



Comhairle Contae Dhún na nGall

Donegal County Council

PLANNING AND DEVELOPMENT REGULATIONS 2001
(as amended)

Environmental Impact Assessment Preliminary Examination

in accordance Article 120 of the above Regulations.
(available for inspection)

Donegal County Council,
Housing Capital
County House,
Lifford,
Co. Donegal

Date 01/03/22

STAGE 1.a – EIA PRE-SCREENING

Case Ref:	HCG 1222		
Development Summary	Demolition of 1no. existing single storey former fire station. Construction of 3no. 2 storey 2-bedroom dwellings with new public footpath, off street parking and all associated site works at the Rock Road, Glenties, Co. Donegal.		
Does the proposed development constitute an EIA project? <i>(that is involving construction works or interventions in the natural surroundings)</i>		Yes	✓
		No	
If YES, Does the proposed development fall within a class of development set out in Part 1 or Part 2, Schedule 5 of the Planning and Development Regulations, 2001 (as amended)?			
Tick	Threshold	Comment	Result
Yes	Class 10 'Infrastructure projects' of Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 (as amended)	The threshold relates to projects of more than 500 dwelling units, or an area that exceeds 10 hectares in a built-up area or more than 20 hectares elsewhere.	This project falls below the respective threshold and therefore is a sub-threshold development.
No	✓		
CONCLUSION			
Development is not within Part 1 or Part 2, Schedule 5. No EIA/Screening is required.		✓	
Development is within Part 1 or Part 2 and is greater than, equal to, or there is no threshold. EIAR is required.			
Development is within Part 1 or Part 2 but is less than threshold. EIA Screening is Required.			

Case Officer:

Elaine Harley

Date 01/03/2023

Stage 1.b – EIA Screening - Preliminary Examination

Case Ref:	HCG 1222	
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EXAMINATION		
	Yes /No/ Uncertain	Comment:
Is the size of the development exceptional in the context of the existing environment?	No	There is an existing single storey former fire station on the site to be demolished and replaced with 3no. dwellings. The density would be in keeping with adjacent developments.
Is the proposed development located on, in, adjoining or have the potential to impact on a sensitive site or location?	Yes	Site is approximately 300m from West of Ardara/Mass Road SAC (SiteCode: 000197)
Will the development result in the production of any significant waste, or result in emissions or pollutants?	No	Demolition waste generated will be disposed of to an authorised waste disposal facility. There will be no loss of materials or pollutants to waters or sensitive receptors during works as a result of separation.

CONCLUSION			
Based on a preliminary examination of the nature, size or location of the development is there a real likelihood of significant effects on the environment?			
There is no real likelihood of significant effects on the environment	EIAR not required	✓	
There is significant and realistic doubt in regard to the likelihood of significant effects on the environment	Stage 2 Screening Determination Required		
	Schedule 7A information required from Applicant?	Yes	No
There is a real likelihood of significant effects on the environment	EIAR Required		

Case Officer: *Elaine Harley*

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Is the size of the development exceptional in the context of the existing environment?	No	There is an existing single storey former fire station on the site to be demolished and replaced with 3no. dwellings. The density would be in keeping with adjacent developments.
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