

**To:** Brendan O'Brien Executive Engineer

**From:** Catriona Bambrick Executive Planner

**Proposal:** Part VIII proposal – Renovation of the Community Centre for use as a Library (including fit out) at Marshes Street, Thomastown, Co. Kilkenny

**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 2001-2020  
Planning and Development Act 2000 – 2019

**Characteristics of Project**

- Replacement of the existing facades to the front (South East), back (North West) and side (South West) of the building;
- Installation of new double-glazed windows in a powder coated aluminium frame;
- Replacement of the existing profiled roof sheeting to the existing pitched roofs;
- Construction of a 3 bay first floor within the existing structure;
- Modifications to the internal layout of the building including the demolition of the existing “Mens Shed” to provide a new layout including the following facilities; library and digital enterprise hub;
- reception area, office space, meeting rooms, open plan activities room, toilets and internal lift; and
- Construction of a store room and emergency access to the rear of the building.

**Location**

The site is located along Marshes Street Thomastown, Co. Kilkenny.

**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 a library facility with digital enterprise hub 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 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 the Community Centre on Marshes Street, Thomastown 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 Community Centre Marshes Street, Thomastown and therefore it is recommended that an Environmental Impact Assessment Report is not required for this Part VIII proposal.

**Signed:** *Catriona Bambrick,*  
*Executive Planner,*  
*1/10/2020*

I agree with the above

*A. O' Connor 1/10/2020*

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**A' O Connor**

**Senior Executive Planner**