





## ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT STAGE 1: PRE-SCREENING

*For use when establishing if the proposal is a 'sub-threshold development' requiring Preliminary Examination*

<b>Planning Register Reference:</b>	P82024.16	
<b>Development Description Summary:</b>	Proposed change of use from former financial building (former Bank of Ireland) to fashion & textiles design hub consisting of internal refurbishment and re-configuration of internal layout on both ground floor and first floor for workshop, training, and office spaces.	
<b>Part A.</b> Is the development a project listed in Schedule 5, Part 1, of the Planning & Development Regs 2001 (as amended)?		
<input type="checkbox"/> Yes, specify class: [insert class here]	EIA is mandatory No Screening required CS1	
<input checked="" type="checkbox"/> No	Proceed to <b>Part B</b>	
<b>Part B.</b> Does the development comprise a project listed in Schedule 5, Part 2, of the Planning & Development Regulations 2001 (as amended) and does it meet/exceed the thresholds?		
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 <b>and</b> meets/exceeds the threshold, specify class (including threshold): [Insert class & threshold here]	EIA is mandatory No Screening required CS1	
<input checked="" type="checkbox"/> No, the development is not a project of a type listed in Schedule 5, Part 2	No Screening required CS2	
<input type="checkbox"/> Yes the project is of a type listed <b>but</b> is <i>sub-threshold</i> : [Insert class & threshold here]	Proceed to <b>Part C</b>	
<b>PART C.</b> Has Schedule 7A information/screening report been submitted?		
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required	
<input checked="" type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required Proceed to Stage 2	
<b>Name:</b>	Derek McCormack -	
<b>Position:</b>	Project Manager – Senior Executive Engineer	
<b>Date:</b>	24/09/2024	

	<b>ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT</b> <b>STAGE 2: PRELIMINARY EXAMINATION</b>	
<i>The Planning Authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.</i>		
	<b>Comment:</b>	<b>Yes/No/ Uncertain:</b>
<b>Nature of the development:</b> Is the nature of the proposed development exceptional in the context of the existing environment?  Will the development result in the production of any significant waste, or result in significant emissions or pollutants?	The proposed will consist of re-configurations and refurbishment of internal layout.	<b>No</b>
<b>Size of the development:</b> Is the size of the proposed development exceptional in the context of the existing environment?  Are there cumulative considerations having regard to other existing and/or permitted projects?	The size of the development area is 190qm.	<b>No</b>
<b>Location:</b> Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location? <sup>1</sup>  Does the proposed development have the potential to affect other significant environmental sensitivities in the area?		<b>No</b>
<b>CONCLUSION</b>		
Based on a preliminary examination of the <b>nature, size or location</b> of the development:		
<div style="text-align: center;"><input checked="" type="checkbox"/></div> <p>There is <b>no real likelihood</b> of significant effects on the environment.</p> <p>EIA is not required.</p> <p>CS3</p>	<div style="text-align: center;"><input type="checkbox"/></div> <p>There is <b>real likelihood</b> of significant effects on the environment.</p> <p>An <b>EIAR is required</b>.</p> <p>CS4</p>	<div style="text-align: center;"><input type="checkbox"/></div> <p>There is <b>significant and realistic doubt</b> regarding the likelihood of significant effects on the environment.</p> <p>Request the applicant to submit the <b>Information specified in Schedule 7A</b> for the purposes of a screening determination.</p> <p>CS5</p>
<b>Name:</b>	Derek McCormack - 	
<b>Position:</b>	Project Manager – Senior Executive Engineer	
<b>Date:</b>	24/09/2024	

<sup>1</sup> Sensitive locations or features includes European sites, NHA/pNHA, Designated Nature Reserves, land designated as a refuge for flora and fauna, and any other ecological site which is the objective of a CDP/LAP (including draft plans).



## ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT STAGE 3: SCREENING DETERMINATION

*For use when the Information specified in Schedule 7A has been submitted for the purposes of a screening determination.*

<b>Planning Register Reference:</b>		
<b>Development Description Summary:</b>		
<b>Part A: Case Details</b>		
	<b>Yes/No/ N/A:</b>	<b>Comment (if relevant):</b>
Does the application include information specified in Schedule 7A?		
Other relevant information submitted:		
Does the application include a NIS and/or other reports to enable AA screening?		
Is an IED/IPC/Waste Licence or Waste Water Discharge Authorisation (or review of licence/ authorisation) required from the EPA for the subject development?		
If YES has the EPA been consulted?		
Have any other relevant <sup>2</sup> assessments of the effects on the environment been carried out pursuant to other relevant Directives –for example SEA or AA?		
<b>Part B: Examination</b>		
<b>Characteristics of proposed development (including demolition, construction, operation, or decommissioning):</b>		
	<b>If relevant, briefly describe the characteristics of the development (i.e. the nature and extent):</b>	
(a) The size and design of the whole of the proposed development (including any demolition works):		

<sup>2</sup> Relevant assessments are those which have a significant bearing on the project.

(b) Other existing or permitted projects (including under other legislation that is subject to EIA) that could give rise to cumulative effects:	
(c) Use of natural resources, in particular land, soil, water and biodiversity: <i>Will construction or the operation of the proposal use natural resources such as land, soil, water, materials or energy, especially any resources which are non-renewable or are in short supply?</i>	
(d) Production of waste: <i>Will the proposal produce solid wastes during construction, operation, or decommissioning?</i>	
(e) Pollution and nuisances: <i>Will the proposal release pollutants to ground or surface water, or air (including noise and vibrations) or water, or lead to exceeding environmental standards set out in other Directives?</i>	
(f) Major accidents and disasters: <i>In accordance with scientific knowledge, is there a risk of major accidents and/or disasters which are relevant to the project, including those caused by climate change?</i>	
(g) Risks to human health, for example due to water contamination or air pollution:	
<b>2. Location of the Proposed Development</b>	
<b>The environmental sensitivity of geographical areas likely to be affected by the proposed development:</b>	<b>If relevant, briefly describe the characteristics of the location</b> (with particular regard to the (a) existing and approved land use, (b) the relative abundance, availability, quality and regenerative capacity of natural resources, and (c) the absorption capacity of the environment):
(a) Generally describe the location of the site and its surroundings:	

<p>(b) Is the project located within, close to or has it the potential to impact on any site specified in Article 103(3)(a)(v) of the Regulations:</p> <ul style="list-style-type: none"> <li>- European site</li> <li>- NHA/pNHA</li> <li>- Designated Nature Reserve</li> <li>- Designated refuge for flora or fauna</li> <li>- Place, site or feature of ecological interest, the preservation, conservation, protection of which is an objective of a development plan/ local area plan/ draft plan or variation of a plan.</li> </ul>	
<p>(c) Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies (including riparian areas and river mouths), the coastal zone and the marine environment, mountains, forests or woodlands, that could be affected by the project?</p>	
<p>(d) Is the proposal likely to be highly visible to many people? Are there any areas or features of high landscape or scenic value on or around the location, or are there any routes or facilities that are used by the public for recreation or other facilities which could be affected by the proposal?</p>	
<p>(e) Are there any areas or features of historic or cultural importance on or around the location that could be affected by the project?</p>	
<p>(f) Are there areas within or around the location which are densely populated or built-up, or occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities that could be affected by the proposal?</p>	

(g) Are there any areas within or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be affected by the proposal?		
(h) Are there any areas within or around the location which are already subject to pollution or environmental damage, and where there has already been a failure in environmental standards that could be affected by the proposal e.g. the status of water bodies under the Water Framework Directive?		
(i) Is the site located in an area susceptible to subsidence, landslides, erosion, or flooding which could cause the proposal to present environmental problems?		
(j) Are there any additional considerations that are specific to this location?		
(k) Are there any areas within or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be affected by the proposal?		
<b>3.Types and characteristics of potential impacts:</b>		
<b>If relevant, briefly describe the characteristics of the potential impacts under the headings below.</b>  <b>(including where relevant the magnitude and spatial extent of the impact (e.g. geographical areas and size of population likely to be affected), nature of impact, intensity and complexity of impact, probability of impact, and duration, frequency and reversibility of the impact):</b>	<b>If relevant, briefly describe any mitigation measures proposed to avoid or prevent a significant effect.</b>	<b>Is this likely to result in significant effects on the environment?</b>
<b>Population and human health:</b>		

<b>Biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive.<sup>3</sup> *</b>		
<b>Land, soil, water, air and climate:</b>		
<b>Material assets, cultural heritage and the landscape:*</b>		
<b>Cumulative effects:</b>		
<b>Transboundary effects:</b>		
<b>4. Additional Considerations:</b>		
Further relevant information, if any, relating to how the results of any other relevant assessments of the effects on the environment have been taken into account (e.g. SEA, AA screening, AA):		
Other relevant information/ considerations of note:		
<b>Part C: Determination</b>		
No real likelihood of significant effects on the environment.	<input type="checkbox"/>	EIAR is not required
Real likelihood of significant effects on the environment.	<input type="checkbox"/>	EIAR is required
<b>Part D: Main Reasons and Considerations:</b>		
<p>Having regard to 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:</p> <p>a) Set out the main reasons and considerations specific to the nature, size, or location of the proposed development, and the types and characteristics of potential impacts:</p> <p>b) Where relevant, reference any key mitigation measures of significance to the screening</p>		

<sup>3</sup> -And with particular regard to areas specified in Article 103(3)(a)(v) of the Regulations.

<i>determination:</i> <i>c) Where relevant, reference the results of any other relevant assessments of the effects on the environment (e.g. SEA, AA screening, AA):</i> <i>d) Any other relevant information:</i> <b>It is considered that the proposed development would/would not be likely to have significant effects on the environment and that the preparation and submission of an Environmental Impact Assessment Report is/is not therefore required.</b>	
<b>Additional Comments:</b>	
<b>Name:</b>	
<b>Position:</b>	
<b>Date:</b>	

**Recorded Conclusion/Statement to be inserted in Planners Report:**

- CS1: Having regard to the nature and scale of the proposal and the provisions of Schedule 5 of the Planning and Development Regulations, it is concluded that EIA is required.
- CS2: Having regard to the nature and scale of the proposal, it is concluded that EIA screening or EIA is not required
- CS3: Having regard to Sections 172 and 176 of the Planning and Development Act, 2000 (as amended) and Article 102 and Schedules 5 & 7 of the Planning and Development Regulations, 2001 (as amended), a preliminary examination of the nature, size and location of the proposed development has been carried out which concludes that there is no real likelihood of significant effects on the environment arising from the proposed development. It is therefore concluded that EIA is not required.
- CS4: Having regard to Sections 172 and 176 of the Planning and Development Act, 2000 (as amended) and Article 102 and Schedules 5 & 7 of the Planning and Development Regulations, 2001 (as amended), a preliminary examination of the nature, size and location of the proposed development has been carried out which concludes that there is a real likelihood of significant effects on the environment arising from the proposed development. It is therefore concluded that EIA is required.
- CS5: Having regard to Sections 172 and 176 of the Planning and Development Act, 2000 (as amended) and Article 102 and Schedules 5 & 7 of the Planning and Development Regulations, 2001 (as amended), a preliminary examination of the nature, size and location of the proposed development has been carried out which has not concluded beyond a significant doubt that there is no real likelihood of significant effects on the environment arising from the proposed development. It is therefore concluded that a Formal Screening Determination is required to be carried out and in this regard the applicant/developer is required to submit information in accordance with Schedule 7A of the Planning and Development Regulations 2001 (as amended).