



**Comhairle Contae  
Dhún na nGall  
Donegal County Council**

**PLANNING AND DEVELOPMENT REGULATIONS 2001  
(AS AMENDED)**

**Environmental Impact Assessment  
Preliminary Examination**

In accordance with Article 120 of the said Regulations  
(available for inspection)

**CARNDONAGH TOWN CENTRE REGENERATION  
PROJECT**

Regeneration & Development Team  
Planning Services  
Donegal County Council

September 2020

## STAGE 1.a – EIA PRE-SCREENING

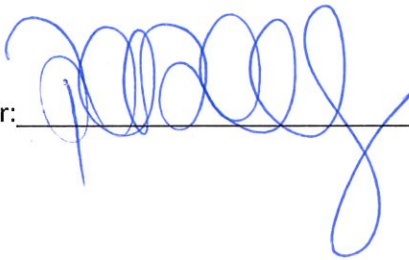
### Article 120(1)

### Planning and Development Regulations 2001 (as amended)

<b>Case Ref:</b>	<b>Carndonagh Town Centre Regeneration Project</b>			
(1)	Partial demolition of the former Leprechaun Bar to create a new through access and change of use (of retained structure) to public amenities including a changing places facility;			
(2)	Restoration, refurbishment, alteration and extension of the former McDonagh Bros. Department Store and associated outbuildings to the rear providing for: (i) a new Digital Fabrication Laboratory (FabLab) and co-working Hub, office space, board room/ training room/exhibition space, kitchenette and toilets, (ii) a Social Space for the Young People and Teenagers including a study hub, social room, kitchenette and toilets, (iii) a community Kitchen, (iv) Communal storage, and (v) A public realm courtyard with sensory garden;			
(3)	Creation of a new Pedestrian Street and public realm park between Pound Street/Bank Place and the Supervalu Retail Complex and the restoration, refurbishment and alteration of an existing stone outbuilding adjoining same to a Creative Makers Hub including a communal workshop and retail space for creative and craft industries;			
(4)	New demountable canopy feature(s) in the existing Diamond area civic space;			
(5)	New public realm improvements on Back Lane connecting the Diamond to the Town Car Park and Bridge Street including new surface materials, lighting scheme, murals, demolition of existing car park boundary wall and construction of a new replacement car park boundary wall; and			
(6)	All associated ancillary works to include site drainage, connection to public water supply and other services, landscaping, development related signage & public art, connection & discharge to the public sewerage network.			
<b>All associated ancillary site works shall be located within the townland of CHURCHLAND QUARTERS, Carndonagh in the Inishowen Municipal District.</b>				
<b>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)?</b>				
Tick		Threshold	Comment	Result
Yes	X <i>Determination made having regard to the EU Interpretation of definitions</i>	Urban development involving 2ha, 10ha, or 20ha.	Class10(b)(iv) of Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 (as amended)	This project falls below the stated thresholds.

	<i>of project categories of annex I and annex II of the EIA Directive.</i>			
No				
<b>CONCLUSION</b>				
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.				
<b>Development is within Part 1 or Part 2 but is less than threshold. EIA Screening is Required.</b>		<b>X</b>		

Case Officer: \_\_\_\_\_



Date: \_\_\_\_\_

22<sup>nd</sup> Sept '2020

## STAGE 1.b – EIA SCREENING – PRELIMINARY EXAMINATION

### Article 120(1)

### Planning and Development Regulations 2001 (as amended)

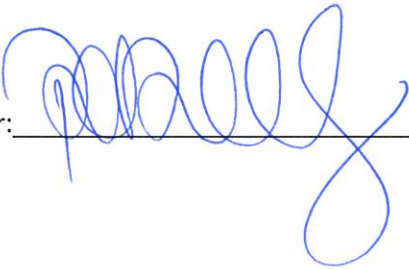
<b>Case Ref:</b>	<b>Carndonagh Town Centre Regeneration Project</b>	
Development Summary:	<p>(1) Partial demolition of the former Leprechaun Bar to create a new through access and change of use (of retained structure) to public amenities including a changing places facility;</p> <p>(2) Restoration, refurbishment, alteration and extension of the former McDonagh Bros. Department Store and associated outbuildings to the rear providing for: (i) a new Digital Fabrication Laboratory (FabLab) and co-working Hub, office space, board room/ training room/exhibition space, kitchenette and toilets, (ii) a Social Space for the Young People and Teenagers including a study hub, social room, kitchenette and toilets, (iii) a community Kitchen, (iv) Communal storage, and (v) A public realm courtyard with sensory garden;</p> <p>(3) Creation of a new Pedestrian Street and public realm park between Pound Street/Bank Place and the Supervalu Retail Complex and the restoration, refurbishment and alteration of an existing stone outbuilding adjoining same to a Creative Makers Hub including a communal workshop and retail space for creative and craft industries;</p> <p>(4) New demountable canopy feature(s) in the existing Diamond area civic space;</p> <p>(5) New public realm improvements on Back Lane connecting the Diamond to the Town Car Park and Bridge Street including new surface materials, lighting scheme, murals, demolition of existing car park boundary wall and construction of a new replacement car park boundary wall; and</p> <p>(6) All associated ancillary works to include site drainage, connection to public water supply and other services, landscaping, development related signage &amp; public art, connection &amp; discharge to the public sewerage network.</p>	
<b>EXAMINATION</b>		
	Yes/No/Uncertain:	Comment:
Is the size of the development exceptional in the context of the existing environment?	No	The proposed development provides principally for the refurbishment and restoration of existing buildings and a

		new pedestrian link within the existing built fabric of the town centre environment. There is an improvement in dereliction, vacancy and public realm infrastructure but nothing which would constitute development of an exceptional size.
Is the proposed development located on, in, adjoining or have the potential to impact on a sensitive site or location?	No	
Will the development result in the production of any significant waste, or result in the emissions of pollutants?	No	There will be some demolition and excavation waste within limited or normal parameters. Waste generated will be disposed of to an authorized waste disposal facility. There will be no loss of materials or pollutants to waters or sensitive receptors during work as a result of separation, containment and absence of pathways/receptors.

**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?**

<b>There is no real likelihood of significant effects on the environment.</b>	<b>EIAR not required.</b>	X	
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: 

Date: 22<sup>nd</sup> Sept '2020

