

# PART 8

## EIA SCREENING PROCEDURE

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

PA ref.: P8 / 22008.....\*  
(\*to be completed and attached to file on date of display)

Date of Display: 11 / 05 / 20.....\*

**Proposing Department:** Corporate Services  
**Responsible Officer:** Enda Weldon  
**Case Officer:** Philip Maguire  
**Proposed Development:** Conservation, restoration and change of use of former St Patrick's Classical School, a Protected Structure, for use as the Meath County Archive with ancillary works etc.  
**Site Location:** St Finian's Terrace, Dillonsland, Navan, 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:

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:

Class 10(b)(iv) i.e. urban development

## 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:

- Conservation, restoration and change of use of existing building, a Protected Structure, including the following specified works:
  - the restoration / replacement of original natural slate and lead roof to its original profile and the provision of two replacement roof lanterns;
  - the removal of the modern external cement roughcast render and the provision of a new lime render external finish to match the original finish to the building;
  - the provision of high quality external glazing and doors;
  - the provision of new entrance signage and canopy;
  - the provision of sundry new internal screens and partitions to facilitate the new archive function;
  - the restoration of the original 1950's science block for use as a plant room and ground maintenance store;
  - the removal of a number of modern ancillary site structures;
  - the provision of new gates, a new accessible entrance and two new accessible parking spaces within the site boundary, accessed from St Finian's Terrace;
  - the provision of eight covered bicycle parking spaces;
  - the provision of a new public entrance and gate from Circular Road;
  - the provision of high quality public realm and landscaping within the site boundary;
  - the restoration of the existing handball alley;
  - the provision of site lighting and a CCTV security system within the site boundary;
  - temporary construction access from the adjacent Meath County Council car park which is accessed from Railway Street.
- Previously developed Brownfield lands at Dillonsland, Navan, Co. Meath
- Site area is c. 0.25ha
- Vehicular access from Railway Street via St Finian's Terrace
- Additional Pedestrian access from Circular Road via proposed Public Plaza
- Lands Zoned B1 – Commercial Town or Village Centre
- River Boyne and River Blackwater SAC and SPA c. 137m east of site
- No other site/wider constraints
- Draft reports include:
  - AA Screening Report
  - Arborists Report
  - Archaeology Report
  - Bat Survey
  - Construction Traffic Management Plan
  - CEMP
  - External Lighting Report
  - Historical Report

**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 nature, size and location of the proposed development and discussions with various internal sections / departments it is the opinion of the planning authority that there is no real likelihood of significant effects on the environment.

Main impacts will be limited to the construction phase and controlled by CEMP and Traffic Management Plan. They will be short-term in nature.

Ecological impacts will be limited to minor tree removal as outlined the Arborist Report and mitigated through additional landscaping. No evidence of hydrological and ecological connectivity to the River Boyne and River Blackwater SAC and SPA as outlined in the AA Screening Report.

Cultural heritage impacts considered highly positive in bringing a derelict and roofless Protected Structure back to purposeful and beneficial land use. Cumulative impacts with other urban developments in the area are thought not to be significant.

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

**Signatures**

- 1.
- 2.
- 3.

*Phae - EP*  
*W. Spall sep*  
*T. Maguire S-P.*

**Dated**

*06 / 05 / 20 22*  
*06 05 20 22*  
*06 / 05 / 20 22.*

<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.

## 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)*

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>	
<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>	
<b>(c)</b>	<b>the nature of any associated demolition works:</b>	
<b>(d)</b>	<b>the use of natural resources, in particular land, soil, water and biodiversity:</b>	
<b>(e)</b>	<b>the production of waste:</b>	
<b>(f)</b>	<b>pollution and nuisances:</b>	
<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>	
<b>(h)</b>	<b>the risks to human health (for example, due to water contamination or air pollution):</b>	

[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)	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 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	

[DO NOT DETACH FROM SCREENING PROCEDURE]

	<b>archaeological significance:</b>	
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[DO NOT DETACH FROM SCREENING PROCEDURE]



### 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>	
(b)	<b>the nature of the impact:</b>	
(c)	<b>the transboundary nature of the impact:</b>	
(d)	<b>the intensity and complexity of the impact:</b>	
(e)	<b>the probability of the impact:</b>	
(f)	<b>the expected onset, duration, frequency and reversibility of the impact:</b>	
(g)	<b>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:</b>	
(h)	<b>the possibility of effectively reducing the impact:</b>	

[DO NOT DETACH FROM SCREENING PROCEDURE]

