

EIA Screening

**Step 1 (Understanding the Proposal) and Step 2
(Preliminary Examination)**

of

**‘The Eat Out’ Outdoor Dining Infrastructure Project,
Letterkenny**



Form 1

Step 1: Establishing if the proposal is a ‘sub-threshold development’:	
File Reference No:	LK2040/EatOut
Development Summary:	<p>The proposed Part 8 scheme entitled ‘The Eat Out Outdoor Dining Infrastructure Project’ provides for the installation of infrastructure to enable sheltered outdoor dining within an existing public realm area located in front of An Grianan Theatre. It will also provide for alternative/dual use as performance space as appropriate.</p> <p>Specifically, it involves:</p> <ul style="list-style-type: none"> i. Construction of outdoor dining infrastructure for the purposes of sheltered dining area/performance space inclusive of raised seating/performance area, ground level paved area, integrated seating steps, relocation of existing benches and installation of wind breaks and tensile fabric canopy. ii. Installation of 4 no. trees along Western boundary. iii. All associated ancillary works to include installation of projection light, drainage, utilities and connection to services within the overall development area. <p>All works shall be located in the forecourt of An Grianan Theatre, Ramelton Road, Letterkenny in the townland of Letterkenny and in the Letterkenny & Milford Municipal District.</p>
Was a Screening Determination carried out under Section 176A-C?	<p><input type="checkbox"/> Yes, no further action required</p> <p><input checked="" type="checkbox"/> No, Proceed to Part A</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)	
<input type="checkbox"/> Yes, specify class <u> [insert here] </u>	EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No	Proceed to Part B
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)	
<input type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2	No Screening required

<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): <u> [specify class & threshold here] </u>	EIA is mandatory No Screening required
<input checked="" type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : <i>Schedule 5, Part 2, Class 10 (b)(iv): Urban development which would involve 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)</i> <i>(A 'Business District' means a district within a city or town in which the predominant land use is retail or commercial use)</i>	Proceed to Part C
C. If Yes, has Schedule 7A information been prepared?	
<input type="checkbox"/> Yes, Schedule 7A information & a Screening Report has been prepared <input checked="" type="checkbox"/> No, Schedule 7A information/screening report has not been prepared.	Screening Determination required Preliminary Examination required

Form 2

Step 2: 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:
<p>Nature of the development: <i>Is the nature of the proposed development exceptional in the context of the existing environment?</i></p> <p><i>Will the development result in the production of any significant waste, or result in significant emissions or pollutants?</i></p>	<p><i>The site is located in the core town centre of Letterkenny within an existing area of public realm comprising circa 700sqm located to the front of An Grianan Theatre. The proposed development provides for a small-scale area of circa 57sqm within the existing public realm to improve facilities for outdoor dining and performance space by means of raised platform, matching ground level surface finish and integrated canopy shelter.</i></p> <p><i>The existing public realm is a gently sloping paved area of total 700sqm and comprises benches, a number of trees, signage and bins. The site is surrounded by mixed-use urban development inclusive of the cultural venues of the An Grianan Theatre and its integrated restaurant (The Eaterie), the Regional Cultural Centre, adjacent community hall together with a number of surrounding hospitality businesses, offices, services and residential properties. There are a number of vacant properties in the surrounding area also. The proposed development provides for the enhancement of the existing public realm (700sqm) with the integration of an outdoor dining area of circa 57sqm within the existing space. The development is therefore not exceptional in terms of the current use of the existing public realm and in the context of the surrounding existing environment.</i></p> <p><i>The development will require preparation of the site including general site clearance, removal of existing site fittings and furniture, removal of existing hard paving in the area of the proposed outdoor dining space and limited excavation for foundations. The demolition/removal will not involve any buildings. Having regard to the nature and scale of works required in this regard, this will result in a limited amount of Construction and Demolition waste and will be managed in accordance with best practice construction and waste management methodologies. Localized construction impacts will be temporary in nature. The development will not therefore result in the production of any significant</i></p>	<p>No</p>

	waste, or result in significant emissions or pollutants.	
<p>Size of the development: Is the size of the proposed development exceptional <i>in the context of the existing environment</i>?</p> <p>Are there cumulative considerations having regard to other existing and/or permitted projects?</p>	<p><i>The size of the development is not exceptional in the context of the existing built-up urban environment. The development will integrate into an existing public realm area which comprises a total of 700sqm at present. It will not extend or add to the size of the overall urban space that currently exists but rather will provide circa 57sqm of enhanced outdoor dining/performance space within the existing public realm.</i></p> <p><i>The development forms part of a wider Letterkenny 2040 Regeneration programme wherein it is an objective to progress a future Part 8 proposed development for future walking and cycling infrastructure known as LK Green Connect that will enhance the existing connectivity infrastructure from Ramelton Road to the Donegal County Museum at High Road and may also include further phase 2 enhancements/adjustments to the existing public realm space at the front of An Grianan Theatre. This wider project is currently in early design stages. Having regard to the nature of the proposed development and the future objectives as regards LK Green Connect as projects to enhance existing public space and walking and cycling infrastructure, there is no real likelihood of significant cumulative considerations.</i></p>	No
<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?¹</p> <p>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</p>	<p><i>The development is not located on, in or adjoining an ecologically sensitive site or location nor does it have the potential to impact on an ecologically sensitive site or location. A detailed Article 6(3) Appropriate Assessment Screening Report has been carried out in respect of the proposed development. The conclusions of this report find that: "It is concluded beyond reasonable scientific doubt, in view of best scientific knowledge, on the basis of objective information and in light of the conservation objectives of the relevant European sites, that the proposed development, individually or in combination with other plans and projects, will not have a significant effect on any European Site',... having regard to;</i></p>	No

¹ Sensitive locations or features includes European sites, NHA/pNHA, Designated Nature Reserves, land designated as a refuge for flora and fauna, and any other ecological site which is the objective of a CDP/LAP (including draft plans).

	<ul style="list-style-type: none"> ▪ <i>the nature and scale of the proposed development on fully serviced urban lands,</i> ▪ <i>the nature and scale of the proposed development as limited installation and enhancement of an existing paved public realm area and associated infrastructure,</i> ▪ <i>the intervening land uses and distance from European sites,</i> ▪ <i>the lack of direct connections with regard to the Source-Pathway-Receptor model,</i> <p><i>The site is not located in any designated Architectural Conservation Area. The site is not the subject of any protection under the Record of Monuments and Places nor within a Zone of Notification. There are no Protected Structures within or surrounding the site nor any structures listed on the National Inventory of Architectural Heritage. Therefore, there is no real likelihood that the proposed development has the potential to affect other significant environmental sensitivities in the area.</i></p>	
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Preliminary Examination Conclusion:

Based on a preliminary examination of the **nature, size or location** of the development.
(Tick as appropriate)

<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:

Ruth O'Leary

9th September 2022

Signature and Date of the Decision Maker:

Sinead McCauley

9th September 2022