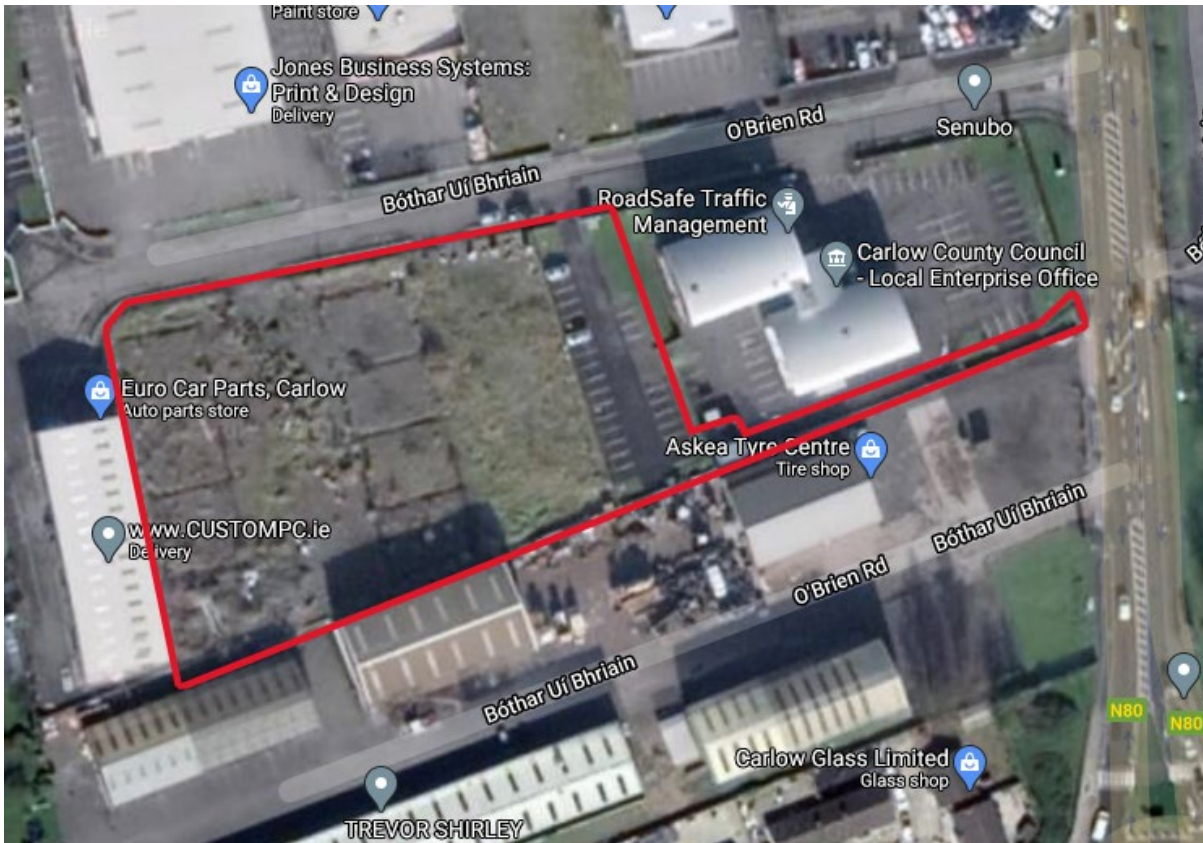


Planning & Development Regulations 2001 (As Amended)

EIA Screening

Site Location:

The property is located on O'Brien Road to the west of Carlow County Council Local Enterprise Offices in Enterprise House. There are foundations in place on site for a previous planning where building works were terminated.



Planning History

Planning reference: 086055

Change in use from light industrial to commercial incorporating bulky goods retail and offices

Planning Reference 136572

PD08/6055 - change in use from light industrial to commercial incorporating bulky goods retail and offices

Planning Status:

- Site is located on 'Enterprise and Employment' zoned land in the current Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012-2018 (as extended).
- The boundary of the site is circa 1.8 km east of the River Barrow & River Suir SAC (Site Code: 002162).

Proposed Development Works:

Construction of 2 no. 2 storey buildings, single storey store building, cycle path and associated site works. Building 'A' proposed use is Light Industry. Building B proposed use is Office.

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 0.52ha.</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>

Schedule 7 CRITERIA FOR DETERMINING WHETHER DEVELOPMENT LISTED IN PART 2 OF SCHEDULE 5 SHOULD BE SUBJECT TO AN ENVIRONMENTAL IMPACT ASSESSMENT	
<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 0.52ha. Works proposed comprise 2. No 2 storey building and associated site works.</p> <p>(b) No significant cumulative effects are noted with existing development or consented development in the area.</p> <p>(c) No demolition works are being proposed.</p> <p>(d) No significant impact is anticipated with the use of natural resources. An Appropriate Assessment Screening Report has also been carried out which concluded that no significant impact will arise from the proposed work on the nearby Natura 2000 Site (River Barrow & River Suir SAC).</p> <p>(e) No significant production of waste will occur. There is an insignificant amount of builders waste left from previous development that needs to be removed. Also the existing redundant foundations need to be excavated and removed from site. Again this waste</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>removal would not be considered significant. A positive is that the site top soil has already been stripped and removed.</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>(a) Site is brownfield with foundations in place for a development where construction was terminated. The Carlow County Council Local Enterprise Office is based in Enterprise House to the east. A car parts outlet is located to the west. There are several light industry/warehouse buildings located to the south. The approved land use is 'Enterprise and Employment'.</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) The site is circa 1.8Km east of the River Barrow and River Nore SAC. Stage One Appropriate Assessment Screening has been carried out which concludes no significant impact on the conservation objectives of this Natura 2000 site. - (vi) Not applicable. - (vii) Area adjoining the site is not densely populated. - (viii) Not applicable.

<p>(viii) landscapes and sites of historical, cultural or archaeological significance.</p>	
<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)(l) 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>(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</p> <p>(h) the possibility of effectively reducing 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 proposal has also been subject to a Stage One Appropriate Assessment examination. No significant impact will arise from the proposed development.</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>



Brian O’Driscoll, FRIAI

Date: 06.04.2021