

PART 8

EIA PRELIMINARY EXAMINATION / SCREENING PROCEDURE

Planning & Development Regulations 2001- 2022– Part 10

PA ref.: P8 /23004

Date of Display: 19 / 07 / 2023

(*to be completed and attached to file on date of display)

Proposing Department: Transport Department

Responsible Officer: David O'Reilly

Planning Case Officer: Michael McKenna

Proposed Development: The proposed scheme consists of the following:

- Redesign of roadways and junctions,
- Creation of new open spaces,
- Improved and wider footpaths,
- New materials palette consisting of modular paving units,
- Improved visibility for road users and pedestrians,
- Safer crossing points for pedestrians,
- Traffic Calming and improved traffic flow,
- Time restricted parking within the town centre,
- Improved links to all parts of the town including the playground and Railway Yard car park,
- Improved street lighting,
- CCTV at the Railway Yard car park,
- Installation of street furniture,
- Provision of locations for Public Artwork / sculptures within the town centre,
- Undergrounding of overhead cables,
- Enhanced landscaping to include additional trees and vegetation,
- New signage and line marking,
- New asphalt road surfacing on the regional roads,
- New drop off and pick up area for Gilson National School with new steps and crossing point.

Site Location: Oldcastle Main Square, Oldcastle, Co. Meath

1. (a) Is the development of a type set out in Part 1 of Schedule 5:

Yes No

(b) If 'Yes', specify which Class and notify Responsible Officer of requirement to proceed to Article 117 scoping and/or Section 175 application to An Bord Pleanála, as necessary:

2. (a) Is the development of a type set out in Part 2 of Schedule 5:

Yes No

(b) If 'Yes', specify which Class and notify Responsible Officer of requirement to proceed to Article 117 scoping and/or Section 175 application to An Bord Pleanála, as necessary:

3. (a) Is the development of a type set out in Part 2 of Schedule 5 which does not exceed a quantity, area or other limit specified in respect to the relevant class of development:

Yes No

(b) If 'Yes', specify which Class and proceed to Question 4:

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.)

Sub-threshold Development – Preliminary Examination (Step 1)

4. Provide a preliminary examination of the proposed development in accordance with Article 120(1)(a) referencing its nature, size and location:

The proposed development site covers an area c. 0.9ha in size and is considerably below the 10ha threshold requiring mandatory EIA (Table 1), as outlined in Schedule 5. Therefore, the development is sub-threshold to mandatory EIA and mandatory EIA is not required.

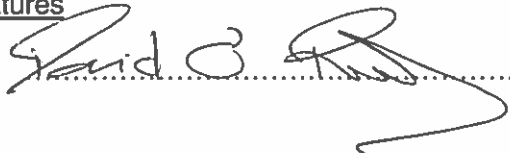
Preliminary Conclusion

- there is no real likelihood of significant effects on the environment arising from the proposed development, and an EIA is not required [Article 120(1)(b)(i)]
- there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development and the information specified in Schedule 7A is required for the purposes of a screening determination [Article 120(1)(b)(ii) – proceed to Q. 5] ¹
- there is a real likelihood of significant effects on the environment arising from the proposed development and an EIAR is required in respect of the development [Article 120(1)(b)(iii)] ²

Specify reason(s)

Signatures

Dated

1. 

17 / 07 / 2023

2.

..... / / 20.....

3.

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¹ Notify Responsible Officer of requirement to provide Schedule 7A information.

² Notify Responsible Officer of requirement to provide an EIAR and proceed to Article 117 scoping and/or Section 175 application to An Bord Pleanála.

Sub-threshold Development – Screening Determination (Step 2)

5. Provide a screening determination of the proposed development in accordance with Article 120(1B) with reference to the criteria listed in Schedule 7 and the information submitted pursuant to Schedule 7A, where applicable:

See attached determination sheet

Screening Determination

- there is no real likelihood of significant effects on the environment arising from the proposed development and an EIA is not required [Article 120(1B)(i)]
- there is a real likelihood of significant effects on the environment arising from the proposed development and an EIAR is required in respect of the development [Article 120(1B)(ii)]³

Specify reason(s)

Signatures

Dated

- | | | |
|----|-------|-------------------------|
| 1. | | / / 20..... |
| 2. | | / / 20..... |
| 3. | | / / 20..... |

³ Notify Responsible Officer of requirement to provide an EIAR and proceed to Article 117 scoping and/or Section 175 application to An Bord Pleanála.

Sub-threshold Development – Screening Determination Sheet

1. Characteristics of Proposed Development

The characteristics of development must be considered having regard, in particular, to:

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| (a) | the size and design of the whole of the proposed development: | |
| (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: | |
| (c) | the nature of any associated demolition works: | |
| (d) | the use of natural resources, in particular land, soil, water and biodiversity: | |

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| (e) | the production of waste: | |
| (f) | pollution and nuisances: | |
| (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: | |
| (h) | the risks to human health (for example, due to water contamination or air pollution): | |

2. Location of Proposed Development

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

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| (a) | the existing and approved land use: | |
| (b) | the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground: | |
| (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 legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive: | |
| | (vi) areas in which there has already been a failure to meet the environmental quality standards laid | |

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| | down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure: | |
| | (vii) densely populated areas: | |
| | (viii) landscapes of historical, cultural or archaeological significance: | |

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, and having regard in particular to:

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| (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 | |

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| | and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment: | |
| (h) | the possibility of effectively reducing the impact: | |