

Planning & Development Regulations 2001 (As Amended)

EIA Screening

Site Location:

The property (formerly known as 'The Core') is located on the Main Street, Hacketstown, Co. Carlow. The building was originally a fire station.



Planning History

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

Planning Status:

- The subject site is zoned 'Community / Education' in the Hacketstown Small Town Plan 2022-2028.
- Zoning Objective: To protect and provide for community and educational facilities.
- The existing building use is classed as 'Community / Education' with the building having been recently used as a community centre known as 'The Core'.
- The proposed use is 'Community' which is a permitted town centre use.

Proposed Development Works:

It is proposed to develop the building formerly known as 'The Core', Hacketstown, County Carlow, into a Remote Working Hub which will be known as 'Firehouse'. The development will comprise of: renovation of existing structure; extension to include 2 no. offices and a covered entrance area; provision of an accessible toilet; provision of a Kitchenette; new building signage; site works including accessible ramp, exterior steps, boundary treatment and landscaping; alterations to 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 0.0355 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 0.0355 ha. Works proposed comprise renovation of existing structure; extension to include 2 no. offices and a covered entrance area; provision of an accessible toilet; provision of a Kitchenette; new building signage; site works including accessible ramp, exterior steps, boundary treatment and landscaping; alterations to site services.</p> <p>(b) No significant cumulative effects are noted with existing development or consented development in the area.</p> <p>(c) Demolition works are limited to a number of internal partitions, external windows and door, and low boundary wall.</p> <p>(d) No significant impact is anticipated with the use of natural resources. An Appropriate Assessment Screening Report has been carried out by Brian O’Driscoll.</p> <p>(e) No significant production of waste will occur.</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>(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>(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>(a) Site is location for the community centre known as ‘The Core’. There are multiple residential properties in the vicinity of the site and the Hacketstown Garda Station is located on the adjacent site to the north west. The land is zoned ‘Community / Education’ in the Hacketstown Small Town Plan 2022-2028.</p> <p>(b) No natural resources</p> <p>(c)</p> <p>(i) Not applicable.</p> <p>(ii) Not applicable.</p> <p>(iii) Not applicable.</p> <p>(iv) Not applicable.</p> <p>(v)</p> <p>– Slaney River Valley SAC (000781) c.500m north of the proposed development</p> <p>– Wicklow Mountains SAC (002122) c.9.9km north-east of the proposed development</p> <p>– Holdenstown Bog SAC (001757) c.10km north-west of the proposed development</p> <p>An Appropriate Assessment Screening Report has been carried out by Brian O’Driscoll which concluded that: <i>‘There is no potential for significant effects to Natura 2000 sites.’</i></p> <p>(vi) Not applicable.</p> <p>(vii) Area adjoining the site is not densely populated.</p> <p>(viii) Not applicable.</p>

3. Types and characteristics of potential impacts

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—

(a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),

(b) the nature of the impact,

(c) the transboundary nature of the impact,

(d) the intensity and complexity of the impact,

(e) the probability of the impact,

(f) the expected onset, duration, frequency and reversibility of the impact,

(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

The proposed development is not likely to have significant effects on the environment taking into account the criteria listed in Paragraphs 1 and 2.

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.

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.

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).



Brian O'Driscoll, FRIAI

Date: 31.05.2023