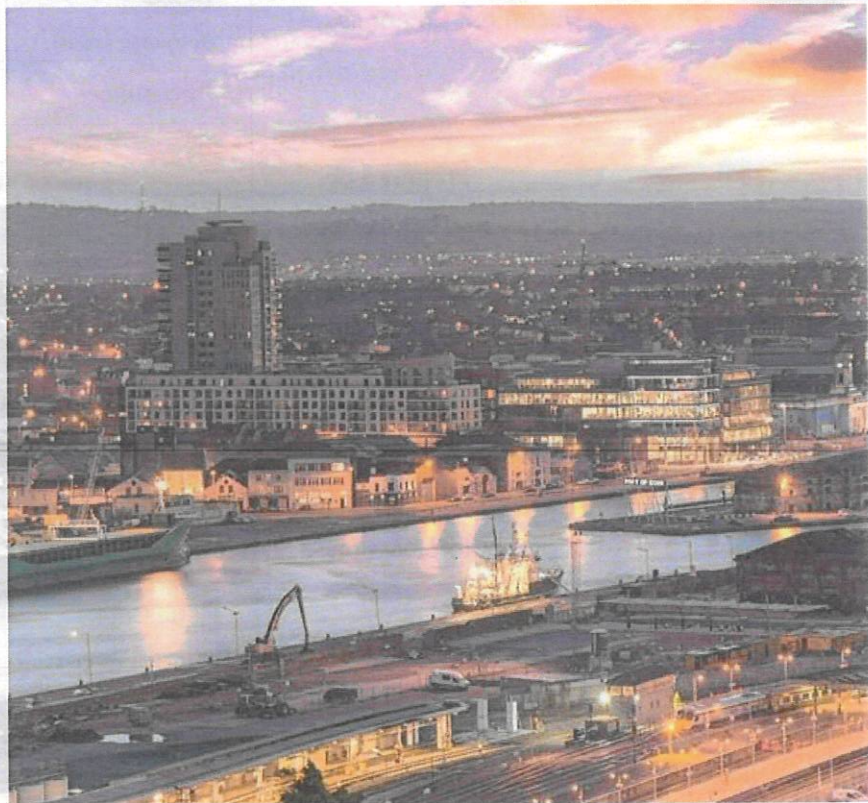


EIA Screening Report

For Development at Hollyhill, Cork.

on behalf of Apple Operations International Ltd

July 2023



McCUTCHEON HALLEY
CHARTERED PLANNING CONSULTANTS

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1. Introduction

This Environmental Impact Assessment (EIA) Screening Report has been prepared by McCutcheon Halley Chartered Planning Consultants on behalf of, Apple Operations International Ltd, in relation to the establishment, operation and decommissioning of a temporary construction compound associated with the development permitted by Cork City Council under ref. no. 22/41121 at Holyhill, Cork.

The purpose of the report is to provide the required information to enable the competent authority, in this case Cork City Council, to determine whether an Environmental Impact Assessment Report (EIAR) is required or not as specified in Schedule 7A of the Planning and Development Regulations 2001 in respect of the Section 5 referral in relation to the provision of a temporary construction compound being located on adjacent lands to the permitted scheme.

1.1 Evidence of Technical Competence and Experience

This EIA Screening Report has been prepared and reviewed by qualified and accredited experts as follows:

Saoirse Kavanagh holds a Bachelor of Arts (International), majoring in Geography, and a Masters in Planning and Sustainable Development from University College Cork. She has over 4 years' experience working with multi-disciplinary teams and has provided input into a variety of projects. In particular, she has co-ordinated the preparation of three EIARs and completed numerous EIA Screening Reports.

Susan Cullen holds of Bachelor of Environmental Studies, Honours Urban and Regional Planning from the University of Waterloo (Canada). She is a Corporate Member of the Irish Planning Institute and has over 20 years of professional planning experience working on a variety of projects including overseeing the coordination of EIARs and EIA Screening Reports.

1.2 Brief Description of the Proposed Development

The proposed development will comprise of a temporary construction compound, associated car parking and the storage of topsoil in connection with permitted development on the Apple Campus.

The construction compound is associated with the development permitted under reference 22/41121 for which an Environmental Impact Assessment Report (EIAR) was prepared. The location of the construction compound of the compound was indicated as being within the redline of the permitted development and was assessed as part of the EIAR for this scheme.

A detailed description of the proposed development is provided in Section 2.2 below.

1.3 Legislative Requirements

EIA requirements derive from EU Directives. The EIA Directive, Council Directive 2014/52/EU, amended Directive 2011/92/EU. The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 came into effect in September 2018, transposing Directive 2014/52/EU and giving further effect to Directive 2011/92/EU. This Screening Report is drafted based on the requirements of EU Directive 2014/52/EU. The objective of the Directive is to *“ensure a high level of protection of the environment and human health, through the establishment of minimum requirements for environmental impact assessment (EIA), prior to development consent being given, of public and private developments that are likely to have significant effects on the environment”*.

EIA provisions in relation to planning consents are currently contained in the Planning and Development Act, 2000, as amended, (Part X) and in Part 10 of the Planning and Development Regulations 2001, as amended, (“the 2001 Regulations”). Projects requiring EIA are listed in Schedule 5 (Parts 1 and 2) of the 2001 Regulations. In cases where a project is mentioned in Part 2 but is classed as “sub-threshold development”, planning authorities are required to under article 103 of the 2001 Regulations to request an EIAR where it considers that the proposed development is likely to have significant environmental effects.

The decision as to whether a development is likely to have significant effects on the environment must be taken with reference to the criteria set out in Schedule 7 and 7A of the 2001 Regulations.

1.4 Methodology

The EIA Screening Report has been prepared with regard to the following guidance:

- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (EIARs), (EPA 2022).
- EIA, Guidance for Consent Authorities Regarding Sub-Threshold Development, (DoEHLG, 2003).
- Environmental Impact Assessment of Projects Guidance on Screening (EU, 2017).
- Circular Letter PL 1/2017 – Implementation of Directive 2014/52/EU on the effects of certain public and private projects on the environment (EIA Directive). Department of Housing, Planning, Community and Local Government.
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning, Community, and Local Government, 2018).
- Interpretation of Definitions of Project Categories of Annex I and II of the EIA Directive (EU, 2015).

This EIA Screening Report has also been informed by the EIAR completed and submitted with the development permitted under reference 22/41121.

1.5 Screening for a Mandatory EIA

The subject development does not fall within development classes set out in Part 1 of Schedule 5. The proposed development falls under Section 10(b)(iv) and Section 13 of Part 2 of Schedule 5.

10. Infrastructure Projects

- (b) (iv) 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.

(In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)

13. Changes, extensions, development and testing

- (a) Any change or extension of development which would:-

(i) result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and

(ii) result in an increase in size greater than-

- 25 per cent, or
- an amount equal to 50 per cent of the appropriate threshold,

whichever is the greater.

- (b) Projects in Part 1 undertaken exclusively or mainly for the development and testing of new methods or products and not used for more than 2 years.

(In this paragraph, an increase in size is calculated in terms of the unit of measure of the appropriate threshold.)

The development comprises the provision of a construction compound and associated construction phase car parking which falls under Section 10(b)(iv) as an urban development. However, the subject site area is under 10ha and therefore a mandatory EIAR is not required.

The proposal also relates to a permitted development and will temporarily extend the overall site area by providing a new compound and construction parking area. Therefore, it also falls under Section 13(a) as a change and extension to a development. However, it does not result in the overall development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 and therefore an EIAR is not required. It is noted that the site area of the

permitted development exceeded 10ha and therefore a mandatory EIAR was completed and submitted with the application.

1.6 Screening for a Sub-Threshold EIAR

In cases where a project is mentioned in Part 2 but is classed as “sub-threshold development”, it is necessary for a planning authority to undertake a case-by-case examination about whether the development is likely to be associated with significant effects on the environment. In other words, screening for whether EIA is needed, must be undertaken. The criteria for assessing whether a development would or would not be likely to have significant effects on the environment are outlined in Schedule 7 of the 2001 Regulations. These criteria are defined as follows:

1. Characteristics of the proposed development
2. Location of the proposed development, in terms of the environmental sensitivity of geographical areas likely to be affected by the proposed development.
3. Characteristics of the proposed impacts, in terms of the potential significant effects of the proposed development.

Article 4(4) of 2014/52/EU introduces a new Annex IIA to be used in the case of screening determination (i.e. information to be provided by the developer on projects listed in Annex II, which consists of:

1. A description of the project, including in particular:
 - a. A description of the physical characteristics of the whole project and, where relevant, of demolition works.
 - b. A description of the location of the project, with particular reference regard to the environmental sensitivity of the geographical areas likely to be affected.
2. A description of the aspects of the environment likely to be significantly affected by the project.
3. A description of any likely significant effects, to the extent of the information available on such effects, or the project on the environment resulting from:
 - a. The expected residues and emissions and the production of waste, where relevant;
 - b. The use of natural resources, in particular soil, land, water, and biodiversity.
4. The criteria of Annex III shall be taken into account, where relevant, when compiling the information in accordance with points 1 to 3.

The Directive also amends Annex III “Selection Criteria Referred to in Article 2(3)”. The details to be considered in the new Annex III are as follows:

1. Characteristics of proposed development

The characteristics of proposed development, in particular:

- the size of the proposed development,
- the cumulation with other proposed development,
- the use of natural resources,

- the production of waste,
- pollution and nuisances,
- the risk of accidents, having regard to substances or technologies used.

2. Location of proposed development

The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard in particular to:

- (a) the existing land use,
- (b) the relative abundance, quality and regenerative capacity of natural resources in the area,
- (c) the absorption capacity of the natural environment, paying particular attention to the following areas:
 - 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 92/42/EEC and Directive 2009/147/EC.
 - vi. areas in which there has already been a failure to meet 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 archaeological significance.

3. Types and Characteristics of the Potential Impacts

The likely significant effects of project on the environment from the proposed development in relation to criteria set out under paragraphs 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(a), taking into account

- The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected),
- The nature of the impact,
- The transboundary nature of the impact,
- The intensity and complexity of the impact,
- The probability of the impact,
- The expected onset, duration, frequency and reversibility of the impact,
- The cumulation of the impact with the other existing and/or approved projects,
- The possibility of effectively reducing the impact.

In compliance with the requirements of the 2014 Directive, this Screening Report provides details of the information specified in Annex IIA, taking

account of the criteria in Annex III, and also provides the information required under Schedule 7A of the 2001 Regulations.

2. Information Required by Annex II(A) of 2014/52/EU

2.1 Physical Characteristics of the Whole Project

The proposed construction compound is associated with a larger development permitted by Cork City Council, ref. no. 22/41121, which consists of a new office building, known as HH5; commute hub; energy centre; car parking in lands to the north of the Main Campus, a new vehicular entrances onto the David McCarthy Road; pedestrian underpass beneath the David McCarthy Road to link the Northern Lands to the Main Campus; reconfiguration of the Main Campus carpark and reconfiguration of the existing southern entrance.

The red line boundary for this application is shown below in an extract from the Site Location Map submitted with the application.



Figure 1 Site Location Map as submitted with application.

The permitted development fell within a class of development requiring an EIA under Schedule 5 (Part 2, Section 10(b)(ii) and 10(b)(iv)) of the 2001 Regulations and exceeded the threshold. Therefore, an EIAR was submitted with the application.

There are no demolition works as part of the permitted or proposed development.

2.2 Project Description

The current proposal seeks to relocate the temporary construction compound and construction car parking to the 0.96 hectare greenfield site to the west of the permitted application site area with topsoil being stored in the topsoil storage area to the north of the proposed compound.

The compound will consist of welfare and office facilities, storage of materials, temporary access onto the David McCarthy Road and construction-related parking.

The majority of materials that may be stored in the store compound area will be non-hazardous materials. Any hazardous materials that may be stored within this compound, will be stored in sealed containers with proper and adequate bunding.

Temporary foul collection tanks will be used on site to collect foul water from canteen and toilets until the approved connection to public services is completed.

The establishment of a temporary construction compound on this site will necessitate the removal of topsoil and the forming of hard standing on the area.

Topsoil will be stored within the licenced area with that area being returned to its original condition following the completion of works.

It is envisioned that construction of the development permitted under ref. no. 22/41121 will be completed in Q2 of 2025 at which time the compound will be decommissioned, and the lands reinstated to greenfield.

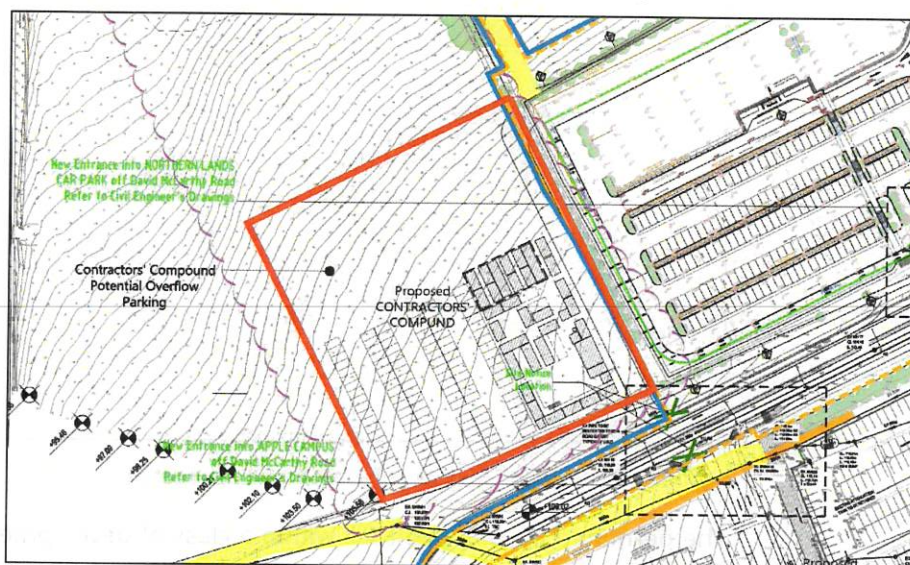


Figure 2 Location of the proposed construction compound and car parking.

The following map shows the site area of the permitted development (outlined in yellow) and the proposed location of for the compound and parking (outlined in red).



Figure 3 Location of Subject Site (outlined in red) adjacent to permitted development (outlined in yellow)

2.3 Cumulation with other Existing and/or Approved Plans and Projects

The proposed development is associated with the construction of the development permitted under 22/41121. The proposed construction compound will be relocated outside the redline boundary for the permitted development. As the provision of the construction compound formed part of the adjacent permission, the cumulative impacts associated with its relocation are specific to the new site with other potential impacts having already being considered as part of the completed EIAR for HH5.

The construction phase mitigation measures associated with the permitted development will also be implemented for the proposed construction compound and parking location.

According to the Cork City online planning portal, there is only one other permission in the vicinity of the site. Ref. No. 23/41790 refers to modifications to and the expansion of the plant are associated with Apple's Hollymount 2 building located at the Hollymount Industrial Estate.

Taking the above into consideration, it is considered that no significant adverse cumulative effects are likely.

2.4 Nature of Any Demolition Works

There are no demolition works associated with the proposed construction compound.

2.5 The Use of Natural Resources

The primary impact of resources for the temporary construction compound will be the use of energy during the construction phase of the permitted scheme e.g., fuel for vehicles, electricity for tools. The other primary use of resources will be the use of land to store the compound. However, this use will be temporary.

An AA Screening for the proposed development was prepared by DixonBrosnan which concluded that the proposed temporary compound, either alone or in-combination with other plans and/or projects, does not have the potential to significantly affect any European Site, in light of their conservation objectives.

Overall, it is considered that the proposed development would not have a significant effect on natural resources.

2.6 The Production of Waste

The proposed development consists of a construction compound and construction car parking which will require topsoil removal. Topsoil will be stored in the topsoil storage area, north of the proposed construction compound.

Hegarty Building Contractors have prepared an Environmental and Waste Management as part of the planning compliances associated with the permitted development (reference 22/41121). In addition, the contractors have committed to Apples Zero Waste to Landfill policy. These policies and commitments will also be applied to the proposed temporary construction compound.

At the end of the construction phase, the compound will be decommissioned and the topsoil reinstated prior to the site being seeded.

2.7 Pollution and Nuisances

The site is located on a greenfield site, to the north of the existing Apple Campus and the St. Anthony's Estate. The site is zoned for development and therefore disturbances to the area during the construction of any development on site can be expected.

A Construction Management Plan and an Environmental and Waste Management Plan have prepared by Hegarty Building Contractors which outline how pollution and nuisances from the permitted development will be minimised during the construction phase. proposed construction compound and construction parking.

A Construction Traffic Management Plan has also been prepared to manage construction phase traffic in the area and minimise the impact on the surrounding area and local residents.

2.7.2 Air Quality

A detailed air quality assessment was prepared by AWN Consulting as part of the EIAR which assessed the likely air quality and climate impacts associated with the permitted HH5 development.

The AWN assessment notes that, based on UK guidance in the absence of Irish guidance, an air quality assessment is required for a development that causes a change in annual average daily traffic by 1,000 or more, and a change in heavy duty vehicle annual average daily traffic by 200 or more. The construction phase was not expected to meet or exceed these thresholds and therefore a detailed air assessment of the construction stage traffic emission was scoped out from further assessment.

Similarly, it is expected that the proposed relocation of the temporary construction compound and parking will not increase the traffic beyond these thresholds and therefore the current proposal can also be scoped out from further assessment.

The following are potential impacts during the establishment of, operational phase and decommissioning of the temporary construction compound:

- Potential for dust nuisance from construction/ground works dust emissions
- Impact on air quality from construction traffic emissions
- Impact on climate from greenhouse gas emissions associated with the construction of permitted scheme
- Impact on human health from dust emissions during the establishment and decommissioning of the temporary construction compound.

Construction mitigation measures, which if implemented correctly, are expected to result the impacts on air quality to be short-term, negative, localised and imperceptible. The impact on climate from the establishment of a temporary construction compound is expected to be imperceptible, neutral, and short-term.

A separation between the proposed temporary construction compound and the closest residential area, St. Anthony's Park, is maintained.

2.7.3 Noise and Vibration

There will be an increase in local noise and vibration emissions during the establishment of the temporary construction compound and its decommissioning, however the effects will be negative but temporary and are not considered likely to result in significant impacts. The operational phase of the temporary compound are associated with the permitted development and activities will occur during conditioned or agreed hours of construction and comply with the noise limits conditioned by the planning authority.

The proposed development will re-allocate construction traffic onto the public road via the temporary access point to this site from the lands immediately to the east. The lack of a significant increase in post

development site-generated traffic means that the impact in relation to noise from vehicles on public roads will be negligible.

The closest sensitive noise location to the proposed temporary is construction compound is St. Anthony's Park. It is considered that the potential noise impact at this location will likely be slightly more significant than initially predicted within the EIAR associated with the permitted scheme however these potential impacts are short term and temporary in nature.

2.8 The Risk of Accidents

The temporary construction compound is not within an area considered to be of high environmental sensitivity. It is bounded to the south by existing built environment.

The closest SEVESCO site to the proposed development is the chemical facility – Grasslands Agro Fertilizer which is c. 1.57km to the south-west of the subject site. The subject site is not located within the consultation zones and therefore the site does not form a constraint to the proposed development at this location.

The subject site is not within an area identified as being at risk of flooding.

The proposed development is temporary in nature and is not at risk of major accidents, nor is the development as designed likely to increase the risk of a major accident in this location.

2.9 Risk to Human Health

Construction sites pose a potential risk to the health and safety of the public. Health & Safety issues will be the primary concern for the appointed Contractor and will apply in respect of persons working within and accessing the temporary construction compound on the site and in respect of passing pedestrians, motorists or other transport carriers.

A Construction Management Plan (CMP) has been prepared by Hegarty Building Contractors for the construction of the development permitted under 22/41121. This CMP outlines the phasing for the proposed development and refers to the Safety Management System and Construction Phase Health and Safety Plan which will be implemented throughout the construction phase and the permitted scheme.

A Construction Traffic Management Plan (CTMP) has also been prepared by Hegarty Building Contractors for the construction phase of permitted development which includes a Mobility Management Plan and details of the general construction traffic route.

It is considered that significant negative impact in relation to health and safety are not considered likely in relation to the establishment, operation and decommissioning of a temporary construction compound on this site when the best practice measures outlined in the CMP and CTMP are put into operation.

2.10 Location of the Project

The subject site is located to the northwest of the existing Apple Campus.

The Apple Campus is located northwest of Cork City Centre, at the periphery of the existing built-up area, in the district of Knocknaheeny and located within the Hollyhill Industrial Estate originally established by the IDA Ireland. Apple is within a 45-50 minute walk of Cork City Centre and a 35-40 minute walk of University College Cork.

The campus is bounded to the south-east by Ardculen Estate which forms part of Knocknaheeny, a mainly residential suburb developed in the early 1970s by Cork City Council. The Holymount Industrial Estate is located to the southwest of the main campus and St. Anthony's estate is located to the west of the existing car park.

2.10.4 The Existing and Approved Land Use

The subject site is currently a greenfield site which is zoned for 'Business and Technology' in the Cork City Development Plan 2022-2028.

The lands immediately east of the subject site are also zoned 'Business and Technology' and have received permission, under reference 22/41121, for a new car park associated with the Apple campus. Construction has begun on this site.

Further lands within this zoning are located north of the permitted development and proposed construction compound location.

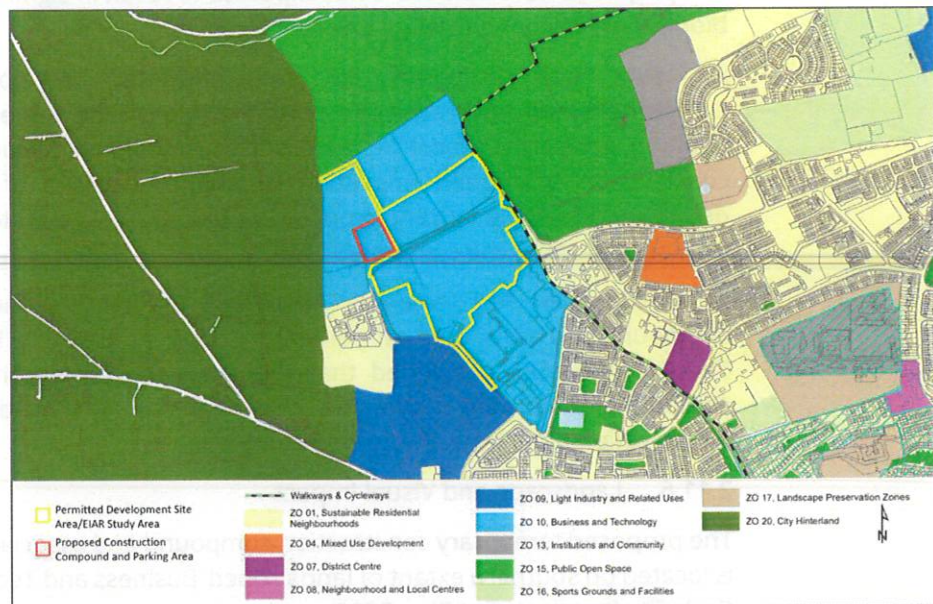


Figure 4 Location of Proposed Compound Area and Permitted Development Area on Cork City Development Plan 2022-2028 Zoning Map.

2.10.5 The Relative Abundance, Quality and Regenerative Capacity of Natural Resources in the Area

The proposed development includes the provision of a construction compound and construction parking to facilitate the construction of the development permitted under 22/41121.

There are no sensitive habitats or landscapes located within the site boundary. No significant impacts on natural resources are anticipated.

2.11 The Absorption Capacity of the Natural Environment

This section assesses the absorption capacity of the existing environment paying particular attention to the following areas:

- a) Wetlands,
- b) Coastal zones,
- c) Mountain and forest areas,
- d) Nature reserves and parks,
- e) Areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC,
- f) Areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded,
- g) Densely populated areas,
- h) Landscapes of historical, cultural or archaeological significance.

The proposed development is not expected to result in significant impacts to biodiversity or to the existing environment.

An EIAR was prepared for the permitted development which comprehensively addressed the potential impacts on the environment. In addition, a separate report has assessed the impact of the current proposed construction compound relocation on the conclusions of the EIAR and determined that the current proposal would not have a material impact on the conclusions of the completed EIAR.

In addition, an AA Screening specifically addressing the construction compound and associated car parking has been prepared by Dixon Brosnan. The AA Screening concluded that the proposed temporary construction compound does not have the potential to significantly impact the conservation objectives of any European Site.

2.11.6 Landscape and Visual Impact

The proposed temporary construction compound and associated car parking is located on southern extant of lands zoned 'Business and Technology' in the Cork City Development Plan 2022.

The construction compound consists of low-level temporary buildings and car parking. The meeting room and engineering hub are the only double stacked portacabins. These are all located adjacent to the David McCarthy Road and site access. The impacts of the temporary buildings will be

experienced locally from the adjacent street network and to a lesser degree the campus and the buildings close to the site.

It is intended that following the completion of construction of the permitted scheme, the compound and construction parking will be returned to their previous state. Therefore, any impact of the temporary construction compound will be temporary with site being returned to its greenfield state following the completion of following the completion of the permitted works therefore there are no permanent visual effects on the rural landscape to the west.

2.11.7 Land and Soil

Information on underlying soil type and bedrock was provided by MMOS Consulting Engineers in Chapter 5: Soil and Geology and the Geological Survey of Ireland database and the EPA database and interactive mapviewer (<https://gis.epa.ie/EPAMaps/SEA>). Bedrock is Gyleen Formation which is characterised by alternating mudstones, sandstones and siltstones. The soil type is identified as till derived from Devonian sandstones.

The site does not form part of a geological heritage area.

The establishment of the temporary construction compound will consist of the removal and the topsoil and forming of hard standing using a geotextile membrane and graded stone.

Topsoil is to be stored within the licensed area until the completion of construction of the permitted scheme. The Construction Method Statement stipulates that the excavated topsoil shall be held in a manner such as to ensure that no silt or run - off from this stockpile enters any watercourse.

The site will be returned to existing state following completion of construction.

2.11.8 Water Environment

MMOS Consulting Engineers completed Chapter 6 Hydrology and Hydrogeology in the submitted EIAR which assessed the likely impacts of the development on the surrounding water and hydrological environments (including flood risk, surface and foul drainage, and water supply).

MMOS identify that the site is located on a bedrock aquifer classified as a 'locally important aquifer which is moderately productive in local zones' with an average groundwater recharge of 200 mm/year. In addition, the vulnerability of this aquifer is classified as extreme. There are two wells/springs located within 2km of the site. MMOS also identified an existing open ditch c. 400m to the northwest of the site which runs north and connects to the River Bride.

There is no historical data regarding any flooding event in the site area and there is no risk of fluvial or tidal flooding noted in the site area.

Temporary foul collection tanks will be used on site to collect foul water from canteen and toilets until the approved connection to public services is completed.

The following are considered potential impacts during the establishment, operation and decommissioning of the construction compound:

- Localized ground pollution by spillage of hydrocarbons, fuels, or pollution from hazardous materials used in the construction process.
- Disruption to other services and users.
- Potential pollutants running downfield meeting the existing open ditch that discharges into River Bride.

The construction phase mitigation measures outline in the Construction Management Plan, if implemented correctly, will result in imperceptible residual impacts.

It is expected that the impact of the relocated construction compound and parking will be imperceptible, once the mitigation measures are implemented correctly.

2.12 Cultural Heritage and Archaeology

John Cronin and Associates prepared EIAR Chapter 13 Cultural Heritage and Archaeology which assessed the impacts on the known and potential cultural heritage resource.

Desktop research was carried on the recorded and potential cultural heritage resource within the study area and its environs in order to identify the locations and nature of known archaeological, architectural and cultural heritage sites and features within the area. This research would have included the location of the proposed construction compound and construction parking.

A field study was undertaken to support the desktop study. This field study assessed the lands within the application site boundary.

There are no recorded archaeological sites located within the subject site area and 12 no. within the surrounding 1km study area. The closest is a standing stone which is c. 300m from the subject site.



Figure 5 Recorded archaeological monuments within 1km study area (figure 13.1 in EIAR) with subject site outlined in red.

There are no Protected Structures or NIAH listed structures located within the subject site or the permitted development site. There are 8 no. Protected Structures and a number of NIAH structures located within the surrounding area. The majority of these are located within the Sunday's Well area in the southern end of the study area and none are located within 500m of the development site.



Figure 6 Designated Architectural Heritage structures within 1km study area (Figure 13.2 in EIAR). Yellow dots = RPS, Light blue dots = NIAH. Subject Site outlined in red.

It is expected that the impact of the relocated construction compound and parking will be imperceptible.

3. Screening Determination

The potential for impacts arising during the construction and operational phases have been considered above and the characteristics of the likely effects arising from the proposed development are rated using the descriptive terminology presented in the EPA (2022) Guidelines on the Information to be Contained in Environmental Impact Assessment Reports.

3.1 Characteristics of Potential Impacts

We note the criteria of Schedule 7, paragraph 3, Characteristics of Potential Impacts:

The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:

- *The extent of the impact (geographical area and size of the affected population),*
- *The transfrontier nature of the impact,*
- *The magnitude and complexity of the impact,*
- *The probability of the impact,*
- *The duration, frequency, and reversibility of the impact.*

These criteria are dealt with in the report above and the Table 4.1 below summarises the predicted post-mitigation significance, quality, and duration of the identified likely effects.

It should be noted that given the nature and scale of the proposed development, there is no likelihood of any transfrontier impacts arising from either the construction or operational phases.

The proposed development relates includes a construction compound and parking which will be removed once construction is complete and the land will be reinstated. Therefore, the table below assesses the construction phase impact only.

Table 1 Characteristics of Potential Impacts and Effects

Aspect	Possible Effect	Extent	Probability	Significance	Quality	Duration
Landscape	Loss of greenfield character	Local	Likely	Slight	Neutral	Short term
Visual	Emergence of construction parking and compound	Local	Likely	Slight	Negative	Short term
Biodiversity	Spills entering surrounding area	Local	Unlikely	Slight	Negative	Short term
Land & Soil	Temporary removal of topsoil	Local	Likely	Slight	Neutral	Short term
Human Health	None Predicted	Local	-	-	-	-
Water	Spills entering surface water drainage system	Local	Unlikely	Slight	Negative	Short term
Air and Climate	Increased emissions from construction traffic	Local	Likely	Slight	Negative	Short term
Noise and Vibration	Construction Noise and Vibration	Local	Likely	Slight	Negative	Short term
Cultural Heritage	None predicted	Local	-	-	-	-

3.2 Cumulative Effects

Additional traffic and construction activities while the construction compound is in place may result in additional negative impacts on local neighbours and Apple staff. However, these impacts will be temporary, lasting only for the duration of the construction phase within restricted hours of the day and therefore will not be significant.

The works for the permitted development have commenced on site and are expected to be completed by March 2025.

3.3 Residual Effects

Once the proposed mitigation measures are implemented significant residual impacts are not anticipated.

4. Conclusion

The proposed development is appropriate in the context of the site's zoning and the adjacent permitted development. The proposed construction compound and parking will facilitate the completion of the permitted development which is in line with the site's zoning and is currently under construction.

The most likely impacts on the environment, without appropriate mitigation measures, are considered to be:

- Dust, noise and traffic impacts during the construction phase,
- Visual impact of the temporary construction compound during the construction phase of the permitted scheme.

A Construction Management Plan, an Environmental and Waste Management Plan, and a Construction Traffic Management Plan has been prepared by the contractors as part of the pre-commencement conditions associated with the adjacent permitted development. The mitigation measures included in these plans will be applied to the proposed development on the subject site.

Having regard to the nature, extent, and characteristics of the likely impacts identified, it is considered that the proposed development will not give rise to a likely significant environmental effect and accordingly a sub-threshold EIA is not required.

Method Statement Title:	Establishment & Construction of Contractors Compound in lands adjoining Northern Lands carparks	Start Date:	TBC
		Finish Date:	+ 4 weeks
RAMS/DOC No:	C1253-PJH-ZZ-ZZ-MS-W-0001	Permits (Please Tick)	
Contractor Name	PJ Hegarty	Excavation permit	Hot Works Permit
Sub-Contractor	PJ Hegarty	As Required	N/A
Brief Description of work	Establishment & Construction of Contractors Compound in lands adjoining Northern Lands Carparks. This will involve stripping topsoil, laying stone for hard standing and installing temporary welfare facilities for the remaining duration of the ACCE build.	Permit to Work	Out of hours (OOH)
		As Required	As Required
		Confine Space	Other (List)
		N/A	

Rev	Date	Issue / Revision Record	Prepared By	Reviewed By
0	4 th July 2023	First Issue	Noel McDonnell	Noel McDonnell
1	13 th July 2023	Amended as per returned comments.	Noel McDonnell	Noel McDonnell

Note: Holders of a controlled document are responsible for ensuring that any superseded method Statement is removed or destroyed.

Supervision & First Aiders			
Title	Name	Phone Number	Date
Contracts Manager	Noel McDonnell		
Project Manager	Declan O'Donoghue		
Site Manager	Mick Walsh		
EHS Manager & First Aider	Feidhlim O'Callaghan		

The requirements of the Safety, Health and Welfare at Work Act, 2005 and the S.I. No. 291 of 2013 are to be observed.
 The P. J. Hegarty & Sons Project Health and safety plan, company Safety Statement and site project personnel.
 Further requirements by the Client, their agents or representatives shall also be followed as per the guidelines specified in this Method Statement will be followed.

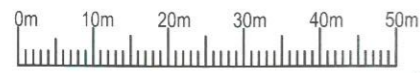
SECTION 1.

Method/
Sequence of
works

This section sets down the parameters to be adopted with regards to sequence of works.

1. The following method/sequence of works outlines the steps to be taken to establish a temporary construction compound in the Cork City Council lands adjoining the "Northern Lands Car Parks" that form part of the Apple Cork Campus Expansion (ACCE).
2. This compound is temporary in nature and required for the duration of the ACCE project which is scheduled to be completed by the 2nd quarter of 2025 at which point the compound will be demobilized and the lands returned to their current state. The area is as shown in Appendix 2 of the Developments issued and approved Construction Management Plan document number C1253-PJH-ZZ-ZZ-RP-W-0002 Rev 03.
3. The compound and carparking area will initially be secured with temporary Heras fencing before being replaced by 2-meter-high green mesh fencing. The area and layout required for the construction compound is detailed in the accompanying drawing to this construction statement titled "Proposed Construction Compound Layout 1:1000". This layout shows that the compound is set a minimum of 77 meters away from the nearest local drainage ditch (FW4) as set out in Figure 6 of the AA screening report carried out by Dixon Brosnan in February 2023.
4. A construction entrance will then be formed off the David McCarthy Road in the location shown both in Appendix 2 of the Construction Management Plan referenced above and the accompanying drawings to this statement. The layout of this construction entrance is also referenced and detailed in Appendix 4 of the approved Construction Traffic Management Plan document number C1253-PJH-ZZ-XX-TM-Z-0001 Rev 05.
5. As per one of the accompanying drawings to this construction statement titled "Proposed Construction Compound Layout", the area within the red line for the site welfare units and carparking will then be stripped of topsoil.
6. The topsoil from this area will be stored for future reinstatement in Q2 as referenced in point number 2 above and in the area noted as topsoil storage in the other accompanying drawing "Proposed Construction Compound Layout 1:1000". This area will also be used to temporarily store topsoil from the adjacent northern lands car park site permitted by Cork City Council Reference 22/41121
7. The excavated topsoil shall be held in a manner such as to ensure that no silt or run - off from this stockpile enters any watercourse.
8. A Terram layer will be laid on the subsoil before spreading of suitable stone to separate the existing subsoil from the new stone for hard standing and enable more effective reinstatement later.
9. As the stone is delivered, spread, and compacted, a pit will be excavated for the placement of foul collection tanks. These tanks will be placed close to the planned location of the canteen and toilets and be sized appropriately for the anticipated numbers on site to allow pumping out of same by a foul waste disposal contractor at suitable intervals. This is a temporary measure as PJH have a plan to connect to the Irish Water foul system as noted in the approved Construction Environmental and Water Management Plan Rev 04 document number C1253-PJH-ZZ-XX-EV-Z-0001 Rev 04. This application to Irish Water has been made and granted.
10. When the hard standing area for the temporary welfare accommodation and car parking has been completed, the accommodation units will then be delivered and placed into position as per the attached layouts. The office units along the David McCarthy Road will be double stacked with a walkway gantry on the inner side.
11. The meeting room and engineering hub will be double stacked with a staircase on either end for access to the upper levels.
12. All other units including canteens, toilet blocks and storage containers will be single level and accessed via the hard standing.

13. The zone at the rear of the compound is designated for Mechanical & Electrical Contractors. This will be populated with double stacked accommodation units later and most probably in Q4 of 2023.
14. A double banded 100KVA Generator will be placed in the position shown with an attached double banded diesel tank. This is a temporary measure as a permanent mains power feed is been sourced from the Apple Campus and ducting has already been installed within the ACCE development up to its boundary ready to be brought into this proposed compound location.
15. Electrical cabling will then be brought from this Generator to a Distribution board and from here cabling brought to the respective cabins. All cabling will be off the ground and secured and tagged to the welfare units.
16. A satellite dish for 4G connection will be secured to one of the cabins and a cable brought from here to a router. From here all office cabins will be wired for 4G connectivity.
17. The car park will be laid out as per the layout in the attached plans. Marker post and signage will be erected to set out the car parking bays and direct traffic to the appropriate zones.
18. Lighting will be erected on the perimeter mesh fencing by way of LED lighting to provide adequate lighting both in the compound and the car park. The lighting will be erected so that it is turned in towards the car parking and compound areas. The lighting will only be on during the site planning hours when required in the morning and evenings during the shorter daylight days from October to April.
19. Upon full completion of the ACCE development in Q2 of 2025 the construction compound will be decommissioned and demolished.
20. The hard standing stone and Terram will be removed and disposed of to the appropriate waste facility.
21. The area will then have the stored topsoil reinstated and the area seeded so that the land is returned to its previous state.
22. The construction entrance will be removed and the kerb lines, pedestrian, and cycle walkway re constructed as a normal straight through pathway.



Scale 1:1000 @ A3

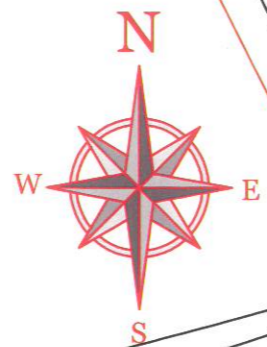
Topsoil Storage

Haul Road to E1/ E2 Car Parks

Contractors Parking

77.080

125.279



Pedestrian Access

Vehicle Access

Entrance Per MHL Design

Client:	Apple	
Project:	Apple Cork Campus Expansion	
Job No:	C1253	
Drawing Title:	Proposed Construction Compound Layout - 1:1000	
Date:	13-July-2023	Rev: 03
Issued for:	Information Only	



P.J. Hegarty & Sons,
Carroll's Quay,
Cork.

