



MONAGHAN COUNTY COUNCIL

PART 8

EIA Screening Procedure

Planning and Development Regulations 2001 (as amended)

Date of Display: * 1st February 2024

*to be completed and attached to file on date of display

Lead Section: Capital Projects

Proposed Development: Construction of a new civic office building and all associated site works.

Site Location: Roosky and Tirkeenan, Monaghan Town

- 1a. Is the development of a type set out in Part 1 of Schedule 5?
Yes
No **X**
- b. If 'Yes' specify which Class and notify Lead Section of requirement to proceed to Article 177 scoping and/or Section 175 application to An Bord Pleanala as necessary.
- 2a. Is the development a type set out in Part 2 of Schedule 5?
Yes
No **X**
- b. If 'Yes' specify which Class and notify Lead Section of requirement to proceed to Article 177 scoping and/or Section 175 application to An Bord Pleanala as necessary.
- 3a. Is the development of a type set out in Part 2 of Schedule 5 which does not exceed a quantity, area or other limit specified in respect to the relevant class of development?
Yes **X**
No
- b. If 'Yes' specify which Class and proceed to question 4
Class 10(b)(iv) Infrastructure Projects – 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. (In this paragraph, 'business district' means a district within a city or town in which the predominant land use is retail or commercial use).

Sub- Threshold Development Preliminary Examination (Step 1)

4. Provide a preliminary examination of the proposed development in accordance with Article 120(1)(a) referencing its nature, size and Location:

The proposed development will consist of the following:

i Construction of a new civic office building consisting of: a. office accommodation with a cumulative gross floor area (GFA) of 5,601 sq.m distributed over 3 floors incorporating entrance foyer, office spaces, meeting rooms, staff canteen, Council chamber, public counter and reception desk, welfare facilities, internal landscaped courtyards and supporting spaces; b. external plant enclosure and single storey ESB substation and storage room at ground level; and c. covered services enclosure at ground level containing waste store room, plant, water tanks, UPS room, power distribution and supply rooms, and fire escape.

ii. Surface car parking spaces and drop-off area.

iii. Bicycle parking spaces.

iv. Improvement works to existing road infrastructure and the provision of pedestrian, cycle and vehicular links comprising: a. extension (approx. 120m in length) to existing vehicular route on Slí Ógie Uí Dhufaigh along the route of the existing Ulster Canal Greenway; b. realignment of portion of the existing greenway; c. construction of a priority junction on existing roadway serving Roosky Vale at the interface with the extended Slí Ógie Uí Dhufaigh; d. provision of a new 13m clear span bridge over the River Shambles; e. provision of new combined vehicular/pedestrian link, 'Quarry Walk' (approx. 460m in length) comprising a 5.5m vehicular carriageway, two-way cycle track, footpaths, and roadside SuDs swale; f. provision of a replacement vehicular access to Monaghan Harps GAA club and associated pedestrian links; g. upgrade of existing pedestrian route (Davnet's Row) to Diamond Centre; and h. upgrades to the existing Infirmary Hill Path to improve link to Old Cross Square.

v. Works to facilitate potential future pedestrian and cyclist connections to the adjoining Diamond Centre and the existing public right of way known locally as 'Pump Entry'.

vi. Signage is to be erected consisting of: a. Wayfinding signage at 4 locations; to the south-west at Davnet's Row Plaza, to the south along Davnet's Row, to the east at the junction between Infirmary Road and Davnet's Row and at the proposed entrance on Infirmary Road. b. Building identity signage comprising 2.1m x 2.1m backlit logo panels on the north-east and south-west facades at building entry points and will include 300mm high text to read Monaghan County Council.

vii. Provision of surface water attenuation, diversion of existing watermain infrastructure and provision of new surface water, foul and watermain infrastructure. viii. Associated earthworks, utilities, landscaping, boundary treatments, lighting, roof-mounted solar PV on the civic office building and all ancillary site development works.

A protected structure (RPS No. 41001248) is listed at the site, being the possible Site of a Fort.

The proposed development site is greenfield and covers an area of approximately 4 hectares and lies to the northeast of the town core.

The site is located outside the principal business district (commercial/retail area) of Monaghan Town.

Reports submitted with the proposal include:

- Planning Statement
- EIA Screening
- AA Screening
- Architectural Design Statement
- Engineering Services Report
- Infrastructure Design Report
- Construction and Environmental Management Plan
- Traffic and Transport Assessment
- Landscape Design Statement
- Townscape and Visual Statement
- Resource and Waste Management Plan
- Operational Waste Management Plan
- Noise Impact Assessment Report
- Part L Compliance and Sustainability Report
- Lighting Impact Assessment
- Archaeological, Architectural and Cultural Heritage Assessment
- Daylight, Sunlight and Overshadowing Study
- Ecological Impact Assessment
- Arboricultural Impact Statement
- Tree Survey Report
- Waste Characterisation Assessment

Preliminary Examination Conclusion

There is no real likelihood of significant effects on the environment arising from the proposed development, and an EIA is not required (Article 120(1)(b)(i))

There is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development and the information specified in Schedule 7A is required for the purposes of a screening determination. Promoting Section to be advised to provide Schedule 7A information (Article 120(1)(b)(ii) and proceed to question 5) X

There is real likelihood of significant effects on the environment arising from the proposed development and an EIAR is required in respect of the development. Promoting Section advised to provide an EIAR and proceed to Article 117 scoping and/or Section 175 application to An Bord Pleanála (Article 120(1)(b)(iii))

Signatures

1. *Helena McCann*
2. *W. J. [Signature]*
3. *Colin [Signature]*

25.01.24

Sub-Threshold Development Determination (Step 2)

5. Provide a screening determination of the proposed development in accordance with Article 120(1B) with reference to the criteria listed in Schedule 7 and the information submitted pursuant to Schedule 7A where applicable, see overleaf

Sub Threshold Development Screening Determination

1. Characteristics of Proposed Development

The characteristics of the proposed development must be considered having regard, in particular to,

<p>a. The size and design of the proposed development</p>	<p>The subject site consists of a greenfield site of approximately 3.9 hectares located within Monaghan Town. The site comprises lands located to the rear of existing properties in Dublin Street North, to the east of the Diamond Centre and to the west of Monaghan Harps GAA Club. A narrow footpath, Infirmary Hill, connects the site from Old Cross Square to St Davnet's Hospital in the north east. Roosky Vale, a residential development is located to the north of the lands.</p> <p>The proposed development incorporates the provision of a new civic office with a gross floor area of 5,607sqm, external plant area, surface car parking and drop off areas, bicycle parking spaces, improvement works to existing road infrastructure and the provision of pedestrian, cycle and vehicular links, signage, surface water attenuation and associated earthworks, utilities, landscaping and solar panels.</p> <p>The location of the development within the site has principally been informed by the site's topography and the aim of creating permeability via a network of pedestrian and cycle links to the wider area.</p> <p>The scale and massing of the building has been carefully designed to provide an appropriate and sympathetic interface between the proposed site and existing properties of Dublin Street North and The Diamond Centre Apartments. External finishes include pale stone and bronzed toned cladding.</p> <p>A total of 112 parking spaces are proposed as per the MCDP. Ev spaces, Part M spaces and visitor spaces are proposed. 80 bicycle spaces are also proposed.</p> <p>Associated infrastructural works including the extension of Slid Bogie Uí Dhufaigh along the Ulster Canal with the existing greenway being re-aligned. From the bridge crossing, provision of circa 430m of Main Link Street through the Roosky Lands will provide access to the Civic Offices and wider lands. Provision of active travel paths will run alongside the main Link Street.</p> <p>A replacement access to Monaghan Harps GAA club and associated pedestrian infrastructure is also proposed. The existing Davnet's Row pedestrian route and Infirmary Hill path will be upgraded to form active travel shared and pedestrian links to the town centre from the Diamond Apartments car park and Old Cross Square respectively. These linkages will be tied into the proposed Quarry Walk. Junctions along Slí Ógie Uí Dhufaig, access at Rooskey Vale Avenue and the entrance to Monaghan Bottlers will be upgraded to form pedestrian and active travel priority crossings.</p>
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b. Cumulation with other existing development and/or development the subject to a consent for proposed developments for the purposes of Section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the EIA directive by or under any enactment	Relevant existing developments are discussed in Section 4.2.14 of the EIA Screening Report. Cumulative impacts with other plans and projects in the area are not considered to be significant.
c. The nature of any associated demolition works	No demolition works proposed.
d. The use of natural resources in particular land, soil, water and biodiversity	A greenfield site of circa 3.9 hectares will be converted into Monaghan County Council offices and associated facilities. A Landscaping Design Statement has been prepared and is rich in terms of biodiversity. Sustainable Urban Drainage Systems (SuDS) measures are integral to the landscape strategy.
e. The production of waste	<p>A range of wastes will be generated during excavation and construction. A Resource and Waste Management Plan has been prepared and it is concluded that there is sufficient capacity in the region to accept excavated material.</p> <p>During operational stage, the development will benefit from a managed waste collection service. Waste contractors servicing the proposed development will hold a valid waste collection permit.</p>
f. Pollution and nuisances	<p>During construction, the proposal will likely generate localised and short term increases in noise, dust and traffic levels.</p> <p>Post construction as a result of the intended use of the site, significant pollution or noise nuisance is not anticipated.</p>
g. The risk of major accidents and/or disasters which are relevant to the project	There is no significant potential for the proposed development to give rise to significant adverse effects on the environment due to accidents and/or disasters.

<p>concerned, including those caused by climate change in accordance with scientific knowledge</p>	
<p>h. The risks to human health (for example due to water contamination or air pollution)</p>	<p>During construction, the proposal may generate short term nuisance for local people as a result of increase traffic levels and noise and dust. Mitigation measures contained within the CEMP will be implemented and will ensure that construction impacts and nuisance are minimised. A programme of air quality monitoring shall be implemented at the site boundaries for the duration of the construction phase to ensure that air quality standards are not exceeded. If levels are exceeded dust generating activities will be ceased immediately and alternative working methods shall be implemented. These impacts are considered to be negligible.</p> <p>A Noise Impact Assessment Report has been prepared. During construction phase, a variety of items of plant will be in use as well as associated vehicular movements. There will therefore be potential for the generation of elevated levels of noise and vibration due to the nature of the activities. Construction hours are contained within the CEMP and are 07.00-19.00 Monday to Friday and 08.00-14.00 Saturday. The likely levels of vibration will be below the proposed threshold for all construction activities. The main contractor will ensure all best practice measures relating to the control of noise and vibration are employed during the construction phases. Full details are provided within the CEMP.</p> <p>During construction phase a number of construction workers will be employed providing a positive knock-on effect to the local economy (retail/commercial).</p> <p>During the operational phase it is confirmed that the predicted noise from any new mechanical plant will not give rise to adverse impacts when assessed in accordance with relevant standards. Additionally, an assessment of noise impacts from additional traffic generated has been undertaken and considered that additional traffic noise introduced onto the local road network is not significant.</p> <p>As a result of the development, new active travel links will be provided which will have a positive effect on the health of staff and visitors to the office development.</p> <p>Impact of the proposed development is not considered to significantly effect human health.</p>

2. Location of Proposed Development

The environmental sensitivity of geographical areas likely to be affected by development must be considered, having regard, in particular, to:

a. The existing and approved land use:	The site comprises a greenfield site which is predominately agricultural in use. The site is zoned for 'Town Centre' uses within the Monaghan County Development Plan 2019-2025. The proposed development is compliance with the land use zoning which seeks to "provide, protect and enhance town centre facilities and promote town centre strengthening".
b. The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	<p>The site is not located within a Geological Heritage Area. Site investigations indicate that rock excavation is not anticipated however works will include stripping of topsoil and excavation of subsoil layers. These activities have potential to expose soils and the geological environment to pollution however mitigation measures as set out within the CEMP will be implemented. Overall no likely significant effects on lands and soil anticipated.</p> <p>Watercourses present within the vicinity of the site include the River Shambles which runs along the Ulster Canal to the south of the site. The River Shambles is a tributary of the River Blackwater which in turn flows into Lough Neagh. As part of the development works a new bridge will be constructed across the Shambles River. Any potential spills arising during construction could affect water quality. Standard proven mitigation measures will be implemented to address any potential effects. No likely significant effects on water and hydrology are anticipated.</p> <p>An Ecological Impact Assessment (EcIA) as well as an Appropriate Assessment Screening Report have been carried out. Reports conclude as follows:</p> <ul style="list-style-type: none"> • Proposed development will not result in the loss of an internationally, nationally, regionally important habitat area • No protected mammal species were found to occur within or surrounding the proposed site area. • A survey of bat habitat within and surrounding the study area found no potential bat roost habitat areas. Additionally, mitigation measures have been proposed to ensure no impacts on bat populations during construction and operational phases. • No Annex II bird species or red listed species were recorded during site surveys. Mitigation measures to address any impacts on bird populations have been provided. • Proposed development will have no impact on the Natura 2000 network. <p>There is no likely significant effects of the proposed development anticipated with respect to biodiversity.</p>
c. The absorption capacity of the natural environment, paying particular attention to the following areas:	

(i) Wetlands, riparian areas, river mouths	The River Shambles is located to the south of the proposed development and is a tributary of the River Blackwater.
(ii) Coastal zones and the marine environment	No coastal zones located within or adjacent to the site.
(iii) Mountain and forest areas	No mountain/forest areas located within or adjacent to the site.
(iv) nature reserves and parks	No nature reserves or parks located within or adjacent to the site.
(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and Birds Directive	One Natura 2000 site located within 15km of the site – Slieve Beagh SPA. An Appropriate Assessment Screening Report has been prepared and concluded that the development proposed will not impact upon the qualifying features of the SPA.
(vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the EU and relevant to the project or in which it is considered that there is such a failure	N/A
(vii) densely populated areas	Monaghan Town Centre is considered a densely populated area; however, the site is greenfield and unoccupied.
(viii) landscapes of historical, cultural or	No known archaeological monuments within the site area. The Zone of Architectural potential for Monaghan Town forms a section of the site's southwestern boundary to the back of Dublin Street. A walkover survey

<p>archaeological significance</p>	<p>conducted identified two sites of archaeological potential however in both instances these were discounted by further inspection and by archaeological testing carried out under licence.</p> <p>One protected structure, a fort, is located within the site area. Archaeological investigations confirmed no such structure or elements relating to the structure were present.</p> <p>The submitted document notes that a full programme of licenced archaeological testing shall be undertaken and in the event of the discovery of any archaeological features, further case appropriate mitigation measures will be implemented in consultation with the regulatory authorities.</p>
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Screening Determination

There is no real likelihood of significant effects on the environment arising from the proposed development and an EIA is not required (Article 120(1B)(i)) X

There is a real likelihood of significant effects on the environment arising from the proposed development and an EIAR is required in respect of the proposed development. Promoting Section to be advised to provide an EIAR and proceed to Article 117 Scoping and/or Section 175 application to An Bord Pleanála (Article 120 (1B)(ii))

Specify Reasons

Having regard to the EIA Screening Report presented by McCutcheon Halley and associated supporting documents, the Planning Authority concludes that the proposed development is not likely to have significant effects on the environment.

The proposed development is located within the development limit of Monaghan Town on lands zoned for Town Centre as defined within the Monaghan County Development Plan 2019-2025. The Monaghan County Development Plan 2019-2025 was subject to Strategic Environmental Assessment in accordance with the SEA Directive.

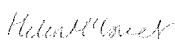


The proposed development will be located on appropriately zoned lands and outside any sensitive/designated sites.

Impacts of the proposed development will be limited to the construction phase, will be short term and controlled by through mitigation measures provided with relevant supporting documentation for example, the CEMP.

The proposed development will not impact on the qualifying features of the Natura 2000 network.

The preparation and submission of an environmental impact assessment report is therefore not required.

Signatures

1. 
 2. 
 3. 
- 25.01.24