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Environmental Impact Assessment screening report:



3D View 10
SCALE



3D View 7
SCALE

The construction of new Civil Defence headquarters, Archive Store & all associated site works at; Ballyboughan Industrial Park, Ballyboughan, Roscommon.

1.0 DEVELOPMENT DESCRIPTION

Roscommon County Council have indicated their intention to shortly apply for planning permission for a proposed development at Ballyboughan Industrial Park, Ballyboughan, Roscommon Town, Co. Roscommon. Permission will be sought under Part 8 of the Planning and Development Regulations 2001.

The proposed development will consist of:

Construction of new Civil Defence headquarters, Archive Store & all associated site works at; Ballyboughan Industrial Park, Ballyboughan, Roscommon Town, Co. Roscommon.

Wastewater from the proposed development will be directed to the Roscommon Town & Environs Waste Water Treatment Plant, subject to agreement with Irish Water.

2.0 SCREENING METHODOLOGY

This Screening report uses the checklist provided on:

http://ec.europa.eu/environment/archives/eia/eia-guidelines/screening_checklist.pdf

This checklist is designed to help in deciding whether an EIA is required based on the characteristics of a project and its environment.

We will briefly describe the relevant characteristics of the project or its environment and then consider whether any effect is likely to result and is likely to be significant and enter the response in column 3, noting reasons why.

The checklist provided at:

http://ec.europa.eu/environment/archives/eia/eia-guidelines/scoping_checklist.pdf

is then used to ascertain whether the project “is likely to result in a significant effect”



Figure 1. Site Layout Plan

4.0 CONCLUSIONS

The development is sub-threshold in nature and the above EIA screening checklist demonstrates that the proposed development does not require a full EIA submission. The proposed development does not fall into any of the project types which require an EIA. The development's impacts will be minor in nature and where they arise can be mitigated against. The development is consistent with similar developments located in the immediate area. The proposed project location is within an existing industrial park. The land has been zoned for the proposed project's use. Sustainable urban drainage systems will be used to enhance and improve on the existing surface water qualities.

End



Brian Collins
Senior Project Engineer.
Collins Boyd Engineers & Architects.

3.0 EIA SCREENING CHECKLIST

Questions to be Considered For further guidance on factors to be considered see the more detailed questions listed in the Scoping Guidance	Yes / No / ? . Briefly describe	Is this likely to result in a significant effect? Yes/No/? - Why?
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Brief Project Description:

Construction of new Civil Defence headquarters, Archive Store & all associated site works at; Ballyboughan Industrial Park, Ballyboughan, Roscommon Town, Co. Roscommon.

1. Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc)?	No	No
2. Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	Yes	No, conventional build, locally sourced building products encouraged to minimise environmental impacts.
3. Will the Project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?	No, except in very small amounts, normal, household levels.	No.
4. Will the Project produce solid wastes during construction or operation or decommissioning?	Yes	No, mitigated by transporting wastes to licensed facilities for the disposal and recovery of waste demolition materials.
5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	No, they will be within acceptable tolerances. Any pollutants released will be from construction machinery and within acceptable limits.
6. Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Yes, noise and vibration	No, within acceptable tolerances and will be mitigated and monitored.
7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes	No, specifications will require bunded storage of fuels and heating oil.
8. Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?	Yes	No, will be mitigated against.
9. Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	No	No, The proposed development is in line with good planning practice.
10. Are there any other factors which should be considered such as consequential development which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality?	No	No.

Questions to be Considered For further guidance on factors to be considered see the more detailed questions listed in the Scoping Guidance	Yes / No / ? . Briefly describe	Is this likely to result in a significant effect? Yes/No/? - Why?
11. Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?	No	No
12. Are there any other areas on or around the location which are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?	No	No
13. Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?	No	No
14. Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	No	No
15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?	No	No
16. Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	No	No
17. Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No	No as traffic changes to the proposed development would be minimal.
18. Is the project in a location where it is likely to be highly visible to many people?	No	No, located within an industrial park, away from main roads.
19. Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	No.	No.
20. Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Yes.	No, Zoned for the proposed use.
21. Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	Yes.	No, Existing land use is industrial.

Questions to be Considered For further guidance on factors to be considered see the more detailed questions listed in the <u>Scoping Guidance</u>	Yes / No / ? . Briefly describe	Is this likely to result in a significant effect? Yes/No/? - Why?
22. Are there any plans for future land uses on or around the location which could be affected by the project?	No.	No.
23. Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	No.	No.
24. Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected by the project?	No.	No.
25. Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	No.	No.
26. Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No.	No.
27. Is the project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No.	No.

Summary of features of project and of its location indicating the need for EIA