

EIA Screening

Riverbank Arts Centre
Newbridge, Co. Kildare

8 April 2024



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Document status					
Job Number: 2223					
Job Title: Newbridge Riverside EIA					
Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
0	Draft for Review	DB	RH		
1	Update draft	DB	RH	RH	14/11/2023
2	Final	DB	RH	RH	08/04/2024

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1. INTRODUCTION

1.1 Background

This report has been collated to provide information to support Kildare County Council in undertaking a screening determination for Environmental Impact Assessment in respect of the proposed development of the Riverbanks Arts Centre at Athgarvan Road and Main Street, Newbridge, Co. Kildare. The proposal will provide new enhanced cultural facilities at the subject site in the form of a new Art Centre and all associated ancillary elements. The proposal is a component of the proposed new cultural quarter which includes the redevelopment of the adjoining county library.

The proposed development is the subject of a Part 8 proposal by Kildare County Council in partnership with Riverbank Arts Centre.

The proposal includes the demolition of the original building and the construction of a new two-storey arts centre structure, along with associated services, landscaping, and public realm elements.

Due to its location, the proposed new arts centre building will form an important landmark building and re-invigorated cultural focus for Kildare, which will contribute to the creation of the overall Cultural Quarter proposals within Newbridge. It will also complement the regeneration of the neighbouring library.

The process to bring the proposed development forward must have regard to the conclusions of the EIA Screening report herein.

1.2 Legislation and Guidance

The EIA Screening Report has had regard to the following:

- Planning and Development Act 2000 (as amended)
- Planning and Development Regulations 2001 (as amended)
- Directive 2014/52/EU of 16 April 2014 amending Directive 2011/92/EU
- The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018)
- Guidelines on the information to be contained in Environmental Impact Assessment Reports, Environmental Protection Agency, 2022
- Environmental Impact Assessment of Projects: Guidance on Screening, European Commission, 2017
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, August 2018
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development, 2003
- Circular Letter: PL 05/2018 27th August 2018 Transposition into 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) and Revised Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.
- Circular Letter: PL 10/2018 22 November 2018 Public notification of timeframe for application to An Bord Pleanála for screening determination in respect of local authority or State authority development.
- Office of the Planning Regulator (May 2021) Environmental Impact Assessment Screening- Practice Note

1.3 Methodology

The EIA screening assesses the proposed scheme with reference to the relevant EIA legislation including the EIA Directive, and Planning and Development Regulations. The methodology has particular regard to the '3-Step' assessment process set out in the Office of the Planning Regulator (OPR) Environmental Impact Assessment Screening Practice Note PN02 (June 2021). Regard is also had to European and National guidance documents.

This document has been prepared in order assist Kildare County Council with the determination of a proposal for the redevelopment of the Kildare County Arts Centre at Newbridge, Co. Kildare.

1.4 Data Sources

The information in this report has been obtained from review of several online databases and public sources including:

- Geological Survey of Ireland (GSI) online dataset – <https://www.gsi.ie>
- Kildare County Development Plan 2023-2029
- Newbridge Local Area Plan 2013-2019 (extended to 2021)
- Kildare County Council website
- An Bord Pleanála website
- GeoHive – <http://map.geohive.ie/mapviewer.html>
- Office of Public Works (OPW) – <http://www.floodinfo.ie/map/floodmaps>

In addition to the above, reference is made to the Appropriate Assessment Screening prepared by NM Ecology, Engineering reports and Flood Risk Assessment prepared by Cora Consulting Engineers; and the plans and particulars prepared by Studio Red Architects.

1.5 Qualifications

This EIA Screening Report was undertaken by Richard Hamilton (BA, MSc, P.Grad.Dip EMAE) Richard is a Chartered Town Planner with over 25 years experience in public and private sectors, covering a broad range of practice including major development applications and strategic studies. His experience includes EIAR Screening, Scoping and management of EIAR projects for projects including runway, road and water infrastructure, to residential and active travel projects. He has also undertaken a number of SEAs and Integrated Impact Assessments (UK) for Local Area Plans and Framework Plans. Richard holds a BA (Geography and History) from University College Dublin, an MSc in Town and Country Planning from Heriot-Watt University Edinburgh, and a Postgraduate Diploma in Environmental Monitoring, Assessment and Engineering from Trinity College Dublin.

2. THE SITE AND SURROUNDINGS

2.1 Subject Site

The subject site (c.0.14 ha.) is located within an urban context within Newbridge, Co. Kildare. The site includes an existing structure in the Riverbank Arts Centre. In addition, the site includes car park areas, pavements, and other artificial surfaces, with some landscaping near the front entrance.

The site is immediately adjacent a protected structure in the original Newbridge Library which is proposed for refurbishment. The Library building is a Protected Structure and is included within the National Inventory Architectural Heritage (NIAH) under ref. no. 11818036. It is rated as being of Regional Significance, with Architectural, Cultural, Historical and Social categories of Special Interest noted. In its appraisal, the NIAH entry notes that the building is an imposing landmark in the centre of Newbridge.

The 1930's Bridge over the River Liffey, to the east of the subject site, is also included on the NIAH (reg. no. 11818035).

The AA Screening report prepared by NM Ecology sets out the following in terms of existing drainage arrangements:

"Almost all of the Site consists of buildings and hard surfaces. Rainwater flows into a network of gutters and drains, from which it is discharged to the River Liffey. Foul water is discharged to a combined sewer on Athgarvan Road".

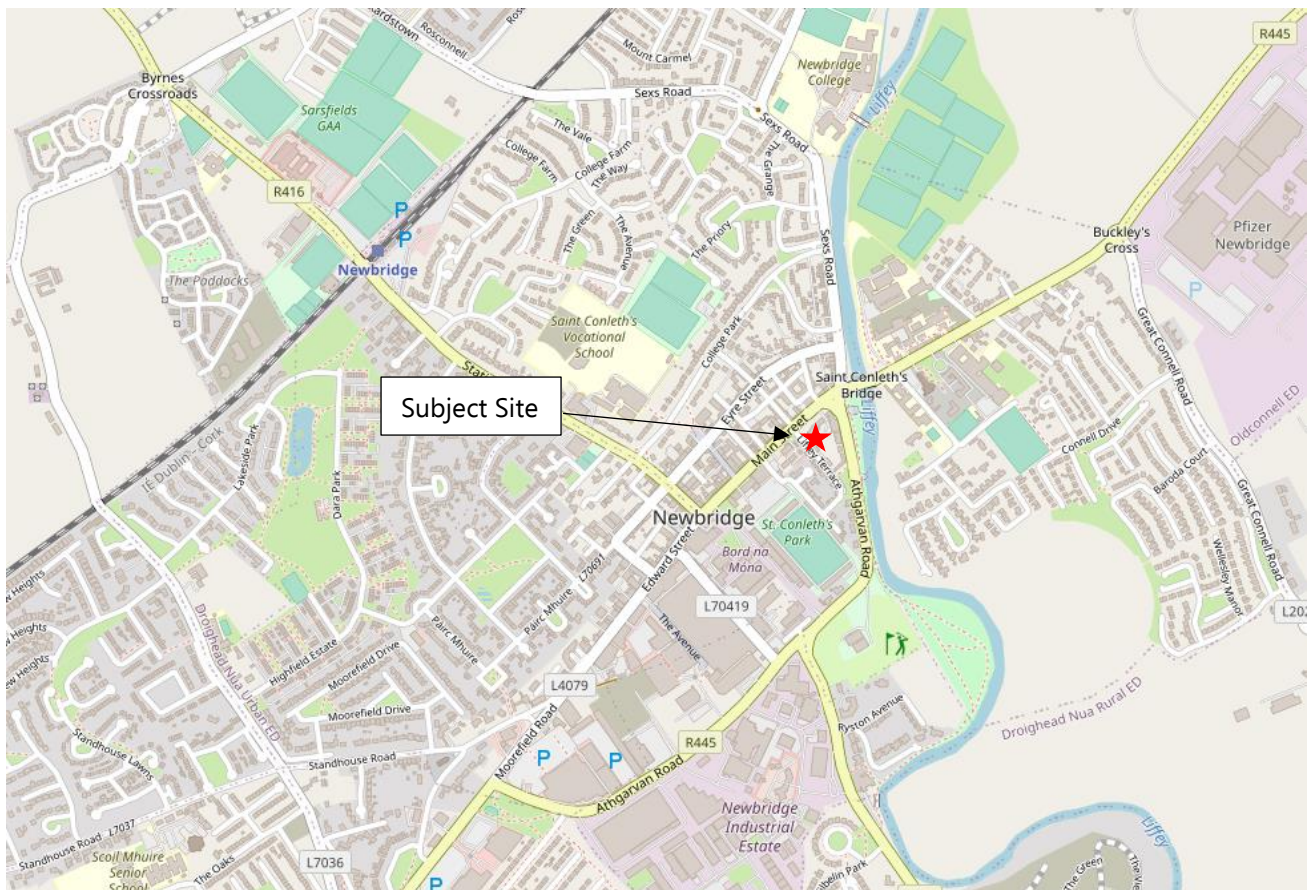


Figure 1: Proposed Route (Source: EPA Maps <https://gis.epa.ie/EPAMaps/>)

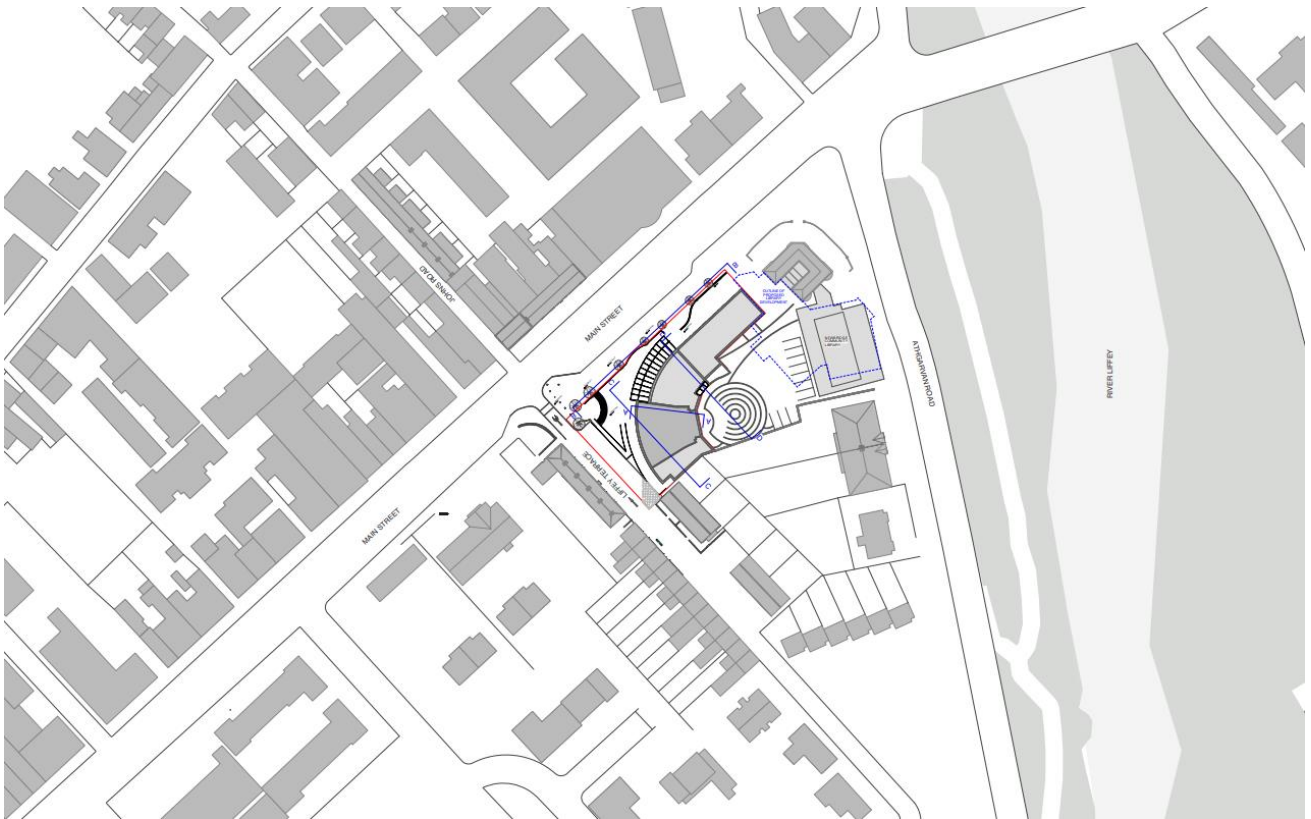


Figure 2 Site Location, Newbridge Main Street (Source: Studio Red Architects)

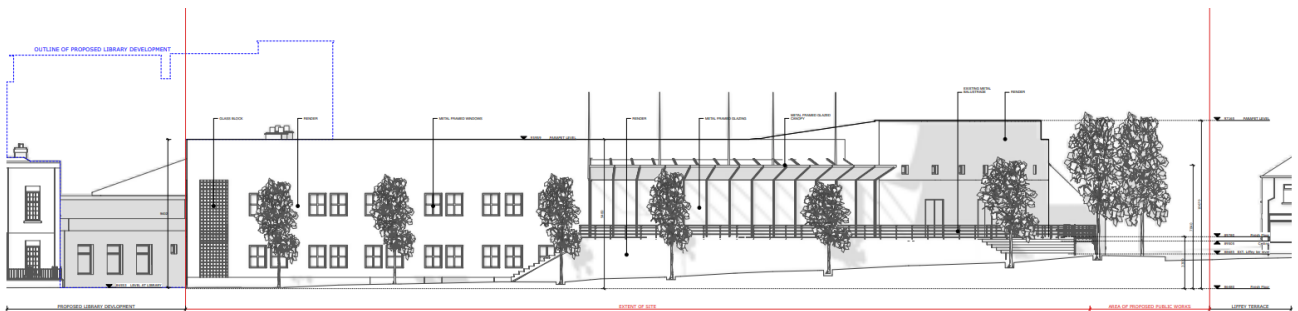


Figure 3 Existing Sections, Riverside Arts Centre viewed from the north (Source: Studio Red Architects)

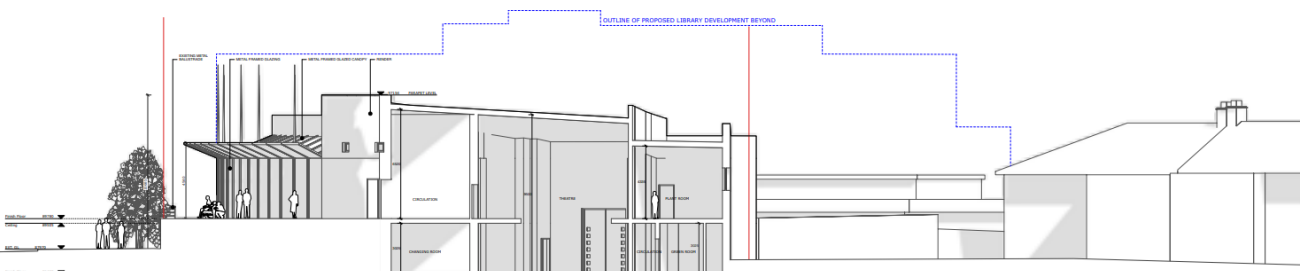


Figure 4 Existing Sections, Riverbank Arts Centre front entrance (Source: Studio Red Architects)



Figure 5 Riverbank Arts Centre, Existing front elevation (Source: MDB)



Figure 6 Riverbank Arts Centre, Existing Front Elevation and Public Space (Source: MDB)

2.2 The Surroundings

The subject site is bound: to the north by Main Street (R445) and to the east by the Newbridge Library (a protected structure, which was subject to a separate Part 8 Planning Application). To the west the site faces Liffey Terrace and to the south is bound by residential properties. The River Liffey is located approximately 100m to the east of the site.

There is a pedestrian entry point facing onto the R445 and a car park to the rear of the building with an access also from Main Street. The subject site is one part of the cultural quarter which includes the development of the county library. The cultural quarter will be the northern portion of the block with the southern portion consisting of residential properties. The proposal includes a shared access to the rear of the redeveloped County Library and the Arts Centre which will improve permeability of the block.

The subject site is located within Newbridge, the wider site context includes a wide range of town centre facilities including schools, shops, cafés, pubs, amenities facilities (playing pitches/leisure centres) and amenity areas. The river provides a natural amenity and serves as a visual contrast to the urban nature of the town's morphology.

Newbridge has the benefit of a range of public transport services. The railway station is located c. 800 metres to the north-west of the subject site. It captures an extensive national network including the Dublin to Cork, Limerick, Galway and Westport routes. The commuter Arrow service to Dublin provides a peak time frequency

to Dublin of two trains per hour on weekdays. Bus Eireann route 126 serves Dublin, Naas, Newbridge/ Kildare/ Portlaoise and a bus stop is located on either side of Main Street, Newbridge.

There are two local bus services the number 129 between Kilcullen and Newbridge with 15 stops within Newbridge town. Route No. 826 operating between Naas and Monasterevin has seven stops in Newbridge. In addition, there are services operated by local link Kildare South Dublin. The main spine of Newbridge and areas to the north are well served but the south-east has limited services. The users of the redeveloped Riverbank Arts Centre and the County Library will have access to a range of public transport provisions on offer within Newbridge.

The population of Newbridge and its environs grew by 189% between 1986 and 2016 and to reach 22,543 in 2016. The 2022 Census records the population in Newbridge has now reached 24,366 (growth of 1,823 or 8%). The County has grown by 11%. Between 2016 and 2022, Newbridge Rural Electoral Division (ED) and Morristownbiller EDs grew by 4% and 8% respectively, while Newbridge Urban ED grew by 1% (1,390 persons in total). The NTA has indicated that they expect the population to reach 31,167 by 2035.

The immediate area in the vicinity of the subject site includes residents and a working population in the businesses and in the cultural facilities. It is considered that the subject sites location and the surrounding site context will create a demand for more facilities including cultural facilities and should provide a firm basis for an expansion of those already present in the town (such as the enhanced cultural facilities proposed within the subject site).

2.3 Environmental sensitivities of the site

The information set out below was derived from the data available within GeoHive, the Kildare County Council website and the relevant local statutory planning documentation (the Kildare County Development Plan 2017-2023 and the Newbridge Local Area Plan extended to 2021, herein referenced as the Newbridge LAP). In addition information set out in the project documents prepared by NM Ecology and others are referenced herein.

2.3.1 Bedrock

GeoHive identifies the subject site is part of the Rickardstown Formation. The AA Screening report prepared by NM Ecology sets out that:

"The Site is underlain by limestone (cherty, often dolomitised), which is a regionally-important gravel aquifer."

2.3.2 Soils

The AA Screening report prepared by NM Ecology sets out that:

"Sub-soils are a mixture of limestone till and alluvium, and soils are made ground".

2.3.3 Hydrology

The AA Screening report prepared by NM Ecology identifies that the River Liffey is approx. 100 m east of the Site. The AA Screening report states that: *"There are no other substantial watercourses (as per the EPA database of rivers and streams) in the vicinity of the Site (Figure 1). The Liffey flows north-east through County Kildare towards Dublin City, and ultimately meets the coast at Dublin Bay approx. 60 – 70 km downstream of the Site. It is currently of Good status (Water Framework Directive Status Assessments 2013-2018) over much of its course, declining to Moderate status in some sections".*

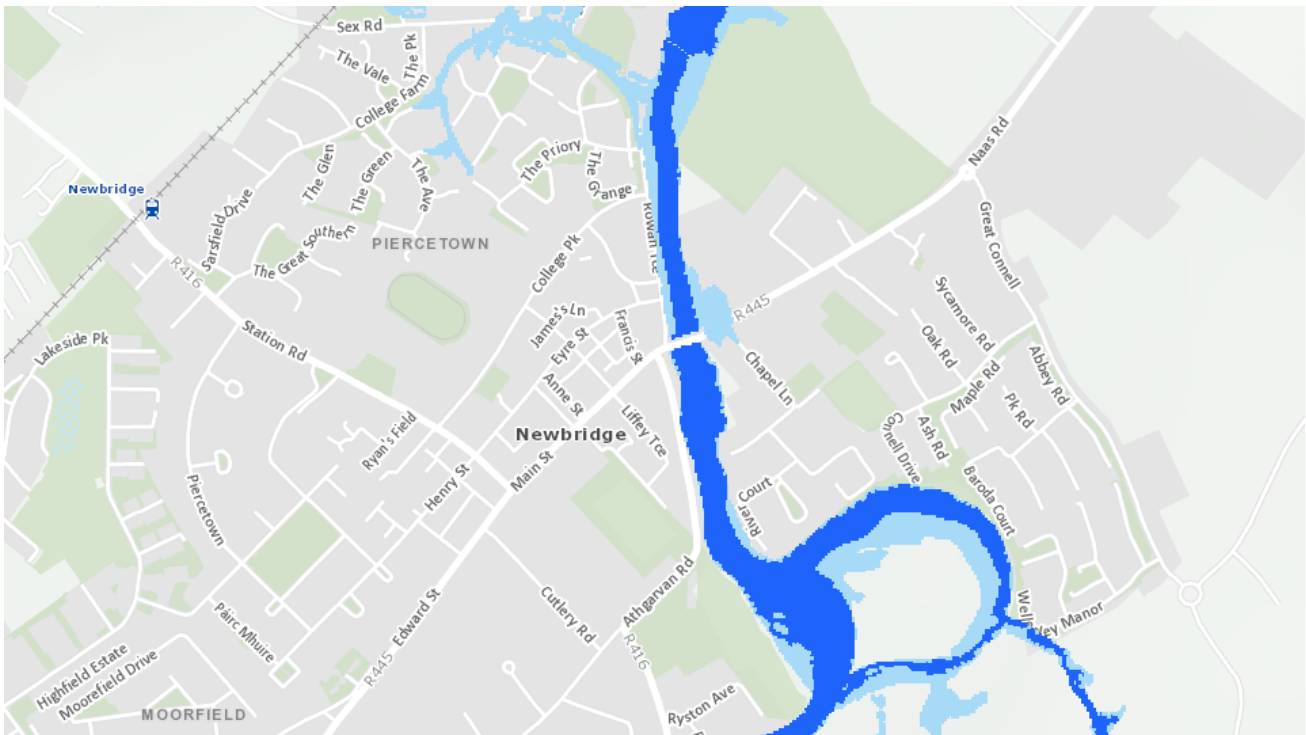


Figure 7 Extract from OPW CRFRAM Flood Maps (Source: MyPlan.ie)

OPW CRFRAM mapping confirms that the site is not located within a Flood Zone A or Flood Zone B.

2.3.4 Aquifer and Groundwater

According to information available on GeoHive the subject site which is located within Newbridge town centre is underlain by a regionally important gravel aquifer referenced as Curragh Gravels.

GeoHive identifies that the groundwater vulnerability at the subject site is located within an area of High Groundwater vulnerability.

2.3.5 Radon

According to EPA data between 1 to 5 per cent of the homes in the area are estimated to be above the Reference Level and accordingly this is not a 'High Radon Area'.

2.3.6 Air Quality

There is no place specific Air Quality information available for Newbridge on the EPA website.

2.3.7 Designated Sites

There are no designated sites within the subject site or directly adjoining the subject site. There are 2 Natura 2000 sites within 5km of the subject site as shown in Figure 8 below as follows:

Table 1 Nature 2000 within 5km of subject site

Site Name	Distance	Qualifying Interests
Pollardstown Fen SAC (site code 396)	2.3 km west	Annex I habitats: Petrifying springs with tufa formation, Calcareous fens with <i>Cladium mariscus</i> , alkaline fens Annex II species: <i>Vertigo angustior</i> , <i>Vertigo geyeri</i> , <i>Vertigo moulinsiana</i> (both are species of whorl snail)
Mouds Bog SAC (2331)	2.5 km north	Annex I habitats: active raised bogs, degraded raised bogs still capable of natural regeneration, depressions on peat substrates of the Rhynchosporion

Source: AA Screening report prepared by NM Ecology.

The AA Screening document states the following:

"We consider 5 km to be a proportionate zone of influence due to the moderate scale of the development and its urban setting"

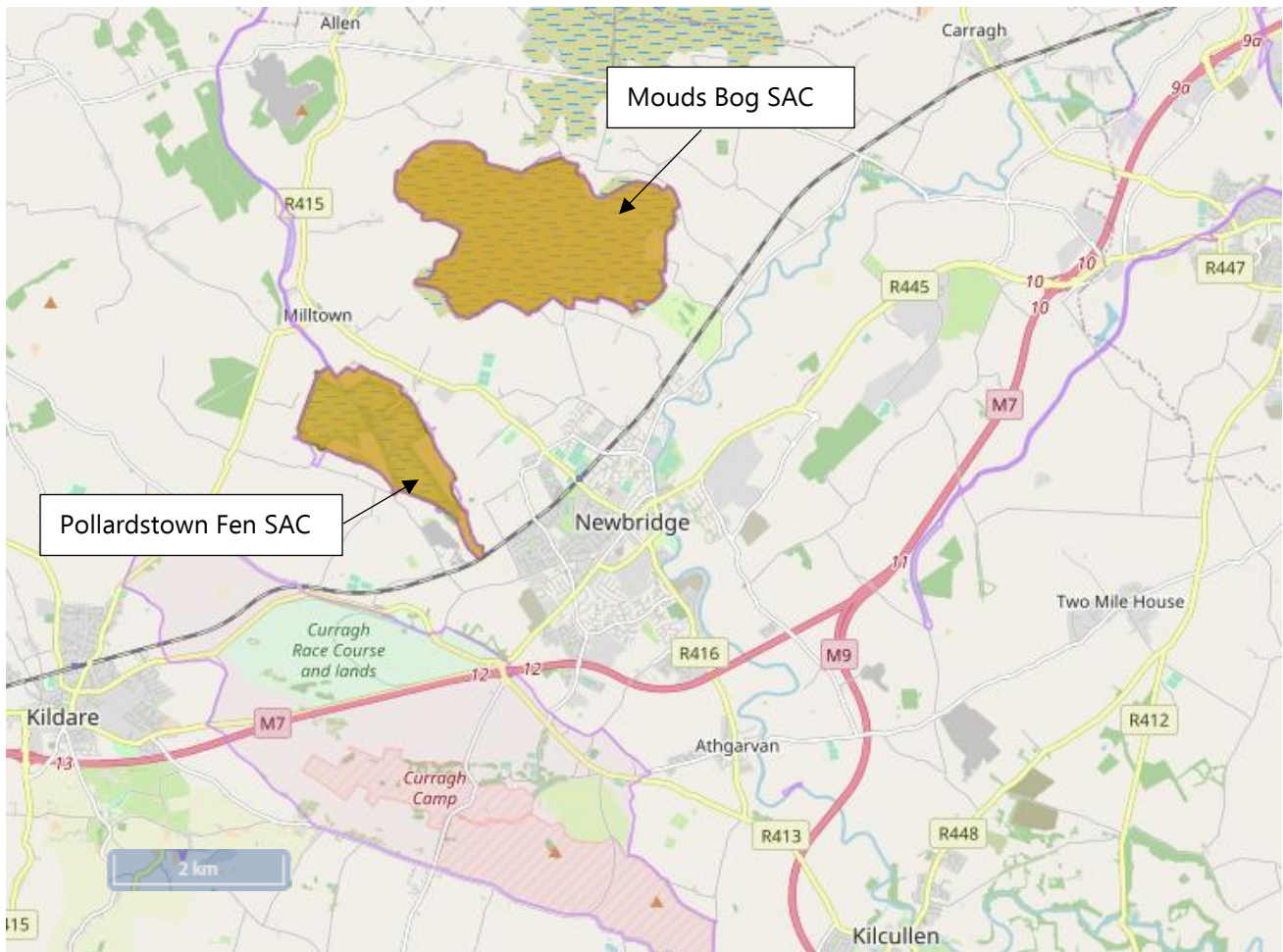


Figure 8 Natura 2000 sites (Source: EPA Maps)

Section 3.3 of the AA Screening report prepared by NM Ecology sets out the following:

*"An appraisal of potential pathways for impacts on Natura 2000 sites is provided below. As part of this appraisal it is important to note that the Site consists almost entirely of buildings and hard surfaces, which alter natural surface water and groundwater processes. All rainwater on the Site is collected in gutters and drains and discharged to the River Liffey. **This effectively isolates the Site from underlying groundwater.***

*The Pollardstown Fen SAC is located 2.3 km west of the Site. It has been designated to protect fen habitats (wetlands fed by mineral-rich water) and whorl snails that occupy these habitats. The Mouds Bog SAC is located 2.5 km north of the Site, and has been designated for the protection of raised bog and associated habitats. **Neither SAC is associated with the River Liffey, so there is no surface water pathway.** As discussed above, the existing surface water drainage network within the Site will negate any potential pathways via groundwater. Pathways via land or air can be ruled out due to the distances involved.*

*The River Liffey could potentially provide a very distant hydrological connection to some Natura 2000 sites in Dublin Bay. However, there is more than 60 km of intervening watercourse between the Site and Dublin Bay, so any pollutants would be reduced to negligible concentrations before they could reach the Natura 2000 sites. **Therefore, this is not***

considered to be a viable surface water connection. All other pathways can be screened out due to the distances involved.

In summary, no potential pathways were identified to any Natura 2000 sites”.

The conclusion of the AA Screening report prepared by NM Ecologists sets out that;

“In Section 3.2.5 of Appropriate Assessment of Plans and Projects in Ireland (NPWS 2010), it is stated that the first stage of the AA process can have three possible conclusions:

1. AA is not required

Screening, followed by consultation and agreement with the NPWS, establishes that the plan or project is directly connected with or necessary to the nature conservation management of the site.

2. No potential for significant effects / AA is not required

Screening establishes that there is no potential for significant effects and the project or plan can proceed as proposed.

3. Significant effects are certain, likely or uncertain

The project must either proceed to the second stage of the AA process, or be rejected.

Having considered the particulars of the proposed development, we conclude that this application meets the second conclusion, because there is no risk of direct, indirect or in-combination effects on any Natura 2000 sites. Therefore, with regard to Article 42 (7) of the European Communities (Birds and Natural Habitats) Regulations 2011, it can be excluded on the basis of objective scientific information following screening, that the plan or project, individually or in combination with other plans or projects, will have a significant effect on a European site. As a result, we conclude that Appropriate Assessment is not required.”

2.3.8 Proposed Natural Heritage Areas (pNHA)

Both Moads Bog and Pollardstown Fen are proposed are pNHA's. To the east of the M7, the Grand Canal is also a pNHA.

2.3.9 Archaeology

The subject site includes the existing Riverbank building and associated ancillary external areas. The proposal to redevelop the subject site in order to provide an enhanced arts centre facility at the location of the existing building will include the demolition of the existing building and clearing of the subject site. The proposed works will be in close proximity to the new Library facilities with a shared access to the rear of both buildings.

There are no recorded monuments situated within the site boundaries. However, during the course of the project the applicant will ensure that in the event that archaeological material is found that the appropriate measures will be undertaken by the applicant (in this case Kildare County Council).

2.4 Planning Context at the subject site

2.4.1 Kildare County Development Plan 2023-2029

Section 10.10 of the County Development Plan addresses Arts and Culture in the Community. It is the policy of the Council to:

SC P10 *Develop and improve the physical infrastructure of arts and cultural facilities throughout the county particularly in areas where there is a deficiency in such provision, subject to AA screening and where applicable, Stage 2 AA.*

Relevant Objectives include:

SC O49 *Ensure that all arts and cultural facilities in the ownership and management of the Council are accessible to the wider community and promote the role of these facilities as focal points for the community.*

SC O50 *Continue to enhance art and creative spaces in libraries, including visual arts and gallery performance and workshop facilities*

The 'Action' of direct relevance to the subject site is SC A15 which states support for the redevelopment of the Riverbank Arts Centre as the flagship centre for the arts in the county.

SC A15 *Continue to support the Riverbank Arts Centre, as the flagship centre for the arts in Kildare, including the capital redevelopment of the theatre*

Other policies of relevance to the Riverbank Arts Centre include ACO1 and ACO 6 where it is stated that Kildare County Council will seek to further expand Kildare's arts and cultural facilities through the physical enhancement of arts spaces in libraries, including visual arts, gallery performance and workshop facilities.

The CDP also contains an objective of relevance RE O162:

"Support and promote the development of an arts and crafts hub within the County that will attract tourism."

2.4.2 Newbridge Local Area Plan 2013-2019 (extended to December 2021)

The Riverbank Arts Centre (the subject site) is within an area zoned for Town Centre use within the LAP's Land Use Zoning Objective Map, with the Zoning 'A' 'to provide for the development and improvement of appropriate town centre uses including retail, residential, commercial and civic uses'

The existing use and the redevelopment of the arts centre are considered compatible with the uses permitted with the town centre zoning. The subject site is located just outside of the core retail area which is identified in the LAP. It is noted that the LAP is supportive of regeneration and the redevelopment of town centre sites within Newbridge.

The LAP states that 'The purpose of this zoning is to protect and enhance the special character of Newbridge town centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of Newbridge. The Council will encourage the appropriate re-use and regeneration of buildings, backlands and derelict/obsolete land. Innovative design approaches will be welcomed in the area, particularly with regard to residential and commercial development'.

Under policy TC3, KCC seeks 'To ensure that the important economic, social, cultural and residential role of the town centre is protected and enhanced and that its vibrancy, vitality and environmental quality are maintained and improved.'

Policy CF 9 within the LAP is of relevance to the proposed redevelopment of the Kildare County Arts centre at Newbridge, the policy seeks: *"To encourage and assist the development of the arts and to support the ongoing development of cultural infrastructure."*

Other policies and objectives relate to the topics set out within the screening document and these are referred to as appropriate within this document. Of particular note is Figure 18 with the LAP, which shows a new built form/edge to the southern section of the subject site at the Kildare County Library. This has been already achieved by the construction of new housing.

2.4.3 Protected Structure, Conservation Areas and Protected Views

The subject site is immediately adjacent a Protected Structure, the original library building which dates from the 1930's. The Protected Structure immediately adjacent the subject site (RPS reference no. B23-41 of the Kildare County Development Plan 2019-2023). The original library building is to be maintained and conserved as an integral part of the redeveloped cultural facilities by way of the provision of upgraded, enhanced Library facilities, the Protected Structure will be the subject of repair and refurbishment under the supervision of conservation specialists and is an important element of the development of the cultural quarter in Newbridge town centre alongside the redeveloping of the Riverbank arts centre.

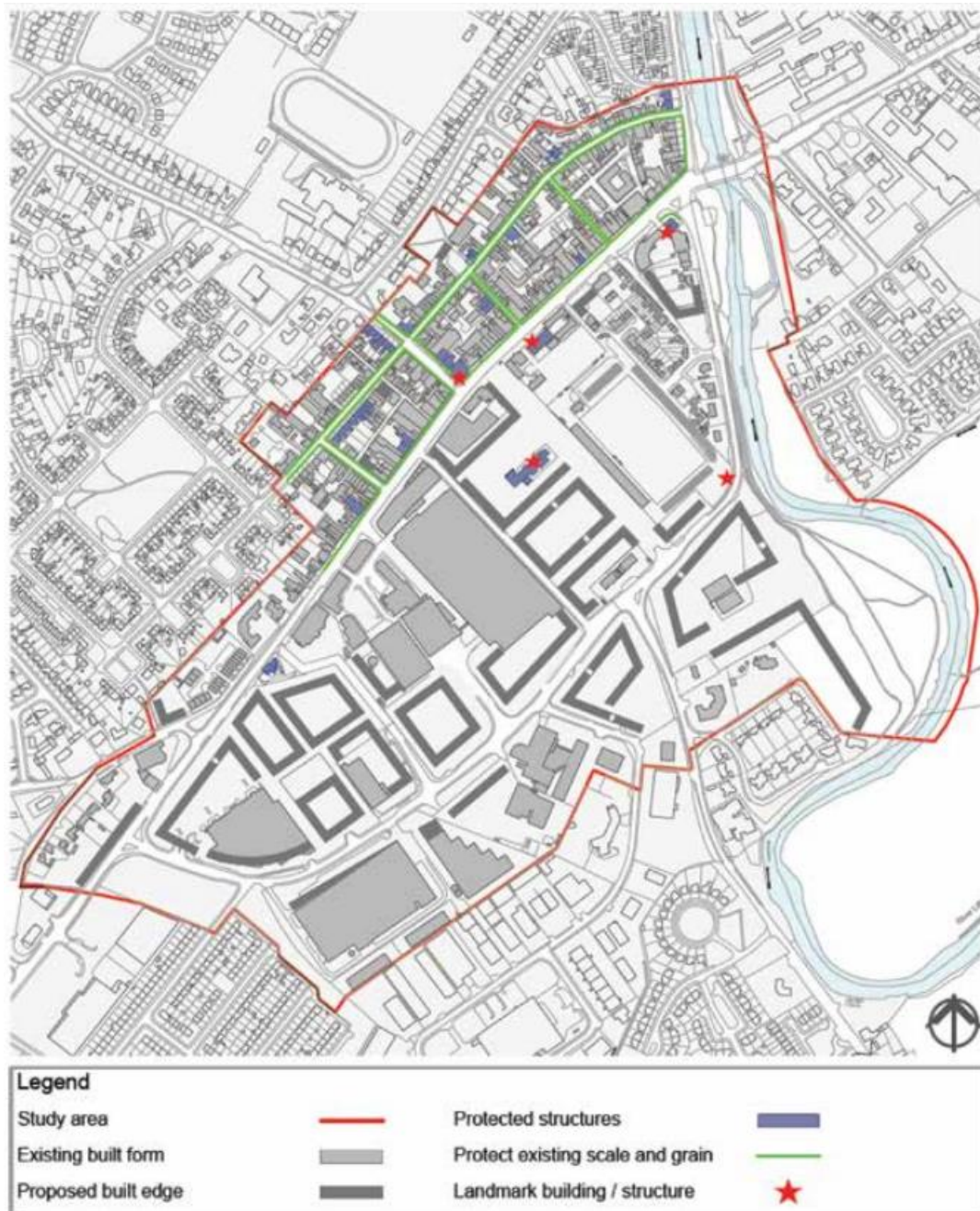


Figure 9 Extract from– Newbridge Local Area Plan 2013-2019 (extended 2021)– Built Form Strategy, showing Location of the Protected Structure adjacent the subject site

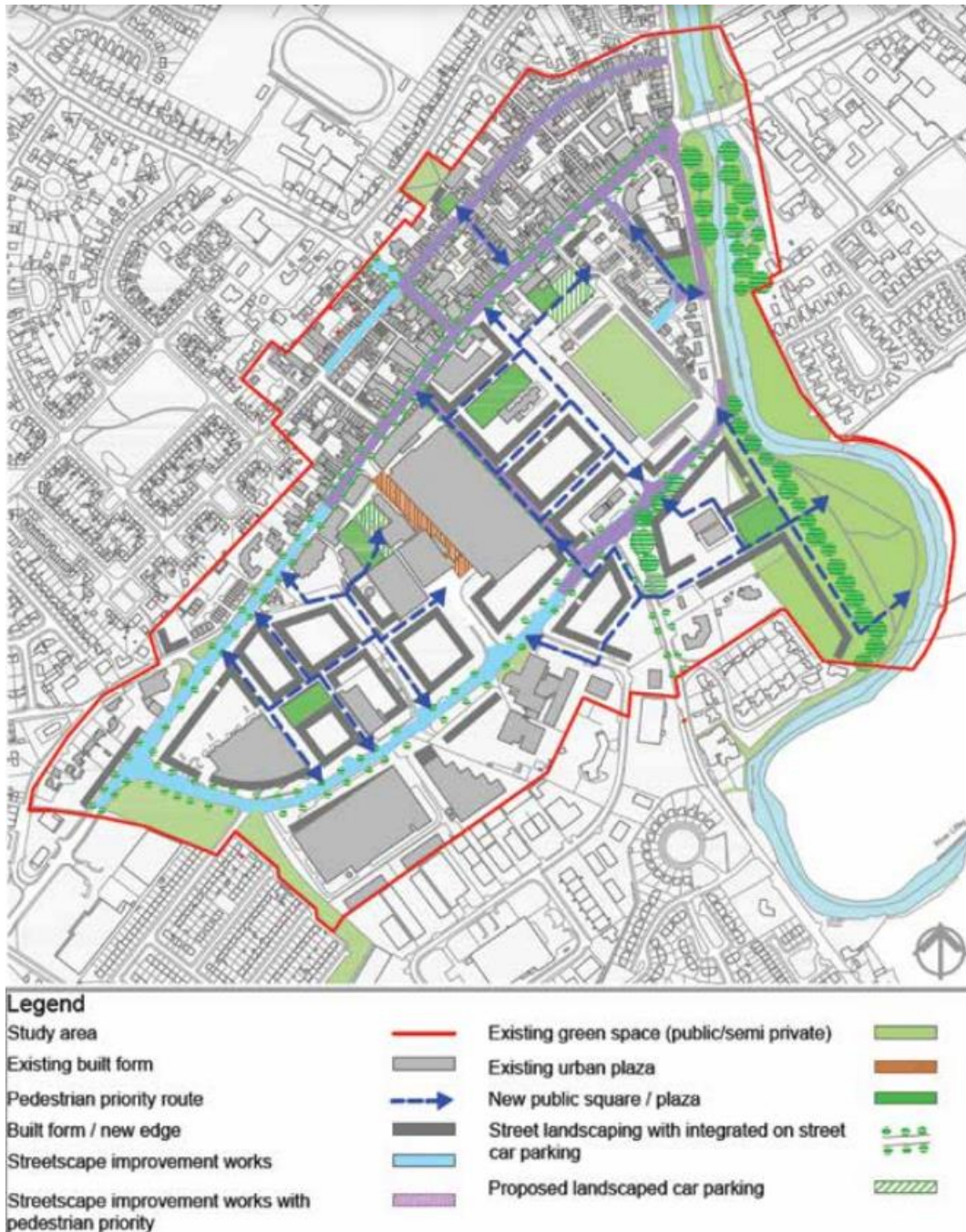


Figure 10 Development Framework Strategy Extract from– Newbridge Local Area Plan 2013-2019

2.5 Ecological nature of site

The site includes existing arts buildings, hard standing with limited landscaping. There are no identified habitats or species of ecological note within the site. There are no ecological habitats of note within the site.

2.6 Other Site Environmental Sensitives

The proposed development includes the demolition of the existing Riverbank Arts Centre. A construction and demolition plan will be prepared to ensure that all best practice measures and appropriate standards are implemented at the subject site.

No other environmental sensitivities associated with the subject site are noted (such as existing storage tanks etc).

3. PROPOSED DEVELOPMENT

The proposal provides for the delivery of newly upgraded Riverbank Arts Centre for Newbridge, which will provide a modern and contemporary cultural centre for the town and county. The proposed redevelopment of the Kildare County Arts Centre at the Riverbank Arts Centre within Newbridge town with a total development area of 1897 sqm (1,145sqm at Ground Floor and 752 sqm at First floor). The proposal consists of the following:

- The partial demolition of the existing structures on site
- The construction of a new County Arts Centre with a children's workshop, café, and a theatre with a seating capacity of 206 no. persons plus 4 no. permanent universally accessible spaces,
- Foyer space (80+ persons) and gallery spaces (80+ persons). These could operate concurrently at an event.
- Library HQ Space
- Office, Workshop Spaces and Children's spaces
- All associated site development works, car parking and landscaping

The proposal will require the demolition of the two storey structure (including library HQ) of c.1,400 sqm. (Ground Floor: 795.6sqm (235 library HQ) and First Floor: 605sqm (238.7 library HQ))

In terms of the proposed drainage arrangements, foul water will continue to be discharged to a local authority combined sewer on Athgarvann Road, and conveyed to the Osberstown Waste Water Treatment Works (part of the Upper Liffey Valley Sewerage Scheme). Surface water will continue to be discharged to the River Liffey.

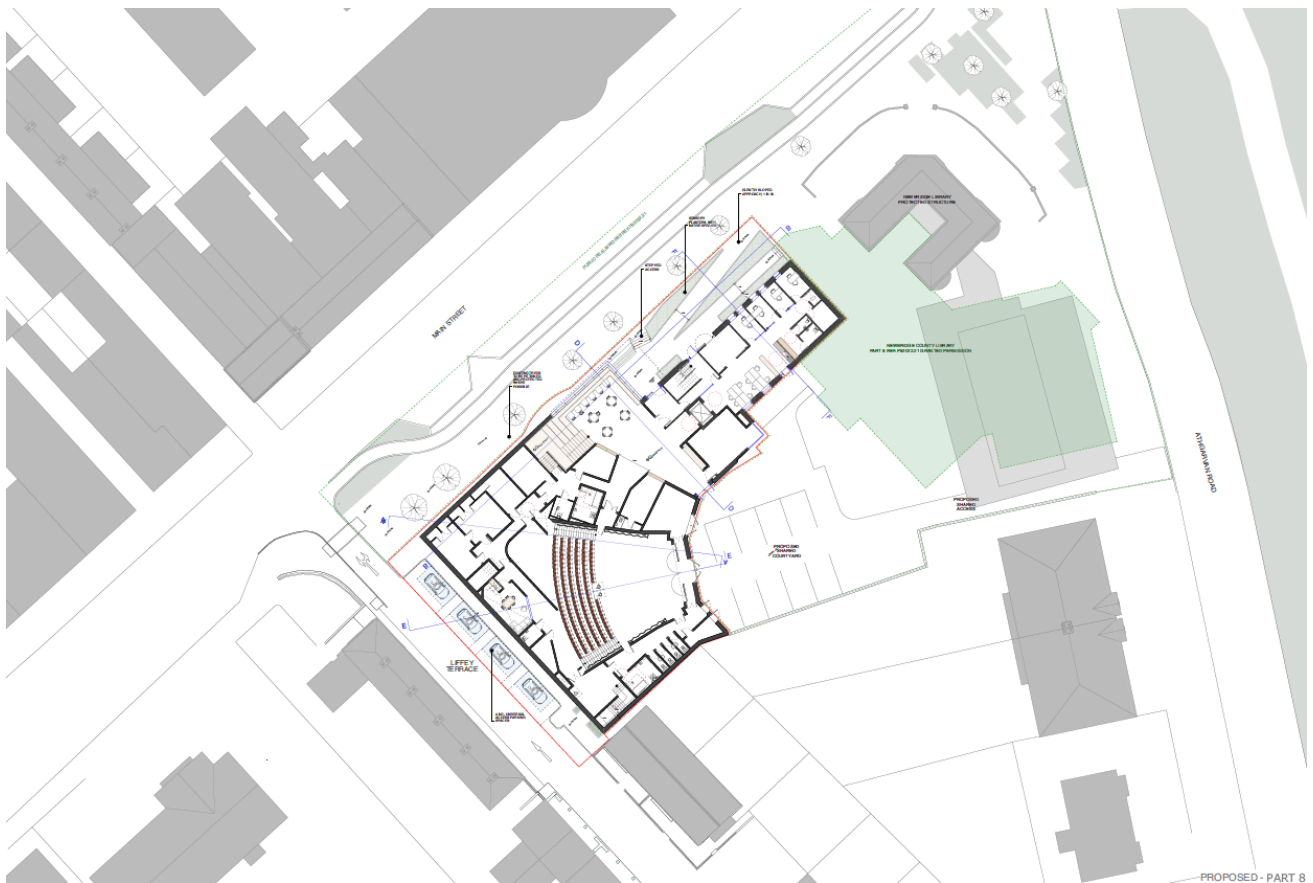


Figure 11 Site Layout Plan for the proposed redevelopment of the Kildare County Arts Centre at the Riverbank Arts Centre, Newbridge. (Source: Studio Red Architects)



Figure 12 Proposed front elevation (Source: Studio Red Architects)

3.1.1 Operation

In terms of operation, the Riverbank Arts Centre currently has currently we have 25,000 people (Audience /gallery) visitors. With the enhanced gallery/café/workshop space it is expected visitor numbers will increase to 30-35K per year.

Riverbank has 6 full time and 3 part time staff: 15 casual/Front of House staff are also employed.

The Café has 4 FT and 2 PT staff. The Library and arts team (all FT) comprise 10 people on the First Floor and 15 on the ground floor.

Overall, there is a 31 FT and 20 PT persons employed at the facility.

Visiting theatre/music/visual artists will be additional to this figure– at an estimate, 400 per year.



Figure 13 Visualisation of theatre and front elevation (Source: Studio Red Architects)

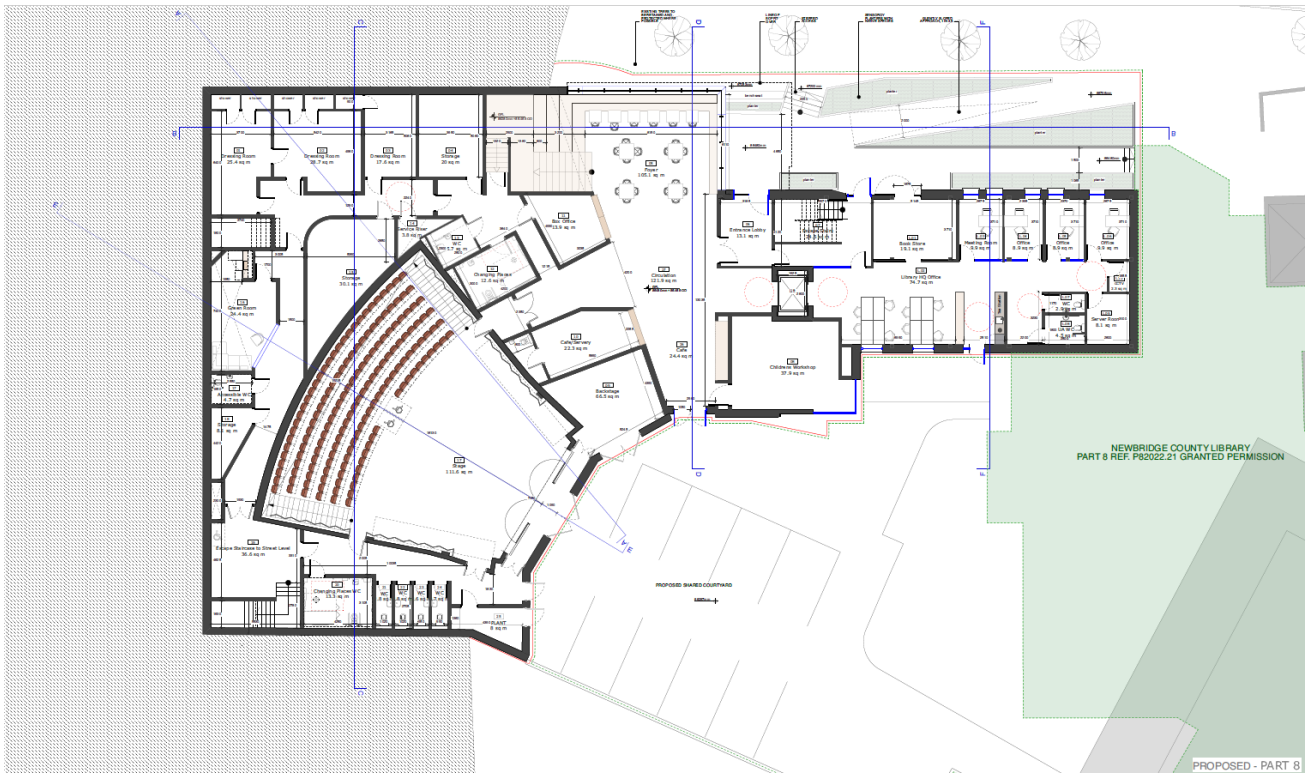


Figure 14 Proposed Ground Floor plan (Source: Studio Red Architects)

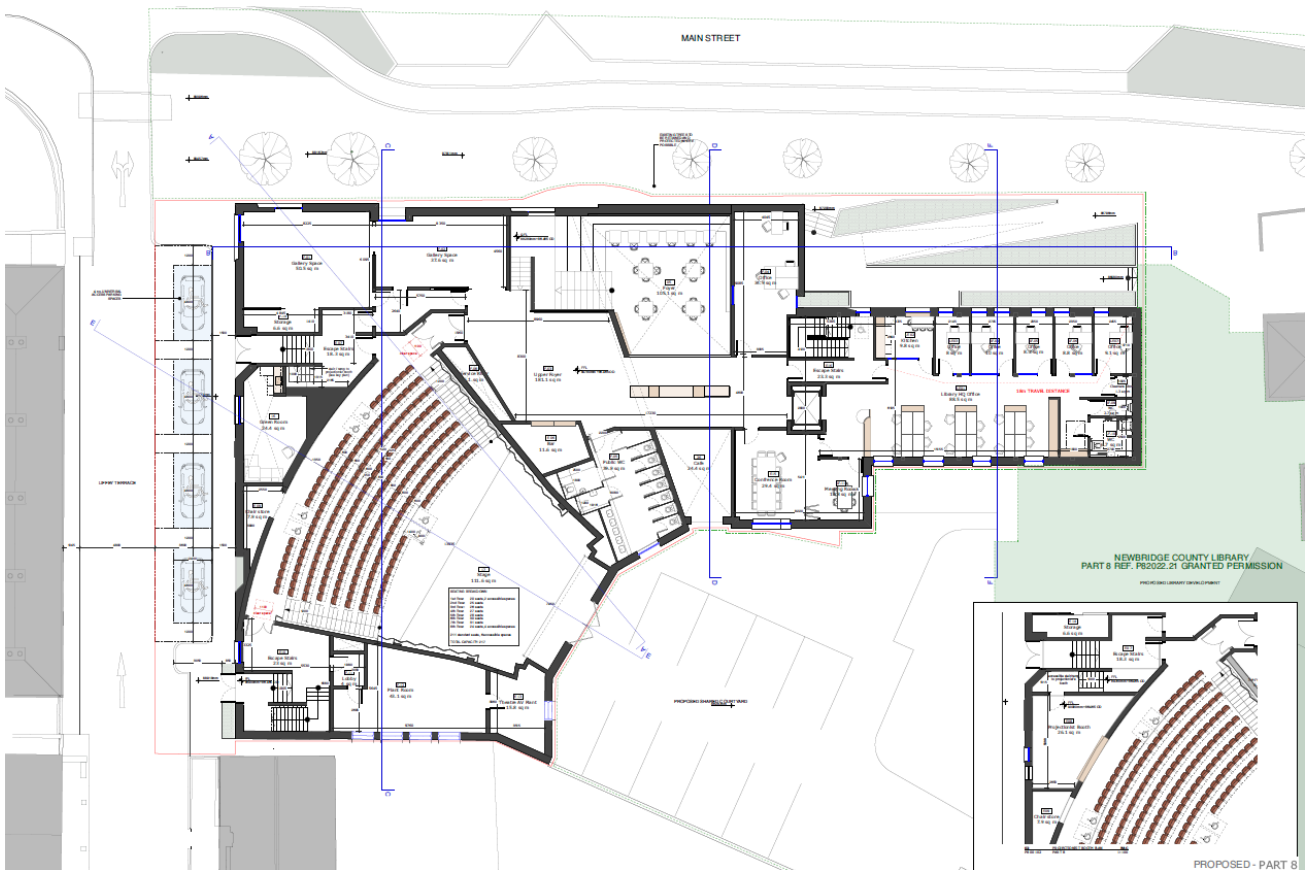


Figure 15 Proposed First Floor Plan (Source: Studio Red Architects)

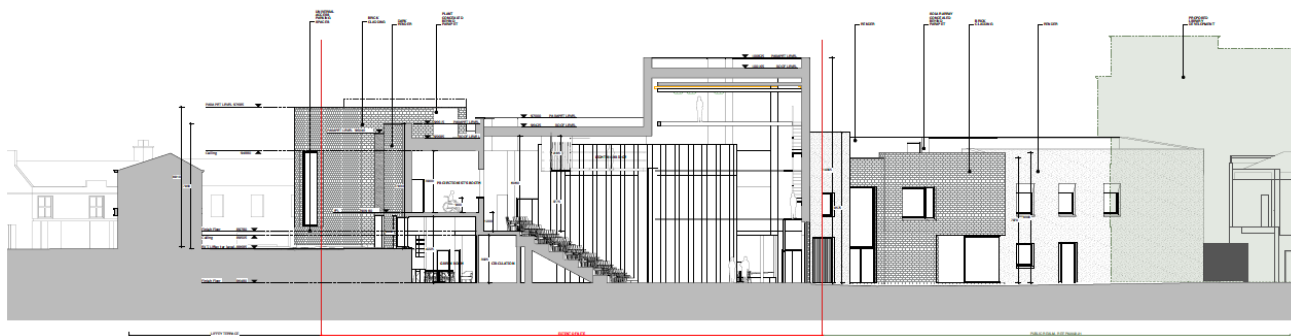


Figure 16 Proposed Cross-Section (Source: Studio Red Architects)

3.1.2 Construction

The proposed development will be constructed with standard building materials, including concrete, timber, glass, and different forms of metals.

The development will generate water demands during the construction and operational phases of the development. Water will be supplied from the public watermain which has been agreed with Kildare County Council and Irish Water.

During the construction the contractor will be required to implement standard measures during the construction phase in order to minimise adverse effects to the sites water and to reduce runoff and prevent pollutants entering the any watercourses. During construction, the contractor will take all appropriate measures to protect against accidental spillages or pollution, details of measures which will be adhered to during the construction phase are set out in the Construction Management Plan which is to be prepared. This will set out measures to be taken in the event of a pollution incident (such as odour, dust and emissions).

The construction phase of the project which includes demolition and construction has the potential to be a source of pollution in relation to water, noise, vibration, dust and traffic. The applicant will ensure that best practice methods and strategies are implemented and any management strategies and mitigation measures will be outlined in the Construction Management Plan relating to the proposed development. The dust control measures will relate to general site management, surrounding roads, earth removal/excavation and stockpiling. A variety of items of plant will be in use during the demolition and construction. There will be vehicular movements to and from the subject site that will make use of existing roads road network. Due to the nature of these activities, there is potential for the generation of elevated levels of noise within the existing urban context at the subject site. Specific noise control measures will be set out as part of the Construction Management Plan.

There is some potential for noise pollution during the operational phase in the form of delivery vehicles and parking cars. However, the ambient noise levels at this urban site will mask this noise during the daytime.

The potential sources of pollution can be mitigated, and these measures will be addressed in the Construction Management Plan. With the implementation of mitigating measures at this urban site, there are no likely residual significant effects on the environment.

During the operational phase, foul water will continue to be discharged to a local authority combined sewer on Athgarvann Road, and conveyed to the Osberstown Waste Water Treatment Works (part of the Upper Liffey Valley Sewerage Scheme). Surface water will continue to be discharged to the River Liffey.

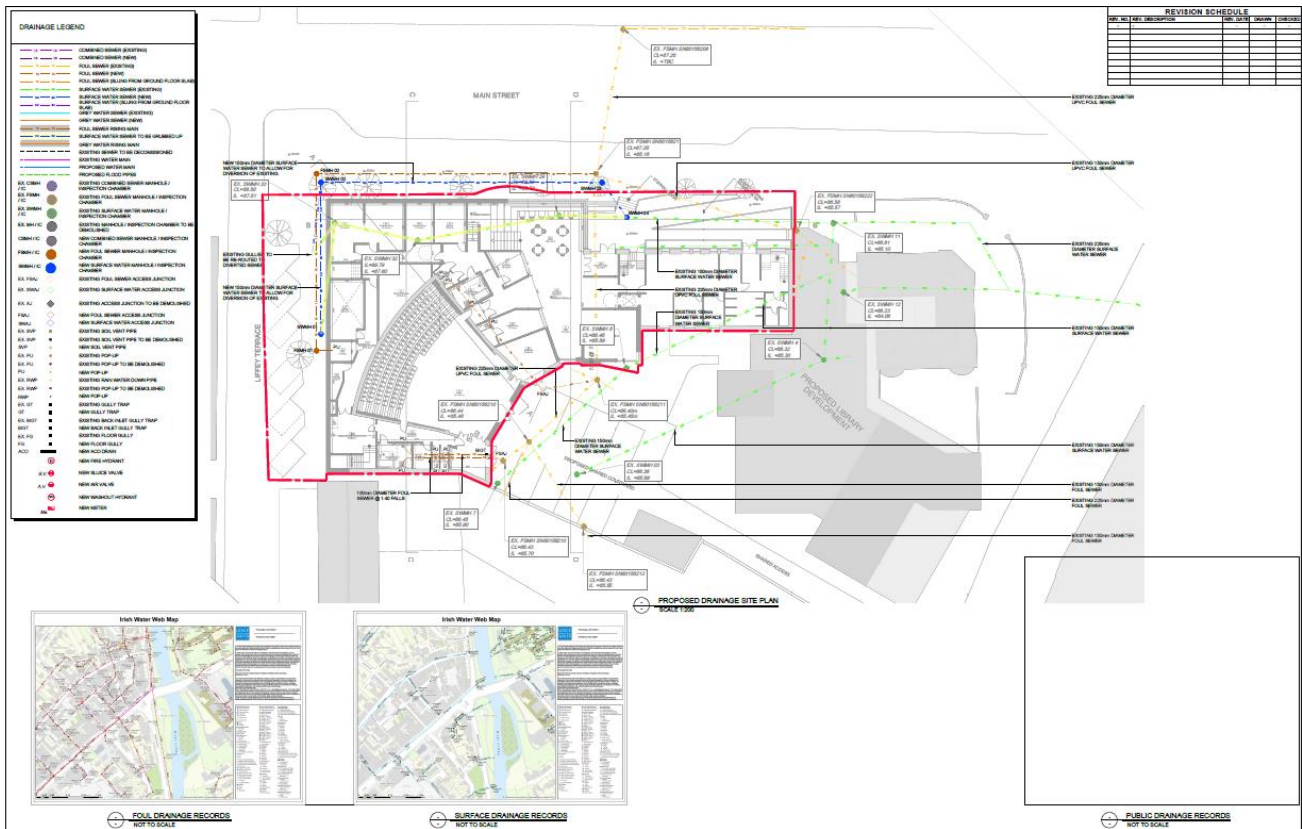


Figure 17 Drainage General Arrangement (Source Cora Consulting Engineers)

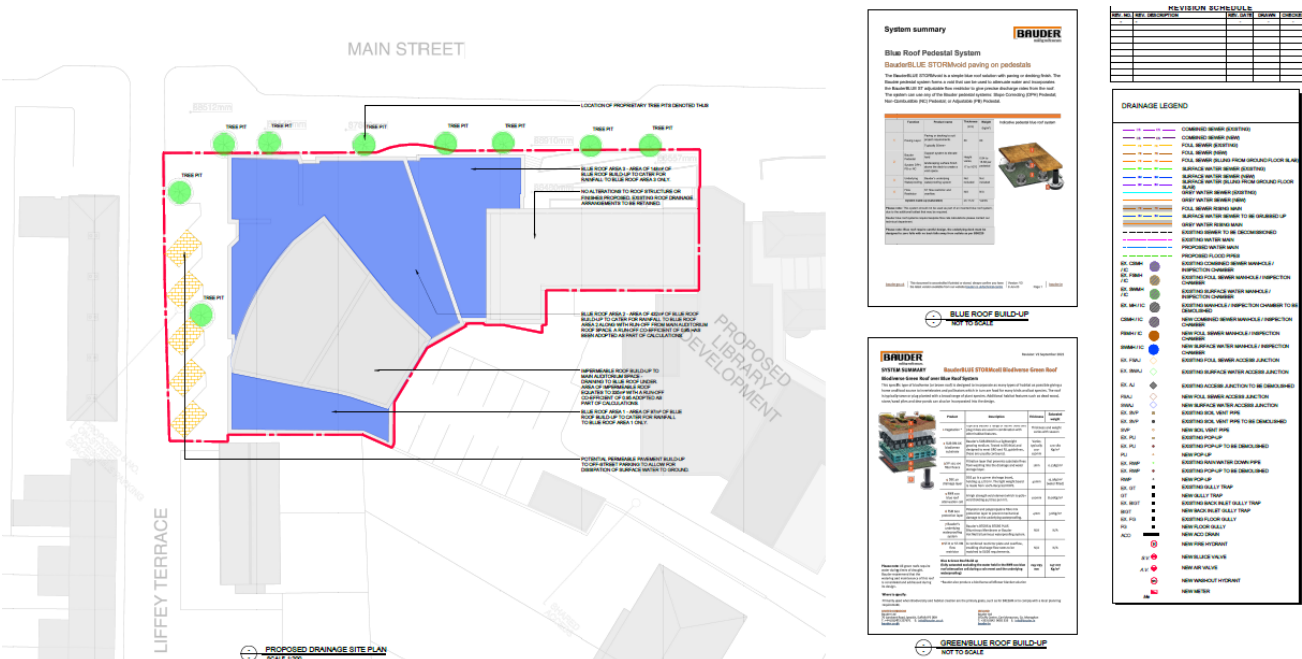


Figure 18 Drainage - SuDS Layout ~General Arrangement (Source Cora Consulting Engineers)

4. PRELIMINARY EXAMINATION

4.1 Guidance on Environmental Impact Assessment Screening

The Office of the Planning Regulator (OPR) has issued guidance on EIA screening in the form of the Environmental Impact Assessment Screening- Practice Note, May 2021 which aids planning authorities as the Competent Authority (CA) in this area. This report has had regard to the OPR guidance and methodology which sets out a 3 Step Process illustrated in Figure 19, 20 and 21.

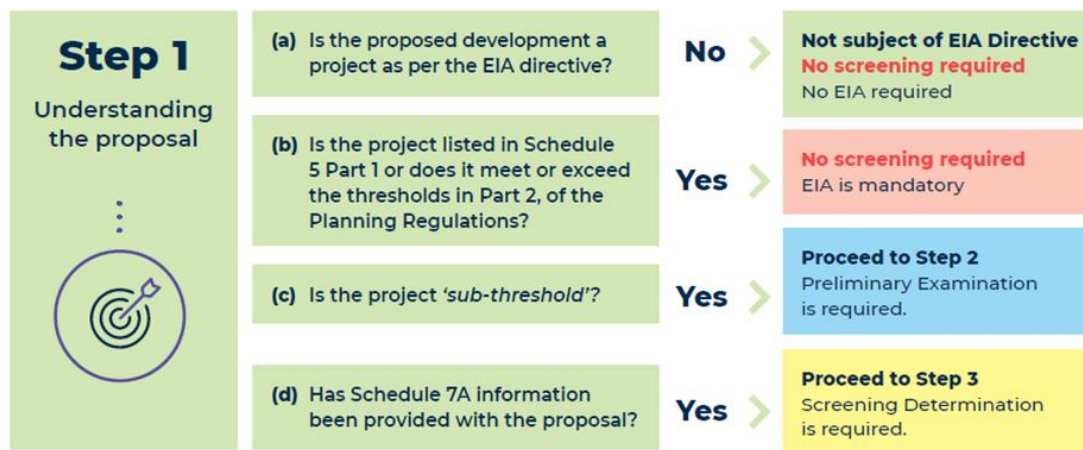


Figure 19: Extract from OPR EIA screening Guidance Note

4.1.1 Project

The proposed application is a project for the purpose of Environmental Impact Assessment (EIA) under Stage1 stage (a) of the OPR guidance.

4.2 Mandatory EIAR Threshold Review

A list of the types or classes of development that require EIA or screening for EIA is provided in Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended. 'Sub-threshold development' comprises development of a type that is included in Part 2 of Schedule 5, but which does not equal or exceed a quantity, area or other limit (the threshold).

In Part 2 of schedule 5, the following is the relevant to assessment of sub-threshold development (with particular reference to those items in bold).

10. Infrastructure projects

(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.

(“business district” means a district within a city or town in which the predominant land use is retail or commercial use.)

In relation to the proposed redevelopment of the Riverbank County Arts Centre at Newbridge none of the thresholds above are exceeded, but those highlighted in bold indicate the thresholds of relevance to the subject proposal.

Accordingly, the project is sub-threshold development with reference to the above thresholds and under Step 1(c) of the OPR guidance a preliminary examination is required under Step 2.

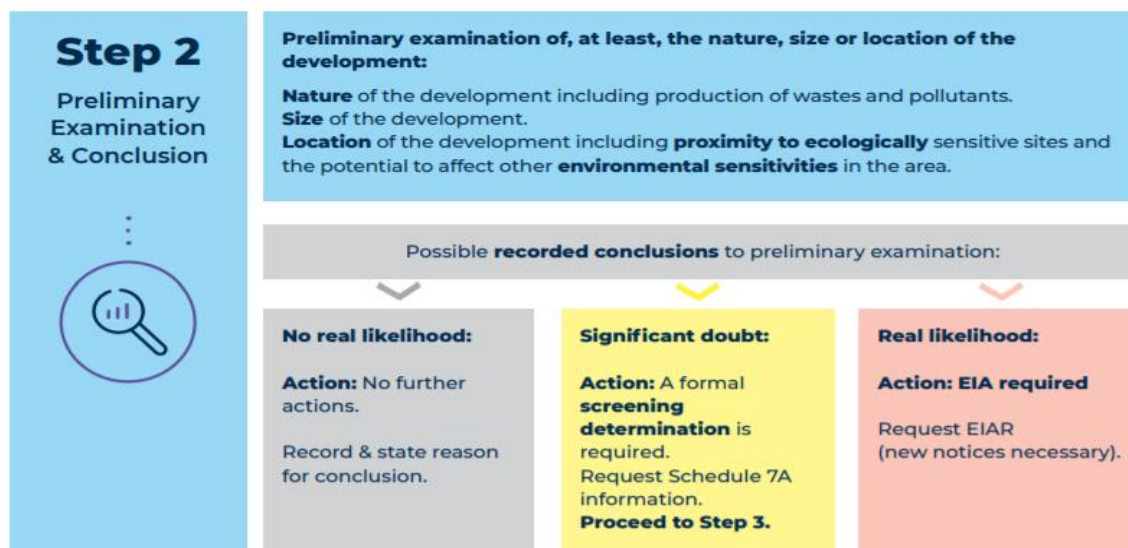


Figure 20: Extract from OPR Guidance Note

4.3 Preliminary Examination considerations

Preliminary examinations must consider at least the following:

- The nature of the development including the production of wastes and pollutants;
- The size of the development; or
- The location of the development including the potential to impact on certain ecologically sensitive sites and the potential to affect other environmentally sensitive sites in the area.

This overlaps with the submitted Appropriate Assessment (AA) screening report and consideration of hydrological and other connections to European sites.

The OPR guidance states a number of questions to assist the preliminary examination.

4.4 Nature of the development:

Is the nature of the proposed development exceptional in the context of the existing environment?

Given that the urban context of the subject site within Newbridge, it is considered that the proposed redevelopment of the Arts Centre at the subject site will represent a positive contribution to the overall redevelopment of Newbridge Town Centre. The proposals are not exceptional in the context of the existing urban environment.

Will the development result in the production of any significant waste, or result in significant emissions or pollutants?

The nature of the proposed development is the redevelopment of the Arts Centre within Newbridge by its nature will not cause any significant emissions or pollutants during the operational. Any waste arising during the construction phase will be dealt with in the appropriate manner in accordance with the appropriate standards and best practice methodology. The Construction Management Plan which will be prepared for the development will set out measures/approach relating to the construction waste arising and any emissions or pollutants arising during construction.

4.5 Size of the development:

Is the size of the proposed development exceptional in the context of the existing environment?

The size of the development is not exceptional in the context of the existing urban environment. The overall development will result in a County Arts building with an overall area of c. 1897 sqm on a site of c.0.14 ha. The development will enhance the existing urban environment by provided improved public realm and landscaped features. The proposal seeks to redevelop the Kildare County Arts Centre. The proposal will integrate with the redevelopment of the neighbouring County Library. The County Arts Centre currently receives approximately 25,000 visitors each year. This is anticipated to rise to approximately 30k-35k per year due to the enhancements offered. The size of the proposal is not considered to be exceptional in the existing environment.

Are there cumulative considerations having regard to other existing and/or permitted projects?

There are a wide variety of planning applications in the vicinity of the subject site, for the purposes of this EIAR screening, largescale developments in the vicinity of the site have been identified herein.

Notwithstanding the above, the following developments identified in Table 2 have been permitted in the vicinity of the subject site:

Table 2: Examples of Recent Planning Permissions in the wider area

Planning No.	Ref.	Address	Description and Decision Date
P82022.21		Newbridge County Library, Main St and Athgarvan Road, Newbridge	Permission granted. Refurbishment and Extension of Existing Newbridge County Library . Approved by KCC on 18 October 2023. This Part 8 is immediately adjacent the subject site and is being designed in tandem with the redevelopment of the County Library sharing a car park entrance to the rear of the buildings.
181478		St. Conleth's Park, Newbridge, Co. Kildare	Permission granted on 5 th October 2018 for development at the GAA grounds in Newbridge (these are generally to the south west of the subject site): 1) Demolition of the existing covered stand building, the club house, the scoreboard and section of the front boundary wall and turnstiles;

		(2) The construction of a new 2-storey covered stand building, with facilities within the stand, comprising spectator seating, players' and officials' changing areas, spectators' concourses, circulation, toilet areas, first-aid administrative offices, multi-purpose room, VIP/meeting areas, hospitality and bar serving facilities; confectionery/snack-bar facilities, stores, plant room and associated ancillary areas; (3) Modification to external hard and soft landscaping; (4) Alteration to existing boundary treatment/external signage; (5) Alterations to the existing main entrance and provision of a new entrance plaza (adjacent to the public car park off Main Street), incorporating a single storey stand-alone ticket office (30 sqm) and turnstiles with associated hoardings and signage; (6) Re-instatement of access through the existing stone archway on Athgarvan Road, currently block-up, to provide pedestrian access; (7) Works to the playing pitch including the replacement of some of the existing pitch enclosures/ball netting and an increase of the playing field dimensions from 139m x 81.4m to approximately 143.5 x 83m; (8) Provision of new scoreboard; (9) Provision of flood lighting (3 No. lighting columns at 33.5m high and 1 No. column 27.4m high above pitch level); (10) Provision of associated support services and infrastructural works at the County GAA grounds,
17328	St. Conleth's Infant School & St Conleth & Mary's Primary School, Naas Road, Co. Kildare	Permission granted on 18th September 2017 for development at the primary school grounds for the provision of refurbishment and extension of primary school facilities in Newbridge (these are generally to the north east of the subject site – across the bridge): a) 20 classroom temporary system buildings of part 1 and part 2 storey, of 1,600sqm in area, to be removed on completion of the development. (b) the removal of existing single storey prefabricated structures of 992sqm on completion of the development. (c) the refurbishment and extension of the primary school will consist of:(a) new 2 storey building providing 9 no. classrooms and support spaces with floor area of 686sqm; (b) reconfiguration and refurbishment of 5 no. classrooms and associated support spaces in existing school building. (d) the refurbishment and extension of the infant school will consist of: (a) new 2 storey building providing 9 no. classrooms and support spaces with floor area of 531sqm; (b) new double height general purpose hall and support spaces with a floor area of 272sqm; (c) reconfiguration and refurbishment of 7 no. classrooms and associated spaces in existing school building (e) new special needs

		unit 1 storey extension, providing 3 no. special needs unit classrooms and associated spaces with a floor area of 649sqm and a new 1 storey link corridor, with a floor area of 47sqm. (f) external works will include 4 no. ballcourts 2,340sqm, 2 no. junior play areas of 860sqm, a secure hard and soft play area of 200sqm, a sensory garden of 100sqm, a total of 66 car park spaces, widening and associated works to the existing vehicular entrance, proposed new 7000mm wide opening in existing boundary wall to accommodate re-configured road/exit off main Naas Road R445 to the South/Eastern boundary of the site, new gates and associated site landscape works (g) Temporary construction/school entrance to the South/Eastern corner boundary of the site formed off main Naas Road R445 for the duration of the construction period. Reinstatement of the existing boundary wall once works are complete (h) All associated and ancillary site works on an overall site area of 1.95 hectares
211051	St. Conleth's Infant Primary School, St. Conleth & Mary's National School, Naas Road, , Newbridge, Co. Kildare	Permission granted on 19 October 2021 for development at the primary school grounds for the provision of additional Autism facilities in Newbridge (these are generally to the north east of the subject site – across the bridge): An additional storey extension to the previously approved single storey (Ref. No. 17/328) Autism Spectrum Disorder (ASD) Building, providing 1 No. Special Needs Classroom and associated spaces, with a floor area of 370 sqm. Layout reconfiguration to the existing boiler and Staff Room, alterations including demolition of boiler chimney and rebuild of the existing dividing wall and all associated site works
211388	Athgarvan Road, Newbridge, Co. Kildare. ,W12 PH01	Permission granted 4th May 2022. This site is located to the south of the subject site. (a) demolition of existing single storey dwelling and outbuilding, (b) construction of 4no. two bedroomed apartments, and 4no. one bedroomed apartments in 2no. two storey blocks, (c) site development works on and below ground, including new access roadway, footpaths, car parking, landscaping, water network, foul and surface water drainage including surface water attenuation system, refuse storage areas, bicycle shelters all

4.6 Location of the development

Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?

The proposed project is not located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location. The project comprises the redevelopment of a site on a brown-field, urban site.

Does the proposed development have the potential to affect other significant environmental sensitivities in the area?

There are no recorded monuments situated within the site boundaries or immediately adjoining the site.

The subject site is abutting a protected structure (the original library building dating from the 1930's). The proposals for the subject site will complement with the proposals for the refurbishment of the original library building and the redevelopment of the newer library building. The proposed development will ensure it is sensitive to the conservation objectives for the County Library building.

4.7 Preliminary Examination Conclusion

Following preliminary examination, the planning authority is recommended to conclude that there are doubts regarding the likelihood of significant effects on the environment arising from the proposed development having regard to considerations of cumulative development and demolition activity and to proceed to stage 3 a screening determination.

5. SCHEDULE 7 ASSESSMENT AND SCHEDULE 7A INFORMATION

Where the requirement to carry out EIA is not excluded at preliminary examination stage, the planning authority must carry out a screening determination.

In making its screening determination, the competent authority must have regard to:

- Schedule 7 criteria,
- Schedule 7A information,
- Any further relevant information on the characteristics of the development and its likely significant effects on the environment submitted by the applicant,
- Any mitigation measures proposed by the applicant,
- The available results, where relevant, of preliminary verifications or assessments carried out under other relevant EU environmental legislation, including information submitted by the applicant on how the results of such assessments have been taken into account, and
- The likely significant effects on certain sensitive ecological sites.

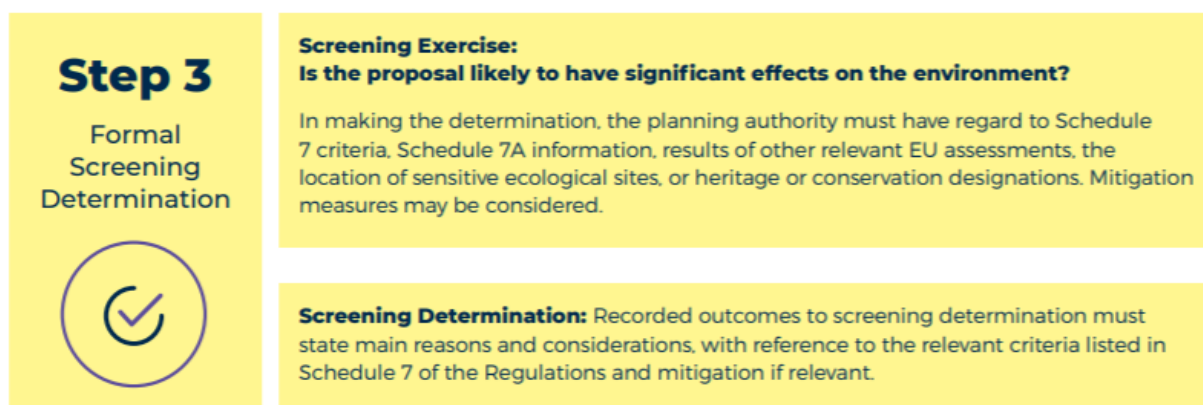


Figure 21: Extract from OPR Guidance Note (Step 3)

5.1 Criteria for determining whether development should be subject to an environmental impact assessment

The 'Environmental Impact Assessment (EIA) Guidance for Consent Authorities Regarding Sub-Threshold Development', groups criteria for deciding whether or not a proposed development would be likely to have significant effects on the environment under three headings which correspond to the updated Schedule 7. Schedule 7 criteria for determining whether development listed in part 2 of Schedule 5 should be subject to an environmental impact assessment.

- Characteristics of the proposed development.
- Location of the proposed development.
- Characteristics of potential impacts.

Schedule 7 Criteria Commentary	Schedule 7 Criteria Commentary
1.Characteristics of proposed development The characteristics of proposed development, in particular to: -	
a) the size of the proposed development,	The proposed development seeks the redevelopment of the Riverbank Arts Centre facilities and ancillary space including a shared access with the redeveloped county library adjacent the subject site. The scale of development is consistent with the existing facility and is not out-of-place in the urban setting.
(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,	This report identifies relevant planning applications for the assessment of cumulative effects, including Library development and GAA Grounds. Together, with the permission sought at the subject site and the other permitted developments in the vicinity of the site are not likely to give rise to significant effects and are considered to be complementary, contributing to the regeneration objectives for Newbridge town centre and cultural quarter.
(c) the nature of any associated demolition works,	The proposed development includes the demolition of the existing two storey building on site. The works will be managed in accordance with the criteria and environmental protections of Construction and Demolition Plan.
(d) the use of natural resources, in particular land, soil, water and biodiversity,	The proposed development does not give rise to any significant impacts on the use of natural resources.
(e) the production of waste,	No significant waste streams will be generated. All construction activities, will be managed in accordance with the recommendations of a CEMP.
(f) pollution and nuisances,	The proposed scheme is likely to have a neutral impact on pollution. The construction phase is likely to introduce temporal nuisance to local property owners.
(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	The project does not provide for pollutants or construction works that would give rise to environmental risks, and/or disasters in the area.
h) the risks to human health (for example, due to water contamination or air pollution).	The project is unlikely to give rise to risks to human health arising from contamination or pollution. There is no likely impact on sensitive water bodies, rivers or environmental designations.

2. Location of proposed development. The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard in particular to:	
a) the existing and approved land use,	The subject site currently provides for cultural use in the form of a long established arts centre facility. The existing land use is to be maintained at the subject site, which is a town centre location within Newbridge. The proposed development provides for enhancement of the existing arts facilities within the town centre.
(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,	The project is located within brown field site in the urban footprint of Newbridge. Due to the nature of the proposed scheme (i.e. redevelopment of existing Arts Centre use, utilising existing fabric where feasible), the completed works are not expected to result in significant environmental impacts that affect the relative abundance, availability, quality and regenerative capacity of natural resources.
c) the absorption capacity of the natural environment, paying particular attention to the following areas:	
(i) wetlands, riparian areas, river mouths;	The subject site is located in close proximity to the River Liffey and its banks. There is no interaction from the development with this watercourse, therefore absorption capacity is not affected. The proposed development is not likely to give rise to significant effects on wetlands, riparian areas, and river mouth.
(ii) coastal zones and the marine environment;	The site is not located proximate to a coastal zone or marine environment. No direct or indirect impacts are considered to arise.
(iii) mountain and forest areas;	Not applicable due to location of scheme
(iv) nature reserves and parks;	The proposed project is not located on or adjoining any nature reserves or parks.
(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;	The project is not located within a Natura 2000 site, and is unlikely have any direct impact, or indirect impact on any Natural 2000 site due to the of construction and activity during operation.
(vi) 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	The project will not have any impact on an area which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union.

is considered that there is such a failure;	
(vii) densely populated areas;	The site is located within the existing urban settling of Newbridge town centre. The Riverbank Arts Centre is an existing use on site. Newbridge had a population of 22,543 in 2016 which grew to 24,366 in 2022 (+8%). The proposed development will result in the enhancement and delivery of upgraded cultural facilities in the form of a new County Arts Centre. The site is located in an urban context which is served with public transport, commercial, services and other community facilities. It is supported by existing educational, residential, retail, services, churches, in the broader area and recreational facilities. The subject site includes outdoor areas which are ancillary to the arts centre use and provided for improvements to the public realm surrounding the arts centre and the neighbouring library.
(viii) landscapes and sites of historical, cultural or archaeological significance	There is a protected structure in close proximity to the subject site which will be conserved and integrated into the newly redeveloped Library facilities. No noted archaeological monuments are located on the site or adjoining the site. Having regard to the proposed scheme, it is considered that the proposed project will not have a significant negative impact on landscapes and sites of historical, heritage, cultural or archaeological significance.

5.2 Types and characteristics of Potential Impacts

The likely significant effects on the environment of proposed development relate to those criteria set out in paragraph (b)(i)(I) to (V) of section 171A of the Act, taking into account—

- (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 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.

The OPR's Practice Note on EIA Screening considers what are **likely significant effects**. Refer to Box 1 below.

Box 1: Likely Significant Effects

1. Are the effects identified likely to occur?

This refers to the effects that are expected to occur, those that can be reasonably foreseen as normal consequences of project construction and operation, including where relevant associated demolition, remediation and/or restoration.

2. Are the effects, which are likely to occur, significant?

EPA draft guidelines define a '*significant effect*' as an effect, which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment. The same draft guidelines provide useful definitions in relation to quality of effects, significance of effects, context of effects, probability of effects and duration and frequency of effects.

3. Will identified likely significant effects impact the environment?

Likely significant effects should cover the direct and indirect, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the project.

The factors of the environment to be described and assessed are:

- **population and human health;**
- **biodiversity, with particular attention to protected species and habitats;**
- **land, soil, water, air and climate;**
- **material assets, cultural heritage and the landscape; and**
- **the interaction between the factors.**

The following table summarises the likelihood of effects on the environmental factors listed in Box 1.

Screening Considerations

Aspect	Phase	Potential Effect	Extent	Probability	Significance of Effect	Quality of Effect	Duration
Landscape	Construction	Temporary changes during construction	Local	Likely	Slight	Negative	Short term/ Temporary
	Operation	Enhancements to public realm / streetscape	Local	Likely	Slight	Positive	Permanent
Visual	C	Perceived changes due to development works	Local	Likely	Moderate	Negative	Short Term /Temporary
	O	Changes to visual appearance of Arts Centre presentation to streetscape	Local	Likely	Moderate	Positive	Permanent
Biodiversity	C	Site does not impinge on notable habitats	Local	Not Likely	Slight	Neutral	Short Term /Temporary
	O	No impact on local habitats	Local	Not Likely	Slight	Neutral	Permanent
Land & Soil	C	Brownfield site – no change. Potential contamination due to accidental spillage etc.	Local	Not likely	Slight	Neutral	Temporary
	O	Brownfield site- no change	Local	Not Likely	Slight	Positive	Permanent
Human Health	C	Local disturbance from construction activity	Local	Likely	Slight	Negative	Short Term /Temporary
	O	Improved public health through enhancement of cultural facility	Local	Likely	Moderate	Positive	Permanent

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Water	C	Accidental pollution events occurring in construction if mitigation measures not applied	Local	Not Likely	Moderate	Neutral	Brief - Temporary
	O	None Predicted	Local	Not likely	Moderate	Neutral	Permanent
Air Quality & Climate	C	Reduction of air quality as a result of construction traffic and HGVs, and emissions from construction and plant machinery	Local	Not Likely	Moderate	Neutral	Brief Temporary
	O	None predicted	Local	Not Likely	Slight	Positive	Long-term
Noise	C	Increase in noise as a result of construction activity, and operation of plant and machinery	Local	Likely	Slight	Negative	Brief - Temporary
	O	None Predicted	Local	Not Likely	Slight	Positive	Long-term
Cultural Heritage: Built Heritage	C	Demolition of existing centre and temporary pause in activity	Local	Likely	Moderate	Neutral	Temporary
	O	Improved modern arts centre development	Local/County	Likely	Significant	Positive	Permanent
Cultural Heritage: Archaeology	C	None predicted	Local	Not Likely	Slight	Neutral	Temporary
	O	None predicted	Local	Not Likely	Slight	Neutral	Temporary

3. 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, taking into account—	
a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected)	The project is constrained in its extent. It is unlikely that the impact of the project will extend beyond the local vicinity of the subject site area during construction.
(b) the nature of the impact	In general, construction work for the project will be undertaken on a brown field site. The project provides for the long-term development of an arts centre on a site established for this use. Works will be relatively constrained with the project not affecting lands outside the site.
c) the transboundary nature of the impact	Not applicable due to scale and location of scheme.
(d) the intensity and complexity of the impact,	Construction impacts will be temporary and of typically low intensity. The construction methodology adopted will ensure potential impacts are mitigated.
(e) the probability of the impact,	The project's design is subject to refinement and decisions on the design of various details. The project is likely to be developed within 18-24 months. The impacts of the project during construction and operation phase are comprehended as probable, as the project is set to be developed within the site of the existing arts centre.
(f) the expected onset, duration, frequency and reversibility of the	Temporary environmental impacts are likely to occur. These are not likely to be significant, within the meaning of the Directive.
(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	The proposed development shall be implemented independent of any other development project. The project does complement the development of the adjoining library site. However, no negative environmental impacts arise from the development of the adjoining cultural sites and does not give rise to cumulative negative environmental impacts.
(h) the possibility of effectively reducing the impact	It is likely that the operation of the scheme will be neutral to positive. There is potential to reduce the impact of the project at construction stage with a detailed construction management plan.

5.3 Available results under other relevant EU environmental legislation,

All list of the references/data used in the preparation of the AA Screening report prepared by NM Ecology is set out on page 10 of the AA Screening report.

Other relevant EU environmental legislation may include:

- SEA Directive [2001/42/EC]
- Birds and Habitats Directives [79/409/EEC, 2009/147/EC & 92/43/EEC]
- Water Framework Directive [2000/60/EC]
- Marine Strategy Framework Directive
- Ambient Air Quality Directive and Heavy Metals in the Ambient Air Directive
- Industrial Emissions Directive
- Seveso Directive
- Trans-European Networks in Transport, Energy and Telecommunication
- EU Floods Directive 2007/60/EC

Table 2 Other relevant EU environmental legislation

Directive	Results
SEA Directive [2001/42/EC]	The proposed development is located on lands which have been zoned within the Kildare County Development Plan 2023-2029 and the Newbridge Local Area Plan (extended to 2021). These have been subject to Strategic Environmental Assessment.
Birds and Habitats Directives [79/409/EEC, 2009/147/EC & 92/43/EEC]	An appropriate assessment (AA) screening report prepared by NM Ecology has been prepared. It concludes: <i>"Having considered the particulars of the proposed development, we conclude that this application meets the second conclusion, because there is no risk of direct, indirect or in-combination effects on any Natura 2000 sites. Therefore, with regard to Article 42 (7) of the European Communities (Birds and Natural Habitats) Regulations 2011, it can be excluded on the basis of objective scientific information following screening, that the plan or project, individually or in combination with other plans or projects, will have a significant effect on a European site. As a result, we conclude that <u>Appropriate Assessment is not required.</u>"</i>
Water Framework Directive [2000/60/EC]	The subject site includes existing arts and cultural facilities. The AA Screening report states that:

Directive	Results
	<i>"There are no other substantial watercourses (as per the EPA database of rivers and streams) in the vicinity of the Site. The Liffey flows north-east through County Kildare towards Dublin City, and ultimately meets the coast at Dublin Bay approx. 60 – 70 km downstream of the Site. It is currently of Good status (Water Framework Directive Status Assessments 2013-2018) over much of its course, declining to Moderate status in some sections".</i> In terms of the proposed development: Foul water will continue to be discharged to a local authority combined sewer on Athgarvan Road, and conveyed to the Osberstown Waste Water Treatment Works (part of the Upper Liffey Valley Sewerage Scheme). Surface water will continue to be discharged to the River Liffey.
Marine Strategy Framework Directive	The site is located inland, away from the coast, there is no likely impact given the distance.
Ambient Air Quality Directive and Heavy Metals in the Ambient Air Directive	n/a to proposed development
Industrial Emissions Directive	n/a to proposed development
Seveso Directive	There are no Seveso sites within the site nor in the vicinity of the subject site
Trans-European Networks in Transport, Energy and Telecommunication	n/a to proposed development
EU Floods Directive 2007/60/EC	A Flood Risk Assessment has been prepared by Cora Consulting Engineers in relation to the proposed redevelopment of the Newbridge Arts Centre at Newbridge, this has informed the design of the proposed development at the subject site. The development will be protected against flooding. No flood risk arises.

6. SCREENING CONCLUSION

Having regard to the nature and scale of the proposed development which is below the thresholds set out in Class 10 of Part 2 of Schedule 5, the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001, as amended, and the following:

- The scale, nature and location of the proposed impacts
- The potential impacts and proposed mitigation measures
- The results of the any other relevant assessments of the effects on the environment

It is considered that the proposed development would not be likely to have significant effects on the environment and it is recommended that environmental impact assessment report is not required.



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