

EIA Screening

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

of

Letterkenny 2040 – Reimagined Market Square



Project Ireland 2040
Building Ireland's Future



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

Form 1

Step 1: Establishing if the proposal is a <i>'sub-threshold development'</i> :	
File Reference No:	LK2040/RMS
Development Summary:	<p>The proposed Part 8 scheme entitled 'Market Square Reimagined' provides for the redevelopment of an existing area of public realm to create an enhanced public space that is visually and physically open and accessible and which has the capacity to be used as a dynamic, multi-user space. Specifically, it involves:</p> <ol style="list-style-type: none"> 1. Demolition and removal of existing public realm environment at Market Square inclusive of removal of existing bandstand and adjoining embankment at rear, steps, walls, trees, shrubbery and planting. 2. Construction of a new public realm environment inclusive of a new shared surface, traffic calming, stepped access to Main Street, 2 no. public plaza's including water feature, connecting accessibility infrastructure and integrated low-level planting, modified carriageways/junctions/footpaths, new public seating, lighting, street furniture and cycle stands delivering an enhanced capacity for civic events and social purpose and to ensure all abilities access. 3. Installation of public art inclusive of Letterkenny 2040 brand logo and historical/heritage and place-related information. 4. Relocation of existing sculpture known as 'the Rabble Children' within the new public realm environment. 5. Removal of existing car parking/loading bays/taxi ranks from within Market Square and replacement with enhanced pedestrian civic spaces throughout the scheme. 6. Removal of 2 no. existing disabled car parking spaces located in front of Market Square and construction of 3 no. replacement disabled car parking spaces located to the front of Market Centre. 7. Removal of existing taxi rank located in front of Market Centre and construction of new replacement taxi rank on Main Street in lieu of 6 no. existing on-street parking spaces. 8. Revised parking arrangements on Main Street 9. All associated ancillary works to include regrading of existing profiles, enhancements to public lighting, drainage and utilities, connection to services, landscaping, development related signage & public art within the overall development area <p>All works shall be located in Market Square, Castle Street and Main Street, 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>

<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>	
<input type="checkbox"/> Yes, specify class <u> [insert here] </u>	<p>EIA is mandatory No Screening required</p>
<input checked="" type="checkbox"/> No	<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>	
<input type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2	<p>No Screening required</p>
<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>	<p>EIA is mandatory No Screening required</p>
<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>	<p>Proceed to Part C</p>
<p>C. If Yes, has Schedule 7A information been prepared?</p>	
<input type="checkbox"/> Yes, Schedule 7A information & a Screening Report has been prepared	<p>Screening Determination required</p>
<input checked="" type="checkbox"/> No, Schedule 7A information/screening report has not been prepared.	<p>Preliminary Examination required</p>

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: Is the nature of the proposed development exceptional in the context of the existing environment?</p> <p>Will the development result in the production of any significant waste, or result in significant emissions or pollutants?</p>	<p><i>The site is located in the core town centre of Letterkenny surrounded by mixed-use urban development predominantly of retail and commercial type. The nature of the development is a replacement of an existing public realm environment and associated carriageways in order to enhance and upgrade the condition and accessibility of the existing public realm. The development is therefore not exceptional in the context of the existing environment.</i></p> <p><i>The development will result in the removal of existing bandstand and adjoining embankment at rear, existing steps, walls, trees, shrubbery and planting. The demolition/removal will not involve any buildings. 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. This will be further provided for through detailed design stage including the preparation of a Construction Management Plan. Localized construction impacts will be temporary in nature.</i></p>	No
<p>Size of the development: Is the size of the proposed development exceptional in the context of the existing environment?</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 replace an existing public realm area and associated carriageways in order to enhance and upgrade the existing space. It will not extend or add to the size of the overall urban space that currently exists. The area of the works development site is 0.4hectares.</i></p> <p><i>The development forms part of a wider Letterkenny 2040 Regeneration programme however no further projects are existing or permitted in the same general area. There are no further private sector projects in the surrounding area. Therefore, there is no real likelihood of significant cumulative considerations.</i></p>	No

<p>Location: <i>Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?¹</i></p> <p><i>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</i></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> <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 an 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>Most of the site is situated southeast of an ACA with the exception of minor works for the installation of a speed ramp on Castle Street. Therefore, there is no real likelihood of significant impacts on the ACA.</i></p> <p><i>Market Square is identified on the Sites and Monuments Record (SMR). Having regard to (i) the extent of disturbance that has already occurred when the existing public realm was constructed during the 1990’s; (ii) the limited deviation between existing and proposed ground level; (iii) the nature of the existing embankment to the rear of the site as also having formed part of the 1990’s construction and; (iv) the nature of the development as a move towards the reinstatement of ground levels to those relating to the historical environment, there is no real likelihood of significant impacts on the SMR designation.</i></p>	<p>No</p>
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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).

	<p><i>The site is located south of Protected Structures Ref 40503163, 40501171 & 40501172 (Terrace of 3 no. buildings at Mountsouthwell). The proposed development is separated from Mountsouthwell with no physical relationship. The development will remove impediments that exist within the construction site with the result of supporting and enhancing the visual context for Mountsouthwell Protected Structures when viewed from Main Street.. Therefore, there is no real likelihood of significant impacts on nearby protected structures.</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 Oliver

12th July 2022

**Signature and Date of the
Decision Maker:**

Sinead McCauley

12th July 2022