

To: Brendan O Brien Executive Engineer

From: Catriona Bambrick Executive Planner

Proposal: Part VIII proposal – Renovation of Piltown Garda Station for use as a Garda Station and Remote Working Hub at Main Street, Piltown, Co. Kilkenny.

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

Planning Legislation

Planning and Development Regulations 2001-as amended, 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-as amended
Planning and Development Act 2000 – as amended

Characteristics of Project

Under this Part VIII proposal, Kilkenny County Council are proposing the renovation of Piltown Garda Station for use as a Garda Station and Remote Working Hub at Main Street, Piltown, Co. Kilkenny.

The works proposed are described as follows;

- Installation of insulation and weathering system to existing semi-circular concrete flat roof to rear;
- Refurbishment or replacement of existing windows with an appropriate timber-framed, single-sashed window systems;
- Refurbishment or replacement of existing external doors with new painted solid four-panelled and two-panelled doors;
- Modifications to the internal layout of the building including the demolition of the Left Hand Staircase and realignment of portion of Party Wall at ground floor to provide new layout including the following facilities; toilet facilities and canteen for Remote Working Hub, comms room, meeting rooms, open plan office space and Garda Station including toilet, shower and kitchenette;
- Replace existing heating system with Air to Water heat pump and low temperature radiators;
- Replace existing electrical system and provide CAT 6 cabling for new office spaces; and
- Provide new ramp access to the front entrance of the building.

Location

The site is located along the main Street in Piltown. 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 Garda Station for use as a Garda Station and Remote Working Hub, 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 Garda Station in Piltown, 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 at the Garda Station on Main Street in Piltown and therefore it is recommended that an Environmental Impact Assessment Report is not required for this Part VIII proposal.

C. Bambrick 25/1/2022

**Catriona Bambrick,
Executive Planner,**

I agree with the above

A O' Connor 21/2/22

A' O Connor

Senior Executive Planner