

**To:** Mary Mulholland, Director of Services, Housing

**From:** Catriona Bambrick, Executive Planner

**Proposal:** Part VIII proposal – Development of 2 apartments at the old Fire Station, High St., Graiguenamanagh in the townland of Graiguenamanagh & Brandondale

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

**Planning Legislation:**

Planning and Development Regulations 2001-2018, Schedule 5, Part 1 and 2  
European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018  
Article 75 which amends Article 120 of the Regulations 2001  
Planning and Development Act 2000 – 2018

**Characteristics of Project**

Under this Part VIII proposal, Kilkenny County Council are proposing to develop 2 no. apartments at the old fire station in High Street, Graiguenamanagh. The redevelopment of the building involves the following works;

- Construction of 2 x 1 bed apartments
- Demolition of existing buildings on site
- site clearance and site development works

**Location**

The site is located on High Street in Graiguenamanagh, Co, Kilkenny. There is presently an old fire station on site.

**Type and characteristics of potential impact**

From assessing the documentation associated with the proposed development, it is considered that the proposed development is 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 which 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 and therefore it is recommended that no Environmental Impact Assessment Report is required for this Part VIII proposal on the High Street in Graiguenamangh, Co. Kilkenny.

Signed: Catriona Bambrick ,  
Executive Planner,  
Kilkenny County Council.  
4/06/2019