

Planning Report For Proposed Kilmacthomas Fire Station Development



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-	TM		-	14/05/2024	Final

1. INTRODUCTION & OVERVIEW

The project consists of the design and construction of a new fire station at Kilmacthomas, Waterford. The station will be constructed on a green field site accessed off the R677 Regional road and Local Primary Road L3042 approximately 1 km from the existing Kilmacthomas Fire Station. The station design is a substantial upgrade from the existing fire station, capable of accommodating the future needs of Kilmacthomas Fire Brigade.

The existing building is limited in size and is situated on a confined site in the centre of Kilmacthomas main street. The new station will provide adequate facilities for 12 personnel ensuring that it will meet the future needs of the service.

2. SITE APPRAISAL

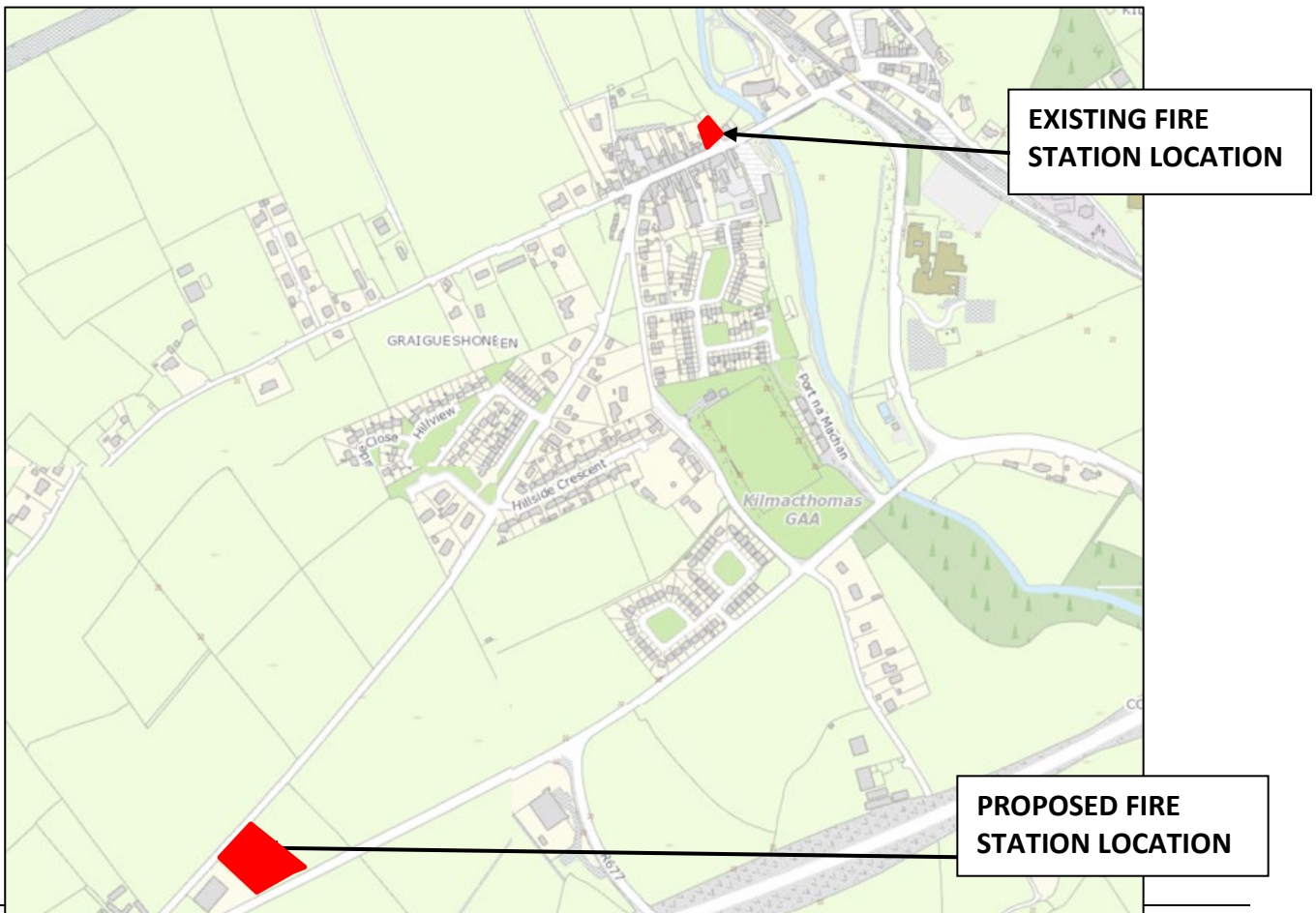
The proposed development will be carried out in the townland of Graigueshoneen. In the recently adopted Waterford City & Co. Co. 2022 to 2028 Development Plan, the site is located outside of the zoned settlement, but proximate to Kilmacthomas, on 'White Zoned' lands.

Location

The site provides good access to the Kilmacthomas Fire Service operational area and has good access to the N25 Cork to Rosslare National road. The site currently has no direct vehicular and pedestrian access and this is to be provided as part of the proposed works. The site is bounded as follows:

- The north west is bounded by the Local Primary Road L3043.
- The north East is bounded by agricultural grassed land.
- The south east is bounded by the Local Primary Road L3042.
- The south west is bounded by an existing storage building.

Fig 1.1 – Proposed location



3. PROJECT SCOPE AND PROPOSED WORKS

The station features are broadly outlined as follows:

- 2 no. Appliance bays. Capable of accommodating 2 fire service vehicles
- Ancillary accommodation
- Car parking and forecourt

Key elements of the development include:

- Area of proposed site is 0.42 Hectares which will provide for the fire station facility including the fire station building, parking facilities and a comprehensive training area.
- The improved building facilities will include:
 - Watch Room;
 - Locker Room/ Turn out Room;
 - Shower/toilet(unisex) x 2;
 - Universal Access shower and WC;
 - BA (Breathing Apparatus) Room;
 - Drying Room;
 - Training Room.
 - Plant Room.
 - Training tower located in the rear yard.
 - 06 no. car parking spaces are provided, this includes one designated car-parking space for people with disabilities, and the installation of an EV car charging point.

External Treatment:

The proposed fire station is of single storey construction. The roof is mono pitched, rising continuously over the Appliance Bay to accommodate the large sectional doors that allow for the required entry and egress for the fire tenders. A painted render will be applied externally along with thermally broken aluminium windows and doors. Landscaping will consist mostly of a pollinator garden with wildflower grass to encourage the local biodiversity. When complete, the building will be NZEB compliant ensuring an economical, very high energy performing building covered to a very significant extent by energy from renewable sources.

4. ENVIRONMENTAL IMPACT

A Screening Report for Habitats Directive Appropriate Assessment and Environmental Impact Assessment Screening Report have been prepared and are included in support of this planning application – refer to Appendices for copies of both reports.

The Screening Report for Habitats Directive Appropriate Assessment concludes that the project is not likely, alone or in-combination with other plans or projects, to have a significant effect on any European Sites.

In the Environmental Impact Assessment Screening Report, the proposed works have been assessed as a sub-threshold Environmental Impact Assessment development and concludes that an Environmental Impact Assessment is not required.

Based on the drawings/sketches produced to date, the development is being designed in compliance with the assessments and will be as sympathetic as is practical to the site locations chosen and their surroundings.

Appendix C contains copies of the Part 8 Drawings in A3 format which are listed below:

- 2007286-PL-0100 6" Site Location
- 2007286-PL-0101 Site Location Map
- 2007286-PL-0102 Aerial Photograph Site Location
- 2007286-PL-0103 Topographical Survey Plan
- 2007286-PL-0104 Proposed Site Layout Plan
- 2007286-PL-0200 Ground Floor Plan
- 2007286-PL-0300 Section
- 2007286-PL-0400 Elevations Sheet 1
- 2007286-PL-0401 Elevations Sheet 2

Engineers Report:

- Site Suitability Report
- Stormwater soakaway report

Appendix A – Environmental Impact Assessment Screening



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Provision of new Fire Station, Graigueshoneen, Kilmacthomas Environmental Impact Assessment Screening Report

1.Introduction

The EIA Directive 85/337/EEC, as amended aims to determine the likely significant effects of a project on the environment. EIA Screening determines whether an EIA is required for a specified project. Projects requiring mandatory EIA are listed in Schedule 5 of the Planning and Development Regulations 2001, as amended. In the case of development which is under these thresholds, planning authorities are required under Article 103 of the 2001 Regulations, (as amended) to request an EIAR where it considers that the proposed development is likely to have a significant effect on the environment.

Under Schedule 5 of the Planning and Development Regulations 2001 (as amended), the proposed development is sub-threshold for EIA. The proposed development is being screened as per Schedule 7 of the regulations to determine if there is likely to be significant effects on the environment. Screening involves appraisal of impacts from the proposed development according to three main criteria:-

1. Characteristics of the proposed development
2. Location of proposed development
3. Characteristics of potential impacts.

Schedule 6 of the Planning and Development Regulations, 2001 (as amended), outlines the aspects of the environment likely to be significantly affected by a proposed development. These are: human beings, flora and fauna, soil and geology, water, air& climate, landscape, material assets, cultural heritage and the inter-relationships between the range of environmental criteria. EIA screening involves assessment of these criteria to determine if the proposed development is likely to significantly affect the environment.

2. Screening Assessment

Table 1. Characteristics of proposed development

Is the size and design of the proposed works significant ?	No, the site is approximately 0.42 ha.
Use of natural resources in particular land, soil, water and biodiversity ?	Proposed works involve provision of a new Fire Station on a green field site.
Will the works produce waste ?	Construction waste during scheme works.
Will the works create a significant amount of pollution or nuisance ?	No
Risk of major accidents and/or disasters relevant to the project including those caused by Climate Change in accordance with scientific knowledge ?	Works will be governed by a health and safety statement. Providing best practice is followed the risk of accidents which are significant in scale is considered low.
Risks to human health (water contamination , air pollution)	Works will be governed by a health and safety statement. Providing best practice is followed the risk to human health is considered low.
Potential for cumulative impacts with other existing and/or approved projects?	Low risk of significant effects
Potential for combination of above factors to have significant effects	Low risk of significant effects

Table 2. Location of Proposed Development

Environmental sensitivity of project in relation to existing and approved land use.	The building is proposed for a green field site with good drainage.
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Relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.	The building is proposed for a green field site with good drainage and not subject to any environmental designation.
Absorption capacity of the natural environment including wetlands, riparian areas, river mouths, coastal zones and the marine environment, mountain and forest area.	The building is proposed for a green field site with good drainage.
Potential of works to impact directly or indirectly on sites designated for nature conservation (NHA/SAC/SPA)	Due to distance of site from the Mid-Waterford Coast SPA and Comeragh Mountains SAC there is no potential for significant effects on the conservation objectives of the SPA. AA screening has been carried out and has concluded no potential for significant effects.
Potential for impacts directly or indirectly on Habitats or Species listed on Annex 1 of the Habitats Directive	AA screening has been carried out and has concluded no potential for significant effects.
Potential for impacts directly or indirectly on Species listed on Annex IV of the Habitats Directive	No
Potential for impacts on breeding places of any species protected under the Wildlife Act ?	No
Potential to impact directly or indirectly on any listed ACA in the City Development Plan ?	No
Potential to impact directly or indirectly on any protected structure or recorded monuments and places of Archaeological Interest	No recorded monuments will be impacted by the works.

Potential to impact directly or indirectly on Listed or scenic views or protected landscape in the County Development Plan ?	The site is not within a scenic view or protected landscape in the City and County Development Plan 2022-2028.
Potential to impact on areas in which there has already been a failure to meet the environmental quality standards and relevant to the project, or in which it is considered that there is such a failure.	None arising.
Potential to impact on densely populated areas.	The site is located in a rural area with low population density.

Table 3. Characteristics of Potential Impacts

Human Beings	Provision of upgraded Fire Station will be a positive effect for the local community.
Flora and Fauna	AA screening has been carried out and has concluded no potential for significant effects.
Soils and Geology	No protected geological heritage sites will be impacted.
Water	The building is proposed for a green field site with good drainage.
Air & Climate	The proposed development is located in a rural area and will not negatively impact air quality.
Noise & Vibration	Small scale and temporary during construction works.
Landscape	The proposed development is located in a rural area and will not negatively impact on the existing landscape.
Material Assets	Works will be subject to and regulated by a waste management plan.
Cultural Heritage	No potential for significant effects.

Interaction of Foregoing	No significant effects arising.
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Table 4. Discussion of Potential Impacts

Will a large geographical area be impacted as a result of the proposed works ?	No, self contained site of a small scale.
Will a large population be impacted as a result of the proposed works ?	No, site is in a low population area but provision of new fire station will be a positive effect for the local community.
Are any trans-frontier impacts likely to arise from proposed works?	No
Is the magnitude of impacts associated with the proposed works considered significant ?	No
Is the intensity and complexity of impacts associated with the proposed works considered significant ?	No
Is there a high probability that the effects will occur ?	No significant effects arising.
Will the effects continue for a long time ?	No significant effects arising.
Will the effects be permanent rather than temporary ?	No significant effects arising.
Will the impacts be irreversible?	No significant effects arising.
Will it be difficult to avoid, or reduce or repair or compensate for the effects ?	No significant effects arising.

3. Conclusion

The DoEHLG Guidance Document “Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-Threshold Development” notes that *“The greater the number of different aspects of the environment which are likely to be affected and the greater the links between the effects, the more likely it is that an EIS should be carried out. Where complexity of impacts is deemed to apply in the case of a specific sub-threshold development proposal, there should be a predisposition towards the preparation of an EIS”*.

In consideration of the above involving appraisal of characteristics and location of proposed development and characteristics of potential impacts it is concluded that due to the small scale nature of the works on a green field site that an EIAR is not required for the proposed development.

Appendix B – Habitats Directive Screening Assessment Report

Habitats Directive Project Screening Assessment

Table 1: Project Details

Development Consent Type	Local Authority Works- Part 8 Application
Development Location	Graigueshoneen, Kilmacthomas
File Ref	
Description of the project	Proposed new Fire Station approximately 1 km from the town of Kilmacthomas signifying a substantial upgrade from the existing fire station in the town. Area of proposed site is 0.42Ha accessed off the N677 national road which will provide for the fire station building, parking facilities and a comprehensive training area. The proposed site is a green field site with one ESB pole and overhead electrical cable traversing.

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.

Impacts on SACs		
1	<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?</i></p> <p>Sites to consider: Blackwater River, Lower River Suir Habitats to consider: Rivers, Lakes and Lagoons</p>	No
2	<p>Impacts On Wetland Habitats <i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats, or within 1 km of same?</i></p> <p>Sites to consider: Comeragh Mountains Habitats to consider: Bogs, Fens, Marshes and Wet Heaths.</p>	No
3	<p>Impacts on Intertidal and Marine Habitats</p>	No

Impacts on SACs		
	<p><i>Is the development located within a Special Area of Conservation whose qualifying interests include intertidal and/or marine habitats and species, or within the catchment of same.</i></p> <p>Sites to consider: Tramore Dunes and Backstrand, River Suir (Tidal Section), River Blackwater (Tidal Section), Waterford Estuary</p> <p>Habitats to consider: Mudflats, Sandflats, Saltmarsh, Estuary; Shingle, Reefs, Sea Cliffs.</p>	
4	<p>Impacts On Woodlands , Grasslands and Dry Heaths</p> <p><i>Is the development within a Special Area of Conservation whose qualifying habitats include woodlands or grasslands habitats, or within 200m of same.</i></p> <p>Sites to consider: Glendine Wood Nire Valley Woods, Ardmore Head, Helvick Head</p> <p>Habitats to consider: Woodlands, Grasslands or Dunes.</p>	No
5	<p>Impacts On Birds</p> <p><i>Is the development within a Special Protection Area, or within 1 km of same.</i></p> <p>Sites to consider: Tramore Backstrand, Dungarvan Bay, Blackwater Callows, Blackwater Estuary, Helvick Head –Ballyquin Coast, Mid Waterford Coast</p>	No

Conclusion Table 2:

If the answer to all of these questions is **No**, significant impacts can be ruled out for Natura 2000 sites. No further assessment is required, proceed to the Habitats Directive Conclusion Statement.

If the answer to any of these questions is **Yes** please refer to tables 3 and 4 below.

Table 3: Determination of Possible Impacts On Natura 2000 Sites.

Where it has been identified 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	<p>Impacts on designated freshwater habitats (rivers, lakes streams and lagoons).</p> <p>Sites to consider: Blackwater River, Lower River Suir</p> <p><i>Please answer the following if the answer to question 1 in table 2 was yes.</i></p>
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Does the development involve any of the following:		
	Works inside the boundary of designated site	
1.1	All works within the boundary of any SAC whose qualifying features include freshwater habitats/species, excluding small extensions/alterations to existing buildings.	No
	Works outside the boundary of designated site	
1.2	Discharge to surfacewater or groundwater within the boundary of an SAC whose qualifying features include freshwater habitats/species.	
1.3	Abstraction from surfacewater or groundwater within 1km of the boundary of an SAC whose qualifying features include freshwater habitats or species.	
1.4	Removal of topsoil within 100m of the boundary of an SAC, whose qualifying features include freshwater habitats/species.	
1.5	Infilling or raising of ground levels within 100m the boundary of any SAC whose qualifying features include freshwater habitats/species.	
1.6	Construction of drainage ditches within 1km of the boundary of an SAC whose qualifying features include freshwater habitats/species.	
1.7	Installation of waste water treatment systems; percolation areas; septic tanks within 100 m of the boundary of an SAC site whose qualifying features include freshwater habitats/species.	
1.8	Construction within a floodplain of EU designated watercourse whose qualifying features include freshwater habitats/species.	
1.9	Crossing or culverting of rivers or streams within 1km of the boundary of any SAC whose qualifying features include freshwater habitats.	
1.10	Storage of chemicals hydrocarbons or organic wastes within 100 m of the boundary of an SAC whose qualifying features include freshwater habitats/species.	
1.11	Development of a large scale, within catchment of an EU designated watercourse or waterbody, which involves the production of an EIS.	
1.12	Development or expansion of quarries within catchment of an EU designated watercourse or waterbody.	
1.13	Development or expansion of windfarms within catchment of an EU designated watercourse or waterbody.	

1.14	Development of pumped hydro electric stations within catchment of an EU designated watercourse or waterbody.	
2	<p>Impacts On Wetland Habitats <i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats, or within 1 km of same?</i></p> <p>Sites to consider: Comeragh Mountains</p> <p>Habitats to consider: Bogs, Fens, Marshes and Wet Heaths.</p> <p><i>Please answer the following if the answer to question 2 in table 2 was yes.</i></p>	
	Works inside the boundary of designated site	
2.1	All works within the boundary of an SAC whose qualifying features include heath, marsh, fen or bog, excluding small extensions/alterations to existing buildings.	No
	Works outside the boundary of designated site	
2.2	Construction of roads or other infrastructure on peat habitats within 1km of any SAC whose qualifying features include heath, marsh, fen or bog.	
2.3	Development of a large scale within 1km of any SAC, whose qualifying features include heath, marsh, fen or bog, which involves the production of an EIS.	
3	<p>Impacts on Intertidal and Marine Habitats <i>Is the development located within a Special Area of Conservation whose qualifying interests include intertidal and/or marine habitats and species, or within the catchment of same.</i></p> <p>Sites to consider: Tramore Dunes and Backstrand, River Suir (Tidal Section), River Blackwater (Tidal Section), Waterford Estuary</p> <p><i>Please answer the following if the answer to question 1 in table 3 was yes.</i></p>	
	Works inside the boundary of designated site	
3.1	All works within the boundary of any SAC whose qualifying features include intertidal or marine habitats, excluding small extensions/alterations to existing buildings.	No
	Works outside the boundary of designated site	
3.2	Coastal protection works within 5km of any SAC whose qualifying features include intertidal or marine habitats.	

3.3	Development of piers, slipways, marinas, pontoons or any other infrastructure within 5km of any SAC whose qualifying features include intertidal or marine habitats.	
3.4	Dredging within 5km of any SAC whose qualifying features include intertidal or marine habitats.	
3.5	Works within 1km of any SAC whose qualifying features include intertidal or marine habitats, which will result in discharges to rivers or streams directly connected to the designated site.	
3.6	Infilling of coastal habitats within 500m of any SAC whose qualifying features include intertidal or marine habitats.	
3.7	Removal of topsoil or infilling of terrestrial habitats within 100m of any SAC whose qualifying features include intertidal or marine habitats.	
3.8	Development of a large scale within 1km of any SAC whose qualifying features include intertidal or marine habitats, which involves the production of an EIS.	
4	<p>Impacts on other designated woodlands and grasslands (woodland, upland grassland, lowland grassland, coastal grassland including dunes).</p> <p>Sites to consider: Glendine Wood Nire Valley Woods, Ardmore Head, Helvick Head</p> <p><i>Please answer the following if the answer to question 4 in table 2 was yes.</i></p> <p><i>Does the development involve any of the following:</i></p>	
	Works inside the boundary of designated site	
4.1	All works within the boundary of any SAC whose qualifying interests include woodland or grassland habitat types excluding small extensions/alterations to existing buildings.	No
	Works outside the boundary of designated site	
4.2	Development within 200m of any SAC whose qualifying interests include woodland or grassland habitat types.	
4.3	Development of a large scale within 1km of any SAC, whose qualifying interests include woodland or grassland habitat types, which involves the production of an EIS.	
5	<p>Impacts on birds in SPAs</p> <p>Sites to consider: Tramore Backstrand, Dungarvan Bay, Blackwater Callows, Blackwater Estuary, Helvick Head –Ballyquin Coast, Mid Waterford Coast</p>	

	<p>Please answer the following if the answer to question 5 in table 2 was yes.</p> <p>Does the development involve any of the following:</p>	
	Works inside the boundary of designated site	
5.1	All works within the boundary of any SPA excluding small extensions/alterations to existing buildings.	No
	Works outside the boundary of designated site	
5.2	Erection of wind turbines within 1km of any SPA.	
5.3	All construction works within 100m of any SPA.	
5.4	Infilling of coastal habitats within 500m of intertidal SPA.	
5.5	Works within 1km of coastal/wetland SPAs which will result in discharges to rivers or streams that are directly connected to designated sites.	
5.6	Development of cycleways or walking routes within 100m of SPAs.	
5.7	Construction works on feeding areas adjacent to SPAs	

Conclusion Table 3: If the answer to all of the above is no or n/a, significant impacts on Natura 2000 sites can be ruled out. No further assessment is required, proceed to the Screening Conclusion Statement. If the answer to any question in table 3 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 (e.g. 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	Lower River Suir River Blackwater Waterford Estuary	Activities that interfere with river banks.	No
Bats (all species outside designated sites)	Blackwater River, Lower River Suir, Waterford Estuary Glendine Wood, Lismore Woods Nire Valley Woods Along with above, in general all sites with any of the following; woods, mature treelines and hedgerows, old buildings and bridges	Activities that result in loss of woodland or hedgerow habitat or causes disturbance to roost sites. Renovations of old buildings; Repointing of old bridges.	No
Salmon	Lower River Suir River Blackwater Waterford Estuary	Activities that interfere with water quality, levels or the river bed;	No
River Lamprey	Lower River Suir River Blackwater Waterford Estuary	Activities that interfere with water quality, levels or the river bed;	No
Brook Lamprey	Lower River Suir River Blackwater Waterford Estuary	Activities that interfere with water quality, levels or the river bed;	No
Sea Lamprey	Lower River Suir River Blackwater Waterford Estuary	Activities that interfere with water quality or the river bed – estuarine areas;	No
Twaite Shad Allis Shad	Lower River Suir River Blackwater Waterford Estuary	Activities that interfere with water quality or the river bed – estuarine areas;	No
White-clawed Crayfish	Lower River Suir River Blackwater Waterford Estuary	Activities that interfere with water quality or the river bed;	No

Species	Relevant Sites	Activities which could have impacts on species	Possible Impacts Identified? Y/N
Freshwater Pearl Mussel	Lower River Suir River Clodiagh River Lickey River Blackwater	Activities that interfere with water quality, levels or the river bed ;	No
Whorled Snail <i>Vertigo moulinsiana</i>	River Blackwater	Activities that result in loss of fen, marsh or wet grassland habitat within or close to the SAC.	No
Killarney Fern	Glendine Wood Lismore Woods (River Blackwater)	Woodland clearance or other activities resulting in loss or disturbance to woodland habitat within the relevant SACs.	No

Conclusion Table 4: 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 on the above listed species are within designated sites, then further information should be sought in the form of a Natura Impact Statement. Where impacts are outside designated sites, then a species specific survey should be requested.

Habitats Directive Screening Conclusion Statement

Development Type	Local Authority Works - Part 8 Development
Development Location	Graigueshoneen, Kilmacthomas
Natura 2000 sites within impact zone	5km south east of the Comeragh Mountains SAC
Planning File Ref	
Description of the project	
Provision of new Fire Station on 0.42ha site accessed off the N677 national road which will provide for the fire station building, parking facilities and a comprehensive training area.	
Describe how the project or plan (alone or in combination) could affect Natura 2000 site(s)	
The works are within a self contained site with no physical or hydrological connectivity with Natura 2000 sites.	
If there are potential negative impacts, explain whether you consider if these are likely to be significant, and if not, why not.	
No physical or hydrological connectivity with Natura 2000 sites. No potential for significant effects on the conservation objectives of the Natura 2000 Network.	
Conclusion of assessment	
The proposed development will not cause significant effects to the conservation objectives of Natura 2000 Network including Comeragh Mountains SAC.	
Documentation reviewed for making of this statement.	
WCCC Internal GIS	
Completed By	Bernadette Guest
Date	30 th April 2024

Appendix C – Part 8 Drawings