

# PART 8

## EIA SCREENING PROCEDURE

Planning & Development Regulations 2001 (as amended) – Part 10

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**PA ref.:** P8 / .....\*  
(\*to be completed and attached to file on date of display)

**Date of Display:** ..... / ..... / 20.....\*

**Proposing Department:** Fire Department  
**Responsible Officer:** Pádraig O'Longaigh  
**Case Officer:** Terence Loane  
**Proposed Development:** Partial demolition, extension and refurbishment of fire station, construction of training tower, redesign of landscaping at the Turlough O'Carolan monument and associated boundary treatment  
**Site Location:** Fire Station, Nobber, Co. Meath

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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:

N/A

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:

N/a

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:

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## 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:

- Partial demolition and extension and refurbishment of fire station, construction of training tower, redesign of the landscaping at the Turlough O'Carolan monument and associated boundary treatment.
- Site is in Nobber, Co. Meath.
- Site area is c. 0.2ha.
- Zoned "G1 – Community Infrastructure", the objective of which is "To provide for necessary community, social and educational facilities".
- Site adjacent to Garda Station, which is a Protected Structure.
- "Trees to be preserved" as designated in the Meath CDP 2013-2019 are located in the SW corner of the site.
- Site accesses on the R162 (within the speed limits of Nobber village).
- AA Screening Report prepared by Noreen McLaughlin of Whitehill Environmental.
- Not in any Flood Zones.
- No other site constraints.

### 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] <sup>1</sup>**
- 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)] <sup>2</sup>**

### *Specify reason(s)*

Through preliminary examination of the proposal and discussion with various internal sections/ departments it is the opinion of the Planning Authority that the environmental impacts of the project are thought not to be significant and an Environmental Impact Assessment Report (EIAR) under current EIA legislation is not required in this instance. Cumulative impacts along with other developments in the area are thought not to be significant.

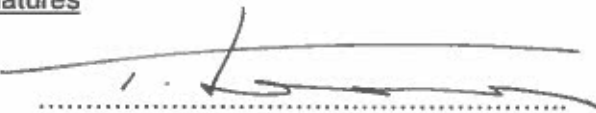

Part 8 Notices to indicate conclusion in accordance with Article 120(1)(b)(i).

<sup>1</sup> Notify Responsible Officer of requirement to provide Schedule 7A information.

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

Signatures

Dated

1.		01/10/2020
2.		01/10/2020
3.		...../...../20.....

## 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)]<sup>3</sup>

### *Specify reason(s)*

The Planning Authority made a preliminary conclusion under Article 120(1)(b)(i) that there is no real likelihood of significant effects on the environment arising from the proposed development and Part 8 Notices were published to this effect.

Through screening of the proposal and discussion with various internal sections/ departments it is the opinion of the Planning Authority that the environmental impacts of the project are thought not to be significant and an Environmental Impact Assessment Report (EIAR) under current EIA legislation is not required in this instance. Cumulative impacts along with other developments in the area are thought not to be significant.

### Signatures

### Dated

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

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

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## Sub-threshold Development – Screening Determination Sheet

### 1. Characteristics of Proposed Development

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

<b>(a)</b>	<b>the size and design of the whole of the proposed development:</b>	<p>The site area is 0.2ha. The development consists of the partial demolition and extension and refurbishment of fire station, construction of training tower, redesign of the landscaping at the Turlough O'Carolan monument and associated boundary treatment.</p> <p>It is thought that the impacts will only be experienced in the immediate vicinity of the existing fire station site, with impacts diminishing the further you move away from the development. It is thought that the size and scale of the development will not have significant detrimental impact on the environment.</p> <p>The lands are zoned as G1 – Community Infrastructure, the objective of which is “To provide for necessary community, social and educational facilities”. Any mitigation can be dealt with under the normal construction practice.</p>
<b>(b)</b>	<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:</b>	The cumulative environmental impacts with other development are thought not to be significant.
<b>(c)</b>	<b>the nature of any associated demolition works:</b>	Brownfield site – Existing fire station to be partially demolished in accordance with best practice and in line with other statutory codes. Proposed development is an extension and refurbishment of existing fire station building.

[DO NOT DETACH FROM SCREENING PROCEDURE]

<b>(d)</b>	<b>the use of natural resources, in particular land, soil, water and biodiversity:</b>	Due to the modest size and scale of the development natural resources will be used in a sustainable manner, will not put the environment or habitats at risk, and there will be ample water supply to serve the development.
<b>(e)</b>	<b>the production of waste:</b>	Sewage will be dealt with through existing connection to public mains.
<b>(f)</b>	<b>pollution and nuisances:</b>	Risk of pollution thought to be low. Sewage connection to public mains. Development acceptable to Water Services and Environment Sections at pre-app stage.
<b>(g)</b>	<b>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:</b>	Thought to be low. Any risk to environment and human health thought to be low.
<b>(h)</b>	<b>the risks to human health (for example, due to water contamination or air pollution):</b>	No concern raised by Environment Section at pre-app stage. Risks thought to be low.

[DO NOT DETACH FROM SCREENING PROCEDURE]

## 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:

(a)	<b>the existing and approved land use:</b>	Brownfield site in village setting with low biodiversity value. AA Screening Report states that there are no habitats of biodiversity value within the application site. Existing trees to be preserved will be protected during implementation.
(b)	<b>the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground:</b>	It is thought natural resources will not be detrimentally impacted.
(c)	<b>the absorption capacity of the natural environment, paying particular attention to the following areas:</b>	
	<b>(i) wetlands, riparian areas, river mouths:</b>	The proposal is not located within and will not have a detrimental impact on the environment of this habitat;
	<b>(ii) coastal zones and the marine environment:</b>	The proposal is not located in and will not have a detrimental impact on the environment of this habitat;
	<b>(iii) mountain and forest areas:</b>	The proposal is not located within and will not have a detrimental impact on the environment of this habitat;
	<b>(iv) nature reserves and parks:</b>	The proposal is not located within and will not have a detrimental impact on the environment of this habitat;
	<b>(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive:</b>	The proposal is not located within and will not have a detrimental impact on the environment of this habitat. The AA Screening Report identifies 3 Natura 2000 sites within a 15km radius of the site. That report states that there is no hydrological or ecological connectivity to these Natura 2000 sites.
	<b>(vi) areas in which there has already been a failure to meet the environmental</b>	The proposal is not located in such an area;

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	<p><b>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:</b></p>	
	<p><b>(vii) densely populated areas:</b></p>	<p>The proposal is located within the village of Nobber. The subject site is already in use as an existing, long-established fire station and ancillary uses, so the use of the site will not change;</p>
	<p><b>(viii) landscapes of historical, cultural or archaeological significance:</b></p>	<p>The proposal is not located in such an area;</p>

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### 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:

(a)	<b>the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected):</b>	The impact of this proposal will be limited to its immediate surrounds. The extent of the impact is thought not to be significant.
(b)	<b>the nature of the impact:</b>	The nature of the impact will be during certain times of the day during construction phase but will not be continuous. Within the construction phase certain nuisances, such as noise, dust or odours will be more prevalent but are thought not to be significant.
(c)	<b>the transboundary nature of the impact:</b>	It is not considered there will be any transboundary impacts from the proposal. The site is located at least 25.28kms to the south of the border with Northern Ireland.
(d)	<b>the intensity and complexity of the impact:</b>	It is not considered there will be any significant environmental impact in terms of the proposals range or complexity. Any issues arising will be dealt with through the normal Part 8 decision making process.
(e)	<b>the probability of the impact:</b>	Relevant internal sections/departments have indicated during the pre-app process that the impact will not be significant, and accordingly the probability of such impact is small and controllable through the use of suitable planning conditions where necessary.
(f)	<b>the expected onset, duration, frequency and reversibility of the impact:</b>	Should a pollution incident occur the onus will fall on the site operator/contractor to address, in line with existing environmental legislation, overseen by the Environment Section or other relevant statutory bodies.
(g)	<b>the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed</b>	Visually the proposal will be integrated into the existing setting of the site, taking into consideration the visual amenity and character of the nearby Garda Station, which is a Protected Structure. Cumulative impacts thought not to be significant.

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	<p><b>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:</b></p>	
(h)	<p><b>the possibility of effectively reducing the impact:</b></p>	<p>Mechanical and technological advancements and means of working may result in a reduced environmental impact. Planning conditions will ensure there will be mitigated environmental impacts, where necessary.</p>

[DO NOT DETACH FROM SCREENING PROCEDURE]

