

<b>EIA Pre-Screening</b> <b>Establishing if the proposal is a 'sub-threshold development':</b>	
Planning Register Reference:	<b>Birdhill Active Travel Scheme</b>  Not applicable
Development Summary:	<p>The proposed works consist of the construction of a segregated pedestrian and cycle surface, on both sides of the R445, a reduction of road widths to a minimum of 6.0m, along the R445, in the townland of Gortybrigane and Birdhill, Co. Tipperary. The scheme extents are from a tie-in point with the emerging Killaloe Bypass/Shannon Crossing/R494 Improvement Scheme development just north of the existing Birdhill roundabout in the east, to the 50kph/60kph demarcation on the R445 to the west of Birdhill Village.</p> <p>In summary the proposed scheme involves the provision of:</p> <ul style="list-style-type: none"> <li>• Section 1: A 3.0m wide shared pedestrian/cycle path along the western side of the existing R494 corridor and the northern arm of the existing R494/R445 Birdhill Roundabout Junction. This section of the proposed route ties into and very much mirrors the geometric arrangements of the emerging Killaloe Bypass/Shannon Crossing/R494 Improvement scheme.</li> <li>• Section 2: A 3.0m wide shared pedestrian/cycle path over a 50m length within the verge area to the northwest of the existing roundabout. The route utilises a 1:20 ramp from the existing embankment top to the existing ESB road level adjacent the ESB sub-station. The western arm of the Birdhill Roundabout will be redesigned to accommodate a new informal two-stage pedestrian/cycle crossing facility via an enlarged/realigned refuge/splitter island in accordance with best practice guidance.</li> <li>• Section 3: This section connects the Birdhill roundabout with Birdhill Village over a distance of approximately 495m and includes a number of private vehicle entrance/exit points in addition to the existing 50kph/60kph demarcation. It incorporates a raised one-way cycle track along both sides of the carriageway. The existing footpath along the south-eastern side of the corridor is to be retained whilst a new 2.0m wide footpath is proposed along the entire north-western side of the corridor.</li> <li>• Section 4: Approximately 110m in length, Section 4 is aligned along the central part of the scheme within Birdhill Village. Over this section, the R445 corridor exhibits a narrow cross section at the location of existing business premises and as such a shared pedestrian/cycle path varying in width from 2.4m (at a localised pinch point) to 3.0m is proposed. A short section of 1.75m raised cycle track and footpath varying width (minimum 2.0m) approaching the R445/R466/R504 staggered cross roads on both sides is also proposed.</li> <li>• Section 5: Approximately 320m in length extending from the R445/R466/R504 staggered crossroads, south-westwards as far as the existing 50kph/60kph demarcation. The existing footpath along the north-western side of the corridor is to be retained as much as possible whilst a new 2.0m wide footpath is proposed along the majority of the south-eastern side of the corridor providing a safe connected pedestrian route to/from both the southbound bus stop and the pedestrian entrance to Birdhill Park and Playground. Section 5 includes the installation of a new signal-controlled toucan crossing facility across the R445 and the installation of a new bus shelter on the south side of the carriageway.</li> </ul>

<p>Was a Screening Determination carried out under Section 176A-C?</p>	<p><input type="checkbox"/> Yes, no further action required</p> <p><input checked="" type="checkbox"/> No, Proceed to <b>Part A</b></p>
<p><b>A. Schedule 5 Part 1</b> - Does the development comprise a project listed in Schedule 5, <b>Part 1</b>, of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)</p>	
<p><input type="checkbox"/> Yes, specify class <u>          [insert here]          </u></p>	<p><b>EIA is mandatory</b></p> <p>No Screening required</p>
<p><input checked="" type="checkbox"/> No</p>	<p>Proceed to <b>Part B</b></p>
<p><b>B. Schedule 5 Part 2</b> - Does the development comprise a project listed in Schedule 5, <b>Part 2</b>, of the Planning and Development Regulations 2001 (as amended) <b>and</b> does it meet/exceed the thresholds? (Tick as appropriate)</p>	
<p><input type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2</p>	<p><b>No Screening required</b></p>
<p><input type="checkbox"/> Yes, the project is listed in Schedule 5, Part 2 <b>and</b> meets/exceeds the threshold, specify class (including threshold): <u>          [specify class &amp; threshold here]          </u></p>	<p><b>EIA is mandatory</b></p> <p>No Screening required</p>
<p><input checked="" type="checkbox"/> Yes, the project is of a type listed <b>but</b> is <i>sub-threshold</i>:</p> <p><i>10. Infrastructure projects</i> <i>(b) (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.</i></p> <p><i>(In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)</i></p> <p><i>15. Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development, but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.</i></p>	<p>The site has an area of approximately 2.1 hectares. The site is not zoned with a specific objective under the Tipperary County Development Plan 2022-2028 or the expired North Tipperary County Development Plan 2010 and therefore does not constitute a business district. The site is not located in a built-up area and therefore the threshold of 20 hectares for “elsewhere” applies. The site area does not exceed this threshold and as such a mandatory EIAR is not required.</p> <p>Proceed to <b>Part C</b></p>
<p><b>C. If Yes</b>, has Schedule 7A information/screening report been submitted?</p>	
<p><input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant</p> <p><input checked="" type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant</p>	<p><b>Preliminary Examination required</b></p>

**EIA Preliminary Examination:**

The planning authority shall carry out a preliminary examination of, at the **least, the nature, size or location of the development.**

	<b>Comment:</b>	<b>Yes/No/ Uncertain:</b>
<p><b>Nature of the development:</b> <i>Is the nature of the proposed development exceptional in the context of the existing environment?</i></p> <p><i>Will the development result in the production of any significant waste, or result in significant emissions or pollutants?</i></p>	<p>The Proposed Development is expected to take place within the current footprint of established road infrastructure corridor.</p> <p>The Proposed Development will be in keeping with the predominantly suburban / rural surrounding landscape and environment. The works will entail small scale alterations to existing road infrastructure and is not considered to change the nature, type or scale of the road within its existing environment.</p> <p>Site clearance along the existing road and excavation activities will produce a small amount of excavation and vegetation waste during the construction phase. Once constructed, the operational phase of the Proposed Development is not predicted to produce any quantities of waste materials, and not any increase in waste materials compared to the existing use. It is concluded there will be no waste materials produced that will cause significant effects to the environment.</p> <p>All construction works carried out as part of these works will comply with all statutory legislation including the Waste Management Act 1996 (as amended) and the European Communities (Waste Directive) Regulations 2011 (as amended), and the contractor will co-operate fully with the Environmental Section of the Local Authority.</p> <p>The construction phase could give rise to short-lived nuisances caused by noise or dust impacts during the excavation, ground breaking activities. As the construction programme is considered to be in line with typical road maintenance projects, these are considered to be temporary and of short-term (approximately 7-8 months) throughout the duration for the Construction Phase.</p> <p>Noise and dust control mitigation measures will be put in place during the construction phase.</p> <p>It is not considered that the Proposed Development will result in a significantly higher number of vehicles, and it is not expected noise effects will be different to existing from traffic.</p> <p>Through design and choice of materials (tarmacadam, cement) there will be no source of additional dust effects caused by road users (cyclists and car users),</p> <p>There will be no odour generating activities onsite and therefore, it is unlikely that the Proposed Development will give rise to nuisance odours.</p>	<p align="center"><b>No</b></p>

**Size of the development:**  
Is the size of the proposed development exceptional in the context of the existing environment?  
  
Are there cumulative considerations having regard to other existing and/or permitted projects?

The Proposed Development comprises approximately 1.4km of the R445 through the village of Birdhill.

The Proposed Development will not cause any significant adverse effects on the environment as a result of the size and design of the project.

The following projects have been assessed for potential cumulative effects.

1. *Application Reg. Ref.: 2260435*

*Address: Shannonside Business Park, Birdhill, Co. Tipperary*

*Description: The replacement of car parking and associated works which are arising from the R494 upgrade project and the associated Compulsory Purchase Order for the existing overflow car park*

*Granted: 25/01/2023*

The most significant potential for adverse cumulative effects in combination with other projects in the area is in the potential for water pollution, noise, dust, airborne pollutants and/or vibrations, visual effects and increased traffic during the construction phase. However, the adherence and full implementation of good construction management measures such as:

Dust control and pollution prevention measures.

- Stockpiles will be covered
- Existing drains will be protected to ensure no contaminated surface water runoff reaches watercourses
- Bowsers will be available during periods of dry weather throughout the construction period.
- During dry and windy periods, and when there is a likelihood of dust nuisance, a bowser will operate to ensure moisture content is high enough to increase the stability of soil and dust susceptible materials in order to suppress dust.
- Stockpiles will be stored in sheltered areas of the site and covered, with appropriate levels of moisture applied regularly or as needed if exposed during dry weather.
- Hard surfaced roads will be swept to remove any deposited materials.
- Unsurfaced roads will be restricted to essential site traffic only.

No

	<ul style="list-style-type: none"> <li>- The height of stockpiles will be kept to a minimum and slopes should be gentle to avoid windblown soil dust.</li> <li>- The following will be damped down during dry weather: <ul style="list-style-type: none"> <li>o Unpaved areas subject to traffic and wind;</li> <li>o Stockpiles;</li> <li>o Areas where there will be loading and unloading of dust-generating materials.</li> </ul> </li> <li>- No run-off of water or mud will be permitted from the site for the duration of the works.</li> <li>- All construction related water produced on-site will be stored and disposed of offsite at a licensed facility.</li> </ul>	
<p>Location: Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?</p> <p>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</p>	<p>No vegetation clearance above general maintenance activities (e.g. vegetation pruning) is expected to take place. No ecological features of interest will be affected.</p> <p>An Appropriate Assessment (AA) Screening Report was completed by Enviroguide Consulting (2023) which identified a total of nine Special Areas of Conservation (SACs) and two Special Protection Areas (SPAs) located within the precautionary Zone of Influence (ZOI) of the Proposed Development. Potential pathways between the Proposed Development and one European site within the ZOI was identified; Lower River Shannon SAC which is located 240m north. A weak, indirect hydrological pathway via surface water discharges to the River Shannon during both the Construction and Operational stages was identified. The intervening distance between the Proposed Development and the SAC is sufficient to exclude the possibility of significant effects on the SAC. No hydrological connections were identified between the Proposed Development and any of the other European Sites identified in the AA Screening Report.</p> <p>There are no sites listed under the Sites and Monuments Records (SMR), the National Inventory of Architectural Heritage (NIAH) or the Record of Protected Structures (RPS) within the site boundary. The closest sites of archaeological and cultural heritage are adjacent to the site boundary. These include a Water Pump (NIAH no. 22403105), Birdhill Garda Síochána Station (NIAH no. 22403103) and House (NIAH no. 22403104).</p> <p>The closest watercourse is approximately 360m northwest of the site (Kilmastulla River).</p> <p>There are no protected Geological Heritage sites in the vicinity of the site that will be affected by the Proposed Development.</p> <p>During the Construction Phase of the Proposed Development, any waste produced will be collected by appropriately authorised waste collection contractors and will be treated at suitably authorised waste disposal or materials recovery facilities.</p> <p>A preliminary flood risk assessment has been undertaken by reviewing information from the Office of Public Works (OPW) Natural Flood Hazard Mapping website, the Western CFRAM Study. No river flooding is evident on the site. The Birdhill Land Zoning Map within the Settlement Guide and Settlement Plans (Volume 2) of the Tipperary County Development Plan 2022 –</p>	<p><b>No</b></p>

	<p>2028 further illustrates that the site has not identified lands within the village boundary as liable to flooding.</p> <p>The Proposed Development has been designed to minimize any potential impact on the local trees and shrubs. During construction works, mitigation measures such as tree pruning, tree protection to prevent any inadvertent damage during construction activities, and strategic landscaping to enhance the overall greenery of the area will be implemented. Any construction works near retained trees will be undertaken in accordance with approved method statements prepared by the construction contractor under the direct supervision of a qualified consultant Arboriculturist. During the construction works, a professionally qualified arboriculturist will be retained by the principal contractor or site manager to monitor and advise on any works within the Root Protection Zones (RPA) of retained trees to ensure successful tree retention and planning compliance.</p> <p>In relation to hydrology and management of surface water, it is anticipated that the drainage of the Proposed Development will tie into the existing drainage network on the R445. The proposed impermeable area of the scheme will not be significantly altered from the current scenario.</p>	
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**Preliminary Examination Conclusion:**

Based on a preliminary examination of the **nature, size or location** of the development.  
(Tick as appropriate)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>There is <b>no real likelihood</b> of significant effects on the environment.</p> <p>EIA is not required.</p>	<p>There is <b>real likelihood of</b> significant effects on the environment.</p> <p>An <b>EIAR is required.</b></p>	<p>There is <b>significant and realistic doubt</b> regarding the likelihood of significant effects on the environment.</p> <p>Request the applicant to submit the <b>Information specified in Schedule 7A</b> for the purposes of a screening determination.</p> <p>Proceed to Screening Determination.</p>