



Comhairle Contae Thiobraid Árann
Tipperary County Council

Modular extension to the Questum Acceleration Centre

Ballingarrane Science and Technology Park. Ballingarrane, Clonmel,
County Tipperary

Tipperary County Council Part 8 Proposal- Project Briefing
Report

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Project Background and Proposed Development

The development is for construction of a single storey extension comprising a modular glazed link corridor & 10 no. associated modular multi-purpose buildings (laboratories / office & ancillary spaces) to the western side of the existing Questum Acceleration Centre at Ballingarrane Science and Technology Park. Ballingarrane, Clonmel, County Tipperary

The proposed development is to provide additional lab, office and ancillary space to facilitate business start-up, incubation and Research and Development at the existing Questum Acceleration Centre. The development also includes for associated service connections, extended access road, footpaths, public lighting, car and bicycle parking & vehicular turning areas, site drainage & associated site development works.

Development Location

The development is located on the lands adjoining the Questum Acceleration Centre (west and north) at Ballingarrane Science and Technology Park. Ballingarrane, Clonmel, County Tipperary

Planning Context

The lands on which the development is proposed is zoned for *Strategic Employment* under Clonmel and Environs Development Plan 2013, as varied. General Industry and Office use are permitted in principle under this land use zone, Light Industry Open for consideration.

The development site is located within Precinct 2 of the Ballingarrane Business, Science and Technology Campus Prospectus and Masterplan (Ballingarrane Masterplan, 2019). The proposed development is in line with the Masterplan vision and requirements for the lands.

Environmental Impact Assessment (EIA)

Mandatory EIA is required under:

- Class 10 (b) (iv) of Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended for 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.

Regarding Class 10 (b) (iv) the area on which the development is located can be considered to come within “other parts of a built-up area”. The development site covers an area of less than 1ha and this size is significantly below the EIA threshold of 10 hectares. EIA is not therefore required.

A preliminary examination of the nature, size and location of the proposal has been undertaken pursuant to the requirements of Article 120(1)(a) of the Planning and Development Regulations 2001, as amended. The preliminary examination concludes that there is no real likelihood of significant effects on the environment arising from the proposed development. Subthreshold EIA is not therefore required

Appropriate Assessment

The development has been the subject of an Appropriate Assessment screening in accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Article 250(1) of the Planning and Development Regulations 2001, as amended. The Appropriate Assessment screening concluded that

the proposed development would not be likely to give rise to significant or indeterminate impacts on any Natura 2000 site

Access and Parking

The development will be served from the existing spur roadway off the main spine road into the Ballingarrane lands from the Cahir Rd Roundabout. This is in accordance with the access requirements set down under the Ballingarrane Masterplan

The development includes for 24 new parking spaces including 2 disabled car parking spaces, 5 EV parking spaces and ducting to accommodate future e-scooter and e-bike charging facilities. The parking quantum has been developed to meet the user parking requirements. Shared use of existing spaces on the Questum site is proposed as there is typically in the region of 20 spaces not utilised on a daily basis – refer to DRA Civil Engineering Report for further details.

Services, Drainage & Flooding

The development will be served by the public water supply and wastewater network. These services are available at this location.

Surface water from the development and hard paved areas on site, roadways and parking areas will be collected and drained into the existing storm sewer services on the site following attenuation.

The development is outside and removed from any known flood risk zones.

Lighting

New lighting will be installed to ensure the development and parking areas are adequately lit. This will be in the form of typical lighting standards (6 metre high).

Drawings and Details

Refer to Appendix C for list of Drawings.

Conclusions and Recommendations

The proposed development will provide a level of car, bus and bicycle parking that will cater for the needs of the Clonmel Regional Sports Hub development. The proposed development is modest in nature and extent, does not impact on adjoining residential amenity and does not present any significant impacts in the areas of traffic, circulation or drainage.

The proposal is considered acceptable from a planning perspective and will address the parking needs of the Clonmel Regional Sports Hub.

Appendix A- Appropriate Assessment Screening

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT					
STEP 1. Description of the project/proposal and local site characteristics:					
(a) File Reference No:		Part 8 Questum Lab extension			
(b) Brief description of the project or plan:		Modular lab extension to Questum acceleration Centre, Ballingarrane			
(c) Brief description of site characteristics:		Site adjoins existing Questum Acceleration Centre and comprises greenfield lands within the Ballingarrane science and Technology Campus.			
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW		None			
(e) Response to consultation:		None			
STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.					
European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptor)	Considered further in screening Y/N	
002137 Lower River Suir	https://www.npws.ie/protected-sites/sac/002137	Within 10km	None	Yes	
000668 Nier Valley Woodlands SAC	https://www.npws.ie/protected-sites/sac/000668	Within 15km	None	No	
001952 Comeragh Mountains SAC	https://www.npws.ie/protected-sites/sac/001952	Within 15km	None	No	
STEP 3. Assessment of Likely Significant Effects					
(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:					
Impacts:			Possible Significance of Impacts: (duration/magnitude etc.)		

Construction phase e.g.

- Vegetation clearance
- Demolition
- Surface water runoff from soil excavation/infill/landscaping (including borrow pits)
- Dust, noise, vibration
- Lighting disturbance
- Impact on groundwater/dewatering
- Storage of excavated/construction materials
- Access to site
- Pests

Site has weak hydrological connectivity with the Lower River Suir SAC.

Indirect drainage pathways link the site to the SAC through the surface water drainage network serving the site however impacts on waters during construction are not anticipated due to the small scale of the development,

The potential for impacts on the SAC arising from the construction phase of the development is low.

Operational phase e.g.

- Direct emission to air and water
- Surface water runoff containing contaminant or sediment
- Lighting disturbance
- Noise/vibration
- Changes to water/groundwater due to drainage or abstraction
- Presence of people, vehicles and activities
- Physical presence of structures (e.g. collision risks)
- Potential for accidents or incidents

No potential for impacts during operational phase. The development does not generate pollutants or emissions. Wastewater discharge will be accommodated in the foul sewer network and there is adequate capacity in the Clonmel WWTP.

In-combination/Other

No potential for impacts.

(b) Describe any likely changes to the European site:

Examples of the type of changes to give consideration to include:

- Reduction or fragmentation of habitat area
- Disturbance to QI species
- Habitat or species fragmentation
- Reduction or fragmentation in species density
- Changes in key indicators of conservation status value (water or air quality etc.)
- Changes to areas of sensitivity or threats to QI
- Interference with the key relationships that define the structure or ecological function of the site

No changes anticipated.

(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?

☐ Yes ☒ No


STEP 4. Screening Determination Statement

The assessment of significance of effects:

Describe how the proposed development (alone or in-combination) is/is **not likely** to have **significant** effects on European site(s) in view of its conservation objectives.

The proposed development is not likely to have significant effects.

Conclusion:

	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate assessment not required.
(ii) It is uncertain whether the proposal will have a significant effect on a European site.	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
(iii) Significant effects are likely.	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer:		Date: 11/04/23

Appendix B- EIA Preliminary Examination

EIA Pre-Screening Establishing a development is a 'sub-threshold development'	
File Reference:	Part 8 Questum Lab extension
Development Summary:	Modular lab extension to Questum acceleration Centre, Ballingarrane
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes, no further action required <input checked="" type="checkbox"/> No, Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1, of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
<input type="checkbox"/> Yes, specify class _____	EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
<input type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2	No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): _____	EIA is mandatory No Screening required
<input checked="" type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : _____	Proceed to Part C
C. If Yes, has Schedule 7A information/screening report been submitted?	

☐ Yes, Schedule 7A information/screening report has been submitted by the applicant

Screening Determination required

☒ No, Schedule 7A information/screening report has not been submitted by the applicant

Preliminary Examination required

EIA Preliminary Examination: The planning authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.		
	Comment:	Yes/No/ Uncertain:
Nature of the development: <i>Is the nature of the proposed development exceptional in the context of the existing environment?</i> <i>Will the development result in the production of any significant waste, or result in significant emissions or pollutants?</i>	Development small in scale and not exceptional in the context of the existing environment. Development does not result in production of waste, emissions or pollutants.	No
Size of the development: <i>Is the size of the proposed development exceptional in the context of the existing environment?</i> <i>Are there cumulative considerations having regard to other existing and/or permitted projects?</i>	Development small in scale. No cumulative issues arise.	No
Location: <i>Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?</i>	Site is not environmentally sensitive.	No

<p><i>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</i></p>		
<p>Preliminary Examination Conclusion:</p>		
<p>Based on a preliminary examination of the nature, size or location of the development. (Tick as appropriate)</p>		
<p style="text-align: center;">✓</p> <p>There is no real likelihood of significant effects on the environment.</p> <p>EIA is not required.</p>	<p style="text-align: center;"><input type="checkbox"/></p> <p>There is real likelihood of significant effects on the environment.</p> <p>An EIAR is required.</p>	<p style="text-align: center;"><input type="checkbox"/></p> <p>There is significant and realistic doubt regarding the likelihood of significant effects on the environment.</p> <p>Request the applicant to submit the Information specified in Schedule 7A for the purposes of a screening determination.</p> <p>Proceed to Screening Determination.</p>

Appendix C- Drawing Schedule

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PROJECT: TCC - MODULAR LABS EXTENSION TO QUESTUM
ACCELERATION CENTRE

LOCATION: AT BALLINGARRANE, CLONMEL, CO. TIPPERARY

CLIENT: TIPPERARY COUNTY COUNCIL **JOB NO:** 2166

DOCUMENT REGISTER AND ISSUE SHEET

STAGE: PLANNING

Sheet 1

[illegible]

ISSUE DATE						
06/04/2023						

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ISSUED TO
CLIENT
CONTRACTOR
STRUCTURAL ENGINEER
QUANTITY SURVEYOR
TENDER
OTHER

[illegible]

Purpose	I-Info / A-Approval / T-Tender / C-Construction
Document Type	P-Paper / D-Disk / E-Email / GD-Google Drive
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