



Leitrim County Council

**Environmental Impact Assessment
Screening Report
for 'Extension to the Hive Building' Carrick on
Shannon, Co. Leitrim**

10th March 2020

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1. Introduction

This is an EIA screening report for 'Extension to the Hive Building, Carrick on Shannon, Co. Leitrim'. The purpose of the report is to screen the proposed development to establish whether it requires Environmental Impact Assessment (EIA) and as a result if an Environmental Impact Assessment Report (EIAR) should be prepared in respect of it. An Appropriate Assessment Screening Statement and Ecological Impact Assessment have also prepared as separate documents.

The screening process includes an assessment of the details of the proposal with reference to the relevant EIA legislation including the Planning & Development Regulations 2001 (as amended by Planning and Development Regulations 2015), the EIA Directive 2011/92/EU (as amended by Directive 2014/52/EU) and relevant EU Guidance including *Interpretation of definitions of project categories of annex I and II of the EIA Directive*, EU, 2015 and *Environmental Impact Assessment of Projects Guidance on Screening*, EU, 2017.

The EIA screening covers:

- i. Description of the proposed development
- ii. The legislative basis for EIA
- iii. Screening considerations
- iv. Conclusions

2. The Proposed Development

The proposed development will consist of the provision of a new two storey extension with a floor area of 267m² to the front of the existing 'The Hive Building' incorporating; alterations to existing reception and stairs, additional work spaces, circulation and new stairs together, alterations to existing elevation, canopy roof over new access, alterations to existing car park, including additional car park spaces, additional cycling spaces and new future overflow car park, alterations to boundary treatment and connections to surface water and systems with all associated site development works.

The site location is shown in Figure 1 overleaf whilst the Site Location Map is provided in Appendix I.

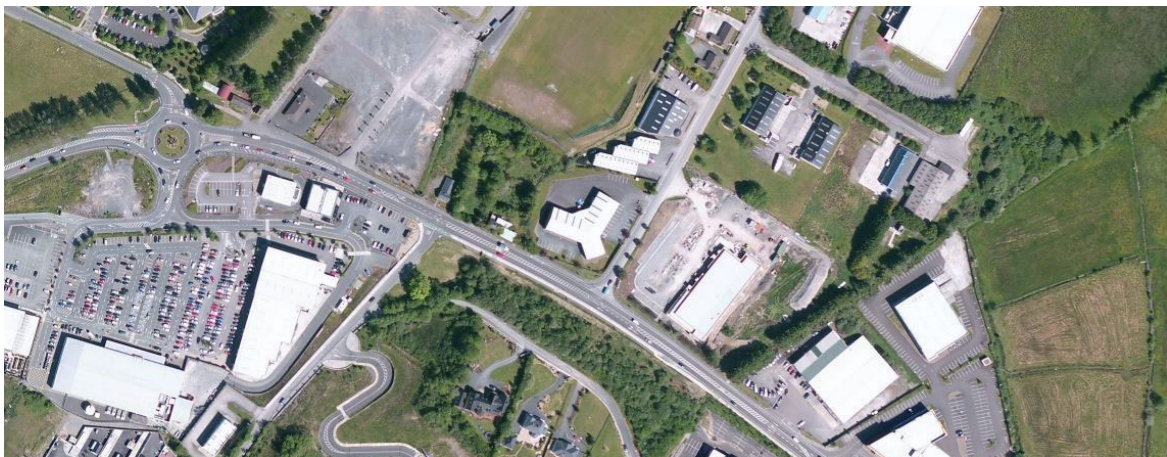


Figure 1 : Location of Proposed Development

3. Legislative Basis for EIA

EIA requirements derive from the EIA Directive (Directive 2011/92/EU as amended by Directive 2014/52/EU). As the amended Directive came into force on 16th May 2017 and regulations transposing it into national legislation have been enacted. No changes to the prescribed project types or thresholds are required under the amended Directive so the types and thresholds set out in the 2001-2010 Regulations remain in effect.

EIA legislation as it relates to the planning process has been largely brought together in Part X of the Planning and Development Acts 2000-2019 and Part 10 and Schedules 5, 6 and 7 of the Planning and Development Regulations 2001-2020. Part 1 of Schedule 5 to the Planning and Development Regulations lists project types included in Annex I of the Directive which automatically require EIA. Part 2 of the same Schedule, lists project types included in Annex II. Corresponding developments automatically require EIA if no threshold is given or if they exceed a given threshold. Developments which correspond to Part 2 project types by are below the given threshold must be screening to determine whether they require EIA or not. This is done by consideration of criteria set out in Schedule 7.

4. Screening Considerations

Class of Development

In the first instance, it is necessary to determine whether the project is of a type (or 'class') that requires an EIAR. This project does not correspond to any of the prescribed types listed in Annex I or Annex II.

I am satisfied having considered the modest scale of the proposed extension, the location of the extension within a fully serviced site in the town of Carrick on Shannon and to the findings of the Appropriate Assessment Screening Statement and Ecological Impact Assessment that there is no likelihood of significant effects to the environment arising from the proposed development.

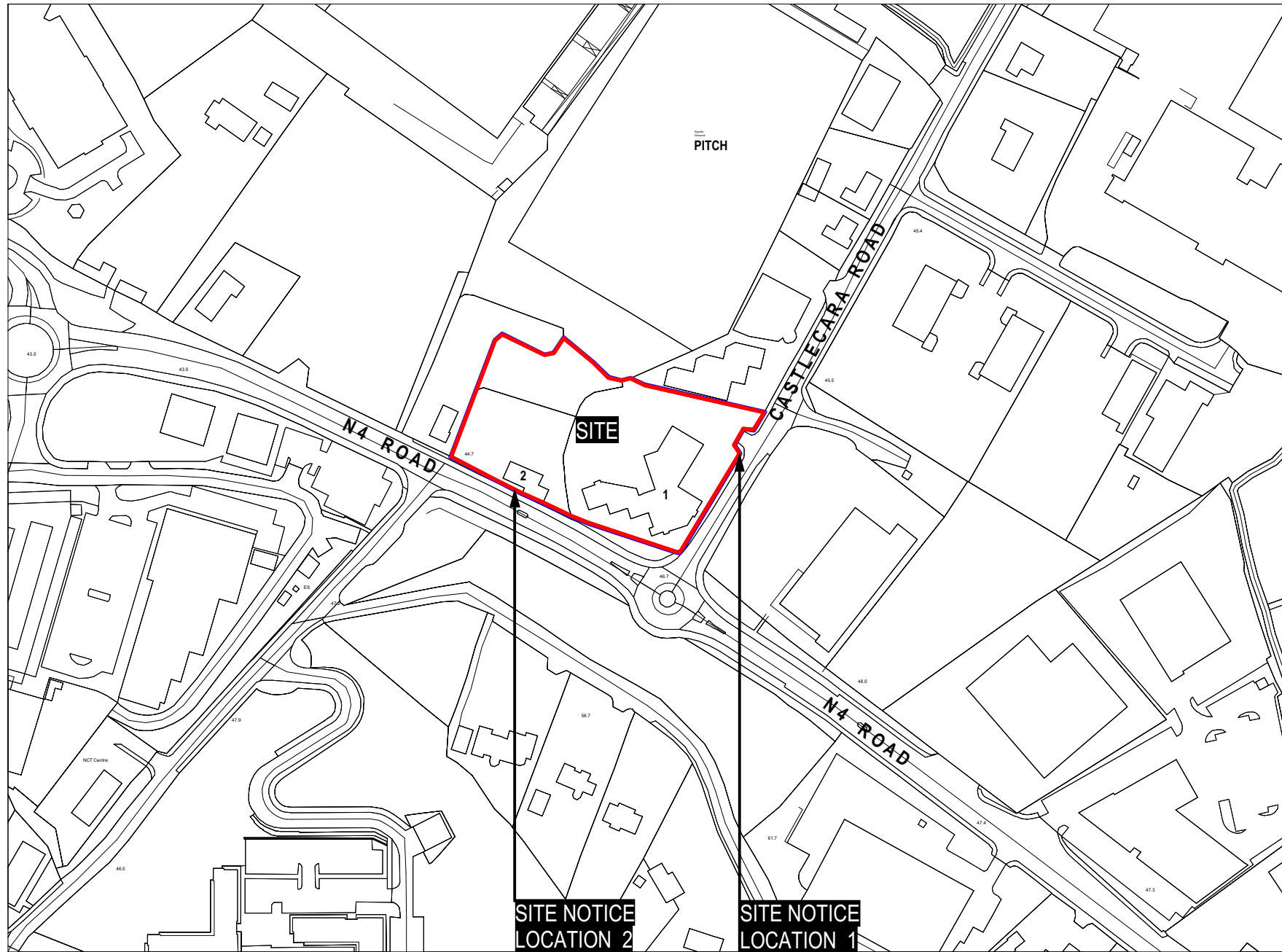
As the project is not a type (or 'class') listed in Annex I or Annex II of the EIA Directive (Directive 2011/92/EU as amended by Directive 2014/52/EU) an EIA and subsequently an EIAR is not required for this project.

5. Conclusion

The proposed development does not fall within the project type (or 'class') defined within the EIA Directive (Directive 2011/92/EU as amended by Directive 2014/52/EU) and enacted in the Planning and Development Regulations 2001-2020.

It is also noted that a separate Appropriate Assessment Screening Statement has concluded that there will be no negative impacts on the qualifying interests or any species in any Natura 2000 site.

Appendix I – Site Location Map



LEGEND

— Overall legal site boundary/ Planning permission Application Boundary

- 1 The Hive Building
- 2 The Men's Shed Building (located inside of boundary line; No proposed works proposed)

ITM Centre Point Co-ordinate: X,Y= 595067.0,799616.0

Map Sheet Reference : 1804-D, 1804-B

Site Area: 0.7913877 hectares / 7913.877 sq.metres

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01 SITE LOCATION / OS MAP
001



SCALE: 1:1250 @ A1
1:2500 @ A3

For



In Partnership with



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NOTES

levels All levels and dimensions to be checked onsite. Any discrepancies to be reported to Cooney Architects. Do not scale off this drawing. Use figured dimensions only.
This drawing is to be read in conjunction with all other relevant Engineering and Architectural drawings and specifications. General structure only. To be cross referenced with all associated Engineers drawings.
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DESIGN TEAM

Cooney Architects

project title Proposed extension to The Hive Carrick On Shannon, Co.L Leitrim
client Leitrim County Enterprise Fund
drawn by PP
checked by FC

drawing no. 19021 PP-001
drawing title [Site Location/ OS Map]
scale 1:1250 @ ISO A1
1:2500 @ ISO A3
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