

**Final Screening for Appropriate Assessment (AA) Determination
pursuant to the Habitats Directive¹ and having regard to requirements of the Planning
and Development Act 2000 (as amended)**

for:

Proposed Variation No. 2² to the Cork City Development Plan 2022-2028, as varied

A Screening for Appropriate Assessment (AA) determination³ is being made by Cork City Council regarding Proposed Variation No. 2⁴ to the Cork City Development Plan 2022-2028, as varied. This determination relates to whether the proposal to make Proposed Variation No. 2 would or would not necessitate the undertaking of Stage 2 AA under the Planning and Development Act 2000 (as amended) and Habitats Directive (Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, as amended).

As identified in the accompanying Final Screening for AA Report:

- The existing Cork City Development Plan 2022-2028 has already been subject to Stage 2 AA, which concluded that the Plan is not foreseen to give rise to any adverse effect on the integrity of any European Site, alone or in combination with other plans or projects⁵.
- Considering the nature and content of the Proposed Variation No. 2 it does not present any additional source for any likely significant effect on any European site that was not already considered as a result of existing Plan provisions relating to the development of the City, including the Docklands area, as part of the Stage 2 AA (including AA NIR) conducted for the existing Plan. The tailored mitigation measures integrated into the existing Development Plan account for all uses and development types under the changes proposed and their potential effects.
- All lower tier plans/projects proposed within the area to which the Proposed Variation relates will continue to need to demonstrate compliance with the provisions of the existing Development Plan, including these mitigation measures ensuring the appropriate protection of European sites.
- Therefore, it is concluded that Proposed Variation No. 2⁶ is not foreseen to have any likelihood for any significant effects on any European sites, alone or in combination with other plans or projects⁷. Therefore, any potential for a significant effect to any European site as a result of the implementation of the Proposed Variation No. 2⁸ can be ruled out.
- This evaluation is made in view of the Conservation Objectives of the habitats or species for which these sites have been designated. Consequently, Stage Two AA (including the preparation of a Natura Impact Report) is not required.

The accompanying Screening for AA Report has been carefully considered and its reasoning and the conclusion presented agreed with and adopted.

It is hereby determined Proposed Variation No. 2⁹ to the Cork City Development Plan 2022-2028, as varied, will not give rise to any significant effect on any European Site, alone or in combination with any other plans or projects¹⁰; and that Stage Two AA (including the preparation of a Natura Impact Report) is not required for the Proposed Variation No. 2.

Signatory:



Date:

14th July, 2025.

¹ Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (as amended)

² Incorporating: the Proposed Variation that was placed on display; and proposed changes to the original Proposed Variation following display.

³ Pursuant to Article 6(3) of the Habitats Directive and having regard to requirements of the Planning and Development Act 2000 (as amended)

⁴ Incorporating: the Proposed Variation that was placed on display; and proposed changes to the original Proposed Variation following display.

⁵ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the plan to proceed; and c) Adequate compensatory measures in place.

⁶ Incorporating: the Proposed Variation that was placed on display; and proposed changes to the original Proposed Variation following display.

⁷ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the plan to proceed; and c) Adequate compensatory measures in place.

⁸ Incorporating: the Proposed Variation that was placed on display; and proposed changes to the original Proposed Variation following display.

⁹ Incorporating: the Proposed Variation that was placed on display; and proposed changes to the original Proposed Variation following display.

¹⁰ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the plan to proceed; and c) Adequate compensatory measures in place.