

Part VIII, Clodeen Lane, Callan, Kilkenny.

**To: Housing Section**

**From: Nicolaas Louw: Senior Executive Planner**

**Proposal: Proposal to carry out the following works to buildings 18 and 20 Upper Bridge Street, Callan, Co. Kilkenny.**

- 1. The re-instatement of an original carriageway to provide pedestrian access to Clodeen Lane from Upper Bridge St.**
- 2. The conversion of the upper floors of no. 18 to 2 no. 1 bedroom apartments with new shared access, demolition of 60m<sup>2</sup> of ground floor accommodation, demolition of concrete rear sheds (40m<sup>2</sup>) and construction of new extension of 42.5m<sup>2</sup>,**
- 3. Ground floor use to remain as General Business at 20 Upper Bridge Street:**
- 4. Demolition of 65m<sup>2</sup> existing single storey modern extension to the rear, construction of a new extension of 36m<sup>2</sup> to the building to allow the conversion of the upper floors of no. 20 to 2 no. 1 bedroom apartments with new shared access**
- 5. Ground floor use to remain as General Business**

**Works will also include full refurbishment and conservation works to the interiors and exteriors of both 18 & 20, and all associated site development works.**

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

**Planning Legislation:**

Planning and Development Regulations 2001-as amended, Schedule 5 and 7, 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**

Site is located at Nos. 18 and 20 Upper Bridge Street, Callan, Co. Kilkenny. Both sites are occupied with existing buildings, within the existing streetscape. Both sites are located within approximately 50m of the King’s River to the north of the sites. The proposal includes:

The proposal is for the upgrade of a carriageway, the conversion of upper floors of a building, extending a building and works to interior and exterior of a building.

**Location**

18 and 20 Upper Bridge Street, Callan, Co. Kilkenny

**Type and characteristics of potential impact**

From assessing the documentation associated and considering schedules 5 and 7 of the Planning and Development Regulations 2001-2023, it is considered that the proposed development works are not explicitly covered under either Part 1 or Part 2 of Schedule 5 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

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- Interaction between above
- Expected effects from relevant major accidents and / or disasters

it is determined that there is no potential for likely significant effects on the environment. Accordingly, the project can be screened out and **no** Environmental Impact Assessment Report is 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 and therefore it is recommended that an Environmental Impact Assessment Report is not required for this proposal.

A handwritten signature in black ink, appearing to read 'N. Louw', is positioned above the date. The signature is stylized and somewhat cursive.

27/05/25

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**N. Louw**  
**Senior Executive Planner**