

ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

FOR DEVELOPMENT AT THE PREMISES FORMERLY KNOWN AS MOORE'S HOTEL, MAIN STREET,
CAPPOQUIN, CO. WATERFORD



**An Ciste um Athghiniúint
agus Forbairt Tuaithe**
Rural Regeneration and
Development Fund



**Rialtas na
hÉireann**
Government
of Ireland

Tionscadal Éireann
Project Ireland
2040



**An Roinn Forbartha
Tuaithe agus Pobail**
Department of Rural and
Community Development



Development of the former Moore's Hotel, development of basement and ground floor office accommodation, with 3 bedroom apartment above, including separate entrance, outdoor terrace and garden, Main St., Cappoquin

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, works proposed for redevelopment of an existing individual building.
Use of natural resources in particular land, soil, water and biodiversity ?	Proposed works involve redevelopment of an existing building in an urban setting.
Will the works produce waste ?	Demolition and construction waste during development works.
Will the works create a significant amount of pollution or nuisance ?	Traffic management will cause a small scale and temporary inconvenience for street users during development works.
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?	Works also proposed for the development of the former Uniacke's Shop & Fennell's Pub premises, development of 2No. retail/coffee shop/commercial units at ground floor with 2No apartments above including separate residential access and outdoor terrace, redevelopment of Market Square and additional landscaping and car parking at Port Na hAbhainn and development of 3 No., 3 storey, 3 bedroom town houses on Upper Main St/Green St, including garage/ancillary accommodation on Green Street. Low risk of significant effects arising from cumulative impacts with other projects.
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.	Moore's Hotel is a protected structure (WA 750506) in a streetscape of distinctive character.
Relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.	Proposed works involve redevelopment of an existing building in an urban setting.
Absorption capacity of the natural	The works will not affect any natural or

environment including wetlands, riparian areas, river mouths, coastal zones and the marine environment, mountain and forest area.	semi-natural habitats.
Potential of works to impact directly or indirectly on sites designated for nature conservation (NHA/SAC/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. The works will not cause loss of habitat from the ecological footprint of the River Genshelane/River Blackwater SAC.
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 ?	Yes Swifts and potentially bats. Moore's Hotel is a known swift nesting site – 7 nest sites recorded at the building in 2019. Swifts are a red listed species indicating endangered conservation status.
Potential to impact directly or indirectly on any listed ACA in the County Development Plan ?	Yes Moore's Hotel is a protected structure (WA 750506) in a streetscape of distinctive character.
Potential to impact directly or indirectly on any protected structure or recorded monuments and places of Archaeological Interest	Yes Moore's Hotel is a protected structure (WA 750506) in a streetscape of distinctive character.
Potential to impact directly or indirectly on Listed or scenic views or protected landscape in the County Development Plan ?	Moore's Hotel is a protected structure (WA 750506) in a streetscape of distinctive character. The development will sustain and regenerate the use of the protected structure.
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 an urban area and will cause a small scale and temporary inconvenience for street users during development works.

Table 3. Characteristics of Potential Impacts

Human Beings	Noise and traffic disruption will cause a small scale temporary impact for local residents.
Flora and Fauna	The most significant effect from the proposed

	works will be the loss of swift nesting sites from the building. The building may be a potential bat roost and will be confirmed by a bat survey.
Soils and Geology	No protected geological heritage sites will be affected.
Water	The nearest watercourse to the site is the Glenshelane River a tributary of the River Blackwater. There is no physical or hydrological connectivity between the site and this watercourse.
Air & Climate	The nearest air quality monitoring stations are in Waterford and Clonmel. EPA monitoring demonstrate compliance with the Air Quality Standards limit values for all pollutants with air quality classed as “good”.
Noise & Vibration	Works will cause a temporary impact for local residents with noise but will be temporary and short term in nature.
Landscape	The proposed development is located in a urban area in a streetscape of distinctive character and will improve a derelict part of the streetscape.
Material Assets	Works will be subject to and regulated by a waste management plan.
Cultural Heritage	The development will sustain and regenerate the use of the protected structure.
Interaction of Foregoing	The main effects identified are works to a protected structure and impacts on ecology- Swift nesting site and potential bat habitat.

Table 4. Discussion of Potential Impacts

Will a large geographical area be impacted as a result of the proposed works ?	No works proposed for redevelopment of an existing individual building.
Will a large population be impacted as a result of the proposed works ?	No, site is in a low population area. Works will cause a temporary impact for street users but will be temporary in nature.
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 , the development will sustain and regenerate the use of the protected structure. The loss of next sites for swifts can be mitigated by the incorporation of replacement nesting boxes either within or attached to the eaves of the building.
Is the intensity and complexity of impacts associated with the proposed works	No

considered significant ?	
Is there a high probability that the effects will occur ?	Yes renovation of the building will remove the existing access points in the eaves underneath the roof used by swifts.
Will the effects continue for a long time ?	Yes permanent but can be addressed by biodiversity mitigation measures.
Will the effects be permanent rather than temporary ?	Yes permanent but can be addressed by biodiversity mitigation measures.
Will the impacts be irreversible?	The development will sustain and regenerate the use of the protected structure
Will it be difficult to avoid, or reduce or repair or compensate for the effects ?	The loss of next sites for swifts can be mitigated by the incorporation of replacement nesting boxes either within or attached to the eaves of the building.

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 noted that the key environmental receptors to be affected are architectural heritage and ecology. A 2019 Swift Survey recorded 7 swift nest sites around the building and design and construction of the building will require the installation of swift nesting boxes to mitigate for this loss. A bat survey will also be carried out on the building prior to commencement of works. With regard to impacts on the architectural heritage the development proposal will sustain and regenerate the use of the protected structure. It is concluded that an EIAR is not required for the proposed development.