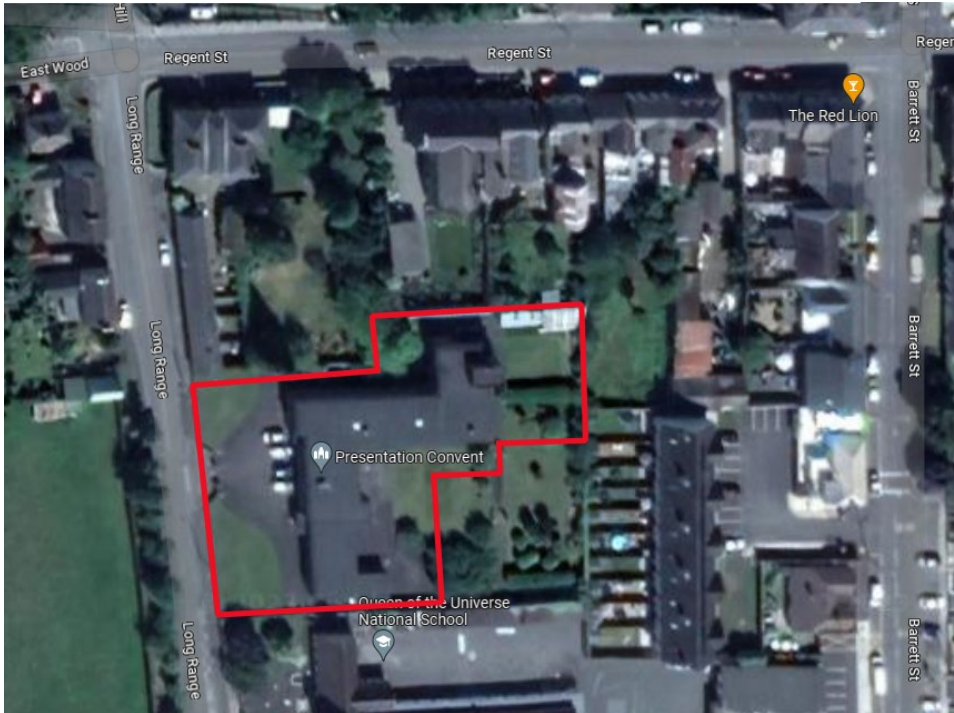


Planning & Development Regulations 2001 (As Amended)

EIA Screening

Site Location:

The property is located Long Range Muine Bheag (Bagnelstown), Co. Carlow. The building was formerly a Presentation Convent.



Planning History

No Planning history indicated on online planning search (Planning GIS Carlow County Council)

Planning Status:

- The subject site is zoned 'Town Centre Activities (A)' in the Muine Bheag Royal Oak Local Area Plan 2017-2023
- Zoning Objective: To provide for the development and improvement of appropriate town centre uses including retail, residential, commercial, office and civic use.
- The existing building use is Community Services & Educational with the building having been recently used as a convent for the Presentation nuns.
- The proposed use is Enterprise & Employment which is a permitted town centre use.

Proposed Development Works:

Interior alterations which include retention of most of the existing fabric and building interior layouts except where the new functions require alterations. A 30 sq. m section of the building at the south-east corner is proposed to be demolished to facilitate traffic movement to the rear parking area. Existing exterior finishes to be retained, however windows and doors will be replaced for improved energy efficiency. Raised letter signage proposed to identify the main entrance and the secondary entrance. Works will include landscaping, surface car parking, boundary treatment and site services.

Planning & Development Regulations 2001 Schedule 5 (Relevant EIA Categories)

Mandatory EIA Listed Projects & Thresholds	Proposed Development
<p>Schedule 5, Part 2 Paragraph 10 (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.)</p>	<p>The subject site consists of a site area of approximately .3086 ha.</p> <p>The proposed development is significantly less than the mandatory EIA threshold based on the site area involved.</p>
<p>Schedule 5 Part 2 Paragraph 15 - Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.</p>	<p>See Schedule 7 Assessment below.</p>

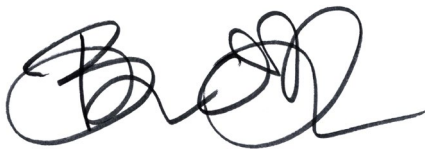
<p>Schedule 7 CRITERIA FOR DETERMINING WHETHER DEVELOPMENT LISTED IN PART 2 OF SCHEDULE 5 SHOULD BE SUBJECT TO AN ENVIRONMENTAL IMPACT ASSESSMENT</p>	
<p>1. Characteristics of proposed development</p> <p>The characteristics of proposed development, in particular—</p> <p>(a) the size and design of the whole of the proposed development,</p> <p>(b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,</p> <p>(c) the nature of any associated demolition works,</p> <p>(d) the use of natural resources, in particular land, soil, water and biodiversity,</p> <p>(e) the production of waste,</p>	<p>(a) The site size is approximately .3086 ha. Works proposed comprise predominately Interior alterations which include retention of most of the existing fabric and building interior layouts. Existing exterior finishes to be retained, however windows and doors will be replaced. Raised letter signage is proposed to identify the main entrance and the secondary entrance. Exterior works will include landscaping, surface parking areas, boundary treatment and site services.</p> <p>(b) No significant cumulative effects are noted with existing development or consented development in the area.</p> <p>(c) A 30 sq. m section of the building at the south-east corner is proposed to be demolished to facilitate traffic movement to the rear parking area.</p> <p>(d) No significant impact is anticipated with the use of natural resources. An Appropriate Assessment Screening Report has been carried</p>

<p>(f) pollution and nuisances,</p> <p>(g) the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge, and</p> <p>(h) the risks to human health (for example, due to water contamination or air pollution).</p>	<p>out by Scott Cawley which concluded that: <i>Following an examination, analysis and evaluation of the best available information, and applying the precautionary principle, it can be concluded that the possibility of any significant effects on any European sites, whether arising from the project alone or in combination with other plans and projects, can be excluded. In reaching this conclusion, the nature of the project and its potential relationship with all European sites within the zone of influence, and their conservation objectives, have been fully considered. Therefore, it is the professional opinion of the authors of this report that the application for consent for the proposed development does not require an Appropriate Assessment or the preparation of a Natura Impact Statement (NIS).</i></p> <p>(e) No significant production of waste will occur.</p> <p>(f) No significant pollution or nuisance effects will occur.</p> <p>(g) Proposed works are standard construction. No major risk posed by major accidents and/or disasters to the project proposed.</p> <p>(h) No significant risk to human health will arise from the proposed works.</p>
<p>2. Location of proposed development</p> <p>The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—</p> <p>(a) the existing and approved land use,</p> <p>(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,</p> <p>(c) the absorption capacity of the natural environment, paying particular attention to the following areas:</p> <p>(i) wetlands, riparian areas, river mouths;</p> <p>(ii) coastal zones and the marine environment;</p>	<p>(a) Site is location for the former Presentation Convent with associated parking. Queen of the Universe National School is located to the south. There is residential to the north of the site and to the south of Queen of the Universe school. The site is zoned Town Centre Activities (A) in the Muine Bheag Royal Oak Local Area Plan 2017-2023.</p> <p>(b) No natural resources</p> <p>(c)</p> <ul style="list-style-type: none"> - (i) Not applicable. - (ii) Not applicable. - (iii) Not applicable. - (iv) Not applicable. - (v) River Barrow and River Nore SAC [002162] c. 120m north of the proposed development

<p>(iii) mountain and forest areas;</p> <p>(iv) nature reserves and parks;</p> <p>(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;</p> <p>(vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;</p> <p>(vii) densely populated areas;</p> <p>(viii) landscapes and sites of historical, cultural or archaeological significance.</p>	<p>Blackstairs Mountains SAC [000770] c. 11.8km south-east of the proposed development</p> <p>River Nore SPA [004233] c. 17.5km south-west of the proposed development</p> <p>An Appropriate Assessment Screening Report has been carried out by Scott Cawley which concluded that: <i>Following an examination, analysis and evaluation of the best available information, and applying the precautionary principle, it can be concluded that the possibility of any significant effects on any European sites, whether arising from the project alone or in combination with other plans and projects, can be excluded.</i></p> <p>(vi) Not applicable.</p> <ul style="list-style-type: none"> - (vii) Area adjoining the site is not densely populated. - (viii) Not applicable.
<p>3. Types and characteristics of potential impacts</p> <p>The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of ‘environmental impact assessment report’ in section 171A of the Act, taking into account—</p> <p>(a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),</p> <p>(b) the nature of the impact,</p> <p>(c) the transboundary nature of the impact,</p> <p>(d) the intensity and complexity of the impact,</p> <p>(e) the probability of the impact,</p> <p>(f) the expected onset, duration, frequency and reversibility of the impact,</p>	<p>The proposed development is not likely to have significant effects on the environment taking into account the criteria listed in Paragraphs 1 and 2.</p> <p>The extent of proposed works scale and construction timeframe will have no significant impact on land use or populations within or adjoining the site, or cumulatively with adjacent existing or proposed development in the area.</p> <p>The Appropriate Assessment Screening Report concludes that the possibility of any significant effects on any European sites, whether arising from the project alone or in combination with other plans and projects, can be excluded.</p> <p>There is no likely significant effects on the environment noted for the proposed development and the need for a EIA can be screened out under the criteria listed in Schedule 7 of the Planning & Development Regulations 2001 (as amended).</p>

(g) the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and

(h) the possibility of effectively reducing the impact



Brian O'Driscoll, FRIAI

Date: 17.05.2023