



**Comhairle Contae Thiobraid Árann**  
Tipperary County Council

***Gantly Street Public Realm Enhancement Scheme,***

*Gantly Road,*

*Roscrea,*

*Co. Tipperary*

*Environmental Impact Assessment (EIA) Preliminary Screening Examination*

January 2022

PLACE+U

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## 1.0 BACKGROUND

Tipperary County Council has commissioned PLACE+U to develop the Gantly Street Public Realm Enhancement Scheme proposals project.

The proposed Gantly Street Public Realm Enhancement Scheme development includes for public realm refurbishment and enhancement in Roscrea, including the upgrading of the existing Gantly Road, with new high-quality paving, kerbing, landscaping, public lighting, improved street furniture and utility diversions/works, comprising of:

- New kerb alignment and pavement surfaces on Gantly Road, including new alignment design for footpaths, parking areas and trafficked areas, new hard and soft landscaping, new pedestrian crossings, new street furniture, new bollards and new bicycle racks.
- Installation of new public lighting and soft landscaping.
- Alteration of on-street parking for Gantly Road.
- Undergrounding of overhead electrical cables, installation of new public lighting and upgrading of existing public lighting.
- Development of associated drainage services and utilities across the entire project area.
- All associated site works.

### 1.1 Purpose of this Report

The following Environmental Impact Assessment (EIA) Preliminary Screening Examination is presented in support of the proposed development. Since the Transposition into Irish Planning Law of *Directive 2014/52/EU* amending *Directive 2011/92/EU* on the effects of certain public and private projects on the environment (the EIA Directive), effective as of 1<sup>st</sup> September 2018 (DHPLG – *Circular Letter PL 05/2018*), accordingly planning authorities are required to have regard to same in the performance of their planning functions.

Since the project is a local authority own development, the requirement for sub-threshold EIA is addressed in Article 120 of the *Planning and Development Regulations 2001* (as amended).

In this instance we present that there is no specific requirement to undertake EIA and the requisite accompanying Environmental Impact Assessment Report (EIAR).

We trust the associated documentation further refines our presented understanding, that the proposed development does not fall within the 'project' categories of development intended for the EIA process as an objective of *Directive 2014/52/EU* amending *Directive 2011/92/EU*.

*Circular Letter PL 05/2018* highlights, in particular:

*Strengthened screening procedures to determine whether EIA is required in respect of development consent proposals. In this regard, there are new requirements on the information to be provided by the developer to the competent authority for the purposes of a screening determination (Annex IIA of the Directive), and expanded selection criteria to be used by the competent authority in making a screening determination (Annex III). Where a structured screening determination on the foregoing basis is not required, it will be necessary, in the case of each planning application or appeal, for the competent authority to conclude, based on a preliminary examination, that there is no real likelihood of significant effects on the environment arising from the proposed development.*

The associated *Guidelines for Planning Authorities on carrying out Environmental Impact Assessment* (August 2018) are herein further referred.

In summary it is our professional planning opinion that the type of development to be determined under the Annexes of the Directives and as then transposed under Irish Law into Schedules of Development for the Purposes of Part 10 of the *Planning and Development Regulations 2001* (as amended), are quite specific in terms of the likely environmental effects via emissions and outputs as effecting the environment or are of such a scale and location that they have a consequential impact on a particular and sensitive receiving environment.

We present that the subject proposal neither falls within the types of projects as requiring an EIA and where the nature of the public realm enhancement scheme, and the delivery and construction operations associated with same are unlikely to have any particular 'environmental impact' occurring on foot of the proposal, such as an impact on an ecologically species rich or pristine and significant European Designated environments for example, or where there are no predicted residues or emissions from any operation as to cause any likely significant effects.

It appears in this instance and without evidence to the contrary, that no obvious and likely significant environmental effects would occur as a result of the proposed development as to require an EIAR (*Circular Letter PL 1/2017 – Implementation of Directive 2014/52/EU*). The terms of the proposed development as presented are clearly sub-threshold in respect of public realm enhancement or urban infrastructure proposals and do not fall under *Annex II projects* as referred both in *Directive 2014/52/EU* amending *Directive 2011/92/EU*, and as cross referenced in Schedule 5 of the *Planning and Development Regulations 2021* (as amended).

## **1.2 Statement of Authority**

This Report and Screening Examination Exercise has been presented and undertaken by Wessel Vosloo MIPI, founding Director of Place+Urbanism Limited, an integrated multi-disciplinary experienced consultancy group of planning, design and engineering professionals, and Principal Planner with The Planning Partnership a practice of chartered Town Planners operating throughout Ireland, since June 2011. Wessel Vosloo holds the degrees Sec.Ed. (Graphical Engineering and Geography) and MSS (MURP Master of Urban and Regional Planning), is a Corporate Member of the Irish Planning Institute (MIPI) and Registered Chartered Town and Regional Planner with the South African Council for Planners. Having in excess of 29 years' experience in planning in both the Public and Private Sector development environments, locally and internationally, which includes town planning, project management, environmental planning and environmental management. Wessel have significant experience Environmental Planning matters in both urban and rural projects and is involved on development projects within Ireland and the UK, which include the undertaking of Environmental Impact Assessments and the preparation of Environmental Impact Assessment Reports, Strategic Environmental Assessments and Appropriate Assessments.

## **1.3 Appropriate Assessment Screening Report**

In considering the Gantly Street Public Realm Enhancement Scheme proposals in their entirety and in consultation with a Design Team, including the requisite Ecologist's Appropriate Assessment Screening (AA) Report prepared by Ross Macklin PhD (Candidate) BSc (Hons) Applied Ecology HDip GIS Dip IPM MCIEEM IFM of Triturus Environmental Ltd., we have had full regard to the aspects of the environment as considering EU Designated (Natura 2000) Sites. The AA Screening Report and this EIA Preliminary Screening Examination present the

competent authority with the relevant components for determining the planning application under the respective European Directives and consequential Irish Legislative provisions.

## **2.0 THE PROJECT**

The objective of the Gantly Street Public Realm Enhancement Scheme proposals is to improve both public safety and quality of the public realm along Roscrea's Gantly Road.

### **2.1 The Site**

The site is identified on the following Figures 2.1-2.4. The Site Location Plan (Figure 2.1) presented by Place+U Drawing No.: 0001, forms part of the Planning Application Package. The total site area is as referred in the application details, at 0.39 ha.

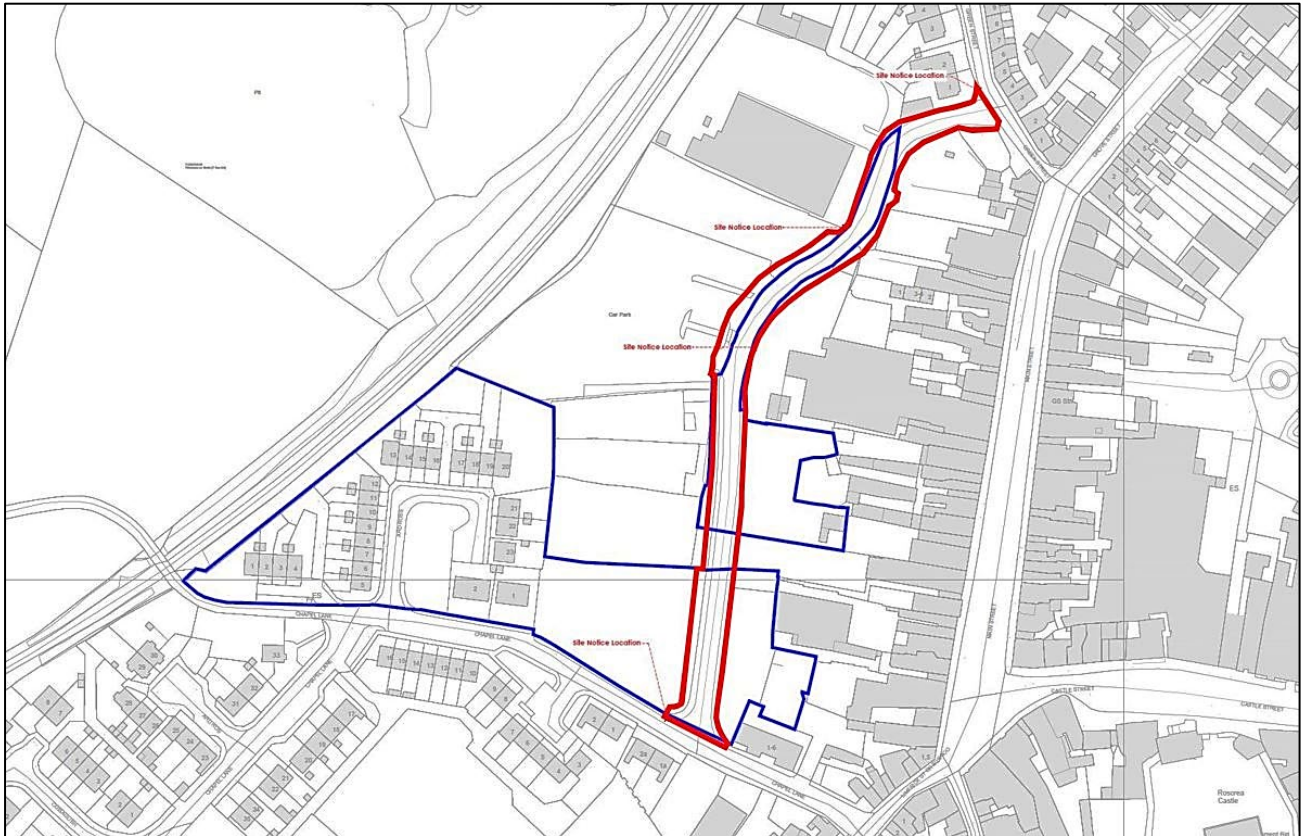
The site follows the established Gantly Road which currently has a two-way traffic system in place, serviced by Green Street to the north and by Chapel Lane to the south. There are several pedestrian accesses onto Gantly Road, some of which are public and others are private. Gantly Road can be accessed from both Green Street and Chapel Lane. The other accesses are private routes for existing retail premises which have dual entrances from Main Street onto Gantly Road. Gantly Road is generally flat with developed sites such as the SuperValu car park in-filled to match its level.

The eastern area of Gantly Road (the site) is characterised by backlands located to the rear of a range of retail and food related uses, which front onto Main Street. Some commercial development has taken place to the rear of these units; however they are primarily single aspect. A number of car parks and loading bays is in use by retail and commercial units.

The western area of Gantly Road (the site) is characterised by vacant greenfield lands, the SuperValu car park and Aldi retail unit. The site is located in an urban area in need of significant regeneration.

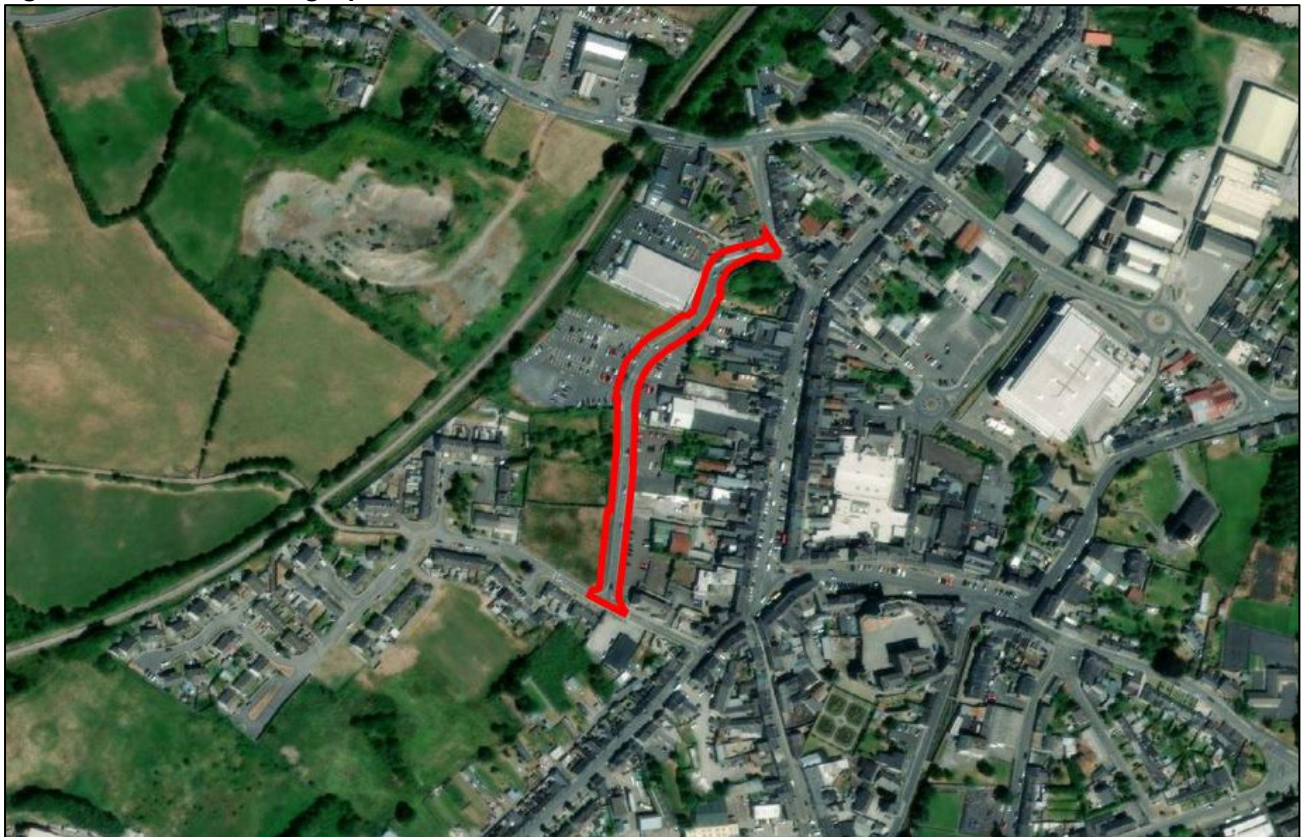
The subject lands are located within 'Town Centre' Zoning Objective Lands in the *Roscrea Local Area Plan 2012-2018 (as extended)*, to provide and enhance for Town Centre Mixed Use facilities.

#### **Figure 2.1: Site Location - 0.39 ha extent**



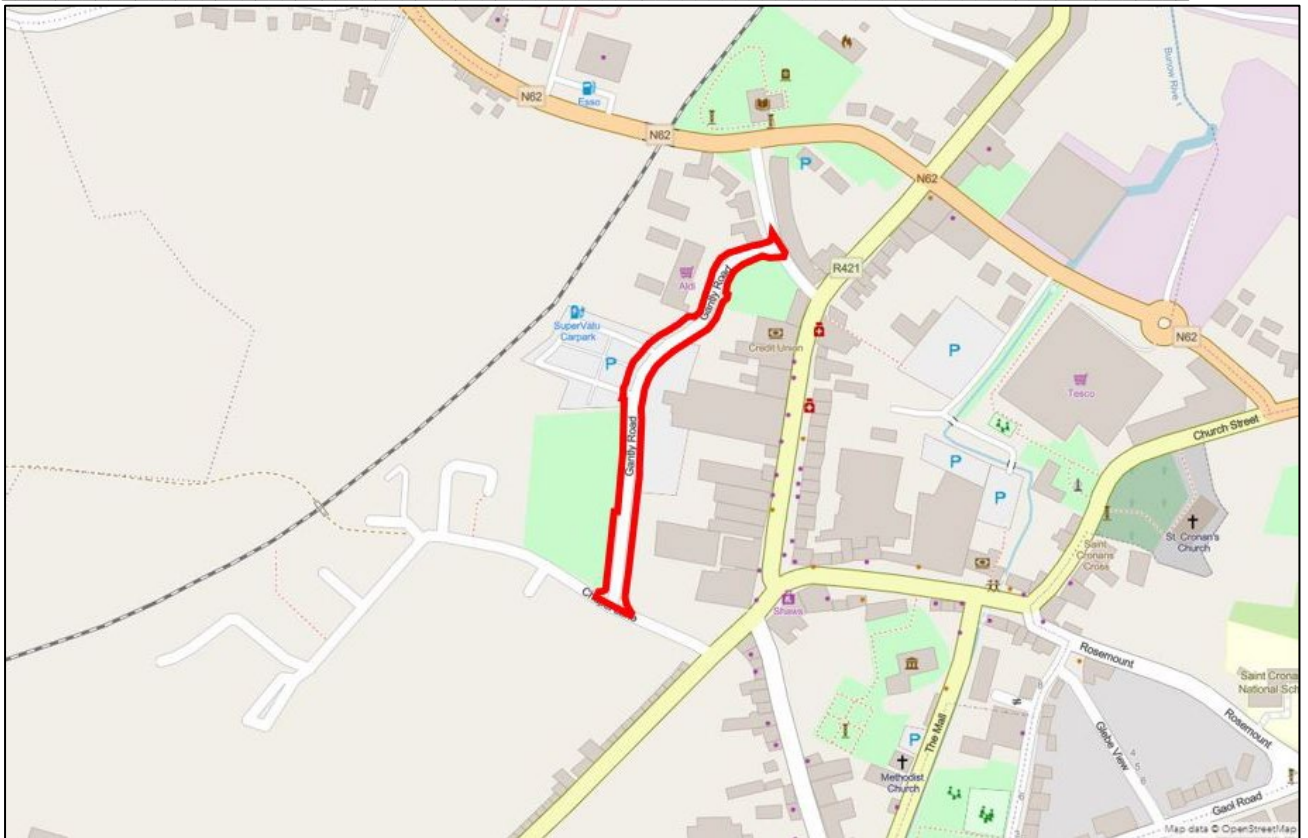
Source: Place+U Drawing No.: 0001

Figure 2.2: Aerial Photograph Site Location - 0.49 ha extent



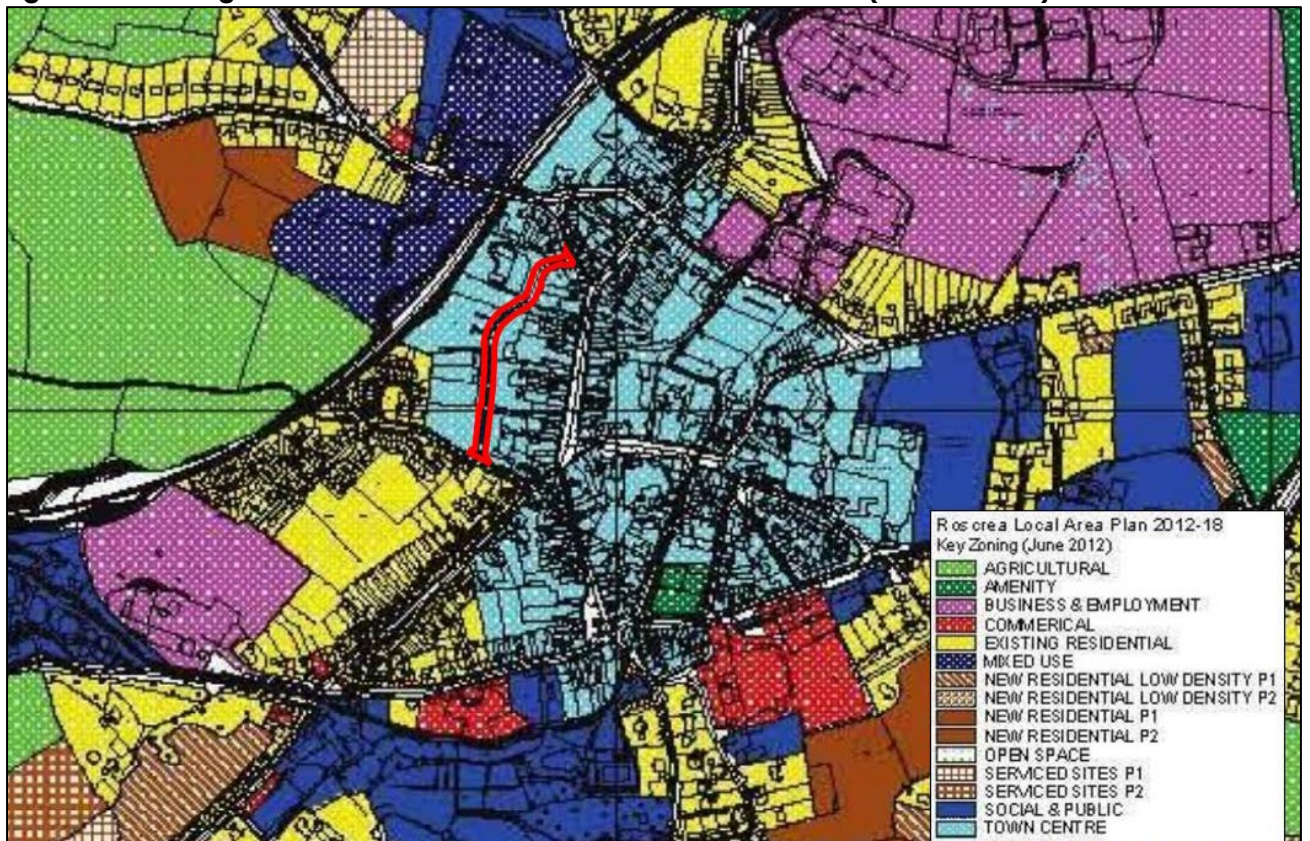
Source: ArcGIS by ESRI under Licence

Figure 2.3: Area of Development - 0.39 ha extent



Source: ArcGIS by ESRI under Licence

Figure 2.4: Zoning Provisions of Roscrea Local Area Plan 2012-2018 (as extended)

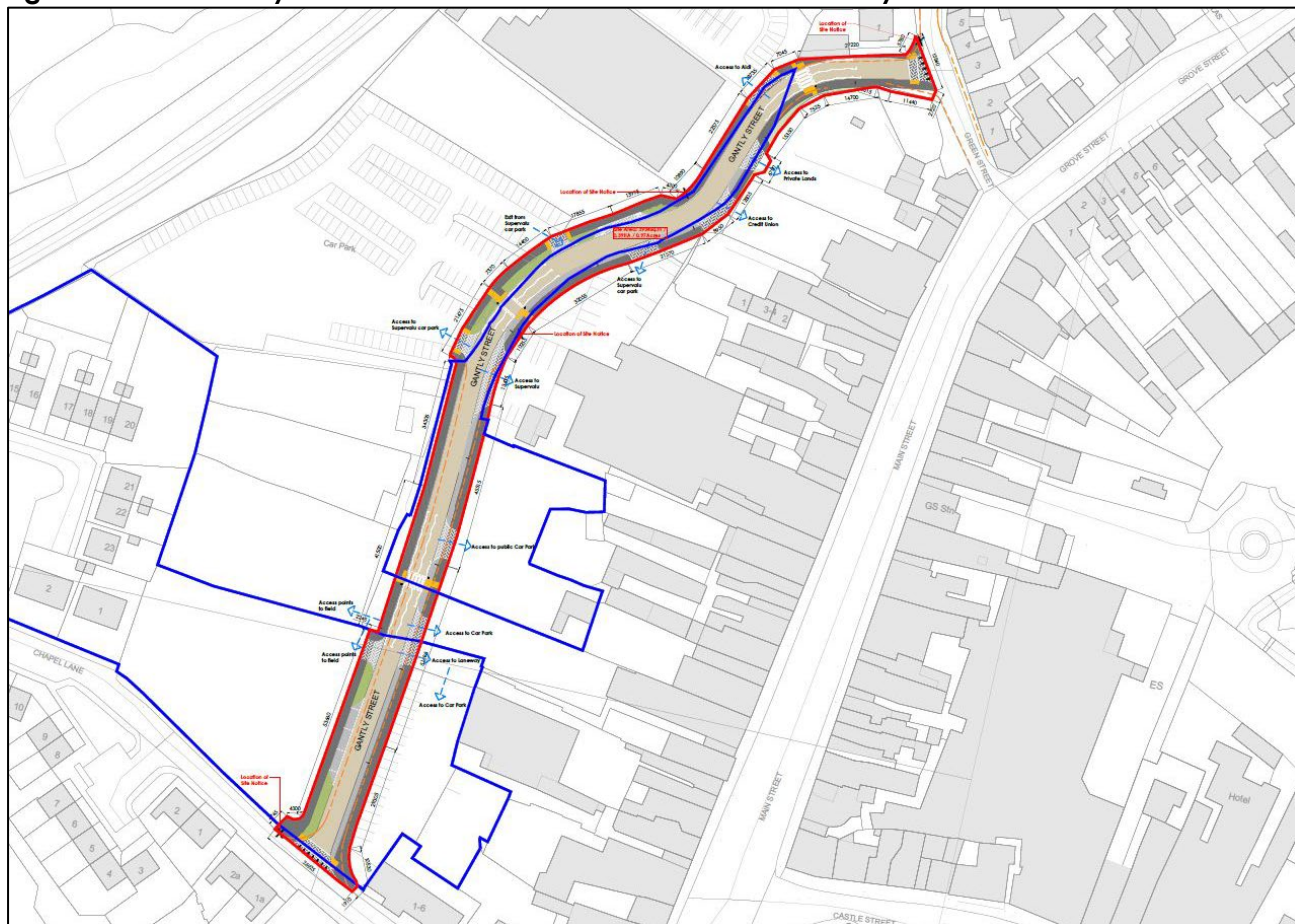


Source: Roscrea Local Area Plan 2012-2018 (as extended) under Licence

## 2.2 Project Description

The project is as presented in the accompanying Architectural Drawings, supported by the Planning and Design Statement Report, and Appropriate Assessment Screening (AA) Report, and proposes a series of measures to improve both public safety and quality of the public realm along Roscrea's Gantly Road (approximately 302 metres in length).

**Figure 2.5: The Gantly Street Public Realm Enhancement Scheme Layout**



**Source:** Place+U Drawing No.: 1000

The proposed development includes for public realm refurbishment and enhancement in Roscrea, including the upgrading of the existing Gantly Road, with new high-quality paving, kerbing, landscaping, public lighting, improved street furniture and utility diversions/works.

- New kerb alignment and pavement surfaces on Gantly Road, including new alignment design for footpaths, parking areas and trafficked areas, new hard and soft landscaping, new pedestrian crossings, new street furniture, new bollards and new bicycle racks.
- Installation of new public lighting and soft landscaping.
- Alteration of on-street parking for Gantly Road.
- Undergrounding of overhead electrical cables, installation of new public lighting and upgrading of existing public lighting.
- Development of associated drainage services and utilities across the entire project area.
- All associated site works.

All supporting information as providing for the planning process has been taken into account in this Preliminary Screening Examination.



### **3.0 RELEVANT LEGISLATION**

#### **3.1 EU Directives**

The original EIA Directive 85/337/EEC (adopted 27<sup>th</sup> June 1985) provides for the assessment of the effects of certain public and private projects on the environment. The originating Directive was subsequently amended by further Directives in 1997, 2003 and 2009 then ultimately these amendments were consolidated in 2011 by Directive 2011/92/EU. The current Directive 2014/52/EU amends the 2011 Directive but does not replace it, and where there is retained emphasis to ensure a high level of protection of the environment and human health.

An important European Commission Document, *Interpretation of Definitions of project categories of Annex I and II of the EIA Directive, European Union 2015* was produced and refers to its purpose as:

*to reduce the uncertainty surrounding the scope of the EIA Directive and the meaning of certain project definitions in the EIA Directive so as to ensure that those projects likely to have significant effects on the environment do not fall outside the scope of the Directive due to issues of interpretation*

*this guidance document does not address the issue of how the screening of Annex II projects should be carried out. It aims to help in deciding whether specific projects fall within the scope of the EIA Directive, but not (for Annex II projects) whether they should undergo an EIA.*

The relevance of this document is important in the EU's attempts to assist member states in reducing the administrative burden of potentially unnecessary EIAR process (EIS at that time).

#### **Amendments to Article 4 of EU Directive under 2014/52**

Article 4 is amended as follows:

*4. Where Member States decide to require a determination for projects listed in Annex II, the developer shall provide information on the characteristics of the project and its likely significant effects on the environment. The detailed list of information to be provided is specified in Annex IIA. The developer shall take into account, where relevant, the available results of other relevant assessments of the effects on the environment carried out pursuant to Union legislation other than this Directive. The developer may also provide a description of any features of the project and/or measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.*

#### **ANNEX II.A - INFORMATION REFERRED TO IN ARTICLE 4(4)**

*(INFORMATION TO BE PROVIDED BY THE DEVELOPER ON THE PROJECTS LISTED IN ANNEX II)*

*1. A description of the project, including in particular:*

*(a) a description of the physical characteristics of the whole project and, where relevant, of demolition works;*

*(b) a description of the location of the project, with particular regard to the environmental sensitivity of geographical areas likely to be affected.*

*2. A description of the aspects of the environment likely to be significantly affected by the project.*

*3. A description of any likely significant effects, to the extent of the information available on such effects, of the project on the environment resulting from:*

*(a) the expected residues and emissions and the production of waste, where relevant;*

*(b) the use of natural resources, in particular soil, land, water and biodiversity.*

*4. The criteria of Annex III shall be taken into account, where relevant, when compiling the information in accordance with points 1 to 3.*

### **3.2 National Provisions for Transposing EU Legislation**

It is important to note that the provisions of the EIA Directive(s) have been transposed into Irish Legislation via the planning legislation under both the *Planning and Development Act 2000* (as amended) [Part X Environmental Impact Assessment] and its delivery document the *Planning and Development Regulations 2001* (as amended) [Part 10 Environmental Impact Assessment] and the consequential *European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018*.

Significantly and importantly the types of projects referred under the EU (EIA) Directives Annex I and II, as meriting EIA, predictably due to nature, scale and location of development are found under Schedule 5 Parts 1 and 2 of the *Planning and Development Regulations 2001* (as amended).

The *European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018* (S.I. No. 296 of 2018), transpose the requirements of Directive 2014/52/EU, amending previous Directive 2011/52/EU, on the assessment of the effects of certain public and private projects on the environment (the EIA Directive) into planning law.

### **3.3 Relevant EIA Guidance**

When transposing into Irish Planning Law of the EIA Directive, the Department of Housing, Planning and Local Government (DHPLG) also formally launched by *Circular Letter PL 05/2018* the revised *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*, dated August 2018. Key amendments reflected in these guidelines refer:

*Strengthening of the procedures for screening, particularly through the introduction of new information requirements to be provided by the developer (Annex IIA) and revised selection criteria to be used by the competent authority in making a determination (Annex III of Directive)*

In effect, Schedule 7A of the *Planning and Development Regulations 2001* (as amended), reflects Annex IIA referred above in 3.1.

The EIA Guidelines detail the Screening Process in paragraphs 3.1 through to 3.19. it states at paragraph 3.4 importantly:

*For all sub-threshold developments listed in Schedule 5 Part 2, where no EIAR is submitted or EIA determination requested, a screening determination is required to be undertaken by the competent authority unless, on preliminary examination it can be concluded that there is no real likelihood of significant effects on the environment.*

This Preliminary Screening Examination is presented as enabling the relevant competent authority to conclude that there is no real likelihood of significant effects on the environment.

## 4.0 EIA SCREENING EXAMINATION EXERCISE

### 4.1 Methodology

The project type, scale, nature and location is firstly assessed against the targeted developments necessarily requiring EIA as laid out in Annex I and Annex II of the EIA Directive and as respectively referred and logically transposed within, *Schedule 5, Parts 1 and 2* of the *Planning and Development Regulations 2001* (as amended).

If the project does not fall within any of the mandatory classes listed this is necessarily established by reference to the above Annex and Schedules herein and referred and confirmed under below in 4.2.

Following same and to further determine and 'screen out' the requirement for a 'non-mandatory sub-threshold EIAR' the screening exercise is undertaken set against Schedules 7 and 7A of the *Planning and Development Regulations 2001* (as amended) and presented under 4.3 onwards below.

### 4.2 Mandatory EIA Thresholds

The *Planning and Development Act 2000* (as amended) (Section 172) informs the requirement for an environmental impact statement:

**172.—(1)** *An environmental impact assessment shall be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either—*

*(a) the proposed development would be of a class specified in—*

*(i) **Part 1 of Schedule 5** of the *Planning and Development Regulations 2001*, and either—*

*(I) such development would equal or exceed, as the case may be, any relevant quantity, area or other limit specified in that Part, or*

*(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,*

*or*

*(ii) **Part 2 of Schedule 5** of the *Planning and Development Regulations 2001* and either—*

*(I) such development would equal or exceed, as the case may be, any relevant quantity, area or other limit specified in that Part, or*

*(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,*

*or*

*(b) (i) the proposed development would be of a class specified in Part 2 of Schedule 5 of the *Planning and Development Regulations 2001* but does not equal or exceed, as the case may be, the relevant quantity, area or other limit specified in that Part, and*

*(ii) it is concluded, determined or decided, as the case may be, that the proposed development is likely to have a significant effect on the environment*

Local authority own development - Section 179 of the *Planning and Development Act 2000* (as amended) refers:

**179.— (1) (a)** The Minister may prescribe a development or a class of development for the purposes of this section where he or she is of the opinion that by reason of the likely size, nature or effect on the surroundings of such development or class of development there should, in relation to any such development or development belonging to such class of development, be compliance with the provisions of this section and regulations under this section.

(b) Where a local authority that is a planning authority proposes to carry out development, or development belonging to a class of development prescribed under paragraph (a) (hereafter in this section referred to as “proposed development”) it shall in relation to the proposed development comply with this section and any regulations under this section.

(d) This section shall also apply to proposed development which is carried out within the functional area of a local authority which is a planning authority, on behalf of, or in partnership with the local authority, pursuant to a contract with the local authority.

(3) (b) A report prepared in accordance with paragraph (a) shall—

(i) describe the nature and extent of the proposed development and the principal features thereof, and shall include an appropriate plan of the development and appropriate map of the relevant area,

(ii) evaluate whether or not the proposed development would be consistent with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the development plan and giving the reasons and the considerations for the evaluation,

(iia) include the screening determination on why an environmental impact assessment is not required and specify the features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might have otherwise been significant adverse effects on the environment of the development,

Furthermore, as the proposed scheme is presented as a sub-threshold Local Authority Own Development Article 120 of the *Planning and Development Regulations 2001* (as amended) refers, as follows:

**120. (1) (a)** Where a local authority proposes to carry out a subthreshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

(b) Where the local authority concludes, based on such preliminary examination, that—

(i) there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,

(ii) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, or

(iii) there is a real likelihood of significant effects on the environment arising from the proposed development, it shall—

(I) conclude that the development would be likely to have such effects, and

(II) prepare, or cause to be prepared, an EIA in respect of the development.

Referring to the respective Parts (1 and 2) of Schedule 5 of the *Planning and Development Regulations 2001* (as amended), the only reference to the provision of urban development is found under Part 2, Class 10 Infrastructure Projects and where the relevant quantity to be assessed 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. The proposed development for Public Realm Enhancement does not fall within the assigned quantum's as detailed below.

#### **10. Infrastructure projects**

(a) *Industrial estate development projects, where the area would exceed 15 hectares.*

(b) (i) *Construction of more than 500 dwelling units.*

(ii) *Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.*

(iii) *Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.*

(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.)

#### **[Our Emphasis]**

With reference to Urban development within a business district within Class 10(b)(iv.) and as could be interpreted to refer to the subject development, it is important to refer to the definition of business district and in this sense the subject site would not be captured by the corresponding "Central Business District - CBD" or "Town Centre" definition intended to be accrued in this instance.

Furthermore, the threshold for urban development, which in this instance would include the proposed Public Realm Enhancement Scheme, is clearly stated at a level of **2 hectare or more**, i.e. an area greater than 2 hectares.

The Public Realm Enhancement Scheme being located within a site area of 0.39 hectare in extent is considered sub-threshold under Class 10 (b) (iv), Part 2, of Schedule 5 of the *Planning and Development Regulations 2001* (as amended).

### **4.3 Sub-Threshold Considerations / Screening Exercise / Potential of Impacts**

Notwithstanding, the confirmation that the project proposals are sub-threshold, the *EIA Guidelines* state:

*For all sub-threshold developments listed in Schedule 5 Part 2, where no EIAR is submitted or EIA determination requested, a screening determination is required to be undertaken by the competent authority unless, on preliminary examination it can be concluded that there is no real likelihood of significant effects on the environment. (Para 3.4)*

*Criteria to determine whether projects by virtue, inter alia, of their nature, size or location should be subject to EIA, are set out in Schedule 7 to the 2001 Regulations, as amended (Annex III of the 2014 Directive); Annex III is amended*

*from the 2011 Directive. The determination made by the competent authority must include reasons with reference to Schedule 7 criteria and make reference to any mitigation features or design factors influential to the making of the determination. Particular attention should be given to potential significant impacts on sensitive areas (e.g. areas identified as important to nature conservation and/or areas of particular archaeological interest in the relevant Development Plan), and also to cumulative effects with relevant existing and/or approved projects. (Para 3.12)*

In this instance, it is determined that the given the scale, nature, location and characteristics of the development, that there is no real likelihood of significant effects on the environment. As such, there is not requirement for a full EIA Screening. Nonetheless, and for completeness, the proposed development is assessed against the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended)

The exercise presented herein below represents a combination of the Schedule 7 Criteria listed in the *Planning and Development Regulations 2001* (as amended) and incorporating the EU EIA Screening Guidelines as referred under the weblink presented below.

[Screening Checklist \(europa.eu\)](http://europa.eu)

In effect, the screening examination considers the 1. *Characteristics of the Proposed Development*, 2. the *Location of Proposed Development* and 3. the *resulting Types and Characteristics of Potential Impacts*.

**Table 4.1: Screening Checklist**

<b>SCHEDULE 7 - CRITERIA FOR DETERMINING WHETHER DEVELOPMENT LISTED IN PART 2 OF SCHEDULE 5 SHOULD BE SUBJECT TO AN ENVIRONMENTAL IMPACT ASSESSMENT</b>			
<b>Question considered</b>		<b>Subject of Environmental Impact</b> Yes / No? Briefly describe	<b>3. Types and Characteristics of Potential Impacts</b> Yes / No - Why
<b>1. Characteristics of the Proposed Development</b>			
1.	Is the scale, size and design of the proposed development significant?	The site appearance being an existing two way surfaced road carriageway with intermitted pedestrian sidewalks and grass verges, will change. The design and scale reflect urban scale of development locally, to be enhanced. The proposed development is located within a site area of 0.39 hectare in extent is considered sub-threshold under Class 10 (b) (iv), Part 2, of Schedule 5 of the <i>Planning and</i>	The likely impact is an improved public realm environment, visual appearance, and improved use of urban lands characterised by an existing two way surfaced road carriageway with intermitted pedestrian sidewalks and grass verges.  The development would not raise issues of Environmental Impact.

		<p><i>Development Regulations 2001 (as amended).</i></p> <p>The development is therefore not subject to Environmental Impact Assessment.</p>	
2.	Is there potential for cumulative impacts with other existing or planned development locally?	<p>The capacity for mixed use residential development with enhanced public realm development on adjacent lands in terms of masterplan proposals exists, and the resultant quantum of development would not exceed accepted thresholds.</p> <p>The development would not raise issues of Environmental Impact.</p>	<p>Public Realm Enhancement Works and Residential mixed-use development uses, and developments of such scale and character are an intention of the overriding development plan objectives of the 'Public Realm Enhancement Scheme' and in context of <i>Project Ireland 2040 – National Planning Framework</i>, National Strategic Outcome 7, promoting an attractive environment in well-designed public realm.</p> <p>However, the type and characteristic of the proposed development combined with the carrying capacity of the lands allow for the positive impacts in terms of the better use of urban lands where infrastructural provisions exist.</p> <p>The development would not raise issues of Environmental Impact.</p>
3.	If the development includes demolition works are these considered significant?	<p>The development does not comprise demolition as the subject lands comprise an existing two way surfaced road carriageway with intermitted pedestrian sidewalks and grass verges, and no known structures are to be demolished.</p> <p>The development would not raise issues of Environmental Impact.</p>	<p>There are no resulting environmental impacts of demolition. The ground workings associated with the development will necessitate site waste from surface asphalt, but associated best practice Construction and Demolition Waste Management Procedures and Construction Management will facilitate inert construction residues</p>

			<p>to Authorised Waste Facilities.</p> <p>The development would not raise issues of Environmental Impact.</p>
4.	Does the proposed development represent a good use of existing natural resources (i.e. land, water)?	<p>The proposed development represents the better use of lands associated with an existing two way surfaced road carriageway with intermitted pedestrian sidewalks and grass verges, for much needed enhanced public realm as readily supplied by infrastructural investment and provision locally.</p> <p>The development would not raise issues of Environmental Impact.</p>	<p>Any potential impacts associated with and in combination with other uses locally combine to facilitate the best use of lands where infrastructural capacity exists and as represents a positive long-term potential impact.</p> <p>The development would not raise issues of Environmental Impact.</p>
5.	Will the project produce significant waste during construction, operation or decommissioning?	<p>No significant waste. Wastes will be limited to wastes from short term construction and civic waste associated with the long-term management of the public realm enhancements.</p> <p>The development would not raise issues of Environmental Impact.</p>	<p>The types and characteristics of the waste streams / impacts are short term associated construction waste (manageable) and similarly long-term civic waste streams as associated with public realm uses. Best practice construction methodology will reduce waste and predict waste streams to licensed waste facilities.</p> <p>The development would not raise issues of Environmental Impact.</p>
6.	Will the project release pollutants or any hazardous substances to air or receiving waters?	<p>The proposed public realm and vehicular use with associated surface water drainage to connect to existing public surface water drainage infrastructure, does not pose any threats to air or receiving waters.</p>	<p>The characteristics of the proposed use – public realm and vehicular use - does not raise concerns associated with same. The construction phase will of course raise risks of short term minor negative impacts from construction working and risks to receiving waters from construction plant, but</p>



		The development would not raise issues of Environmental Impact.	these will be minimised by best practice Construction Management Plans.  The development would not raise issues of Environmental Impact.
7.	Will there be any risks of accidents during construction/operation of project (as might include flood risk)?	Best practice construction contractor and health and safety in the workplace guidelines will be operated during construction. In terms of risk of flooding, the site can be classified as a Zone C (low risk >0.1% AEP) Site which is suitable for public realm development.  The development would not raise issues of Environmental Impact.	The type and form of development always presents risks during the construction stage to the drainage network and human error – moderate short term – but not to a degree as to initiate the need for EIA. The risk of flooding is 'low', with the site suitable for public realm development.  The development would not raise issues of Environmental Impact.
8.	Will the project result in social changes, traditional lifestyles, employment etc.?	The proposed public realm enhancement will present a much needed attractive environment with well-designed public realm features and result in positive impacts in terms of the better use and human experience of urban lands through infrastructural provisions. The construction project will provide short-term positive employment benefits.  The development would not raise issues of Environmental Impact.	The type and characteristics of the public realm enhancement scheme development will provide long term positive benefits to the local community and short term positive benefits in construction employment.  The development would not raise issues of Environmental Impact.
<b>Question considered</b>			<b>3. Types and Characteristics of Potential Impacts</b> Yes / No - Why
<b>Subject of Environmental Impact</b> Yes / No? Briefly describe			
<b>2. Location of Proposed Development – Sensitivity of Geographical Areas</b>			
9.	Is the proposed project in keeping with the existing and approved land uses locally?	The proposed public realm enhancement to be undertaken on lands associated with an existing two way surfaced road	The type and characteristics of the proposed public realm enhancement development is in keeping

		<p>carriageway with intermittent pedestrian sidewalks and grass verges, are currently under-utilised urban lands. The design and scale reflect urban scale of development locally, to be enhanced, prescribed for and zoned, to provide and enhance for Town Centre Mixed Use facilities.</p> <p>The development would not raise issues of Environmental Impact.</p>	<p>with existing development, and do not raise issues of environmental impact other than positive permanent benefits to the local community.</p> <p>The development would not raise issues of Environmental Impact.</p>
10.	<p>Are there any Natura 2000 / EU Designated Sites in proximity or likely affected by the proposals?</p>	<p>No. The application accompanied by AA Screening demonstrates that there will be no risk of direct or indirect impacts on any Natura 2000 sites.</p> <p>The proposed development site is separated from European sites by considerable geographic distances across a heavily urbanised landscape, i.e., closest site distance is approx. 4.2km (Slieve Bloom Mountains SPA (004160)). The majority of the seven sites within a 15km buffer are located &gt;10km distance from the proposed works area. There is no downstream hydrological connectivity between the works area and any of the European sites in question</p> <p>The development would not raise issues of Environmental Impact.</p>	<p>The type and characteristics of potential impacts could be associated with construction phase impacts to receiving waters and potential pathways to Natura sites.</p> <p>No significant effects on any of European sites within the zone of potential influence are predicted.</p> <p>The development would not raise issues of Environmental Impact.</p>
11.	<p>Are there any proximate locally designated conservation sites or areas affected?</p>	<p>The land and proposals are suitably zoned with no significant conservation objectives. Lands to the west of subject lands present part vacant greenfield Town Centre</p>	<p>The proposed public realm enhancement is likely to present a changed outlook for properties along Ganty Road. However, the design and scale reflect urban scale of an improved public realm environment,</p>

		<p>designated lands with no conservation designations.</p> <p>The development would not raise issues of Environmental Impact.</p>	<p>visual appearance, and improved use of urban lands, to provide and enhance the Town Centre Mixed Use facilities.</p> <p>The development would not raise issues of Environmental Impact.</p>
12.	Are there any features or areas of high landscape value proximate as could be affected?	<p>The subject lands and the surrounds are principally developed lands, with some vacant greenfield Town Centre designated lands to the west. There are no designation or Protected Views proximate.</p> <p>The development would not raise issues of Environmental Impact.</p>	<p>The characteristics of the development not being within any designated landscape areas do not reflect or impact negatively on same and Environmental Impact issues would not arise.</p>
13.	Are there any areas proximate of historic, cultural or archaeological significance affected?	<p>The subject lands and the surrounds are principally developed lands with some vacant greenfield Town Centre designated lands to the west. Several buildings to the east on the proposed development site are protected structures and/or registered on the National Inventory of Architectural Heritage (NIAH), with their boundary walls and curtilage included in the Protected Structure status.</p> <p>The Main Street Architectural Conservation Area is also located to the east along Main Street, and excludes the backlands of the properties.</p> <p>Through effective management and best practice construction methodology and measures, the proposed public realm enhancement is considered, and able to be</p>	<p>The proposed public realm enhancement development is presented within an existing two way surfaced road carriageway with intermitted pedestrian sidewalks and grass verges, and the archaeological potential of this site may be considered low to negligible acknowledging the current developed status of Gantly Road, and the effective management and implementation of best practice construction methodology and measures during construction.</p> <p>The development would not raise issues of Environmental Impact.</p>

		<p>accommodated on the subject lands with no negative effects on the historic, cultural or archaeological effects of the receiving environment.</p> <p>The development would not raise issues of Environmental Impact.</p>	
14.	Is the carrying capacity of the existing available land mass, soil, water and biodiversity affected?	<p>The proposed public realm enhancement development is considered, able to be accommodated on the subject lands with no negative effects on the abundance, availability or regenerative effects of the receiving environment.</p> <p>The development would not raise issues of Environmental Impact.</p>	<p>The proposed public realm enhancement development of under-utilised urban lands will potentially permanently and positively impact on the sustainable use of the existing urban lands, to provide and enhance the Town Centre Mixed Use facilities.</p> <p>The development would not raise issues of Environmental Impact.</p>
15.	Are any recreational land masses affected by way of removal or access to same?	<p>No recreational land masses will be affected as a result of the proposed public realm enhancement development. A complementary improved public realm environment and visual appearance will be provided for benefit and use of the local community.</p> <p>The development would not raise issues of Environmental Impact.</p>	<p>The proposed public realm enhancement development is not affecting existing recreational provision locally. The wider enjoyment of the complementary improved public realm environment and visual appearance will be enjoyed by the local community and future surrounding occupiers.</p> <p>The development would not raise issues of Environmental Impact.</p>
16.	Is the development likely to affect by way of outlook any large, populated areas?	<p>The proposed development will be a permanent addition for benefit and use of the local community, and able to be accommodated on the subject lands with no negative effects on any large, populated areas of the receiving environment. Furthermore, the design</p>	<p>The proposed public realm enhancement development within a wider developed area is predicted to have a marginal/moderate permanent impact in respect of local community and future surrounding occupiers' outlook to the wider populated area. The</p>

		<p>and scale reflect urban scale of an improved public realm environment, visual appearance, and improved use of urban lands, and will enhance the local community and future surrounding occupiers' amenities.</p> <p>The development would not raise issues of Environmental Impact.</p>	<p>impacts that have been presented associated with the application meet the development management standards associated with the <i>Roscrea Local Area Plan 2012-2018</i> (as extended). The wider enjoyment of the complementary improved public realm environment and visual appearance will be enjoyed by the local community and future surrounding occupiers.</p> <p>The development would not raise issues of Environmental Impact.</p>
17.	Are any transport routes affected or could the development lead to traffic congestion locally?	<p>The proposed development seeks to maintain permeability of along the Gantly Road through an improved public realm environment, visual appearance, and improved use of urban lands, and will enhance the local community and future surrounding occupiers' amenities. Gantly Road is served by the Tipperary Local Link T12 route serving the town, for which formal bus stop infrastructure is incorporated within the improved public realm proposal. The local community and future surrounding occupiers' will best utilise public transport infrastructure locally.</p> <p>The development would not raise issues of Environmental Impact.</p>	<p>The proposed improved public realm environment development has the potential to reduce vehicular traffic locally, with a wider potential to further integrate land use with public transport and active transport options of walking and cycling. There is likely a moderate positive outcome.</p> <p>The development would not raise issues of Environmental Impact.</p>
18.	Are there any sensitive neighbouring land uses as could be affected by the development?	<p>The public realm enhancement scheme is consistent with objectives of better use of urban lands and promoting an attractive well-designed public environment, and</p>	<p>The proposed public realm enhancement development of under-utilised urban lands currently comprising an existing two way surfaced road carriageway with</p>

		<p>the proposal may differ from the current arrangements, an improved public realm environment, visual appearance, and improved use of urban lands, and will enhance the local community and future surrounding occupiers' amenities.</p> <p>The development would not raise issues of Environmental Impact.</p>	<p>intermittent pedestrian sidewalks and grass verges, will be enhanced through the proposed public realm enhancement development and has no greater impact on sensitive uses of the existing urban lands in proximity, where a neutral permanent impact is predicted.</p> <p>The development would not raise issues of Environmental Impact.</p>
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#### 4.4 Sub-Threshold Considerations / Screening Exercise / Potential of Impacts

It is concluded that given the scale, nature, location and characteristics of the development, that there is no real likelihood of significant effects on the environment.

The scale of the proposed development, when viewed individually and cumulatively, is small in the context of both the EIA threshold criteria and types of projects listed in the regulations which require EIA.

The proposed development will involve public realm enhancement development works of under-utilised urban lands which currently comprises an existing two way surfaced road carriageway with intermittent pedestrian sidewalks and grass verges, all of which is significantly less the EIA threshold for urban development of 2 hectare or more. Therefore, the characteristics of the proposed public realm enhancement development are not of a nature and scale that there is no real likelihood of significant effects on the environment.

In terms of other environmental sensitivities, e.g. landscapes/sites of historical, cultural or archaeological significance, the proposed development will not give rise to any significant effects, given its location and that the proposed public realm enhancement development is presented within an existing two way surfaced road carriageway with intermittent pedestrian sidewalks and grass verges.

From a land use planning perspective, the proposed public realm enhancement development is on lands that are zoned to provide and enhance for Town Centre Mixed Use facilities, and the development will be consistent with the relevant policy provisions of the *Roscrea Local Area Plan 2012-2018* (as extended) and consistent with the existing pattern of development in the general area. The proposed development is considered to represent a long-term and permanent positive impact in terms of the provision of an enhanced public realm environment and visual appearance which will be enjoyed by the local community and future surrounding occupiers.

The greatest impact will be in the change in the built physical form locally which, will have a moderate / low permanent impact on the local community and future surrounding occupiers. These impacts in themselves or considered with the pattern of urban change and the proposed public realm enhancement development is in keeping with existing development, and do not raise issues of environmental impact other than positive permanent benefits to the local community.

The type of characteristics of the potential impacts are not considered likely to have significant effects on the environment during construction phase. Good construction site practices will be in place to prevent any risk of pollution to the receiving environment. Temporary disturbance in relation to noise levels, dust and traffic disturbance are typical of any construction phase, the proposed works will be confined to within the site of the proposed development and any potential impact on nearby sensitive receptors will be short-term and effectively managed through best practice construction methodology and measures.

The proposed development site can therefore accommodate the proposed public realm enhancement development without significant impact on the environment.

The associated and accompanying Appropriate Assessment Preliminary Screening Examination confirms that there will be no significant effect to Natura 2000 sites as a result of the proposed development, alone or in combination with any other permitted or proposed project.

As further referred in Section 5 (Conclusions) of the accompanying AA Preliminary Screening Report;

*“In consideration of the best available scientific knowledge, on the basis of objective information specific to the conservation objectives and qualifying interests of the relevant European sites, and by applying the precautionary principal, it **can** be concluded beyond reasonable scientific doubt that the proposed the proposed Gantly Street Public Realm Enhancement Scheme works, individually or in combination with other plans and projects, will not have a significant effect on a European site within a 15km buffer.*

*No significant effects on any of European sites within the zone of potential influence are predicted. Therefore, the following seven European sites have been 'screened out' within the Stage 1: Appropriate Assessment Preliminary Screening Report:*

- *Slieve Bloom Mountains SPA (004160)*
- *Slieve Bloom Mountains SAC (000412)*
- *Sharavogue Bog SAC (000585)*
- *River Nore SPA (004233)*
- *Lisduff Fen SAC (002147)*
- *Island Fen SAC (002236)*
- *Coolrain Bog SAC (002332)”*

## **5.0 EIA SCREENING EXAMINATION EXERCISE**

The proposed development has been reviewed and considered under the terms of the requisite EU Directives, the respective transposition into Irish Legislation via the *Planning and Development Act 2000* (as amended) and *Planning and Development Regulations 2001* (as amended), and the consequential DHPLG, *Guidelines for Planning Authorities on carrying out Environmental Impact Assessment* (August 2018).

It is presented that the proposed Public Realm Enhancement development being located within a site area of 0.39 hectare in extent, falls significantly below the level of **2 hectare or more** threshold for EIA as set out in under Class 10 (b) (iv), Part 2, of Schedule 5 of the *Planning and Development Regulations 2001* (as amended).

In support of same and to definitively determine for the benefit of the competent authority, the planning authority, that the development would have no real likelihood of significant effects on the environment.

The Screening Examination Assessment undertaken as required under Section 179 of the *Planning and Development Act 2000* (as amended), and Article 120 of the *Planning and Development Regulations 2001* (as amended), regarding Local Authority Own Development and as considering the relevant scale of development (sub-threshold), represents the relevant consideration of, the 1. *Characteristics of the Proposed Development*, 2. the *Location of Proposed Development* and 3. the resulting *Types and Characteristics of Potential Impacts*.

The exercise has been informed by the proposals and the scheme as supported by a suite of accompanying documentation by the Design Team as includes, *inter alia*, Architectural Drawings, supported by the Planning and Design Statement Report, and Appropriate Assessment Screening (AA) Report, and with necessary reference to the *Roscrea Local Area Plan 2012-2018* (as extended) and available online sources of information regarding specific localised and environmental designations.

Accordingly, it has been found using the requisite professional judgement, as relying on the available information, that no significant negative effects have been found or identified as to cause the requirement for an Environmental Impact Assessment, and whilst undertaking the requisite screening exercise.



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