



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



EIA Preliminary Examination & Conclusion in respect of the Creeslough Community Regeneration Project

Step 1 (Non-Statutory):- Understanding the Proposal

Establishing if the proposal is a 'sub-threshold development':	
File Reference No.	Creeslough Community Regeneration Project/Part 8/2023 PG 23/07
Development Summary:	<p>The development comprises -</p> <ul style="list-style-type: none">○ Construction of a new Community hub type building with flexible multi-user spaces and accommodation solutions including: (i) at Ground Floor: a community & sports hall, gymnasium, changing rooms, showers, toilets, spectator terrace, comms room & storage; (ii) at First Floor: Office and reception space, public foyer, public toilets and a changing places facility, a multi-purpose community room with kitchen facilities, storage and a community consultation room;○ Construction of a multi-purpose community field, MUGA and recreational track with replacement/upgraded flood lighting and with capacity for: civic, cultural, sporting, recreational, social gatherings and events;○ A one way entry and exit traffic management arrangement and car parking facility including: adjustments to existing car parking arrangements, modified junction and road kerb alignments, improved pedestrian infrastructure and level grade crossing points, new high quality surface material finishes, street furniture and lighting, construction of 53no. car parking spaces and 2 no. bus parking spaces;○ The construction of a community garden and landscaped public realm including: a community play park; allotments, potting shed, landscaping, seating, walks, coffee pavilion and outdoor seating area, bandstand/performance area, pop-up market space(s), universal access & permeability interventions and 8 no. parent & toddler, age friendly and disabled parking spaces;

	<ul style="list-style-type: none"> ○ All associated ancillary works to include: plant room and maintenance building, renewable technologies & EV charging points, nature-based solutions to rainwater management, site drainage, connection to public water supply and other services, enhancements to public lighting, landscaping, development related signage & public art, connection & discharge to the public sewerage network and removal of existing pre-fab; ○ A schedule of proposed uses for the Community Hub & Field is provided. <p>All associated ancillary site works shall be located within the townland of Creeslough in the Glenties Municipal District.</p>
<p>Was a Screening Determination carried out under Section 176A-C?</p>	<p><input type="checkbox"/> Yes, no further action required</p> <p><input checked="" type="checkbox"/> No, Proceed to Part A</p>
<p>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)</p>	
<p><input type="checkbox"/> Yes, specify class <u> [insert here] </u></p>	<p>EIA is mandatory</p> <p>No Screening required</p>
<p><input checked="" type="checkbox"/> No</p>	<p>Proceed to Part B</p>
<p>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)</p>	
<p><input type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2</p>	<p>No Screening required</p>
<p><input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold):</p>	<p>EIA is mandatory</p> <p>No Screening required</p>
<p><input checked="" type="checkbox"/> Yes the project is of a type listed but is sub-threshold:</p> <p>Type listed: Schedule 5, Part 2, Class 10(b)(iv): Urban development which involves 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). (A 'Business District' means a district within a city or town in which the predominant land use is retail or commercial use)</p> <p><i>Note: It is considered that the project could be considered to fall within the wide definition of an 'Urban development' as set out in the European Commission document 'Interpretation of definitions of project categories of annex I and II of the EIA Directive'. It is not considered that the project is located within a business district, a city or a town having regard to the above given definition, the definition given by the CSO and the status of Creeslough as a Tier 3 village/rural area in the County</i></p>	<p>Proceed to Part C</p>

<i>Development Plan, 2018-2024 (as varied). Accordingly it is considered that the relevant threshold is 20 hectares.</i>	
C. If Yes, has Schedule 7A information/screening report been submitted?	
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant <input checked="" type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Screening Determination required Preliminary Examination required

Step 2:- Preliminary Examination

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>	<p>The project is located within the village boundary of Creeslough. The site is presently occupied by a community playing field, hardstanding car park and vegetation of low biodiversity value.</p> <p>The surrounding uses are primarily: residential, religious, social and community.</p> <p>The nature of the proposed development is to realise a community ambition to deliver a modern, accessible and fit for purpose recreational, sporting and community Hub at the site. The project will consist of a new Community Hub type building including multi-purpose community rooms and a multi-purpose community & sports hall. This will be supplemented externally by a running/walking track, a multi-purpose community field/pitch, a playpark and community gardens. Existing access arrangements and parking will be upgraded. The centre will include public toilets and a changing places facility.</p> <p>The use(s) proposed are community orientated.</p> <p>The project aims to strengthen and enhance the physical, cultural, social, tourism and recreational capacity of the</p>	No.

<p><i>Will the development result in the production of any significant waste, or result in significant emissions or pollutants?</i></p>	<p>site and the village. The project proposes to empower the community to achieve their ambition through the transformation of the existing under-utilised community asset.</p> <p>It is not exceptional in the context of the existing environment, facilitating as it does greater use and improved function for community, civic and recreational use of existing such assets.</p> <p>No significant waste streams will be generated by the proposed development in its construction or operation phase. Standard best practice measures in accordance with the Donegal County Development Plan 2018-2024 (As Varied) (Objective MRCM-O-2 refers) will be employed during construction for safe and effective site waste management. The proposed development will not result in significant pollution or nuisances in the operation phase.</p> <p>The construction phase will be carried out in accordance with detailed design methodologies. While detailed design methodologies will be engaged during the construction phase, these are not required to avoid or reduce any effects on a European site. These measures are not relied upon to reach a conclusion of no likely significant waste or emissions during the construction phase.</p> <p>The construction phase associated with the development will be a localized temporary disturbance which will be managed by standard methodologies and no significant impacts are anticipated.</p> <p>There will also be municipal waste generated by staff on site during and after the completion of works. This will be in the form of organic food waste, dry mixed recyclables, non recyclables and glass from the welfare facilities but this is not considered a significant issue and can be easily managed.</p>	<p>No.</p>
<p>Size of the development: Is the size of the proposed development exceptional <i>in the context of the existing environment?</i></p>	<p>The overall project consists of the development of an existing community and sporting site within the village boundary having an area of approx. 4ha. The size of the development is not exceptional in the context of a village environment, the adjoining developments and existing use(s) thereof. It sits safely below the threshold for mandatory EIA (20 hectares).</p>	<p>No.</p>

<p>Are there cumulative considerations having regard to other existing and/or permitted projects?</p>	<p>An NIR was prepared for the County Donegal Development Plan 2018-2024 (as varied) which included the settlement framework designation context for the subject site. No likely significant effects on any European site were identified.</p> <p>There are no recent or historical planning approvals predicted to combine with the proposed development to culminate in a negative effect on a Natura 2000 site.</p> <p>No likely significant cumulative effects are identified.</p>	<p>No.</p>
<p>Location: Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?</p> <p>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</p>	<p>Sheephaven Bay, Cloghermore Bog & Glenveagh National Park and Muckish Mountain SAC are within proximity of the proposed development. A detailed Article 6(3) Appropriate Assessment Screening has been undertaken for this project which determined that there was no direct hydrological link or avenue of connectivity to Cloghermore Bog & Glenveagh National Park or Muckish Mountain SAC. Sheephaven Bay SAC was carried forward for Screening and the report concluded that: <i>"the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives". Therefore Stage 2 Appropriate Assessment is not required</i>".</p> <p>St. Michaels Parish Church and Parochial House are both Protected Structures. Physical development is proposed at both a physical and visual remove from these Protected Structures and their setting and architectural heritage will not be affected. The project has been drafted in consultation with the Conservation Officer and Heritage Officer and all recommendations have been incorporated in the proposed development.</p>	<p>No.</p> <p>No.</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>		

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>There is no real likelihood of significant effects on the environment.</p> <p>EIA is not required.</p>	<p>There is real likelihood of significant effects on the environment.</p> <p>An EIAR is required.</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>

Signature and Date of
Recommending Officer:

Leah Quinn

25/07/2023

Signature and Date of
Deciding Officer:

[Handwritten Signature]

25 July 2023

PART 8 23/07

Creelough Community Regeneration Project

Schedule of Proposed Uses

The **Community Hub Building** will generally provide flexible multi-user spaces and accommodation solutions including the following scope of uses:

- Use of the Community & Sports Hall for: sporting, recreational, social, civic, religious, cultural, educational, or political purpose(s) including occasional use for any fair, funfair, bazaar;
- Use of the Community & Sports Hall in accordance with Use Class 7, 8, 10 and 11 of Schedule 2, Part 4 of the Planning and Development Regulations 2001 (as amended) and including use as a dance hall or concert hall but excluding use as a monastery or convent;
- Use of the Community Room for religious, cultural, civic, educational, political, social, recreational or sporting purpose(s);
- Use of the Community Room in accordance with Use Class 2, 7, 8 and 10 of Schedule 2 of Part 4 of the Planning and Development Regulations, 2001 (as amended) but excluding use as a betting office;
- Use of the office space(s) for/as:
 - (i) a digital or co-working hub,
 - (ii) Use in accordance with Use Class 2 of Schedule 2, Part 4 of the Planning & Development Regulations 2001 (as amended),
 - (iii) an office in accordance with Use Class 3 of Schedule 2, Part 4 of the Planning & Development Regulations 2001 (as amended),
 - (iv) a business premises for the carrying on of any professional or commercial undertaking;
- Use of the Consultation Room for/as:
 - (i) Use in accordance with Use Class 2 of Schedule 2, Part 4 of the Planning & Development Regulations 2001 (as amended),
 - (ii) an office in accordance with Use Class 3 of Schedule 2, Part 4 of the Planning & Development Regulations 2001 (as amended),
 - (iii) a business premises for the carrying on of any professional or commercial undertaking,
 - (iv) use in accordance with Use Class 7(a) & (b) and Use Class 8(a) of Schedule 2 of Part 4 of the Planning and Development Regulations, 2001 (as amended).

The multi-purpose **Community Field & Track** will generally provide capacity and purpose for the following scope of uses:

- Sporting, recreational, social, civic, religious, cultural, educational, or political purpose(s) including occasional use for any fair, funfair, bazaar, circus, concert or similar such gatherings and event(s);

Regeneration & Development Team

July 2023.