

EIAR Screening Report Model School, Athy Co Kildare

Proposal: Part VIII proposal – Change of use from vacant school house to food, drink and skills innovation centre/ space at Athy, Co. Kildare.

Restructuring and Renovation of the old Model School House.

Re: Environmental Impact Assessment – Screening for Environmental Impact Assessment Report (EIAR)

Planning Legislation:

Planning and Development Regulations 2001-2019, Schedule 5, Part 1 and 2

European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018

Article 75 which amends Article 120 of the Planning and Development Regulations 2001-2019

Planning and Development Act 2000 – 2019

Characteristics of Project.

Under this Part VIII proposal, there is a proposal to:

- a) Change of use from vacant/derelict building to innovation hub.
- b) Installation of new mechanical and electrical services
- c) Restoration, alteration and refurbishment of the existing structures including;
- d) Refurbishment of eaves, gutters, downpipes, insulation of all roof spaces,
- e) Alterations to internal layouts and internal and external door openings to improve accessibility and fire safety.
- f) Internal alterations and fit-out as training and innovation kitchens, co-working areas, showcase cafe and ancillary facilities.
- g) Installation of new mechanical and electrical services including lift and air intake and extract ventilation units.
- h) External alterations including demolition of single-storey toilet blocks and latrines in rear yard.
- i) Modification of existing site entrances and formation of new vehicular entrance from Geraldine Road.

- j) Siteworks including improvement of service ducts and drainage systems, provision of gas tanks, car parking and associated works, landscaping including modification of ground levels to facilitate universal access to the building.

Location

The site is located at the junction of N78 and Geraldine Road, Athy, Co. Kildare.

Type and characteristics of potential impact

From assessing the documentation associated with the proposed alterations and considering the extent of works including internal and external modifications along with the use being changed to innovation hub space and associated uses, it is considered that the proposed development works are significantly below sub threshold Part 2 activities and having regard to the environmental sensitivities of this area and the potential impacts based on the following environmental factors;

- ☐ Population and human health
- ☐ Biodiversity, with particular attention to species and habitats protected under the Birds and Habitats Directives
- ☐ Land, soil, water, air and the landscape.
- ☐ Climate
- ☐ Interaction between above
- ☐ Expected effects from relevant major accidents and / or disasters

it is determined that no Environmental Impact Assessment Report is required.

An Appropriate Assessment Screening report was also carried out, in relation to the proposed Part VIII works at the Model School, Athy, Co. Kildare and this concluded that significant impacts on any Natura 2000 site can be ruled out therefore it was determined that a Natura Impact Assessment was not required.

Conclusion

It is determined that based on the above preliminary examination, there is no real likelihood of significant effects on the environment arising from the proposed development works at the Model School, Athy, Co. Kildare and therefore it is recommended that an Environmental Impact Assessment Report is not required for this Part VIII proposal.

Signed: Gerry Tobin BSc. MA.

Environmental Consultant