



**TO: AN CATHAOIRLEACH
& EACH MEMBER OF KILKENNY COUNTY COUNCIL**

**RE: CONVERSION OF FORMER FIRE STATION, MAUDLIN STREET,
THOMASTOWN, CO. KILKENNY TO DWELLING**

Planning & Development Acts 2000 - 2019

DATE: 15th September, 2020

Dear Councillor,

In accordance with 179 of the Planning & Development Act 2000-2019 as amended and Part VIII of the Planning & Development Regulations 2001, as amended, Kilkenny County Council hereby gives notice of its intention to carry out the following development:

**PART VIII - CONVERSION OF FORMER FIRE STATION,
MAUDLIN STREET, THOMASTOWN, CO. KILKENNY TO DWELLING**

I attach herewith Report of the Director of Services together with Planner's Report. I am satisfied that the proposed development is consistent with proper planning and sustainable development of the area and consistent with the provisions of the County Development Plan 2014 - 2020.

I recommend that Kilkenny County Council proceed with the proposed development in accordance with the plans made available for public inspection and taking into account the recommendations made by the Planning Department.


Colette Byrne
Chief Executive





KILKENNY COUNTY COUNCIL

REPORT

**In Accordance with Section 179 of the
Planning and Development Acts, 2000 as amended**

**Conversion of Former Fire Station, Maudlin St,
Thomastown, Co. Kilkenny to Dwelling**

**For consideration by the Elected Members
of Kilkenny County Council
at meeting to be held on 21st September 2020**

1. Introduction

This report has been prepared for submission to the Elected Members of Kilkenny County Council and contains information regarding the proposed development, issues raised following the erection of the public notice of the proposed development and the display for public inspection of the plans and particulars and other matters as required in accordance with Section 179 of the Planning & Development Acts, 2000 as amended.

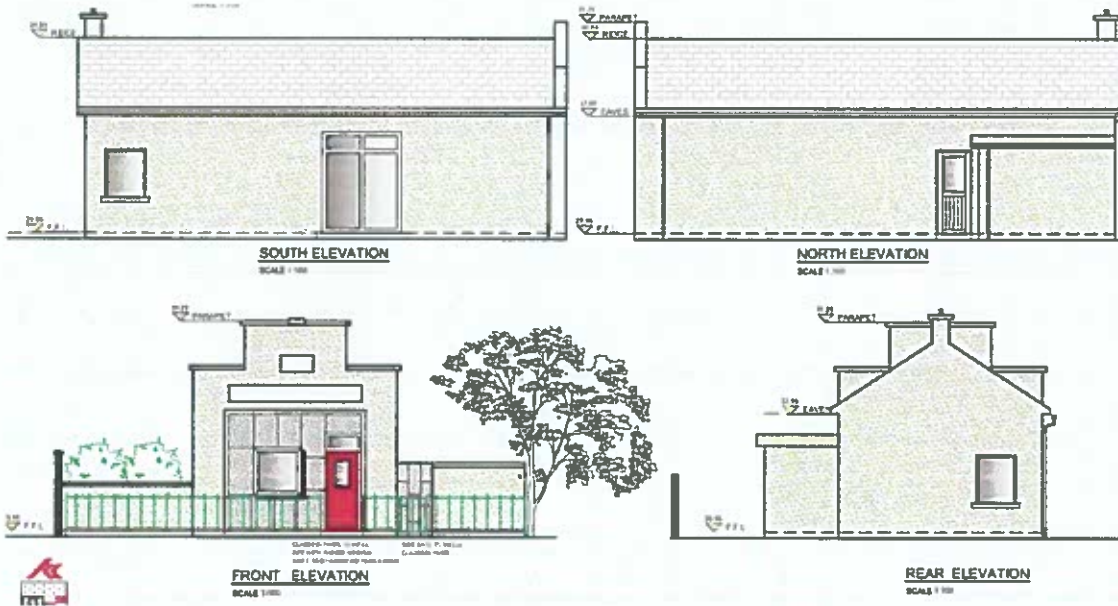
2. Description of Proposed Development

The proposal put forward on public display is to convert the existing fire station on Maudlin St, Thomastown to a one bedroom dwelling.

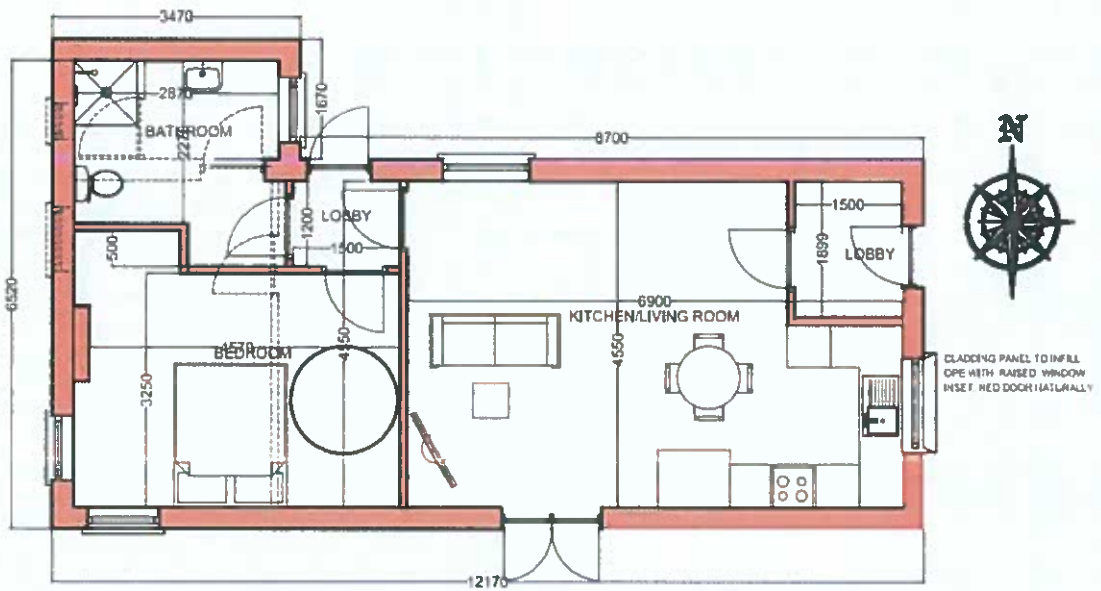
Refurbishment of the building was chosen as the development option as it was considered to be the least intrusive for the surrounding residents and offered a sustainable approach in reusing the existing structure insofar as possible.



Existing building



Proposed Elevations



35.35



Proposed Site Layout

The proposal was put forward having regard to the social housing demand in Thomastown, which is currently (first preference approved applications dated July 2020):-

1 bed	29
2 bed	27
3 bed	12
4 bed	3
Total	71

3. Pre-planning

As part of the planning application process the Housing Section was advised of planning requirements through a formal pre-planning submission prior to lodging the application

4. Notice of Development

A notice describing the proposed development was placed in the Kilkenny People, week ending Friday 19th July, 2020. A Site Notice was displayed at the site location from Friday 19th July, 2020



**Planning and Development Act 2000, as amended
Planning and Development Regulations 2001, as amended
NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY
Conversion of Former Fire Station, Maudlin St,
Thomastown, Co. Kilkenny to Dwelling**

In accordance with the provisions of Part XI of the Planning & Development Act 2000, as amended, and Part 8, Article 81, of Planning and Development Regulations 2001, as amended, Kilkenny County Council gives notice of its intention to convert the former Fire Station, Maudlin St, Thomastown Co. Kilkenny to a residential dwelling

Plans and particulars of the proposed development will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy during office hours from Friday 19th June 2020 until Friday 24th July inclusive, at the following Kilkenny County Council offices by appointment only:

- Planning Dept., Kilkenny County Council, County Hall, John St., Kilkenny City from 9am to 1pm & 2pm to 4pm Monday to Friday (excluding weekends and Bank Holidays). To make an appointment please contact: 056 7794010 or email: planning@kilkennycoco.ie
- Area Office of Thomastown Municipal District, Lady's Well Street, Thomastown, Co. Kilkenny from 9am to 1pm & 2pm to 4pm Monday to Friday (excluding weekends and Bank Holidays). To make an appointment please contact: 056 7794340 or email Thomastowoffice@kilkennycoco.ie
- Details of the proposed development can be viewed at <https://consult.kilkenny.ie/>

In accordance with the requirements of Article 120(1)(a) of the Planning and Development Regulations 2001 (as amended) the Planning authority has made a preliminary examination of the nature, size and location of the proposed development. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an Environmental Impact Assessment (EIA) is not required.

As per Article 120(3) of the Planning and Development Regulations 2001 (as amended), where any person considers that the development proposed to be carried out would be likely to have significant effects on the environment, he or she may, at any time before the expiration of 4 weeks beginning on the date of the publication of this updated notice apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have a significant effect on the environment.

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development will be carried out, may be made online at <https://consult.kilkenny.ie/>, in writing to the Planning Section, Kilkenny County Council, County Hall, John Street, Kilkenny or sent to the following e-mail address housingpart8@kilkennycoco.ie . **The latest time and date for receipt of submissions on the development is 5.00pm on Friday 7th August 2020.**

Submissions should be clearly marked "Proposed Conversion of Fire Station, Thomastown- Part 8"

Mary Mulholland, Director of Services.

5. Consultation

Details of proposals were put on display on the consult website: <https://consult.kilkenny.ie> and at the Planning Department, Kilkenny County Council and Thomastown Area Office

6. Details of Submissions Received & Proposing Section Response

3 no valid submissions were received before the closing date as follows:-

		Detail of Submission	Response
1	Irish Water	Recommending standard conditions re connection to network	Noted
2	John Lavelly	(1) Concerned about access to neighbouring houses during construction and potential interference with parking (2) Queried height of boundary wall.	(1) A Preliminary Health and Safety plan will be issued at tender stage to potential contractors outlining the site constraints. Site constraints will include a requirement to maintain access for existing residents to their homes, site security and a restriction on parking in the adjoining estate (2) Boundaries are designed to prevent overlooking of neighbouring houses.
3	Seamus Lee	Requested contact to discuss boundary wall adjoining his house	Issues were addressed and will be further clarified with Mr Lee prior to commencement of construction.

7. Implications for Proper Planning and Sustainable Development of the Area

The proposed development is consistent with the provisions of the Kilkenny County Development Plan 2014 - 2020 and is compatible with the zoning objectives and the Housing Strategy for the area.

Copy of report from the Area Planner is appended to this report. All conditions/comments in the Area Planner's Report will be taken into account by the Housing Section when preparing the detailed tender drawings.

8. Kilkenny County Council's Intention Regarding Proposed Development

**Proposed Development: Part 8 Proposal
Conversion of Former Fire Station, Maudlin St, Thomastown, Co.
Kilkenny to Dwelling**

I recommend that Kilkenny County Council proceed with the proposed development in accordance with the plans made available for public inspection and taking into account the proposed revisions to plans as outlined and the recommendations made by the Planning and other Service Departments.

SIGNED



**Mary Mulholland
Director of Services**

Appendix A -Planning Report

Comhairle Chontae Chill Chainnigh
Kilkenny County Council
Part 8 Planning Report



Planning & Development Act 2000-2019
Planning & Development Regulations, 2001 - 2020

Part 8 Ref. No.: Part 8
Development: Conversion of Former Fire Station, Maudlin St, Thomastown, Co. Kilkenny to Dwelling
Date 10/09/2020

Site Location and Description

The building was formerly the Fire Station serving Thomastown and the surrounding district. The building has been vacant for a number of years. The site is located on Maudlin Street Thomastown where the pattern of development is mainly residential. There are existing houses adjacent and to the rear of the site. The site contains a detached single storey structure set back from the public footpath and is bounded by existing walls.

Planning History on site:

None on site

Referrals

The file was referred to

Area Engineer: no report received

Irish Water: no objection subject to condition.

Third Party Submissions

Two Third party submissions were received in relation to this proposal and can be summarised below.

John Lavelly

- Concerned about access to neighbouring houses during construction and potential interference with parking
- Queried height of boundary wall.

The housing section have stated the following to address the concerns raised

- (1) A Preliminary Health and Safety plan will be issued at tender stage to potential contractors outlining the site constraints. Site constraints will include a requirement to maintain access for existing residents to their homes, site security and a restriction on parking in the adjoining estate
- (2) Boundaries are designed to prevent overlooking of neighbouring houses.

Seamus Lee

- Requested contact to discuss boundary wall adjoining his house

The housing section has stated issues raised were addressed and will be further clarified with Mr Lee prior to commencement of construction

All issues raised in the third party submission and the housing section response were considered in reaching my recommendation.

Thomastown Local Area Plan 2019

Zoning

The site is zoned for existing residential whose objective is

To allow for new residential development and other services incidental to residential development.

Permissible Uses: Bed and Breakfast/Guesthouse, Childcare Facilities (crèche/nursery), Club house and associated facilities, Open Space, Playground, Residential (Apartments), Residential (Houses), Residential (Extensions, Granny Flat, etc), Retirement Home.

It is considered the changing from a fire station to residential use is acceptable at this site and complies with the above zoning objective.

TCO1.4: To encourage and facilitate the re-use and regeneration of vacant or underused buildings for appropriate town centre uses

It is considered the proposal which reuses a vacant building in close proximity to the town center complies with TCO1.4

The structure is not a protected structure and is not located within an Architectural conservation Area.

Assessment

The proposed development includes the following change of use of the existing fire station which has a floor area of 58msq to a one-bedroom housing unit. Minor elevations changes are proposed and are viewed as acceptable.

The size of the unit and the area of open space located to the rear and side complies with the standards set out in County Development Plan 2014-2020.

It is proposed to construct a railing on the existing wall located on the southern boundary and to create a new boundary consisting of a low railing along the front boundary. It is proposed to plant trees to provide screening along the rear boundary. Having regard to the above it is considered that there will be no overlooking or loss of amenity to adjoining dwellings as a result of this change of use.

There is no on-site car parking however given the location of the site within walking distance to town centre, shopping and all public and community facilities it is considered a parking space is not critical in this case.

Services

The current proposal is for connection to the public water supply and public foul sewer

The file was referred to Irish Water who have no objection subject to conditions.

Impact on Natura 2000 site

A Screening exercise was completed by the Planning Authority, which showed that no significant impact is likely having regard to the distance of the subject site from any Natura 2000 site.

EIA Conclusion

A preliminary examination of the nature, size and location of the proposed development has been carried out which determines that there is no real likelihood of significant effects on the environment arising from the proposed development. It is therefore concluded that an EIAR is not required

Conclusion and Recommendation:

Having regard to the zoning pertaining to this site, the surrounding residential use, reuse of an existing building located in close proximity to the centre of Thomastown and within walking distance of all services the proposal to refurbish this vacant structure and change it to a residential use is viewed as acceptable and it is considered that the proposed development is a welcome initiative and should be supported.

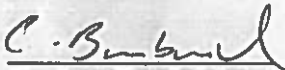
The Planning Authority considers that the principle of the proposed development as set out in the subject Part 8 Application, plans and particulars is consistent with the zoning objectives for the site and accords with the policies and objectives of the Thomastown Local Area Plan 2019 and Kilkenny County Development Plan 2014 - 2020 and the proper planning and sustainable development of the area.

It is therefore recommended that the Part 8 Application to Convert the former fire station to a Dwelling at Maudlin St, Thomastown, Co. Kilkenny be approved by Council having regard to the following recommendation.

- 1 A) Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
B) All development shall be carried out in compliance with Irish Water Standards codes and practices.
c) Any proposals by the applicant to build over or divert existing water or wastewater services shall be submitted to Irish Water for written approval prior to works commencing.
Reason: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

C. Bambrick

10/09/2020



Date 10/9/2020

Catriona Bambrick
Executive Planner

I agree with the above report.



Date

10/9/20

Arlene O'Connor
Senior Executive Planner

Habitats Directive Project Screening Assessment

Table 1: Project Details

Development Consent Type	Part 8
Development Location	Maudlin Street Thomastown
Part 8 Ref	Part 8: 04/20
Description of the project	a) Change of use from vacant former fire station to 1 bed residential unit

Table 2: Identification of Natura 2000 sites (SACs and SPAs) which may be impacted by the proposed development

Please answer the following five questions in order to determine whether there are any Natura 2000 sites which could potentially be impacted by the proposed development. If the answer to all of these questions is no, significant impacts can be ruled out for habitats and bird species. No further assessment is required. Please refer to tables 3 and 4 where the answer to any of these questions is yes.

		Y/N
1	ONE- OFF HOUSE /SMALL EXTENSION/ ALTERATION TO EXISTING BUILDING	
1a	<p>Is the development a one- off house/small extension/alteration to existing building within an SAC/SPA or within 100m of an SAC/SPA and likely to discharge pollutants or nutrients of a significant nature and amount to surface water within catchments of and SAC/ SPA as part of its construction or operational phase (including the installation of waste water treatment systems; percolation areas; septic tanks within SAC/SPA or very close proximity)?</p> <p>If the answer to the above question is: - no, then no appropriate assessment required - yes, then an appropriate assessment is required - not sure, then an appropriate assessment is required in accordance with the precautionary principle</p>	No
2	DEVELOPMENTS OTHER THAN THOSE DESCRIBED IN 1 ABOVE	No
2a	<p>Impacts On Freshwater Habitats <i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or in the catchment of same and does the development propose to discharge water to or abstract water from the habitat?</i></p> <p>Sites to consider: Lower River Suir, River Barrow, River Nore.</p> <p>Habitats to consider: Alluvial Wet Woodland, (Lower River Suir), Dry Heath (some steep slopes along River Barrow and its tributaries) Rivers, Streams, Lakes and Lagoons, Old Oak Woodland, floating river vegetation,</p> <p>Species to consider:</p>	N/A

		Y/N
	River Lamprey, Brook Lamprey, Freshwater Pearls Mussel, Nore Freshwater Pearl Mussel, Crayfish, Twaite Shad, Atlantic Salmon, Otter, Vertigo Moulinsiana,	
2b	<p>Impacts On Wetland Habitats <i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats, or likely to discharge water to or abstract water from the wetland?</i></p> <p>Sites to consider: Hugginstown Fen, Galmoy Fen, The Loughans, Flood Plain wetlands</p> <p>Habitats to consider: Bogs, Alkaline Fens (Hugginstown and Galmoy), Turloughs (The Loughans)</p>	N/A
2c	<p>Impacts on Intertidal and Marine Habitats <i>Is the development located within a Special Area of Conservation whose qualifying interests include intertidal and marine habitats and species, or within the catchment of same and likely to discharge water to or abstract water from the habitats.</i></p> <p>Sites to consider: Lower River Suir</p> <p>Habitats to consider: Atlantic Salt meadows, Mudflats, sandflats, saltmarsh, estuary</p> <p>Species to consider: Sea Lamprey, River Lamprey, Brook Lamprey, Freshwater Pearl Mussel, Crayfish, Twaite Shad, Atlantic Salmon, Otter.</p>	N/A
2d	<p>Impacts On Woodlands And Grasslands <i>Is the development within a Special Area of Conservation whose qualifying habitats include terrestrial habitats, or in close proximity to same with a likely ecological impact?.</i></p> <p>Sites to consider: Spa hill and Clomantagh Hill, Cullahil Mountain, River Barrow, River Nore, Lower River Suir</p> <p>Habitats to consider: Alluvial Wet Woodlands (River Nore below Inistioge and River Suir at Fiddown Island and Carrick on Suir), Eutropic tall herb vegetation (River Suir at Fiddown Island and Carrick on Suir), and grasslands (Spa hill and Clomantagh Hill, Cullahil Mountain)</p> <p>Oak Woodlands in old estates next to the Nore and Barrow</p> <p>Species to consider: Greenwinged, Frog and Bee Orchids (Cullahill and Clomantagh Hill), Nettle Leaved Bellflower and Autumn Crocus</p>	N/A
2e	<p>Impacts On Birds <i>Is the development within a Special Protection Area, or likely to discharge water to same or likely to have another significant impact on the habitats of Birds in same?.</i></p> <p>Sites to consider: River Nore</p> <p>Species to consider: River Nore: Kingfisher (Alcedo Atthis) – Nesting in river banks</p>	N/A

Table 3: Determination of possible impacts on Natura 2000 sites.

Where it has been identified in table 2 that there is a Natura 2000 site within the potential impact zone of the proposed development, it is necessary to try to determine the nature of the possible impacts. Please answer the following questions as appropriate.

1.	Impacts on designated freshwater habitats (rivers, lakes streams and lagoons). <i>Please answer the following if the answer to question 2a in table 2 was yes.</i> <i>Does the development involve any of the following:</i>	
1.1	Impacts on watercourses (tributaries, streams, drains) which are remote from the SAC/SPA but may still impact on the SAC/SPA by reason of the nature or quantity of the discharge	N/A
1.2	Abstraction from surfacewater or groundwater within 1km of SAC/SPA.	N/A
1.3	Removal of topsoil within 100 m of watercourses with potential for surface water runoff.	N/A
1.4	Infilling or raising of ground levels within 100m of watercourses with potential for surface water runoff.	N/A
1.5	Construction of drainage ditches within 1km of SAC/SPA.	N/A
1.6	Construction within a floodplain or within an area liable to flood.	N/A
1.7	Crossing or culverting of rivers or streams within 1km of SAC/SPA.	N/A
1.8	Storage of chemicals hydrocarbons or organic wastes within 100 m of a watercourse.	N/A
1.9	Development of a large scale which involves the production of an EIS.	N/A
1.10	Development of quarries, particularly where abstraction is below water table.	N/A
1.11	Development of windfarms within 1km of an SAC or with the risk of runoff to an SAC/SPA, particularly during construction.	N/A
1.12	Development of pumped hydro electric stations.	N/A
2	Impacts on designated wetland habitats (bog, heath, marsh, fen). <i>Please answer the following if the answer to question 2b in table 2 was yes.</i> <i>Does the development involve any of the following:</i>	
2.1	Impacts on watercourses (tributaries, streams, drains) which are remote from the SAC/SPA but may still impact on the SAC/SPA by reason of the nature or quantity of the discharge.	N/A
2.2	Construction of roads or other infrastructure on peat habitats within 1km of a Natura 2000 site of which qualifying interests include peat, fen or marsh. (Only Peat habitat at Bruckana – consider Galmoy fen – impact unlikely	N/A

2.3	Development of a large scale within 1km within a Natura 2000 site, whose qualifying features include fen or marsh, which involves the production of an EIS.	N/A
3	<p>Impacts on designated intertidal and marine habitats (mudflats, sandflats, estuaries, reefs and sea cliffs).</p> <p><i>Please answer the following if the answer to question 2c in table 2 was yes.</i></p> <p><i>Does the development involve any of the following:</i></p>	
3.1	Impacts on intertidal and marine habitats from potential development which are remote from the SAC/SPA but may still impact on the SAC/SPA by reason of the nature or quantity of the discharge	N/A
3.2	Development of piers, slipways, marinas, pontoons or any other infrastructure within 5km of a Natura 2000 site whose qualifying features include intertidal or marine habitats.	N/A
3.3	Dredging within 5km of a Natura 2000 site whose qualifying features include intertidal or marine habitats.	N/A
3.4	Impacts on watercourses (tributaries, streams, drains) which are remote from the SAC/SPA but may still impact on the SAC/SPA by reason of the nature or quantity of the discharge.	N/A
3.5	Removal of topsoil or infilling within 100m of Natura 2000 sites whose qualifying features include intertidal or marine habitats where potential for surface water runoff exists.	N/A
3.6	Development of a large scale within 1km of Natura 2000 sites whose qualifying features include intertidal or marine habitats, which involves the production of an EIS.	N/A
4	<p>Impacts on other designated woodlands and grasslands (woodland, upland grassland, lowland grassland, coastal grassland including dunes).</p> <p><i>Please answer the following if the answer to question 2d in table 2 was yes.</i></p> <p><i>Does the development involve any of the following:</i></p>	
4.1	Works within the boundary of a Special Area of Conservation whose qualifying interests include woodland or grassland habitat types.	N/A
4.2	Development within 200m of Natura 2000 site with woodland or grassland habitats.	N/A
4.3	Development of a large scale within 1km of Natura 2000 site with woodland, grassland or coastal habitats which involves the production of an EIS.	N/A
5	<p>Impacts on birds in SPAs</p> <p><i>Please answer the following if the answer to question 2e in table 2 was yes.</i></p> <p><i>Does the development involve any of the following:</i></p>	
5.2	Erection of wind turbines within 1km of an SPA.	N/A

5.3	All construction works within 100m of SPA (River Nore), including the development of cycle ways or walking routes	N/A
5.4	Infilling of coastal habitats within 500m of intertidal SPA.	N/A
5.5	Works within 1km of coastal SPA which will result in discharges to rivers or streams that are directly connected to designated sites.	N/A

Conclusion: If the answer to question 1 and 2a-e are no or n/a, significant impacts on habitats within Natura 2000 sites and on SPAs can be ruled out. No further assessment is required in relation to habitats or birds. If the answer to any question in table 2 is yes, you may require further information, unless you are satisfied that the project proponents have incorporated adequate mitigation into their design to avoid impacts on the Natura 2000 site (eg water pollution protection measures). Such information should be provided in the form of a Natura Impact Statement which should address the particular issues of concern as identified through the above.

Table 4: Consideration of potential impacts on protected species

Many of our Special Areas of Conservation are designated for species as well as for habitats. These are listed below, alongside the sites for which they are designated. Included is a short list of the types of activities which could have an impact on these species. Please tick if you are concerned that the proposed development could have an impact on these species.

Species	Relevant Sites	Activities which could have impacts on species	Possible Impacts Identified? Y/N
Otter	River Nore River Barrow Lower River Suir Note: Otters are a strictly protected species. All breeding sites and resting places are protected regardless of whether or not they are within or external to Special Areas of Conservation.	Activities that interfere with river banks.	No
Atlantic Salmon	River Barrow River Nore Lower River Suir	Activities that interfere with water quality, levels or the river bed;	No
River Lamprey	River Barrow River Nore Lower River Suir	Activities that interfere with water quality, levels or the river bed;	No
Brook Lamprey	River Barrow River Nore Lower River Suir	Activities that interfere with water quality, levels or the river bed;	No
Sea Lamprey	River Barrow River Nore Lower River Suir	Activities that interfere with water quality or the river bed – estuarine areas;	No
Twaite Shad	Lower River Suir	Activities that interfere with water quality or the river bed – estuarine areas;	No

Species	Relevant Sites	Activities which could have impacts on species	Possible Impacts Identified? Y/N
Crayfish	Lower River Suir	Activities that interfere with water quality or the river bed;	No
Freshwater Pearl Mussel	River Barrow River Nore Lower River Suir	Activities that interfere with water quality, levels or the river bed ;	No
Nore Freshwater Pearl Mussel	River Nore	Activities that interfere with water quality, levels or the river bed ;	No

Conclusion: If the answer to all of the above is no, significant impacts on species can be ruled out. If the answer to any of the above is yes, then further information is likely to be required in relation to potential for impact on that particular species. Where potential impacts are identified on Otters or on Bats outside designated sites, then further information should be sought in the form of a species specific survey. In these cases, appropriate assessment is not required.

Habitats Directive Screening Conclusion Statement

Development Type	Part 8
Development Location	Maudlin Street Thomastown
Natura 2000 sites within impact zone	None
Part 8 Ref	Part 8: 04/20
Description of the project	
Change of use from vacant former fire station to one bed residential unit	
Describe how the project or plan (alone or in combination) could affect Natura 2000 site(s).	
no significant impact anticipated	
If there are potential impacts, explain whether you consider if these are likely to be significant.	
N/A	
<p>Conclusion of assessment Having regard to the precautionary principle, it is considered that:</p> <p><input checked="" type="checkbox"/> Significant impacts can be ruled out or AA not required (if project is directly connected or necessary to Management of Natura 2000 site (determined in consultation with NPWS).</p> <p>or</p> <p><input type="checkbox"/> Significant impacts are certain, likely or uncertain (cannot be ruled out), Natura Impact Statement (NIS) is required.</p> <p><input type="checkbox"/> Project must be subject to appropriate assessment.</p>	
Documentation reviewed for making of this statement.	
Application documents and Appropriate Assessment Guidelines, 2009 / Kilkenny County Development Plan 2014 – 2020	
Completed By	Catriona Bambrick, Executive Planner <i>C. Bambrick EP.</i>
Date	12/06/2020

To: Eimear Cody Executive Engineer

From: Catriona Bambrick Executive Planner

Proposal: Part VIII proposal –Conversion of existing building, former fire station Thomastown, a 1 bed residential unit for social housing at Maudlin Street, Thomastown.

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 2001-2019
Planning and Development Act 2000 – 2019

Characteristics of Project

Under this Part VIII proposal, Kilkenny County Council are proposing to change of use from vacant former fire station to 1 bed residential unit Construction of new mezzanine with the former courtroom

Location

The site is located along Maudlin 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 required for the change of use 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 old Fire Station on Mauldin Street, Thomastown 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 Old Fire Station Maudlin Street, Thomastown and therefore it is recommended that an Environmental Impact Assessment Report is not required for this Part VIII proposal.



Signed: Catriona Bambrick, 12/06/2020

Executive Planner,

I agree with the above

A' O Conner

Senior Executive Planner