

To: Martin Prenderville, Head of Finance

From: Arlene O' Connor, Senior Executive Planner

Proposal: Part VIII proposal – Refurbishment of Alms House at no. 2 St Marys Lane, Kilkenny and change of use to office use.

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
Planning and Development Act 2000 – 2019

Characteristics of Project

Under this Part VIII proposal, Kilkenny County Council are proposing the refurbishment of the Alms House at no. 2 St Marys Lane, Kilkenny and also to change the use of the building to office use.

The proposed development will consist of:

- Change the use of the building to office use.
- Internal modifications to the building which include the following works;
 - Insertion of toilets in the ground floor.
 - Removal of modern partition wall in the existing stairwell and provision of
 - Building Regulations compliant balustrade (existing balustrade to be retained).
 - Decorative works including painting and carpeting.

Location

The Alms House at no. 2 St. Mary's Lane is located along St. Mary's Lane, just west of St. Kieran's Street and to the north of St. Mary's Church and graveyard. It immediately adjoins another property, namely no. 1 St. Mary's Lane, a dwelling.

Type and characteristics of potential impact

From assessing the documentation associated with the proposed alterations and considering the extent of works are all internal modifications along with the use being changed to office, 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 special 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 by the Planning Authority, in relation to the proposed Part VIII works at no. 2 St. Mary's Lane in Kilkenny city and these 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 which are for the refurbishment of this property at no. 2 St. Mary's Lane in Kilkenny city and the changing of the building use to offices and therefore it is recommended that an Environmental Impact Assessment Report is not required for this Part VIII proposal at the Alms House, no. 2 St. Mary's Lane, Kilkenny.

Signed: Arlene O' Connor,
Senior Executive Planner,
Kilkenny County Council.
10/12/2019