

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Irish Prison Service

Reference Number: DED 607

Application Received: 29th August, 2023

Location: Castlerea Prison, Harristown, Castlerea, Co. Roscommon.

WHEREAS a question has arisen as to whether the construction of 10. No. bed spaces in modular independent living units at a site 2,080m² at Castlerea Prison, Harristown, Castlerea, Co. Roscommon is or is not development and is or is not exempted development.

AND WHEREAS Roscommon County Council, in considering this application, had regard particularly to:

- (a) Sections 2, 3, 4, 5 and 181 of the Planning and Development Act, 2000, as amended
- (b) Articles 6, 9 and 86 of the Planning and Development Regulations, 2001, as amended
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.

AND WHEREAS Roscommon County Council has concluded that:

- (a) The proposed works constitute development as defined in the Planning and Development Act 2000 (as amended) and associated Regulations;
- (b) The proposed development consisting of the construction of 10. No. bed spaces in modular independent living units at a site 2,080m² at Castlerea Prison is exempted development as defined in the Planning and Development Act 2000 (as amended) and associated Regulations.

NOW THEREFORE:

By virtue of the powers vested in me by the Local Government Acts 1925 – 2019 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the application described above, it is hereby declared that **the construction of 10. No. bed spaces in modular independent living units at a site 2,080m² at Castlerea Prison, Harristown, Castlerea, Co. Roscommon is development and is exempted development** as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

Any person issued with a Declaration under Section 5 of the Planning and Development Act, 2000 (as amended) may, on payment to An Bord Pleanála of the prescribed fee, refer a Declaration for review within 4 weeks of the date of the issuing of the Declaration.

ADVICE NOTE

This Declaration is based on the relevant Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) at the date of issue. In the event that the Planning and Development Act 2000 (as amended) or the Planning and Development Regulations 2001 (as amended) change prior to the works being carried out this Declaration may no longer apply.

Signed on behalf of the Council:

Tracy Davis

Senior Executive Planner,
Planning.

Date: 22nd September, 2023

c.c.: MacCabe Durney Barnes
20 Fitzwilliam Place
Dublin 2
Dublin City

**APPROPRIATE ASSESSMENT
SCREENING REPORT
For**

**Development: Construction of 10 no. bedspaces in modular independent living units at a site of
2,080m² at Castlerea Prison, Harristown, Castlerea, Co. Roscommon**



**Comhairle Contae
Ros Comáin**
Roscommon
County Council

A handwritten signature in black ink, appearing to be 'E. O'Sullivan'.

	<p><u>Errit Lough SAC</u> (Site Code: 000607) Distance from Site: c.15 km Designated features: Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. (#3140)</p>	No significant impacts on this Natura site are likely.
2.	Impacts on Bog Mires and Fens Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Bog Mires and Fens habitats, or within 1km of same?</p> <p>Sites to consider <u>Corliskea/Trien/Cloonfelliv Bog SAC</u> (Site Code: 002110) Distance from Site: 2.96 km Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of the Rhynchosporion (#7150)</p> <p><u>Cloonchambers Bog SAC</u> (Site Code: 000600) Distance from Site: 4.0 km Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of the Rhynchosporion (#7150)</p> <p><u>Bellanagare Bog SAC</u> (Site Code: 000592) Distance from Site: c.6 km Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of the Rhynchosporion (#7150)</p> <p><u>Drumalough Bog SAC</u> (Site Code: 002338) Distance from Site: c.6 km Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of the Rhynchosporion (#7150)</p> <p><u>Kilsallagh Bog SAC</u> (Site Code: 000285) Distance from Site: c.9 km</p>	<p>No</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p>

	Designated features: Bog woodland (#91D0)	
4.	Impacts on Grasslands Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Grasslands habitats, or within 1km of same? Sites to consider None	No
5.	Impacts on Heath and Scrub Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Heath and Scrub habitats, or within 1km of same? Sites to consider None	No
6.	Impacts on Rocky Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Rocky habitats, or within 1km of same? Sites to consider None	No
7.	Impacts on Dunes Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Dunes habitats, or within 1km of same? Sites to consider None	No
8.	Impacts on Coastal Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Coastal habitats, or within 1km of same?	No

		(direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Mammals, or within 1km of same? Sites to consider None	No
5.	Impacts on Molluscs	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Molluscs, or within 1km of same? Sites to consider None	No
6.	Impacts on Non-vascular Plants	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Non-vascular plants, or within 1km of same? Sites to consider None	No
7.	Impacts on Reptiles	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Reptiles, or within 1km of same? Sites to consider None	No
8.	Impacts on Vascular Plants	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Vascular Plants, or within 1km of same? Sites to consider None	No

Special Protection Areas (SPA):

1.	Impacts on Birds	Likely Effects (direct, indirect or cumulative)
-----------	-------------------------	--


Documentation reviewed for making this statement:

Roscommon County Development Plan 2022 – 2028,
Documentation submitted with the planning application
National parks and wildlife website


Completed by:

Barry Freeman (Executive Planner)

Date: 21st September 2023

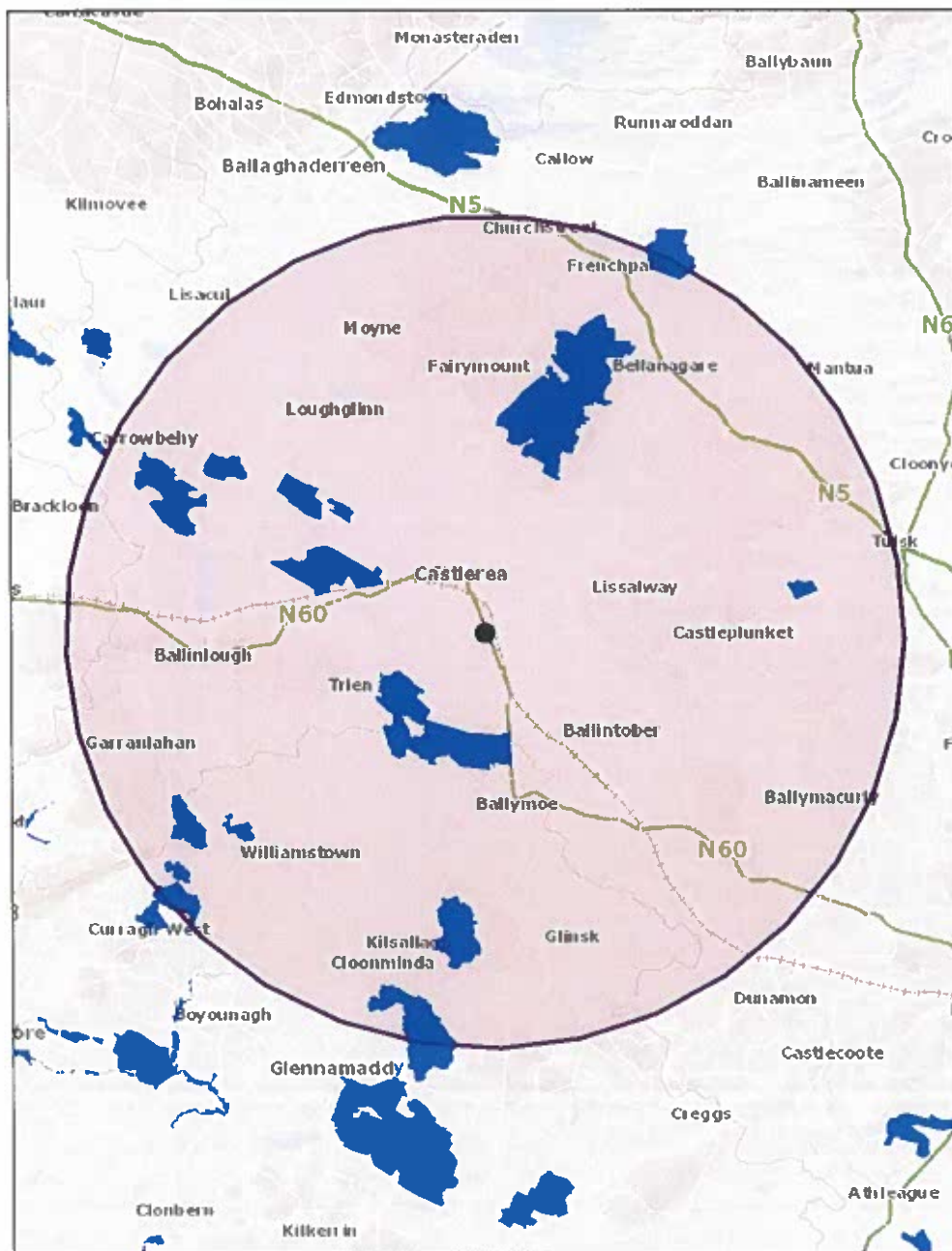
Signed: 
Barry Freeman
Executive Planner

Date: 21st September 2023

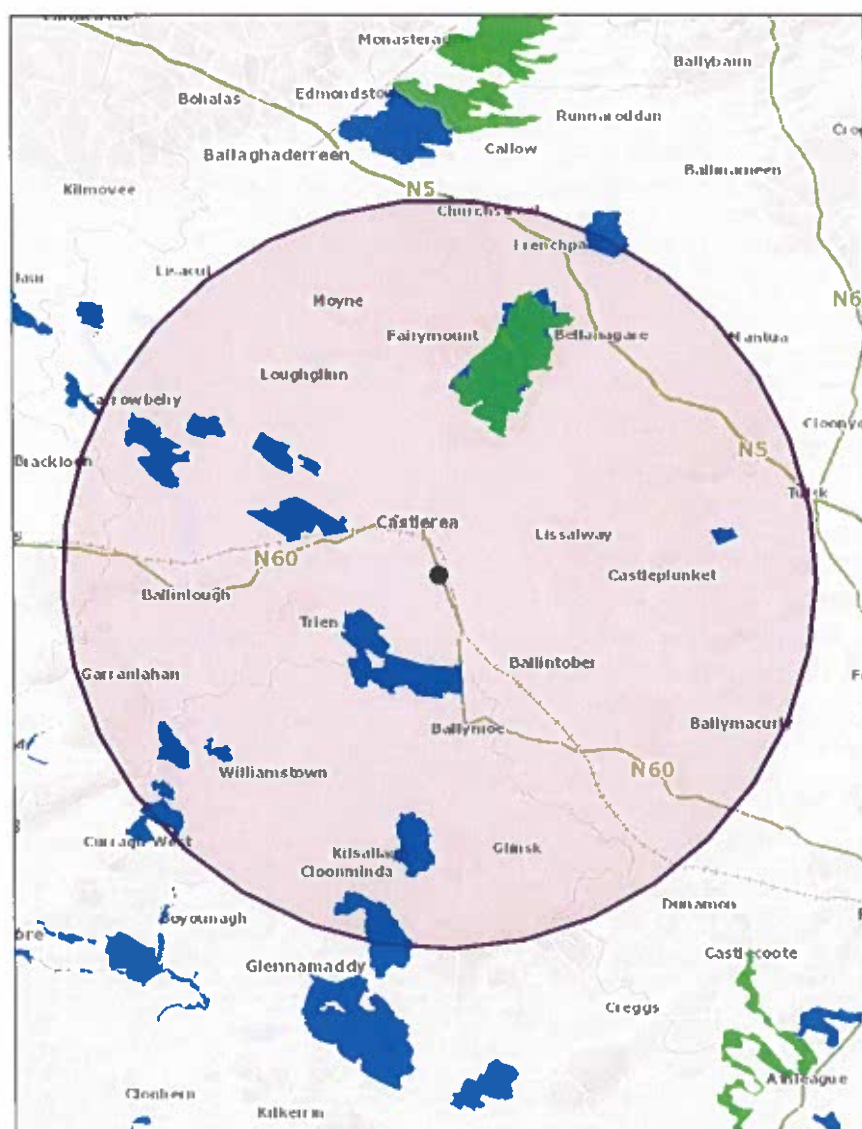
Signed: 
~~Mary Grier~~ **Tracy Davis**
~~Senior Planner~~ **SEP**

Date: 21/9/2023





SPA (green) within 15km of DED Ref: 607



**Planner's Report on application under
Section 5 of the Planning and Development Act 2000 (as amended)**

Reference Number:	DED 607
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the construction of 10 no. bed spaces in modular independent living units at a site of 2,080m ² at Castlerea Prison, Harristown, Castlerea, Co. Roscommon.
Name of Applicant:	Irish Prison Service
Location of Development:	Harristown, Castlerea, Co. Roscommon

WHEREAS a question has arisen as to whether the following works; the construction of 10 no. bedspaces in modular independent living units at a site of 2,080m² at Castlerea Prison, Harristown, Castlerea, Co. Roscommon address is or is not development and is or is not exempted development.

I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, and 181 of the Planning and Development Act, 2000, as amended
- (b) Articles 6, 9 and 86 of the Planning and Development Regulations, 2001, as amended
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.

Site Location & Development Description

The subject site measuring a stated 2,080m² is located inside the walls of Castlerea Prison. 4 no. bedspaces and shared living accommodation are proposed in two single storey blocks, and 6 no. bedspaces and shared living accommodation are proposed in one two storey block.

Environmental Considerations :

The development is not of a nature set out in Part 2 Schedule 5 of the Planning and Development Regulations 2001 as amended. An EIA Screening report was prepared and submitted. It concluded that no EIAR was required for the proposed development. I am satisfied with this finding.

An Appropriate Assessment Screening report was prepared and submitted as part of this application process. It concluded that Stage 2 Appropriate Assessment was not required for the proposed development. The site is located c.3km km away from Corliskea/Trien/Cloonfelliv Bog SAC (site code 2110) and c.35km from Cloonchambers Bog SAC (site code 600). Having regard to the limited nature and scale of the proposed development and the absence of any connectivity to and distance from any sensitive location, there is no real likelihood of significant effects on European sites arising from the proposed development and not of a nature set out in Article 9 (1)(a) of the Planning and Development Regulations 2001 as amended.

Planning History

No planning history on site as per the RCC GIS system.

Relevant statutory provisions

Planning and Development Acts 2000 (as amended)

Section 2. -(1)

“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3. -(1)

In this Act, “development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 181(1)(a) of the Planning & Development Act 2000 as amended provides that:

The Minister may, by regulations, provide that, except for this section F996[and sections 181A to 181C], the provisions of this Act shall not apply to any specified class or classes of development by or on behalf of a State authority where the development is, in the opinion of the Minister, in connection with or for the purposes of public safety or order, the administration of justice or national security or defence and, for so long as the regulations are in force, the provisions of this Act shall not apply to the specified class or classes of development.

(b) The Minister may, by regulations, provide for any or all of the following matters in relation to any class or classes of development to which regulations under paragraph (a) apply:

Planning and Development Regulations, 2001 as amended

Article 86 (1) In accordance with section 181(1)(a) of the Act, the provisions of the Act shall not apply to the following classes of development: (a) development consisting of the provision of—

.....

(ii) prisons or other places of detention,

.....

(d) development consisting of the carrying out of any works within, or bounding, the curtilage of a building, premises or other installation referred to in paragraph (a), insofar as the works are incidental to the use of such building, premises or installation;

Article 6 relates generally to exempted development.

Article 9 (1) applies:

Development to which article 6 relates shall not be exempted development for the purposes of the Act

Having regard to the above, I am satisfied that the general question raised in this referral can be determined as follows:

- The works are development
- The works to construct 10 no. bedspaces in modular independent living units at a site of 2080m² at Castlerea Prison, Harristown, Castlerea Co. Roscommon
- The proposal constitutes exempted development.

Recommendation

WHEREAS a question has arisen as to whether a proposed development; the construction of 10 no. bedspaces in modular independent living units at a site of 2,080m² at Castlerea Prison, Harristown, Castlerea, Co. Roscommon is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4, 5 and 181 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 and 86 of the Planning and Development Regulations, 2001, as amended
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.

AND WHEREAS I have concluded that

- The works to construct 10 no. bedspaces in modular independent living units at a site of 2,080m² at Castlerea Prison, Harristown, Castlerea, Co. Roscommon falls under Section 4(1)(h) of the Planning and Development Act as amended.
- the construction of 10 no. bedspaces in modular independent living units at a site of 2,080m² at Castlerea Prison, Harristown, Castlerea, Co. Roscommon is development.
- The works fall within the provisions of Section 181(1)(a) of the Planning & Development Act 2000 as amended. The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

AND WHEREAS I have concluded that the said development to construct 10 no. bedspaces in modular independent living units at a site of 2,080m² at Castlerea Prison, Harristown, Castlerea, Co. Roscommon is exempted development and I recommend that a declaration to that effect should be issued to the applicant.

Signed 
Barry Freeman
Executive Planner

Date: 19th September 2023

Irish Prison Service,

Date: 30th August, 2023.
Planning Reference: DED 607

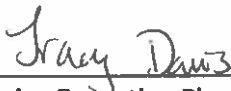
Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000
(as amended), regarding Exempted Development.
Development: The construction of 10. No. bed spaces in modular independent living units at a site
2,080m² at Castlerea Prison, Harristown, Castlerea, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of your application received on the 29th August, 2023, for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development along with the appropriate fee in the sum of €80.00 Receipt No. **L01/0/224299** dated 29th August, 2023 refers, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 607**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,



Senior Executive Planner,
Planning.

CC: MacCabe Durney Barnes,
20 Fitzwilliam Place,
Dublin 2,
D02 YV58.

Roscommon County Council
Aras an Chontae
Roscommon
09086 37100

29/08/2023 08:47:58

Receipt No : L01/0/224299

IRISH PRISON SERVICE
C/O MACCABE DURNEY BARNES
20 FITZWILLIAM PLACE
DUBLIN 2

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	
DED 607	

Total :	80 00 EUR
---------	-----------

Tendered :	
Cheque	80 00
157	

Change :	0 00
----------	------

Issued By : Louis Carroll
From : Central Cash Office



20 Fitzwilliam Place t: + 353 1 6762594
Dublin 2 f: + 353 1 6762310
D02 YV58 e: planning@mdb.ie
w: <http://www.mdb.ie/>

MACCABE DURNEY BARNES

PLANNING | ENVIRONMENT | ECONOMICS

<http://www.mdb.ie/>

Our Ref: 2220

Planning Department,
Roscommon County Council,
County Hall,
Ardnanagh,
Roscommon,
F42 VR98

24/08/2023

Re: Section 5 application

Dear Planning,

On behalf of the Irish Prison Service acting for the Minister for Justice (a State authority), please find this referral for a declaration pursuant to Section 5 of the Planning and Development Act 2000 as amended, where a declaration is sought from the Planning Authority on the following: *"Whether the construction of 10. No. Independent Living Units of up to two storeys within the confines of Castlerea prison, Harristown, Castlerea, Roscommon is or is not development and is or is not exempted development?"*

Please find a copy of the following documents:

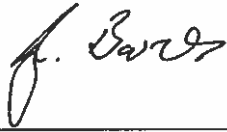
1. Cover letter (this document)
2. Application form
3. Planning report
4. EIA screening report
5. AA screening report

Please also find 2 copies of the following plans: Please note the OSI do not provide maps for the prison as it is a security area. The provided floor plans are also limited for security reasons.

6. Site Location Plan
7. Proposed Site Plan
8. GA Plans - Two Storey Modular Units
9. GA Sections and Elevations - Two Storey Modular Units
10. Single Pod GA Plans, Sections and Elevations
11. A cheque for €80 is herewith enclosed

Yours sincerely





Jerry Barnes
MACCABE DURNEY BARNES



Áras an Chontae,
 Roscommon,
 Co. Roscommon
 Phone: (090) 66 37100
 Email: planning@roscommoncoco.ie

Roscommon County Council

**Application for a Declaration under Section 5 of the Planning & Development Act 2000,
regarding Exempted Development**

Name:	Irish Prison Service
Address:	[REDACTED]
Name & Address of Agent:	Maccabe Durley Barnes, 20 Fitzwilliam Place, Dublin 2, Dublin City
Nature of Proposed Works	10. no. bed spaces in modular Independent Living units at a Site 2000 m ² .
Location (Townland & O.S No.)	Castlereagh Prison, Harritown, Castlereagh
Floor Area	340.22 m ²
Height above ground level	2. no. storeys
Total area of private open space remaining after completion of this development	N/A
Roofing Material (Slates, Tiles, other) (Specify)	continuous Bonded EPDM roof membrane on WBP plywood deck
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	150mm thick Stone wall composite
Is proposed works located at front/rear/side of existing house.	N/A

Roscommon County Council

Application for a Declaration under Section 5 of the Planning & Development Act 2000, regarding Exempted Development

Has an application been made previously for this site	NO
If yes give ref. number (include full details of existing extension, if any)	
Existing use of land or structure	prison
Proposed use of land or structure	prison
Distance of proposed building line from edge of roadway	25 metre
Does the proposed development involve the provision of a piped water supply	Yes
Does the proposed development involve the provision of sanitary facilities	Yes

Signature:

Jerry Barnes

Date:

4-08-23

Note: This application must be accompanied by:-

- (a) €80 fee
- (b) Site Location map to a scale of 1:2500 clearly identifying the location
- (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development
- (d) Details specification of development proposed



Section 5 Reference

Castlerea Prison, Harristown, Castlerea, Co. Roscommon

23 August 2023



MACCABE DURNEY
BARNES
Planning Environment Economics

**Document status****Job Number: 2220****Job Title: Section 5 reference- Castlerea Prison**

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
0	Review	DB	JB	JB	23/08/23

© Copyright MacCabe Durney Barnes Limited. All rights reserved.

The report has been prepared for the exclusive use of our client and unless otherwise agreed in writing by MacCabe Durney Barnes Limited no other party may use, make use of or rely on the contents of this report. The report has been compiled using the resources agreed with the client and in accordance with the scope of work agreed with the client. No liability is accepted by MacCabe Durney Barnes Limited for any use of this report, other than the purpose for which it was prepared. MacCabe Durney Barnes Limited accepts no responsibility for any documents or information supplied to MacCabe Durney Barnes Limited by others and no legal liability arising from the use by others of opinions or data contained in this report. It is expressly stated that no independent verification of any documents or information supplied by others has been made. MacCabe Durney Barnes Limited has used reasonable skill, care and diligence in compiling this report and no warranty is provided as to the report's accuracy. No part of this report may be copied or reproduced, by any means, without the written permission of MacCabe Durney Barnes Limited.

TABLE OF CONTENTS

1. INTRODUCTION AND REFERRAL	1
1.1 Introduction to section 5 referral	1
1.2 Question to be determined	1
1.3 Executive summary	1
2. SITE LOCATION AND DESCRIPTION	2
3. PROPOSED DEVELOPMENT	3
4. RELEVANT PLANNING HISTORY	4
5. RELEVANT ZONING	4
6. LEGISLATIVE PROVISIONS AND APPLICATION	5
6.1 Relevant legislation	5
7. APPLICATION OF RELEVANT LEGISLATION	7
7.1 Does a question arise?	7
7.2 State authority	7
7.3 Is or is not development?	7
7.4 Is or is not exempted development	7
8. EIA AND AA	8
9. CONCLUSION	9



TABLE OF FIGURES

Figure 1: Map of Castlerea prison. Subject Site in red (Source: Google Maps)	2
Figure 2: Site Layout (Source: HLM Architects)	3

1. INTRODUCTION AND REFERRAL

1.1 Introduction to section 5 referral

On behalf of the Irish Prison Service acting for the Minister for Justice (a State authority), this report accompanies a referral for a declaration pursuant to Section 5 of the Planning and Development Act 2000 as amended (PDA).

Referrer: Irish Prison Service (IPS) acting for the Minister for Justice

Address of referrer: Ballinalee Road, Longford, Co. Longford, N39 A308. IPS contact name is Mark McGoldrick, Estates Directorate.

Address of Section 5 subject site: Castlerea Prison, Harristown, Castlerea, Co. Roscommon

Planning Authority: Roscommon County Council

This report has regard to the provisions of the Development Management Guidelines for Planning Authorities, June, 2007. The Guidelines provide in Section 9.4 that in making a decision on a declaration, the planning report should set out the matters which have been considered in making the decision and give the main reasons on which, a decision is based. The guidelines provide that the report should:

- Contain details of the question that is being asked;
- A brief description of the location and of the site;
- A summary of the planning history (if any) relating to the question and site;
- Examine the issue in relation the definition of development and exempted development as set out in the Planning Act and Regulations; and
- Address the adequacy of further information, if requested, where such information has been obtained.

1.2 Question to be determined

The following question has arisen, where the referrer seeks a declaration from the Planning Authority.

"Whether the construction of 10. No. Independent Living Units of up to two storeys within the confines of Castlerea prison, Harristown, Castlerea, Roscommon is or is not development and is or is not exempted development?"

1.3 Executive summary

The IPS consider that pursuant to the relevant legislation, the proposed construction of 10 no. modular Independent Living Units (ILU's) is development and is exempted development as the construction works are located inside the curtilage of the prison complex and are incidental works to the prison. The IPS request the Planning Authority to confirm this position in a Section 5 declaration.

The IPS recently sought a section 5 declarations from Cork City Council (P A Reg Ref: R752/22) and from Dublin City Council (P.A Reg. Ref:0078/23) in relation to works within the curtilage of Cork Prison and Mountjoy Prison. Both planning authorities determined that the respective works were exempted development.



2. SITE LOCATION AND DESCRIPTION

The Castlerea Prison is a closed, medium security prison complex located south of the N60 Road to the south of Castlerea Town. It opened in 1939 and is a committal prison, meaning that all prisoners have been transferred from other prisons. It has a capacity for 351 prisoners. The site is located within the Castlerea Prison campus and is for the purpose of accommodating prisoners and is within the perimeter walls of the Castlerea Prison boundaries.

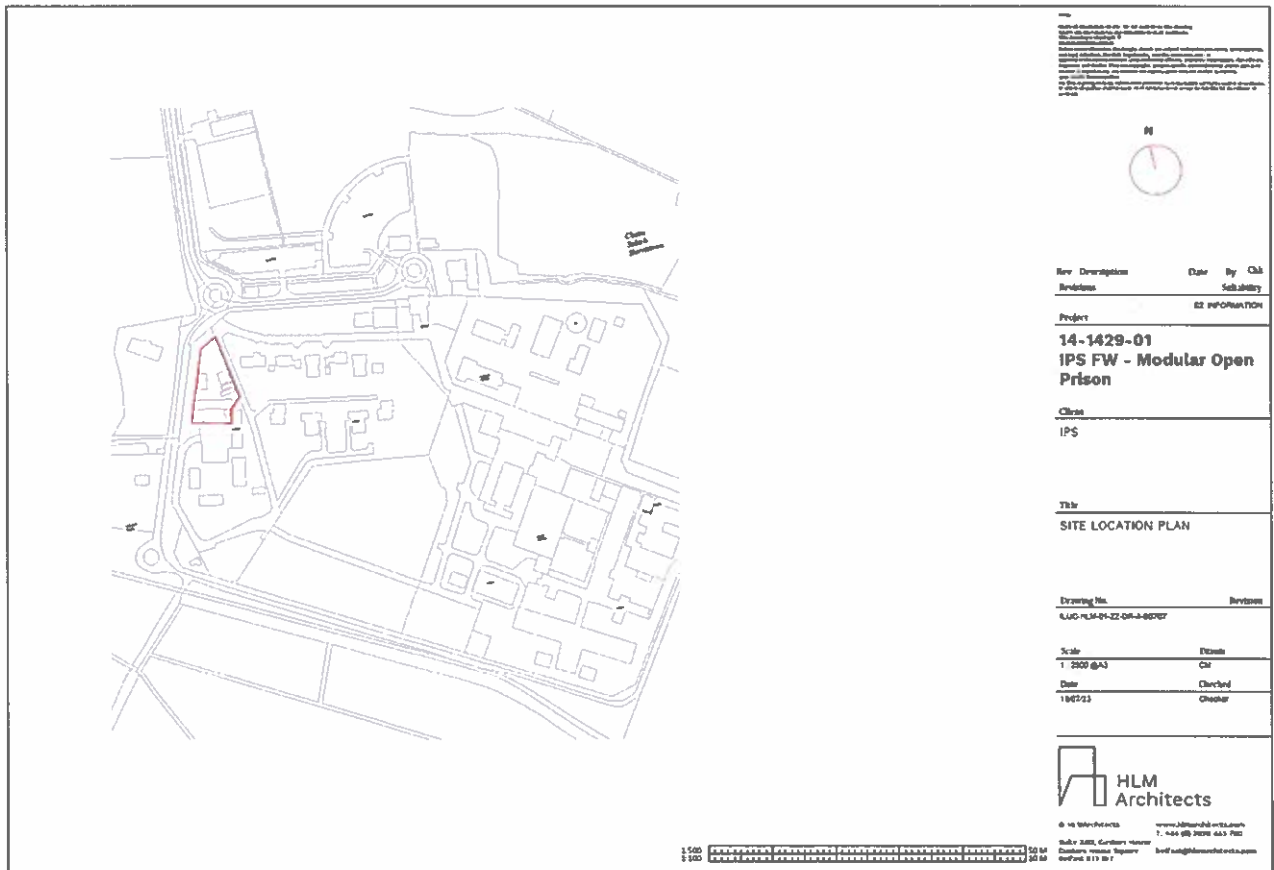


Figure 1: Map of Castlerea prison. Subject Site in red (Source: HLM Architects)

3. PROPOSED DEVELOPMENT

The proposed development will involve the construction of 10 no. bedspaces in modular Independent Living Units (ILU) at a site 2,080 sqm to the west of the main prison in an area known as “the Grove” within the confines of the Castlereagh Prison, Castlereagh. The proposed development will consist of:

- clearance works;
- 4 no. bedspaces and living accommodation units in two single storey blocks;
- 6 no. bedspaces and shared living accommodation in one two storey block.
- Site development works, landscaping and open space; and
- The development will connect to the existing water and foul water connections.

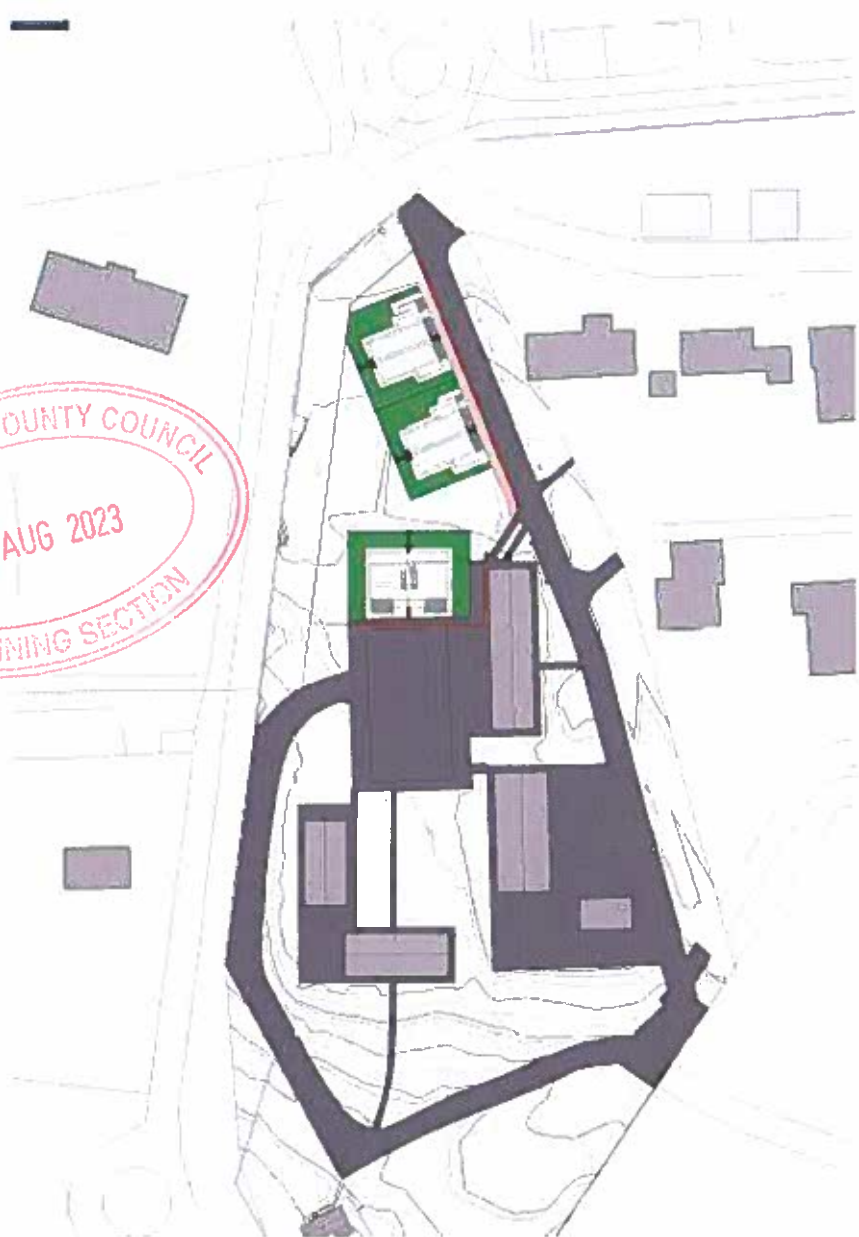


Figure 2: Site Layout (Source: HLM Architects)



The IPS intend to construct the building in accordance with all regulations and waste management practices inside the curtilage of the prison. All works will be confined within the prison complex.

4. RELEVANT PLANNING HISTORY

According to the Roscommon County Council web portal on planning information, there is no relevant planning history on the Castlerea Prison lands.

5. RELEVANT DEVELOPMENT PLAN PROVISIONS

The Roscommon County Development Plan 2022-2028 applies. The site is outside of the settlement boundary for Castlerea Town and therefore has no zoning objective assigned.

No specific policies apply to the prison complex.

The site is not a protected structure, is not located in an architectural conservation area, and is not located in a conservation area or zone of archaeology. The building is not included in the National Inventory of Architectural Heritage.

The Development Management Guidelines do not require that development the subject of a section 5 be assessed against the Development Plan provisions.

While local authorities are prohibited from contravening a development plan in section 178, PDA2000, no such prohibition applies to State authorities.

6. LEGISLATIVE PROVISIONS AND APPLICATION

6.1 Relevant legislation

The Planning and Development Act 2000, as amended, (PDA2000) and the Planning and Development Regulations 2001 as amended, (PDR2001) apply in seeking a declaration from the Planning Authority.

6.1.1 Declaration

Section 5 of the PDA2000 provides the details of the process of a declaration and referral on development and exempted development and facilitates a review by An Bord Pleanála.

"5.—(1) If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of this Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter." (bold our emphasis)

6.1.2 Interpretation and definitions – general

Section 2 of the PDA2000 provides statutory interpretations relevant to a section 5 referral.

The relevant definitions are as follows:

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

"State authority" means—

- (a) a Minister of the Government, or*
- (b) the Commissioners;"*

Section 3 of the PDA2000 defines **development** as follows:

3.—(1) In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

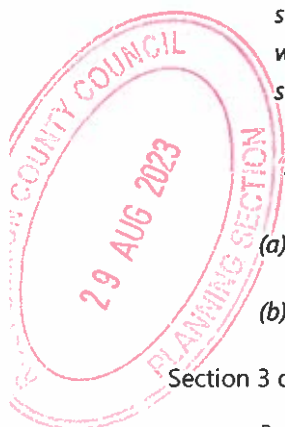
(bold our emphasis)

Section 4 of the PDA2000 relates to exempted development and sets out several exemptions, none of which apply to the proposed construction.

Section 4 also provides that the Minister may provide classes of exemptions which are found in the PDR2001 and again these do not apply to the proposed development.

The planning process in relation to prisons is set out in the following legislation.

- The Prisons Act 2015 (57/2015), as amended





- The Planning and Development Acts 2000 as amended
- Planning and Development Regulations 2001 as amended

Section 2 of the Prisons Act 2015 as amended, defines prison as *"means a place of custody administered by or on behalf of the Minister."*

Section 17 of the Prisons Act 2015 as amended, defines *"site", in relation to a prison, includes any boundary walls or fences and any land which is used for car parking or is otherwise subsidiary or ancillary to the prison"*.

Development is defined in section 17 of the Prisons Act 2015 as amended, as large prisons and large extensions to prisons. The subject construction works do not come within the limits set out in the Prison Act, so the proposed works are eliminated from consideration of the exemptions, relating to development in section 28 of the Prisons Act 2015, as amended.

Section 181 of the PDA 2000 provides for development by State Authorities and provides that the PDA 2000 does not apply to specified development of a nature associated with public safety or order, justice or national defence which the Minister sets out by regulation. Part 9 of the PDR relates to provisions with respect to certain specified development by or on behalf of state authorities.

Part 9 of the PDR provides that Section 181 PDA2000 shall not apply to several classes of development (specified development) including prisons (amongst other building types) or other places of detention or to extensions to such buildings.

The PDR also specifies in Art. 86(1)(d) that Section 181 PDA 2000 shall not apply to,

*"(d) development consisting of the carrying out of **any works within, or bounding, the curtilage of a building, premises or other installation referred to in paragraph (a), insofar as the works are incidental to the use of such building, premises or installation;**"*

Works include construction as outlined in section 2 of the PDA 2000, detailed in section 5.1.2 above.

The Part 9 notice procedure applies to Articles 86(1)(a) to (c) only of the PDR and not to subsection (d). As subsection (d) is not identified as requiring a public notice process, by implication, proposed works that are within the curtilage of the building and incidental to the use of the prison do not require planning permission nor is it required to follow the special consultation process elaborated in Part 9, Article 87.

7. APPLICATION OF RELEVANT LEGISLATION

7.1 Does a question arise?

Applying section 5 of the PDA2000, in this referral, it is submitted that a **question** has arisen.

7.2 State authority

The Irish Prison Service operates as an executive office of the Department of Justice. The Minister for Justice is responsible for the administration of the Irish prison system. Works carried out by the IPS are on behalf of the Minister, a State Authority.

7.3 Is or is not development?

The definition of development in the Prison Act 2007 as amended does not apply.

Section 3 of the PDA2000 provides that “*development*” means, the carrying out of any works and therefore as construction is included in the definition of works it is considered the proposed construction **is development**.

7.4 Is or is not exempted development

Section 181(1) (a) of the PDA200 provides that:

*“The Minister may, by regulations, provide that, except for this section and sections 181A to 181C, the provisions of this Act shall not apply to any specified class or classes of development by or on behalf of a State authority where the development is, in the opinion of the Minister, in connection with or for the purposes of public safety or order, the administration of justice or national security or defence and, for so long as the regulations are in force, **the provisions of this Act shall not apply to the specified class or classes of development.**”*

(b) The Minister may, by regulations, provide for any or all of the following matters in relation to any class or classes of development to which regulations under paragraph (a) apply:...

Part 9 of the PDR specifies in Art. 86, the following:

*“86. (1) In accordance with section 181(1)(a) of the Act, the provisions of the Act **shall not apply** to the following classes of development:*

(a) development consisting of the provision of—

.....

*(ii) **prisons** or other places of detention,*

.....

*“(d) development consisting of the carrying out of **any works within, or bounding, the curtilage** of a building, premises or other installation referred to in paragraph (a), **insofar as the works are incidental to the use of such building, premises or installation;**”*

The proposed works are incidental to the operation of the Castlereagh prison. The public notice process specified in Art.87 does not include Art 86 (1)(d). Accordingly, it is considered that the proposed construction works are exempted development.



8. EIA AND AA

An Environmental Impact Assessment (EIA) screening and appropriate assessment (AA) screening should be carried out for all plans and projects. Section 181A of the PDA2000 provides that development identified as likely to have significant effects on the environment or adverse effects on the integrity of a European site, as the case may be, shall prepare an EIA report or Natura impact statement (NIS) and shall apply to the Board for such approval accordingly.

An EIA screening has been carried out to accompany this section 5 referral and concludes that the proposed construction works are not identified as likely to have significant effects on the environment.

The Habitats Directive (92/43/EEC) and the associated Birds Directive (2009/147/EC) are transposed into Irish legislation by Part XAB of the PDA2000 and the Birds and Natural Habitats Regulations 2011. Screening for appropriate assessment (AA) must be carried out by the planning authority as the competent authority. If significant effects cannot be excluded based on objective information, without extensive investigation or the application of mitigation, a project should be considered to have a likely significant effect and appropriate assessment should be carried out. This is based on the precautionary principle. An AA screening accompanies this section 5 referral and concludes that an NIS is not required.



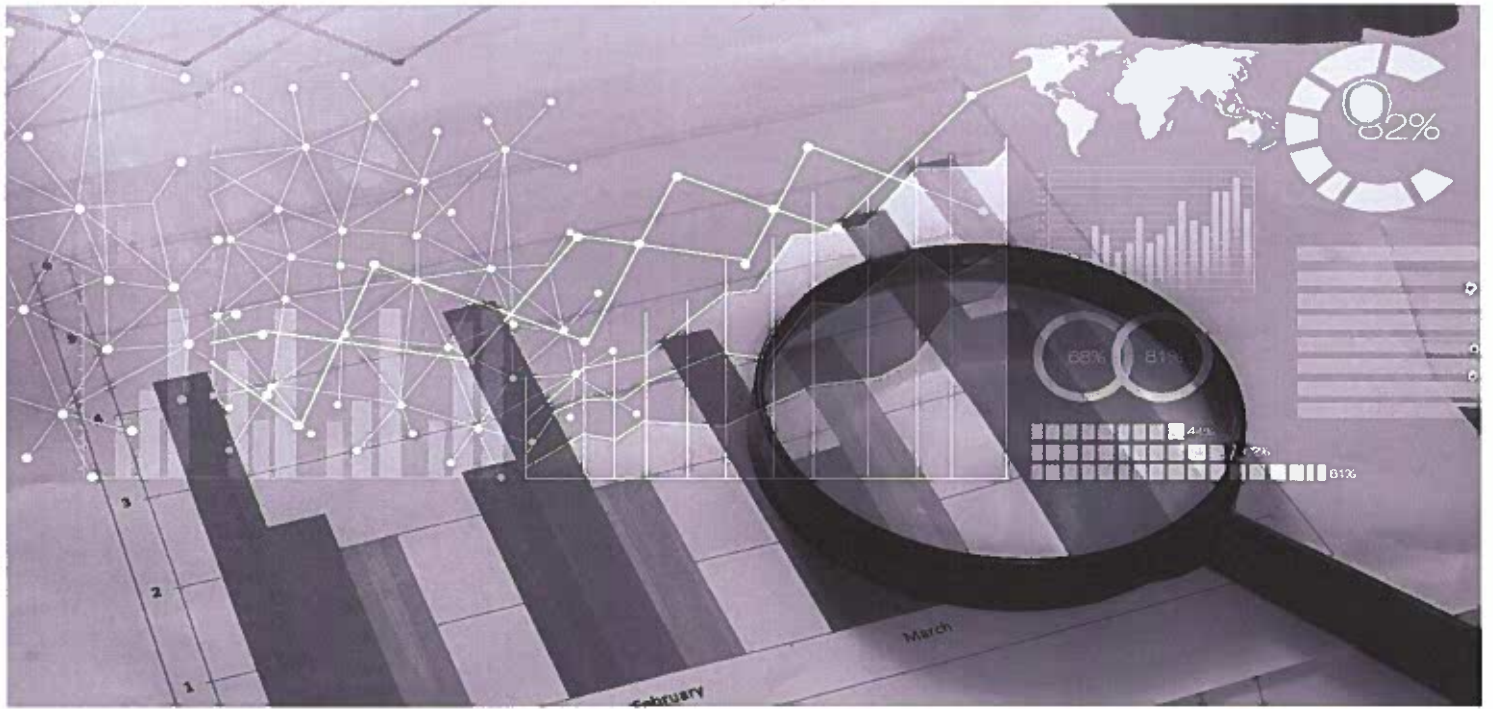
9. CONCLUSION

Having regard to:

- Sections 2, 3 and 181 of the Planning and Development Act 2000, as amended;
- Articles 86 and 87 of the Planning and Development Regulations, 2001 as amended;
- The EIA screening submitted with this submission;
- The AA screening submitted with this submission;
- The Roscommon County Development Plan 2022-2028;
- The construction works are located within the curtilage of the prison and are incidental to the use of the prison; and
- The contents of this report.

The Planning Authority is requested to confirm that the proposed construction is development and is exempted development.





20 Fitzwilliam Place, Dublin 2, D02YV58,
Ireland



Phone. +353 1 6762594



planning@mdb.ie



www.mdb.ie





EIA Screening


10 no. Independent Living Units


Castlerea Prison, Harristown, Castlerea, Co. Roscommon


23 August 2023



MACCABE DURNEY BARNES

 20 Fitzwilliam Place, Dublin 2,
D02YV58, Ireland

 Phone. +353 1 6762594

 planning@mdb.ie

 www.mdb.ie



Document status					
Job Number: 2220					
Job Title: Pod Living Units Castlerea Prison, Castlerea, Roscommon					
Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
0	Draft for Review	DB	JB	JB	23/08/23

© Copyright MacCabe Durney Barnes Limited. All rights reserved.

The report has been prepared for the exclusive use of our client and unless otherwise agreed in writing by MacCabe Durney Barnes Limited no other party may use, make use of or rely on the contents of this report. The report has been compiled using the resources agreed with the client and in accordance with the scope of work agreed with the client. No liability is accepted by MacCabe Durney Barnes Limited for any use of this report, other than the purpose for which it was prepared. MacCabe Durney Barnes Limited accepts no responsibility for any documents or information supplied to MacCabe Durney Barnes Limited by others and no legal liability arising from the use by others of opinions or data contained in this report. It is expressly stated that no independent verification of any documents or information supplied by others has been made. MacCabe Durney Barnes Limited has used reasonable skill, care and diligence in compiling this report and no warranty is provided as to the report's accuracy. No part of this report may be copied or reproduced, by any means, without the written permission of MacCabe Durney Barnes Limited.

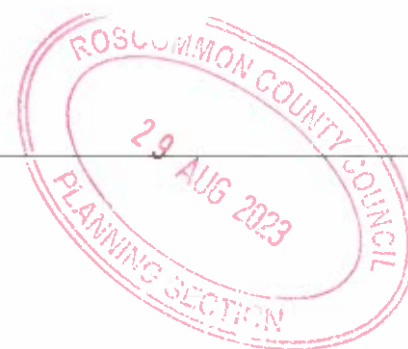


TABLE OF CONTENTS

1. INTRODUCTION	3
1.1 Background	3
1.2 Legislation and Guidance	3
1.3 Methodology	4
1.4 Data Sources	4
2. THE SITE AND SURROUNDINGS	5
2.1 Site Context	5
2.2 Site Description	5
2.3 Environmental Sensitivities of the Site	6
3. PROPOSED DEVELOPMENT	13
3.1 Summary of Proposed Development	13
4. PRELIMINARY EXAMINATION	14
4.1 Guidance on Environmental Impact Assessment Screening	14
4.2 Sub-threshold Development	14
4.3 Preliminary Examination considerations	15
4.4 Nature of the development:	15
4.5 Location	16
4.6 Preliminary Examination Conclusion	18



1. INTRODUCTION

1.1 Background

This report has been prepared by MacCabe Durney Barnes on behalf of the Irish Prison Service (IPS), to support it in undertaking a screening for Environmental Impact Assessment in respect of 10 no. modular Independent Living Units (ILU's) at Castlerea Prison, Harristown, Castlerea, Co. Roscommon.

The proposed development will involve the construction of 10 no. bedspaces in modular Independent Living Units (ILU) at a site 2,080 sqm to the west of the main prison in an area known as "the Grove" within the confines of the Castlerea Prison, Castlerea. The proposed development will consist of:

- clearance works;
- 4 no. bedspaces and living accommodation units in two single storey blocks;
- 6 no. bedspaces and shared living accommodation in one two storey block.
- Site development works, landscaping and open space; and
- The development will connect to the existing water and foul water connections.

The site is located within the Castlerea Prison campus and is for the purpose of accommodating prisoners and is within the perimeter walls of the Castlerea Prison.

This report has been undertaken to support the IPS review of whether the proposed development requires an environmental impact assessment report (EIAR). In the event that an EIAR is required, the development would have to be referred to An Bord Pleanála for determination. An opinion indicating that the development is exempt from the requirements of Part 9 of the Planning and Development Act has also been prepared. In addition, an Appropriate Assessment (AA) screening has been prepared in relation to the development.

1.2 Legislation and Guidance

The EIA Screening Report has had regard to the following:

- Planning and Development Act 2000 as amended
- Planning and Development Regulations 2001 as amended
- Directive 2014/52/EU of 16 April 2014 amending Directive 2011/92/EU
- The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018)
- Guidelines on the information to be contained in Environmental Impact Assessment Reports, Environmental Protection Agency, 2022
- Environmental Impact Assessment of Projects: Guidance on Screening, European Commission, 2017
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment August 2018



- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development 2003
- Circular Letter: PL 05/2018 27th August 2018 Transposition into Planning Law of Directive 2014/52/EU amending Directive 2011/92/EU on the effects of certain public and private projects on the environment (the EIA Directive) and Revised Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.
- Circular Letter: PL 10/2018 22 November 2018 Public notification of timeframe for application to An Bord Pleanála for screening determination in respect of local authority or State authority development
- Office of the Planning Regulator (May 2021) Environmental Impact Assessment Screening- Practice Note

1.3 Methodology

The EIA screening assesses the proposed scheme with reference to the relevant EIA legislation including the EIA Directive, and Planning and Development Regulations. The methodology has particular regard to the '3-Step' assessment process set out in the Office of the Planning Regulator (OPR) Environmental Impact Assessment Screening Practice Note PN02 (June 2021). Regard is also had to European and National guidance documents.

Where the local authority concludes, based on such preliminary examination, that—

- I. there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,
- II. there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, or
- III. there is a real likelihood of significant effects on the environment arising from the proposed development, it shall— (I) conclude that the development would be likely to have such effects, and (II) prepare, or cause to be prepared, an EIAR in respect of the development.

1.4 Data Sources

The information is obtained from review of several online databases and public sources including:

- Geological Survey of Ireland (GSI) online dataset - <https://www.gsi.ie>
- Roscommon County Council Planning Application Portal
- An Bord Pleanála Planning Applications
- EPA - <https://gis.epa.ie/EPAMaps/>
- GeoHive – <http://map.geohive.ie/mapviewer.html>.
- Office of Public Works (OPW) - <http://www.floodinfo.ie/map/floodmaps>

In addition to the above an Appropriate Assessment Screening dated 1st June 2023, prepared by NM Ecology was used to inform this document.

2. THE SITE AND SURROUNDINGS

2.1 Site Context

The site is within the confines of the Castlereagh Prison, to the west of the existing main prison campus, on a site that is currently used for horticultural purposes and open space.

The proposed development is illustrated in the figure below. The Castlereagh Prison complex consists of accommodation buildings for prisoners, prison staff, and buildings associated with services and functions for the management of the prison complex. The prison is located to the south of Castlereagh town. The surroundings consist mainly of agricultural land used for grazing.

The proposed development is for 10 no. modular Independent Living Units constructed using modern methods of construction offsite and subsequently assembled onsite with a GFA of 340.22 square metres. The structure will be built to the west of the main prison complex.

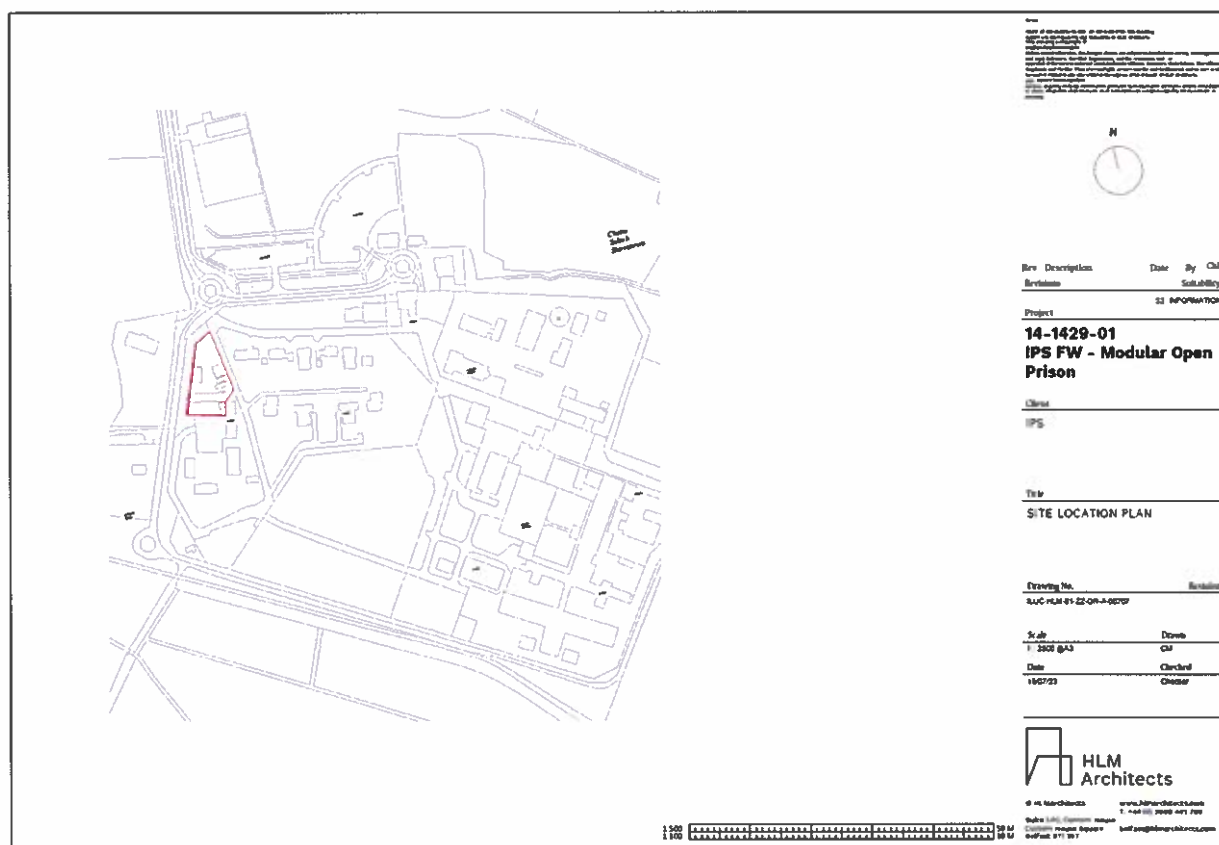


Figure 1 Site Location (Source: HLM Architects)

2.2 Site Description

The site is accessed from a private road that exits south of the N60 after it crosses the railway line. The prison campus is surrounded by agricultural land used for grazing and the Harristown pumping station is located to the west of the prison.

The prison is surrounded by a high perimeter security wall. The subject site is a small plot of land currently used for horticulture with 3 no. structures on site to be removed. The subject site is 2,080 square metres.

2.3 Environmental Sensitivities of the Site

The information set out below was derived from the data available within the EPA Mapping Tool, the Roscommon County Council Planning Application Portal, and the relevant local statutory planning documentation, including the Roscommon County Development Plan 2022-2028.

2.3.1 Bedrock

According to Geological Survey Ireland, the prison is located on two formations. The 'Boyle Sandstone Formation, which consists of sandstone, siltstone, black mudstone, and the 'Ballymore Limestone Formation' which consists of dark fine-grained limestone & shale.

2.3.2 Soils and Hydrogeology

EPA maps indicate that the subsoil is 'Man made' but the prison is surrounded by Sandstone till (Devonian).



Figure 2: Subsoils in the context of the Subject site (Source: EPA Mapping)

2.3.3 Hydrology

There are no watercourses recorded on the site in the EPA mapping. According to the AA screening by NM Ecology Ltd, the closest watercourse is the River Suck (a major tributary of the River Shannon), which is located approximately 500 m north-west of the proposed development site. A tributary of the River Suck is also located approx. 550 m south of the site.

Flood maps do not indicate any flooding designations.

The River Suck and its tributaries are currently of moderate status in the vicinity of Castlereagh (Water Framework Directive Status Assessments 2010-2015). Most of the assessed factors were high, but its biological status was moderate, particularly for fish. This appears to be a localised issue, because other sections of the River Suck upstream and downstream of Castlereagh are of good or high status.



Figure 3: River Waterbodies Risk in the context of the subject site (Source: EPA Maps)

2.3.4 Aquifer and Groundwater

The prison is located over "Locally Important Aquifer – Bedrock" and "Regionally Important Aquifer – Karstified"

The GSI vulnerability is defined as "Low" [L].

Subsoil Permeability is classified as High [H].

According to the AA screening by NM Ecology: *"The underlying bedrock is a mixture of limestone, sandstones and shales, which are a locally important aquifer (Geological Survey of Ireland). Sub-soils are sandstone / shale till, and soils are deep, well-drained and derived from mainly acidic materials. However, it is noted that the soils were modified during the construction of the prison, and are now considered to be a form. "*

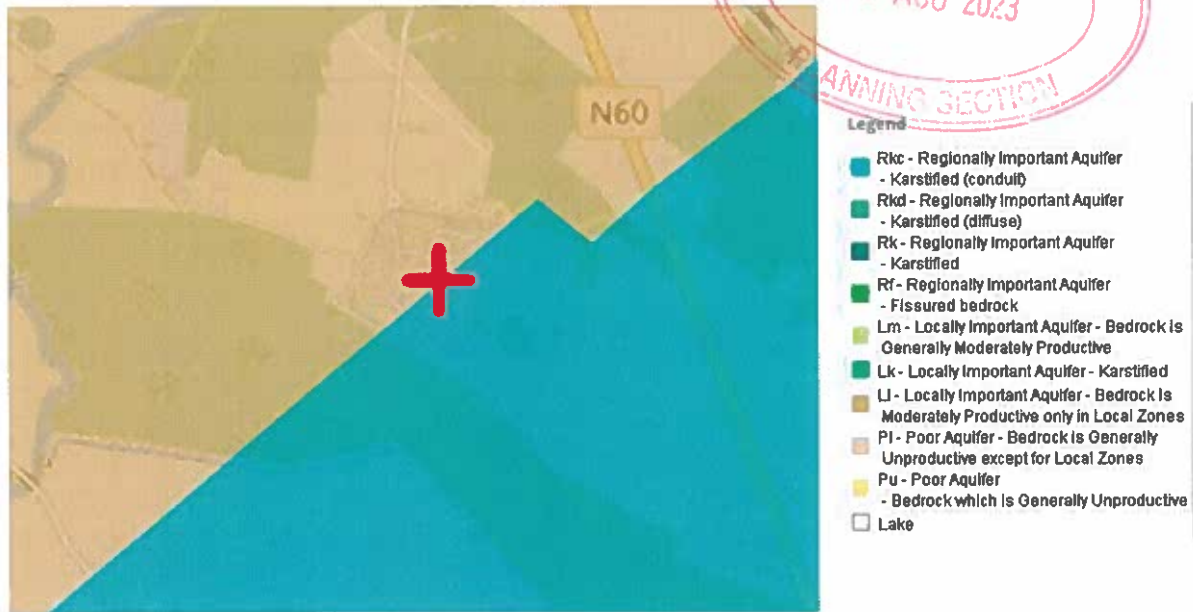


Figure -4: Aquifers in the vicinity of the Site (Source: EPA Maps)

2.3.5 Ground Water Vulnerability

The EPA Mapping Tool shows that the groundwater vulnerability at the subject site is not at risk.



Figure 5: Ground Water Vulnerability (Source: EPA Maps)

2.3.6 Radon

The prison campus is at the crossover point between two zones. About 1 in 10 homes and about 1 in 20 homes in this area is likely to have high radon levels. The subject site is located on the moderate vulnerability of 1 in 20 homes.



Figure 6: Radon Levels in the Context of the Subject Site (Source: EPA Maps)

2.3.7 Air quality

The site falls within Air Quality Index Region where the Index indicates that the air quality is 'Good'. According to EPA Maps, the site is situated in Zone D Rural Ireland.

2.3.8 Designated sites

According to the Appropriate Assessment screening carried out by NM Ecology, the nearest European site is located 3 km south west of the subject site: the 'Corliskea / Trien / Cloonfelliv' Bog SAC. The proposed development is of small scale and is situated within a built up area. Therefore, the proposed development cannot have any impact on any European sites.

The River Suck could potentially provide a distant hydrological pathway between the proposed development site and the River Suck Callows SPA, which is located more than 30 km downstream. However, there are no surface water connections between the proposed development site and the River Suck, so there is no pathway by which any pollutants could reach the river.

Although we have identified a distant surface water pathway to the SAC, we consider it to be too tenuous to pose any risk of likely significant effects on the SAC for the following reasons:

- The proposed development will be of relatively small scale
- There are 30 km of intervening watercourse between the Site and the Corliskea / Trien / Cloonfelliv' Bog SAC and any waterborne pollutants would be diluted to negligible concentrations before they could reach the SAC boundary

For these reasons, a surface water pathway to the SAC is ruled out.

**Table 1: European Sites in the Context of the Subject Site**

European Site	Distance	Reason for Designation
Special Area of Conservation and Special Protection Area		
Corliskea/Trien/Cloonfellov Bog SAC	3 km	<u>Qualifying Interests:</u> <ul style="list-style-type: none">• Active raised bogs [7110]• Degraded raised bogs still capable of natural regeneration [7120]• Depressions on peat substrates of the Rhynchosporion [7150]• Bog woodland [91D0]

29 AUG 2023

2.3.9 Proposed Natural Heritage Areas (pNHA)

The site is located c 3.3 km from a proposed Natural Heritage Area (000600 Cloonchambers Bog) and c. 3 km from (002110 Corliskea/Trien/Cloonfelliv Bog). Due to the distance to the prison complex, and the relatively small nature of the proposed development, there will be no impacts on the pNHA's.



Figure 7: Proposed Natural Heritage Areas (Source: EPA Maps)

2.3.10 Archaeology

There are no recorded monuments within the site.

2.3.11 Zoning at the subject site

The Roscommon County Development Plan 2022-2028 applies. The site does not have a zoning objective. The nearest zoned land is to the immediate north along the private access road. The zoning objective is Strategic Industrial/ Enterprise Zones.

"This zone seeks to foster opportunities to enhance the overall economic and employment infrastructure of the area by providing suitable lands for investment at both macro and micro level in industry and enterprise."

No specific policies apply to the prison complex. The site is not a protected structure, is not located in an architectural conservation area, and is not located in a conservation area or zone of archaeology. Castlerea Prison is not included in the National Inventory of Architectural Heritage.

At present, the footprint of the new structure consists mainly of cultivated land used for horticulture. The immediate surrounding lands are already developed for the use of the prison complex. The prison is located to



the south of Castlerea town. The surroundings consist mainly of agricultural grazing land, with a water treatment plan to the west.

2.3.12 Ecological nature in the Vicinity of site

The site is within a developed urban area within an existing extensive prison complex. No ecology of note exists within the existing extensive prison complex or within the immediate vicinity of the site. An AA screening was carried out by NM Ecology in August 2023 and should be read in conjunction with this report for further detail.

2.3.13 Other Site Environmental Sensitives

The proposed development includes the clearance of the site which is used for horticulture and the construction of 10 no. modular independent Living Units of up two storeys. All works will be undertaken in accordance with best practice protocols.

3.1 Summary of Proposed Development

- clearance works;
- 4 no. bedspaces and living accommodation units in two single storey blocks;
- 6 no. bedspaces and shared living accommodation in one two storey block.
- Site development works, landscaping and open space; and
- The development will connect to the existing water and foul water connections.

Architectural site plan for the IPS FM - Modular Open Prison. The plan shows a large building complex with various rooms and courtyards, surrounded by a perimeter wall. A north arrow is located in the top right corner. A legend in the bottom right corner defines symbols for the site boundary, underground services, proposed overhead systems, and existing buildings. A title block in the bottom right corner provides project details including the client (IPS), project name (IPS FM - Modular Open Prison), and the architect (MLM Architects).

Figure 8: Site location within the existing prison complex (Source: HLM Architects)



4. PRELIMINARY EXAMINATION

4.1 Guidance on Environmental Impact Assessment Screening

The Office of the Planning Regulator (OPR) has issued guidance on EIA screening in the form of the Environmental Impact Assessment Screening- Practice Note, May 2021 which aids planning authorities as the Competent Authority (CA) in this area.

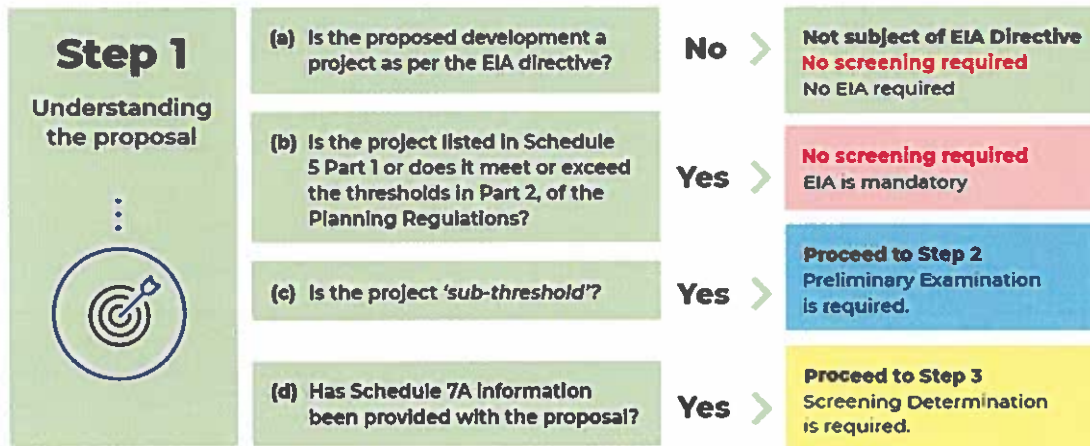


Figure 9: Extract from OPR EIA Screening Guidance Note

This report has had regard to the OPR guidance and methodology.

The proposed application is a project for the purpose of Environmental Impact Assessment (EIA) under Stage 1 stage (a) of the OPR guidance.

4.2 Sub-threshold Development

A list of the types or classes of development that require EIA or screening for EIA is provided in Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended. 'Sub-threshold development' comprises development of a type that is included in Part 2 of Schedule 5, but which does not equal or exceed a quantity, area or other limit (the threshold).

In Part 2 of schedule 5, the following is the relevant to assessment of sub-threshold development.

10. Infrastructure projects

(b) (i) Construction of more than 500 dwelling units.

(ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.

(iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.

(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.

("business district" means a district within a city or town in which the predominant land use is retail or commercial use.)



In relation to proposed development none of the thresholds above are exceeded, but those highlighted in bold indicate the thresholds of relevance to the subject proposal.

Accordingly, the project is sub-threshold development with reference to the above thresholds and under Step 1(c) of the OPR guidance a preliminary examination is required under Step 2.

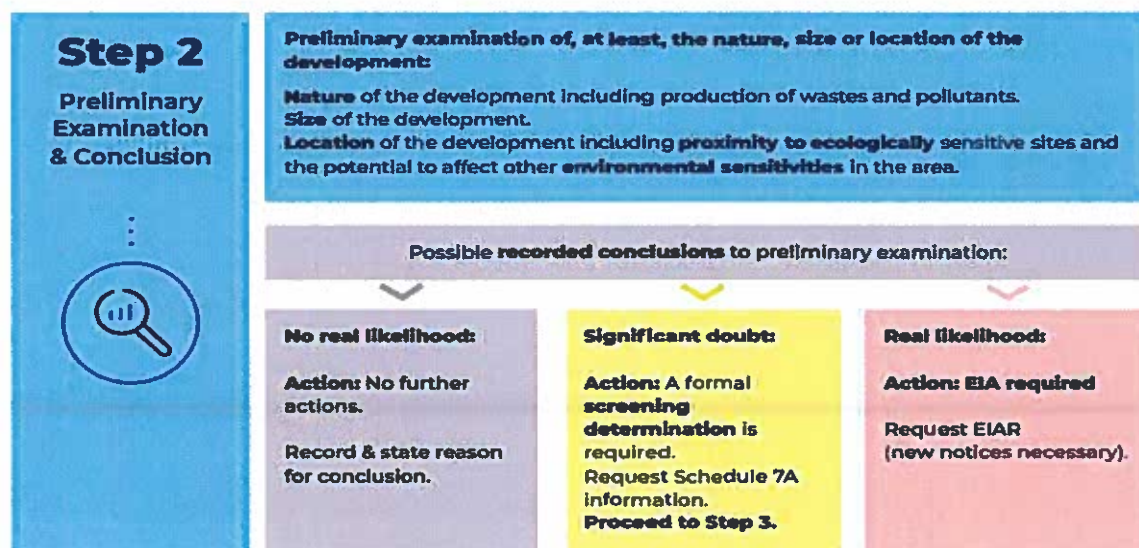


Figure 10: Extract from OPR EIA Screening Guidance Note

4.3 Preliminary Examination considerations

Preliminary examinations must consider at least the following:

- The nature of the development including the production of wastes and pollutants;
- The size of the development; or
- The location of the development including the potential to impact on certain ecologically sensitive sites and the potential to affect other environmentally sensitive sites in the area.

The OPR guidance states a number of questions to assist the preliminary examination.

This overlaps with the submitted Appropriate Assessment (AA) screening report and consideration of hydrological and other connections to European sites.

4.4 Nature of the development:

i) *Is the nature of the proposed development exceptional in the context of the existing environment?*

The nature of the development is consistent with and does not detract from the existing use of the Castlerea Prison or the Roscommon County Development Plan 2022-2028. Therefore, the proposed development is consistent with the zoning objectives on site. The proposed construction of 10 no. Independent Living Units of up to to storeys for the accommodation of prisoners within the prison. This is an established use on site, therefore, the proposed development is not exceptional in the context of the existing urban environment.



ii) Will the development result in the production of any significant waste, or result in significant emissions or pollutants?

The proposed development will involve the clearance of a small plot of land currently used for horticultural purposes and the removal of three underused structures currently on site. This will give rise to waste during the site clearance works. During the construction phase, any waste generated from the proposed development will be dealt with in the appropriate manner in accordance with the appropriate standards and best practice methodology. The proposed development by its nature will not cause any significant waste, emissions, or pollutants during operation and all construction works will be contained within the confines of the prison walls.

iii) Is the size of the proposed development exceptional in the context of the existing environment?

The size of the development is not exceptional in the context of the existing environment. The development will result in the construction of 10 no. modular Independent Living Units of up to two storeys on site. The site is a large prison complex; therefore, the proposed development is not considered exceptional within the Castlerea Prison or wider area.

iv) Are there cumulative considerations having regard to other existing and/or permitted projects?

A search for planning applications on site and in the context of the prison for the previous five years was performed. There have been no recent applications for consent within the wider site.

There have not been any applications on site due to the nature of planning legislation and regulations being exempt from the traditional consenting process. The cumulative impacts of the proposed development were considered and it is considered unlikely that there will be significant negative impacts on the receiving environment.

4.5 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?

The site is not located within or adjacent to any European sites. Potential indirect impacts were considered using the source-pathway-receptor model. The proposed development will connect to the existing drainage and water infrastructure on site. An AA screening was also carried out for the proposed development by NM Ecology and should be read in conjunction with this EIA screening report. According to the AA screening report, "...no feasible pathways were identified to the 'Corliskea / Trien / Cloonfelliv' Bog SAC or any other European sites".

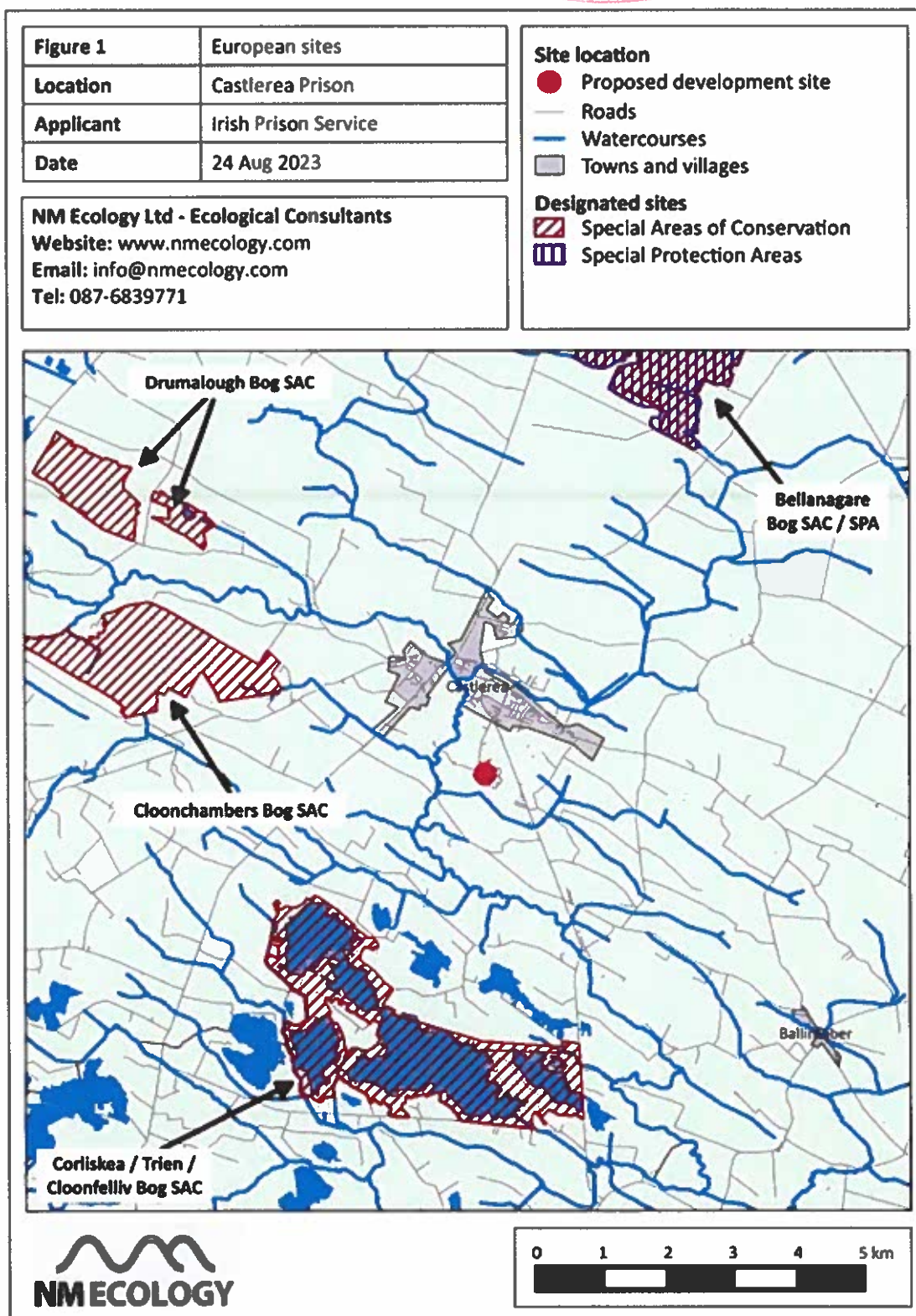


Figure 11 Location of the proposed development site and the relevant European Sites (Source: NM Ecology)



ii) Does the proposed development have the potential to affect other significant environmental sensitivities in the area?

The works consist of the clearance of the site and the construction of 10 no. ILU's. It **does not** have the potential to affect other significant environmental sensitivities in the area.

4.6 Preliminary Examination Conclusion

Following the preliminary examination, it is concluded that there are no doubts regarding the likelihood of significant effects on the environment arising from the proposed development owing to the cumulative effects of other permitted development. No EIAR is required for the development.



20 Fitzwilliam Place, Dublin 2, D02YV58,
Ireland



Phone. +353 1 6762594



planning@mdb.ie



www.mdb.ie





Screening for Appropriate Assessment
Modular Independent Living Units at Castlerea
Prison, Castlerea, Co. Roscommon

24 August 2023



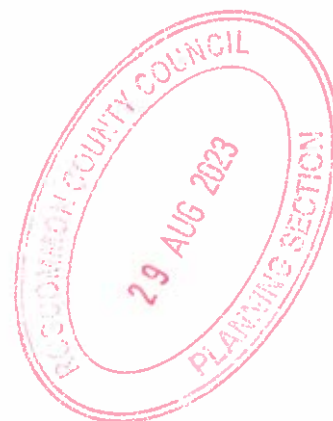
NM Ecology Ltd - Consultant Ecologists
38 Maywood Avenue, Raheny, Dublin 5
Website: www.nmecology.com
Email: info@nmecology.com
Tel: 087-6839771

Executive Summary

This *Screening for Appropriate Assessment* report has been prepared by NM Ecology Ltd on behalf of the Irish Prison Service (the applicant) as part of a planning application for a development at Castlerea Prison, Co. Roscommon. The proposed development will involve the construction of 10 no. modular Independent Living Units within the confines of the Castlerea Prison.

In accordance with their obligations under the *European Communities (Birds and Natural Habitats) Regulations 2011* (SI 477/2011), the competent authority (in this case Roscommon County Council) must assess whether the proposed development could have 'likely significant effects' on any European sites. This document provides information to support an Appropriate Assessment screening exercise, including: a description of the proposed development, a map and list of European sites in the surrounding area, a review of potential source-pathway-receptor links, an appraisal of the suitability of the habitats for birds associated with nearby SPAs, and a screening conclusion.

There is no risk of direct impacts on European sites. Potential pathways for indirect impacts were considered, but none were found to be feasible. Habitats within the site are unsuitable for any of the species associated with nearby SPAs. Therefore, with regard to Article 42 (7) of the *European Communities (Birds and Natural Habitats) Regulations 2011*, it can be excluded on the basis of objective scientific information following screening, that the plan or project, individually or in combination with other plans or projects, will have a significant effect on a European site. The assessment can conclude at Stage 1 of the Appropriate Assessment process, and it is not necessary to proceed to Stage 2.





1 Introduction

1.1 Background to Appropriate Assessment

Approximately 14% of the land area of Ireland is included in the European Network of Natura 2000 sites (hereafter referred to as European sites), which includes Special Protection Areas (SPAs) to protect important areas for birds, and Special Areas of Conservation (SACs) to protect a range of habitats and species. Legislative protection for these sites is provided by the *European Council Birds Directive* (79/409/EEC) and *E.C. Habitats Directive* (92/43/EEC, as amended), which are jointly transposed into Irish law by the *European Communities (Birds and Natural Habitats) Regulations 2011* (SI 477/2011, as amended).

Regulation 42 (1) states that: *"Screening for Appropriate Assessment of a plan or project for which an application for consent is received [...] shall be carried out by the public authority to assess, in view of best scientific knowledge and in view of the conservation objectives of the site, if that plan or project, individually or in combination with other plans or projects is likely to have a significant effect on [any European sites]."* To ensure compliance with this regulation, planning authorities must screen all planning applications for potential impacts on European sites. Supporting information may be requested from the applicant to assist with this process.

This document provides information to support the competent authority's *Screening for Appropriate Assessment* exercise for the proposed development. It includes a description of the proposed development, a map and list of European sites in the surrounding area, a review of potential source-pathway-receptor links, and an appraisal of the suitability of the habitats for birds associated with nearby SPAs.

1.2 Statement of authority

This report was written by Nick Marchant, the principal ecologist of NM Ecology Ltd. He has sixteen years of professional experience, including thirteen years as an ecological consultant, one year as a local authority biodiversity officer, and two years managing an NGO in Indonesia. He provides ecological assessments for developments throughout Ireland and Northern Ireland, including wind farms, infrastructural projects (roads, water pipelines, greenways, etc.), and a range of residential and commercial developments.

He has an MSc in Ecosystem Conservation and Landscape Management from NUI Galway and a BSc in Environmental Science from Queens University Belfast. He is a member of the Chartered Institute of Ecology and Environmental Management, and operates in accordance with their code of professional conduct.

1.3 Methods

This report has been prepared with reference to the following guidelines:

- OPR Practice Note PN01: *Appropriate Assessment Screening for Development Management* (Office of the Planning Regulator 2021)
- *Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4)*, (E.C., 2021)
- *Appropriate Assessment of Plans and Projects in Ireland* (Department of the Environment, Heritage and Local Government, 2009)
- *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal* (Chartered Institute of Ecology and Environmental Management, 2018)

A desk-based study was carried out using data from the following sources:

- Plans and specifications for the proposed development
- Qualifying interests / conservation objectives of European sites from www.npws.ie
- Bedrock, soil, subsoil, surface water and ground water maps from the Geological Survey of Ireland webmapping service (dcenr.maps.arcgis.com), the National Biodiversity Data Centre (<http://maps.biodiversityireland.ie/>), and the Environmental Protection Agency web viewer (gis.epa.ie/EPAMaps/)
- The *Roscommon County Development Plan 2022 – 2028*, and details of permitted or proposed developments from the local authority's online planning records

Desktop data from internet resources was accessed in August 2023.

2 Description of the Project

2.1 Environmental setting

Site location and surroundings

The proposed development site (hereafter referred to as the Site) is located in the north-west of the Castlerea Prison complex. It currently contains some cultivated land (for food production), two temporary agricultural structures, and a single-storey masonry building.

The remainder of the prison complex includes a range of structures, amenity grassland, and other associated features, all enclosed within a high boundary wall.

Outside the prison complex the broader surroundings consist mainly of conifer plantations, with some agricultural land and low-density rural housing.





Geology and soils

The underlying bedrock is a mixture of limestone, sandstones and shales, which are a locally-important aquifer (Geological Survey of Ireland). Sub-soils are sandstone / shale till. Soils within the prison complex are made ground, and the surrounding area consists of luvisols.

Hydrology

There are no rivers or streams within the prison complex. Within the boundary walls of the prison, rainwater either soaks to ground or enters the prisons' internal drainage system.

The closest watercourse on the EPA database of river and streams is the River Suck, which is a major tributary of the River Shannon. Its main channel is located approximately 600 m west of the Site, and a minor tributary – the Harristown Stream – is located approx. 300 m to the south. The prison complex is not considered to have any association with either watercourse.

Water quality in rivers and streams is monitored as part of the Water Framework Directive Status Assessments, with the latest monitoring period from 2016 – 2021. The River Suck and Harristown Stream are of Poor status in the vicinity of Castlerea town, but of Good status further upstream and downstream.

2.2 Description of the proposed development

The proposed development will commence with the demolition of existing structures and clearance of the site. It will then involve the construction of 10 no. modular Independent Living Units, including 2 no two storey 3-bed units, 4 no single units and 2 no semi-detached units. Each will have a designated portion of green space.

The development will connect to the existing foul water and surface water networks for the prison.

3 Review of relevant European sites

In this section we identify European sites that could potentially be affected by the proposed development. The primary consideration is whether the proposed development is within the boundaries of any European sites, because this could lead to direct effects. This is discussed in Section 3.1.

It is also possible that the proposed development could cause indirect effects on European sites located outside the boundary. This is considered using the *source-pathway-receptor* model, which identifies potential *pathways* (e.g. surface water) between the *source* (the Site) and the *receptor* (a European site). This is discussed in Section 3.2.

Some of the bird species associated with SPAs can use secondary habitats outside the SPA boundaries, e.g. brent geese feeding on urban grasslands. The suitability of habitats within the Site for SPA bird species is discussed in Section 3.3.

To support the above assessments, a map of European sites in the surrounding area is shown in Figure 1, and details of relevant European sites are provided in Table 1. For the avoidance of doubt, an arbitrary zone of influence (e.g. 15 km) has not been used for this assessment, as this approach is no longer considered to be best practice (OPR 2021).

Table 1: European sites of relevance to the Site

Site Name	Distance	Qualifying Interests
Corliskea / Trien / Cloonfelliv Bog SAC (site code 2110)	3 km south-west	Annex I habitats: active raised bog, degraded raised bog still capable of natural regeneration, depressions on peat substrates of the Rhynchosporion, bog woodland Annex II species: none
Cloonchambers Bog SAC (600)	3.5 km west	Annex I habitats: active raised bog, degraded raised bog still capable of natural regeneration, depressions on peat substrates of the Rhynchosporion Annex II species: none
Drumalough Bog SAC (2338)	5.6 km north-west	Annex I habitats: active raised bog, degraded raised bog still capable of natural regeneration, depressions on peat substrates of the Rhynchosporion Annex II species: none
Bellanagare Bog SAC (592)	5.9 km north	Annex I habitats: active raised bog, degraded raised bog still capable of natural regeneration, depressions on peat substrates of the Rhynchosporion Annex II species: none
Bellanagare Bog SPA (4105)	5.9 km north	Key habitats: raised bog Special conservation interests: Greenland white-fronted goose

The Conservation Objectives of all European sites discussed in this report are available at <https://www.npws.ie/protected-sites>. They are lengthy and repetitive documents, so in the interests of brevity they are not reproduced here.

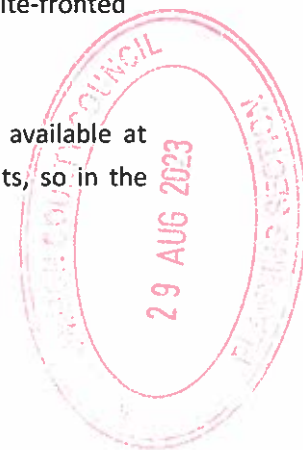
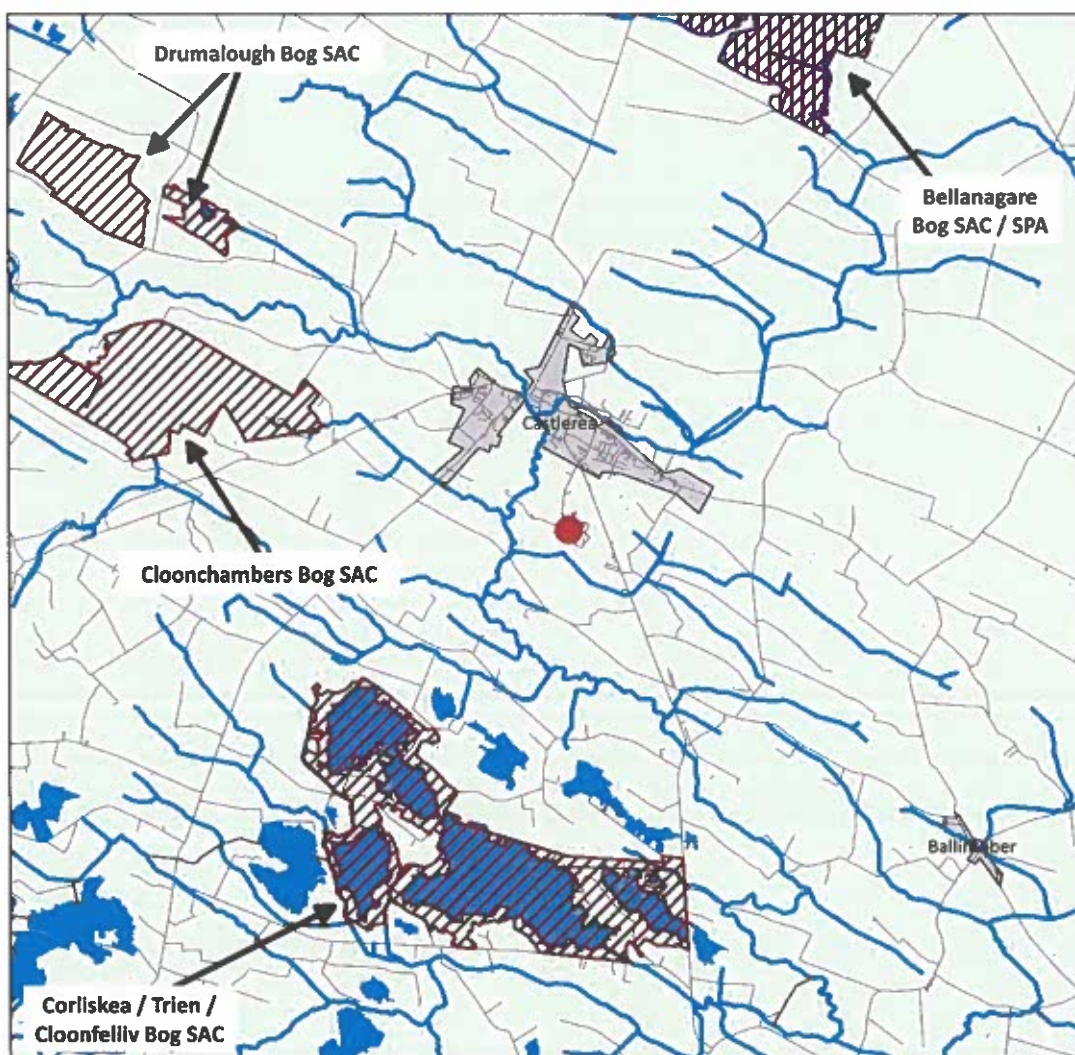




Figure 1	European sites
Location	Castlerea Prison
Applicant	Irish Prison Service
Date	24 Aug 2023

NM Ecology Ltd - Ecological Consultants Website: www.nmecology.com Email: info@nmecology.com Tel: 087-6839771	
---	--

Site location Proposed development site Roads Watercourses Towns and villages	
Designated sites Special Areas of Conservation Special Protection Areas	



The logo for NM Ecology, featuring a stylized wavy line above the text 'NMECOLOGY'.

0 1 2 3 4 5 km

3.1 European sites within the Site boundary (potential direct effects)

The Site is not within or adjacent to any European sites (Figure 1). Therefore, the proposed development poses no risk of direct impacts on any European sites.

3.2 European sites outside the Site boundary (potential indirect effects)

In this section we identify potential *pathways* (e.g. surface water) between the *source* (the Site) and the *receptor* (a European site). The most common pathway is surface water, which typically occurs when a pollutant is washed into a river and carried downstream into a European site. Other potential pathways are groundwater, air (e.g. airborne dust or sound waves), or land (e.g. flow of liquids, vibration). The zone of effect for hydrological effects can be several kilometres, but for air and land it is rarely more than one hundred metres.

It is noted that all five of the European sites listed in Table 1 are on raised bogs. Raised bogs are ombrotrophic habitats, which means that they are fed solely by rainwater, and do not have any association with surface water. They are typically underlain by dense clay, which prevents any association with surrounding groundwater.

Surface water

There are no rivers or streams within or adjacent to the Site (refer to Section 2.1 and Figure 1), so surface water can be ruled out as a pathway to any European sites. As noted above, all of the European sites in Table 1 are associated with raised bogs, which do not have associations with surface water features. Therefore, surface water pathways can be ruled out for all sites.

Groundwater

If any pollutants soaked to ground within the Site, they would have to pass through at least 3 km of intervening subsoils / bedrock before reaching the closest European sites. As noted above, all of the European sites in Table 1 are associated with raised bogs, which do not have associations with groundwater. Therefore, groundwater pathways can be ruled out for all sites.

Land

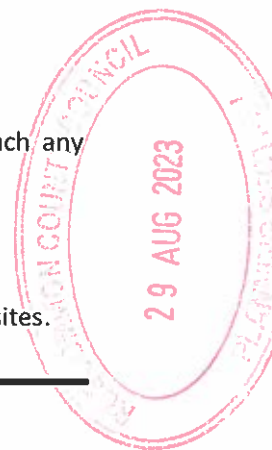
There is no possibility that any pollutants could travel 3 km over land to reach any European sites, so it can be ruled out as a pathway.

Air

There is no possibility that any pollutants could travel 3 km through the air to reach any European sites, so it can be ruled out as a pathway.

Summary

In summary, no feasible pathways were identified between the Site and any European sites.



3.3 Habitat suitability for SPA birds

When considering potential impacts on SPAs, it is important to consider that their Special Conservation Interests are highly mobile. Although the SPAs have been designated to protect their primary habitats, some species also use secondary habitats located outside the SPA boundary.

The only SPA identified in the surrounding area is the *Bellanagare Bog* SPA, which is 5.9 km north of the Site. It was designated to protect Greenland white-fronted geese that formerly fed on the bog, although it is noted in the site synopsis for the SPA that geese no longer use the bog, favouring intensive agricultural land as an alternative. Grassland feeding is relatively common in geese; they typically favour areas of grassland of at least the size of a sports pitch, and with low levels of human activity.

The Site contains some patches of amenity grassland, but they are small and fragmented, with fields of view obstructed by buildings. For these reasons, and due to the distance of the Site from the SPA, the Site is not considered to be suitable habitat for Greenland white-fronted geese.

4 Screening Statement

In Section 3 of the OPR guidance (OPR 2021), it is stated that the first stage of the AA process can have two possible conclusions:

1. No likelihood of significant effects

Appropriate assessment is not required and the planning application can proceed as normal. Documentation of the screening process including conclusions reached and the basis on which decisions were made must be kept on the planning file.

2. Significant effects cannot be excluded

Appropriate assessment is required before permission can be granted. A Natura Impact Statement (NIS) will be required in order for the project to proceed.

Having considered the particulars of the proposed development, we conclude that this application meets the first conclusion, because there is no likelihood of significant impacts on any European sites. This is based on three key conclusions:

- The Site is not within or adjacent to any European sites, so there is no risk of direct effects
- There are no surface water or other pathways linking the Site to any European sites, so there is no risk of indirect effects
- Habitats within the Site are unsuitable for any of the birds associated with nearby SPAs, so there is no risk of indirect effects from noise or visual disturbance

Appropriate Assessment Screening must consider the potential implications of a project both in isolation and in combination with other plans and projects in the surrounding area. An 'in-combination effect' can occur when a project will have a perceptible but non-significant residual effect on a European site (when considered in isolation), that subsequently becomes significant when the additive effects of other plans and projects are considered. However, as the proposed development poses no risk of impacts on European sites in isolation, the risk of in-combination effects can also be ruled out.

Therefore, with regard to Article 42 (7) of the *European Communities (Birds and Natural Habitats) Regulations 2011* (as amended), it can be excluded on the basis of objective scientific information following screening, that the plan or project, individually or in combination with other plans or projects, will have a significant effect on a European site. On this basis, the assessment can conclude at Stage 1 of the Appropriate Assessment process, and it is not necessary to proceed to Stage 2.

In accordance with the OPR 2021 guidance, we note that no mitigation measures have been considered when reaching this conclusion.

References

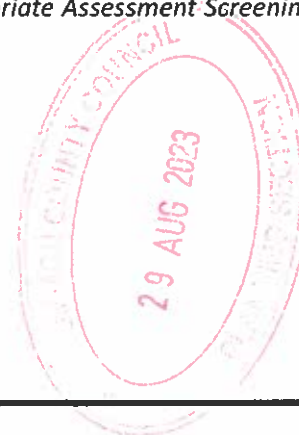
Benson, L. (2009) Use of inland feeding sites by Light-bellied Brent Geese in Dublin 2008-2009: a new conservation concern? *Irish Birds* 8: 563-570.

Chartered Institute of Ecology and Environmental Management, 2018. *Guidelines for Ecological Impact Assessment in the U.K and Ireland: Terrestrial, Freshwater, Coastal and Marine* (2nd Edition). C.I.E.E.M., Hampshire, England.

Department of the Environment, Heritage and Local Government, 2009. *Appropriate Assessment of Plans and Projects in Ireland*. National Parks and Wildlife Service, DAHG, Dublin, Ireland.

European Commission. 2020. *Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*. Office for Official Publications of the European Communities, Luxembourg.

Office of the Planning Regulator 2021. *Practice Note PN01: Appropriate Assessment Screening for Development Management*. Available online at opr.ie



Notes
Check all dimensions on site. Do not scale from this drawing.
Report any discrepancies and omissions to HLM Architects.
This Drawing is Copyright ©
DESIGN/SKETCH DESIGN
Unless stated otherwise, the designs shown are subject to detailed site survey, investigations, and legal definition, the CDM Regulations, and the comments and / or approval of the various relevant Local Authority Officers, Statutory Undertakers, Fire Officers, Engineers and the like. They are copyright, project specific and confidential and no part is to be used or copied in any way without the express prior consent of HLM Architects.
3RD-PARTY INFORMATION
NB This drawing includes information provided by independent surveyors and/or consultants, to whom all queries shall be made. HLM Architects can accept no liability for its content or accuracy.



Rev	Description	Date	By	Chk
	Revisions			Suitability
S2 INFORMATION				

Project
14-1429-01
IPS FW - Modular Open
Prison

Client
IPS

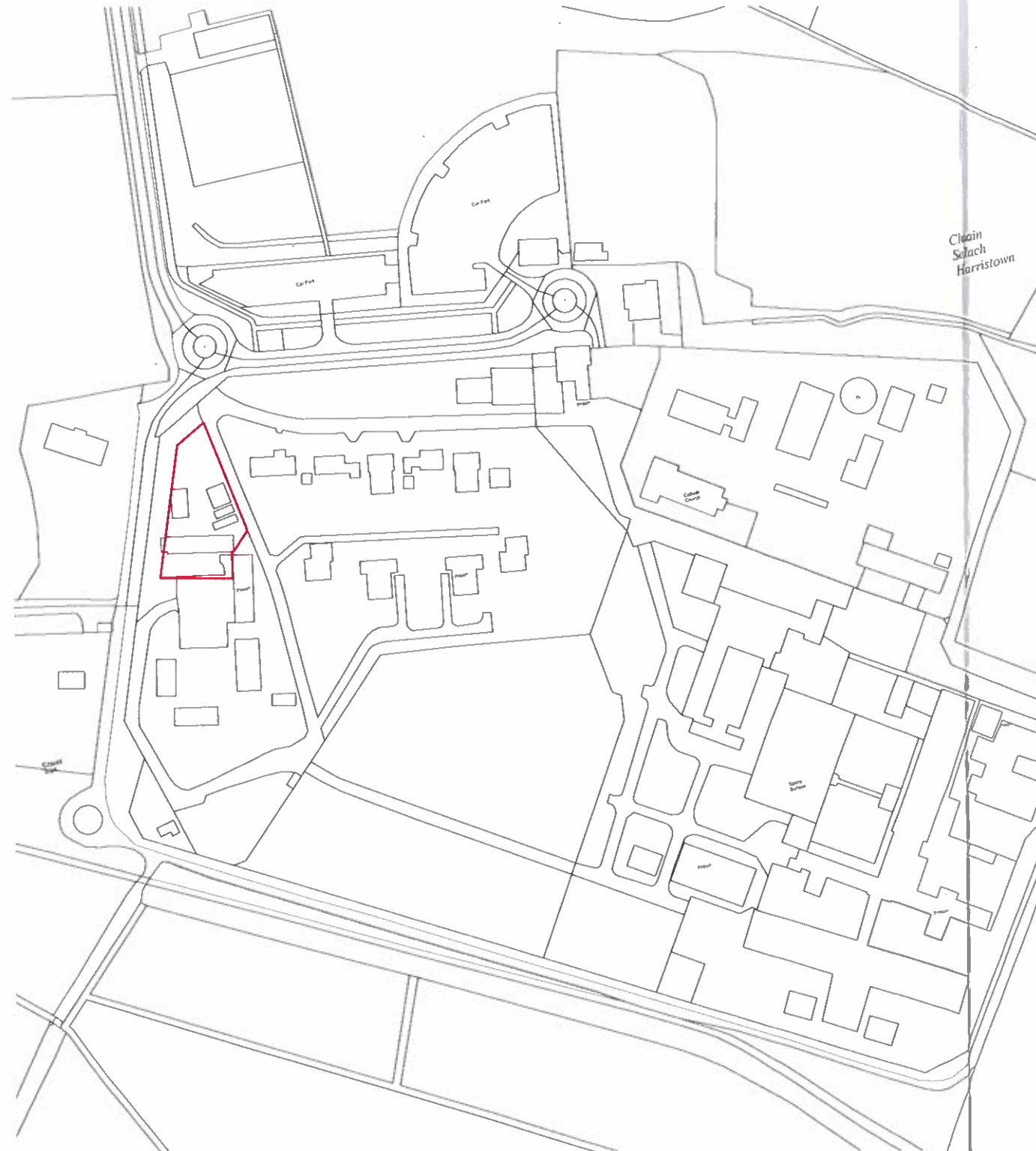
Title
SITE LOCATION PLAN

Drawing No.	Revision
ILUC-HLM-01-ZZ-DR-A-00707	

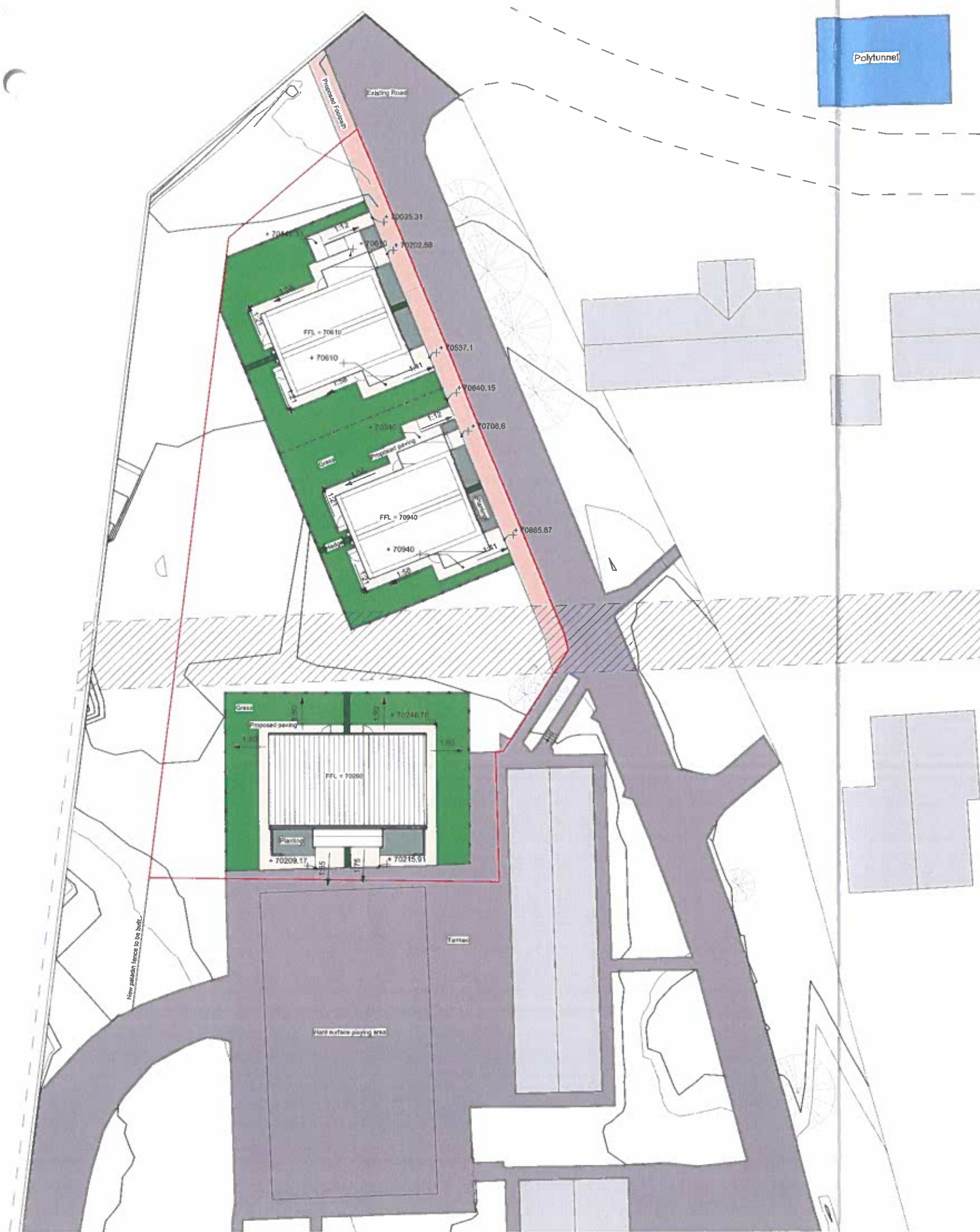
Scale	Drawn
1 : 2500 @A3	CM
Date	Checked
18/07/23	Checker



© HLMArchitects
Suite 2.02, Custom House
Custom House Square
Belfast BT1 3ET
www.hlmarchitects.com
T. +44 (0) 2890 445 700
belfast@hlmarchitects.com



1:500 50 M
1:100 10 M



Existing underground services zone - exact location to be determined on site (minor site layout modifications may be required if services are deemed to be inhabited by building location)



Check all dimensions on site. Do not scale from this drawing.
Report any discrepancies and omissions to HLM Architects.
This drawing is Copyright ©

DESIGN/SKETCH DESIGN
Unless stated otherwise, the designs shown are subject to detailed site survey, investigations, and legal definition, the CDM Regulations, and the comments and / or approval of the various relevant Local Authority Officers, Statutory Undertakers, Fire Officers, Engineers and the like. They are copyright, project specific and confidential and no part is to be used or copied in any way without the express prior consent of HLM Architects.

PHOTOCOPIED/SCANNED INFORMATION
NB This drawing is based on photocopied / scanned information liable to distortion in scale.

AREA CALCULATIONS
NB The areas shown are approximate only and have been measured off preliminary drawings as the likely areas at the current state of design using the stated option from the Code Measuring Practice, 4th edition, BCS/ISVA. These may be affected by future design development and construction tolerances, or the result of surveys for existing buildings. Take account of these factors before planning any financial or property development purpose or strategy and seek confirmation of latest area before decision making.

3RD-PARTY INFORMATION
NB This drawing includes information provided by independent surveyors and/or consultants, to whom all queries shall be made. HLM Architects can accept no liability for its content or accuracy.

N

Site boundary line

Underground services zone

Proposed agricultural buildings

Existing buildings

Rev	Description	Date	By
Revisions			Suitab/
Project			S2 INFORMATI

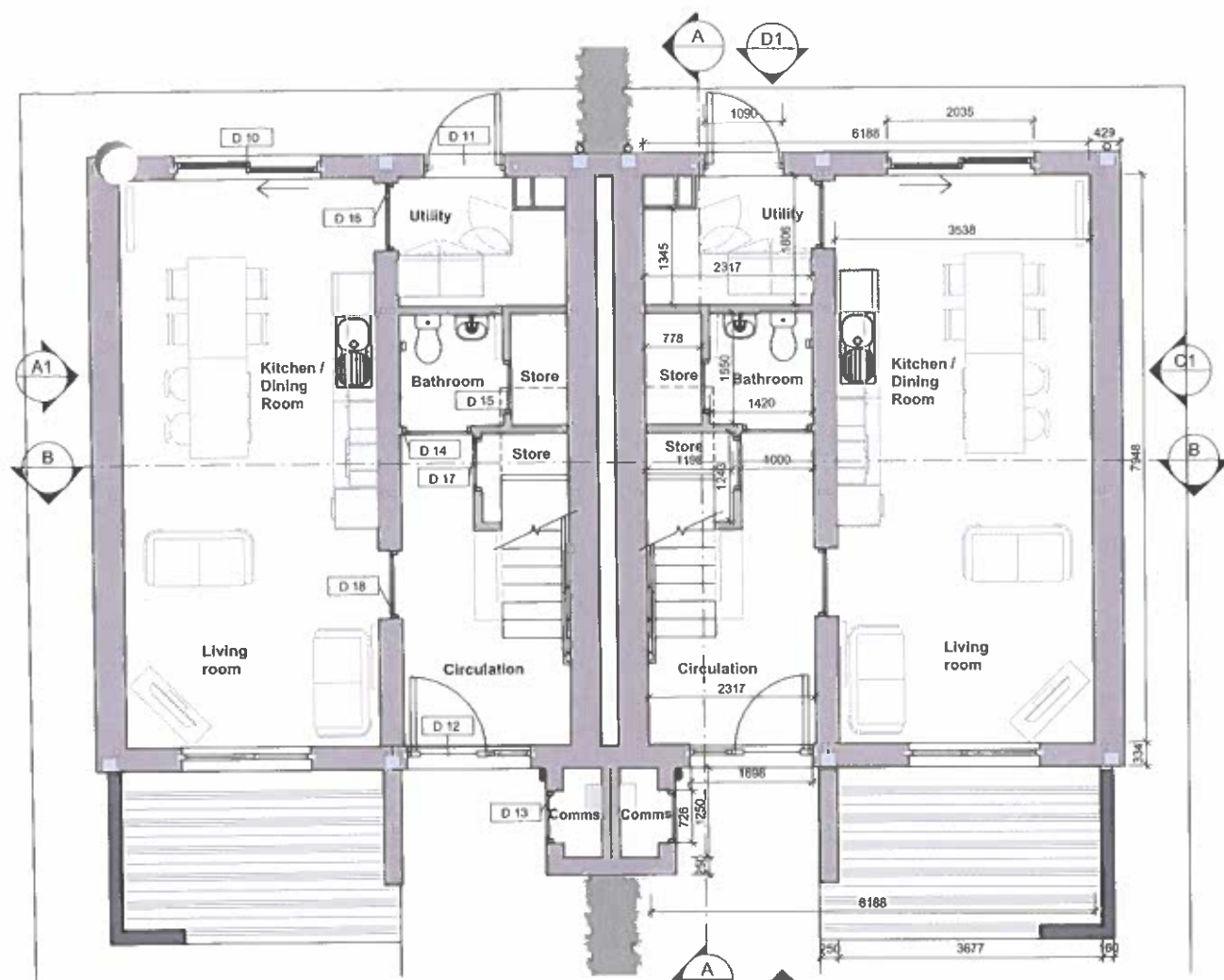
14-1429-01
IPS FW - Modular
Open Prison

Client
IPS

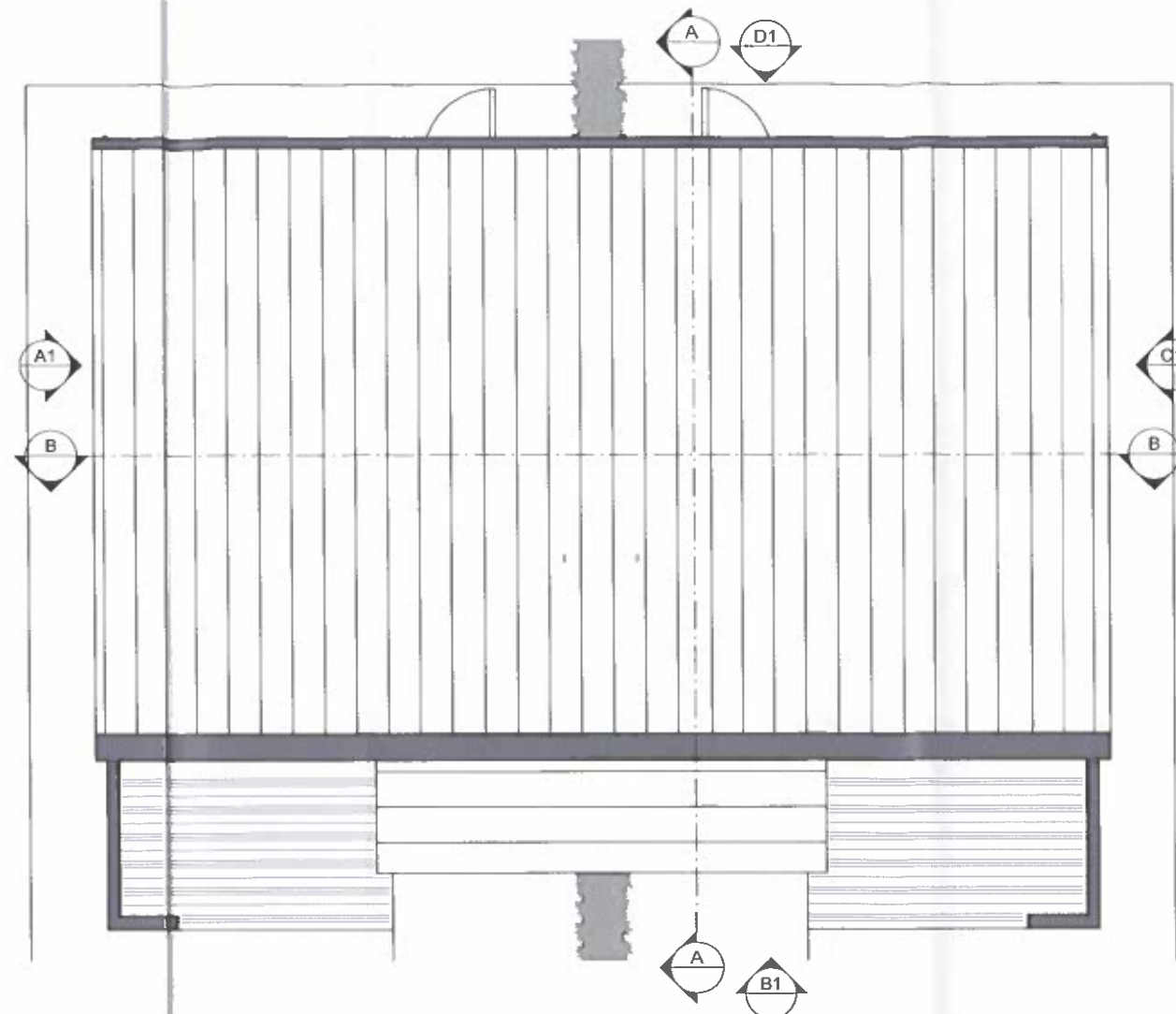
Title
PROPOSED SITE PLAN

Drawing No.
1/LUC-HLM-01-ZZ-DR-A-00700

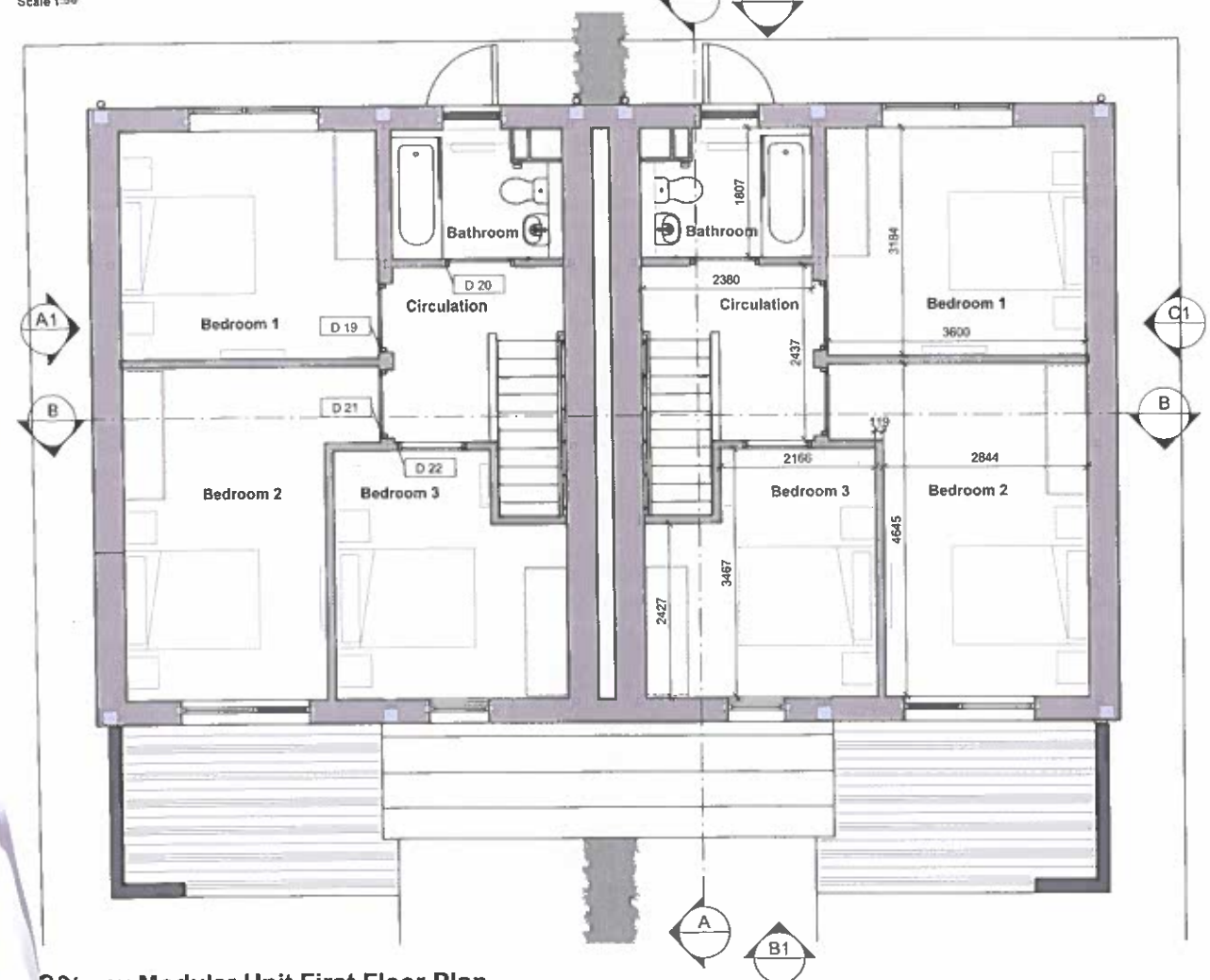
Scale	Drawn
1 : 200 @A1	CM
Date	Checked
18/07/23	Checker



2 Storey Modular Unit Ground Floor Plan
Scale 1:50



2 Storey Modular Unit Roof Plan
Scale 1:50



2 Storey Modular Unit First Floor Plan
Scale 1:50

Check all dimensions on site. Do not scale from this drawing.
Report any discrepancies and omissions to HLM Architects.
This drawing is copyright © HLM Architects.

DESIGN/SKETCH DESIGN
Unless stated otherwise, the designs shown are subject to detailed site survey, investigations, and legal definition, the CDM Regulations, and the comments and / or approval of the various relevant Local Authority Officers, Statutory Undertakers, Fire Officers, Engineers and the like. They are copyright, project specific and confidential and no part is to be used or copied in any way without the express prior consent of HLM Architects.

PHOTOCOPIED/SCANNED INFORMATION
NB This drawing is based on photocopy / scanned information liable to distortion in scale.

AREA CALCULATIONS
NB The areas shown are approximate only and have been measured off preliminary drawings as the likely areas at the current state of design using the stated option from the Code Measuring Practice, 4th edition RICS/BSA. These may be affected by future design development and construction tolerances, or the result of surveys for existing buildings. Take account of these factors before planning any financial or property development purpose or strategy and seek confirmation of latest areas before decision making.

3RD-PARTY INFORMATION
NB This drawing includes information provided by independent surveyors and/or consultants, to whom all queries shall be made. HLM Architects can accept no liability for its content or accuracy.



Rev	Description	Date	By
Revisions			Suite
Project			S2 INFORMAT

14-1429-01
IPS FW - Modular
Open Prison

Client

IPS

Title

GA PLANS

Drawing No.

ILUC-HLM-01-ZZ-DR-A-00101

Scale

1 : 50 @A1

Date

18/07/23

Drawn

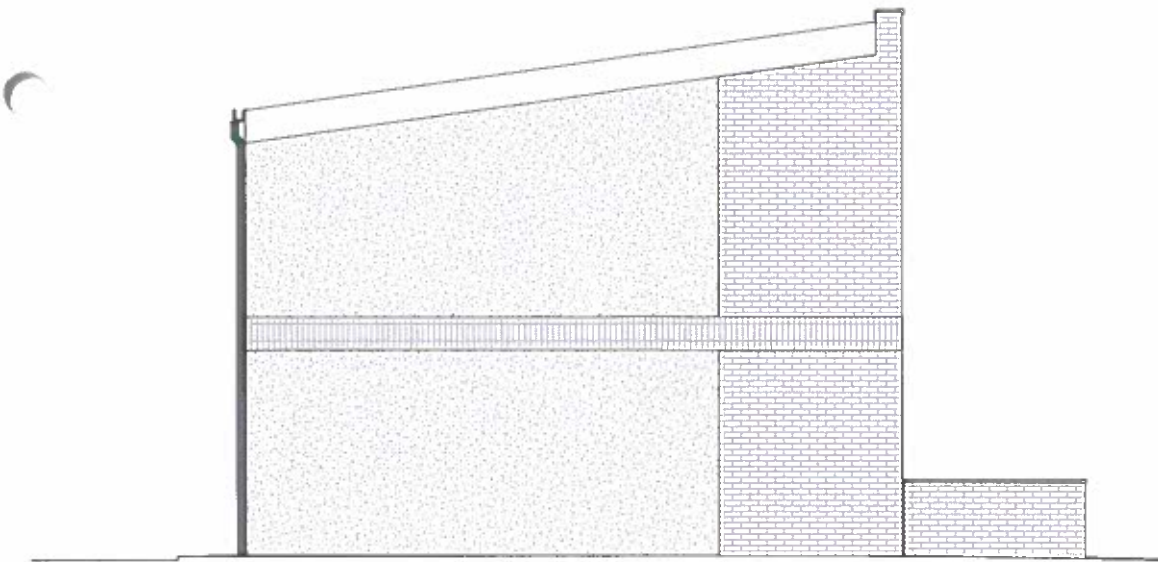
CM

Checked

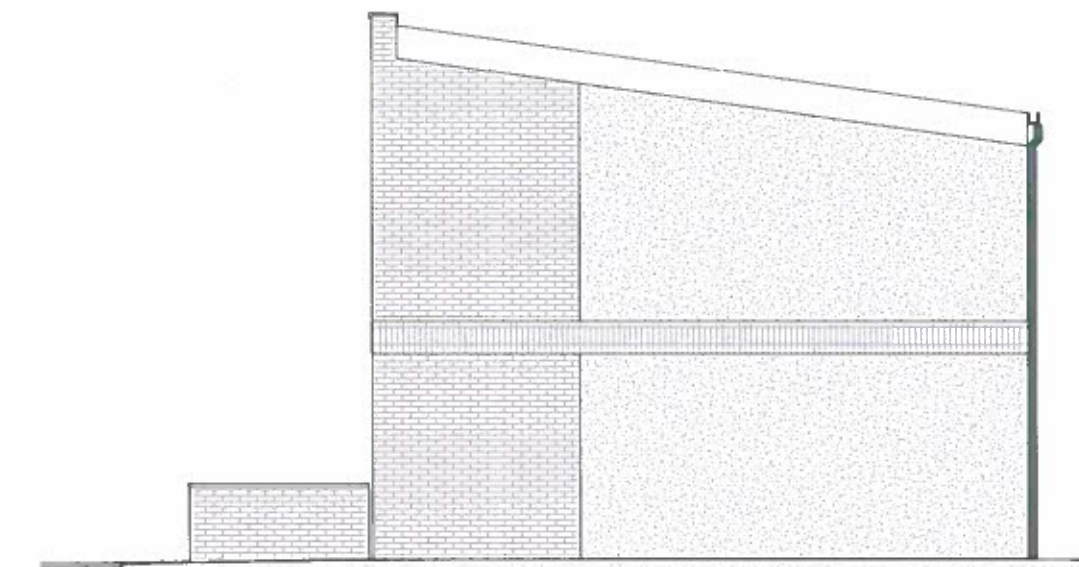
Checker



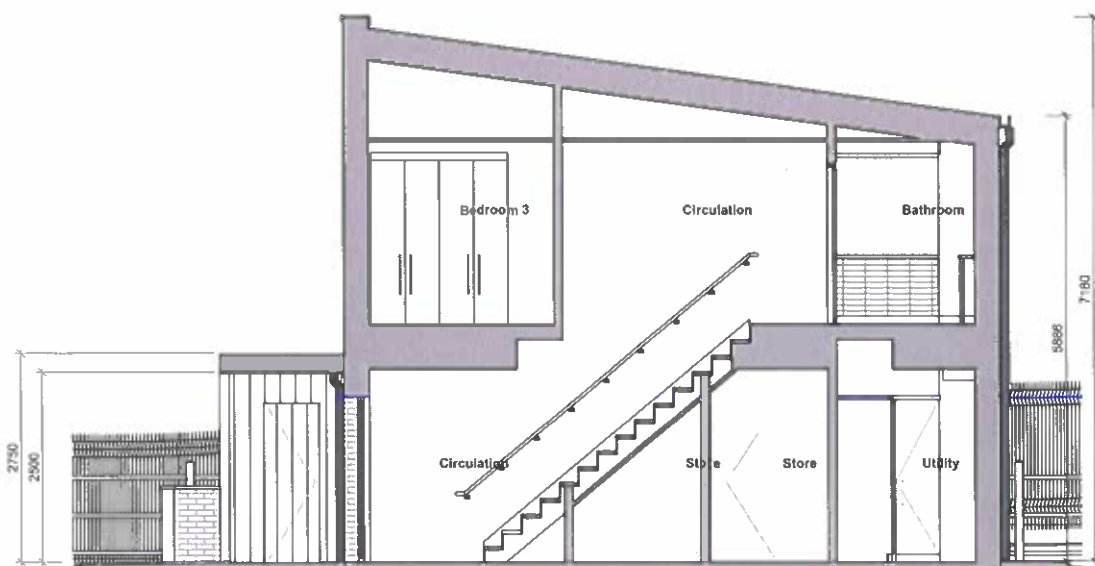
© HLM Architects
www.hlmarchitects.co.uk
Suite 2.02, Custom House
Custom House Square
Belfast BT1 2ET
T: +44 (0) 2890 445 71
belfast@hlmarchitects.co.uk



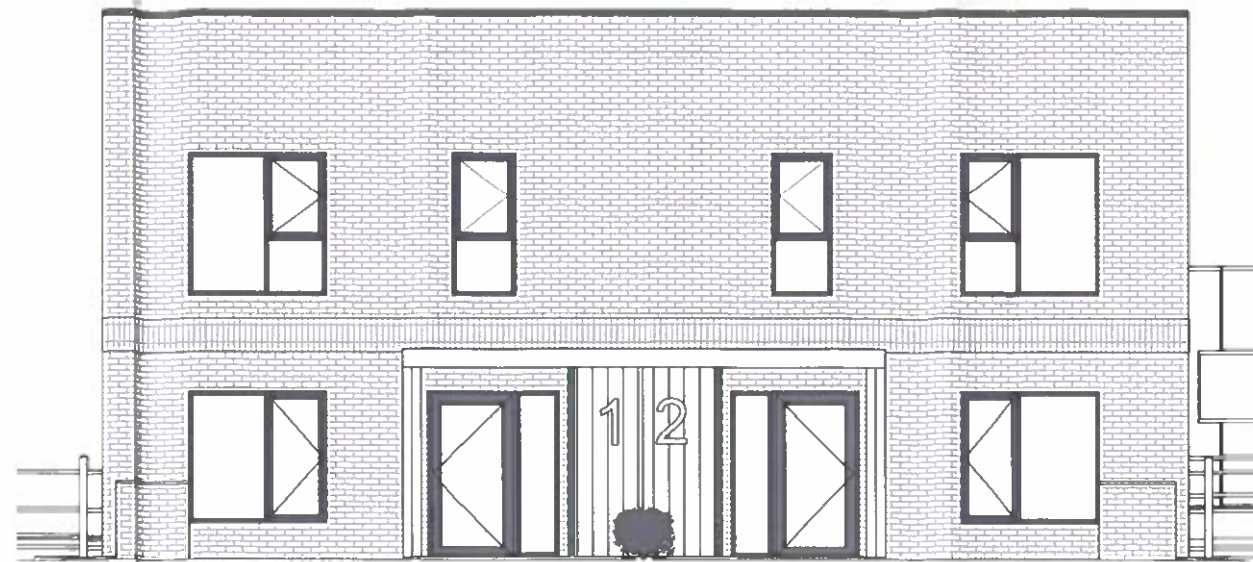
2 Storey Modular Unit Elevation A1
Scale 1:50



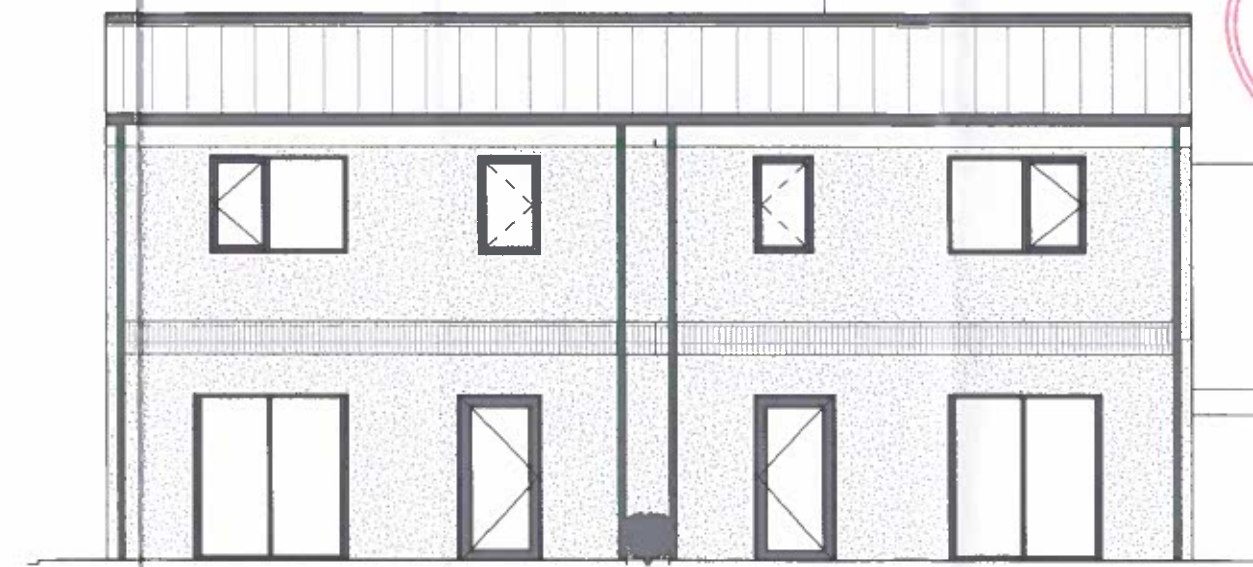
2 Storey Modular Unit Elevation C1
Scale 1:50



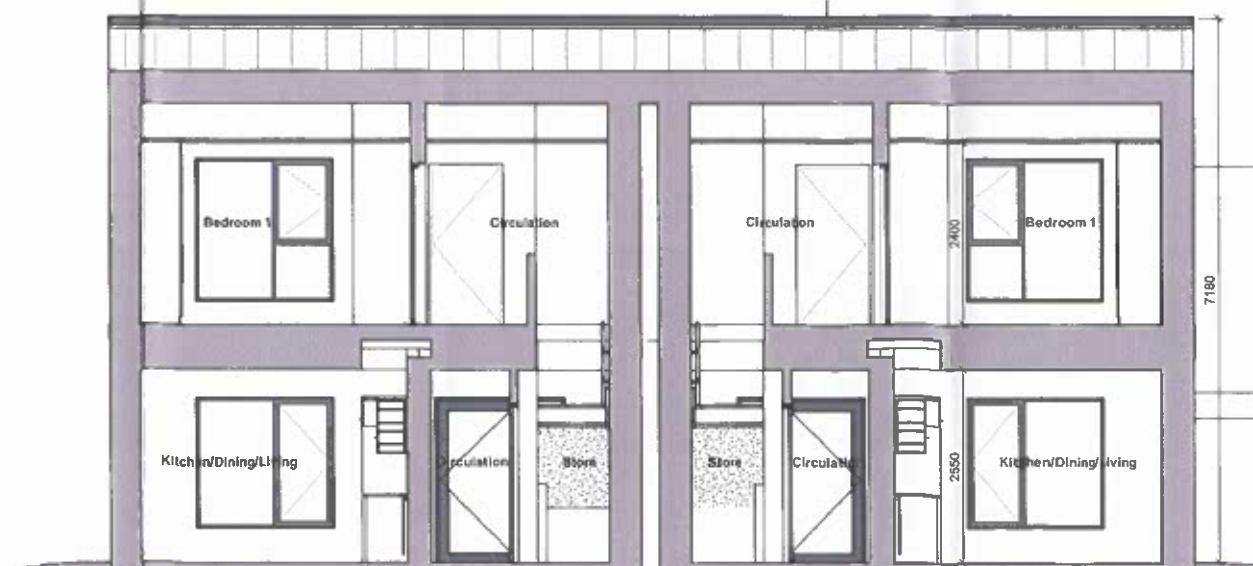
2 Storey Modular Unit Section A - A
Scale 1:50



2 Storey Modular Unit Elevation B1
Scale 1:50



2 Storey Modular Unit Elevation D1
Scale 1:50



2 Storey Modular Unit Section B - B
Scale 1:50

Check all dimensions on site. Do not scale from this drawing.
Report any discrepancies and omissions to HLM Architects.
This drawing is Copyright ©

DESIGN/SKETCH DESIGN
Unless stated otherwise, the designs shown are subject to detailed site survey, investigation, and legal definition, the CDM Regulations, and the comments and/or approval of the various relevant Local Authority Officers, Statutory Undertakers, Fire Officers, Engineers and the like. They are copyright, project specific and confidential and no part is to be used or copied in any way without the express prior consent HLM Architects.

PHOTOCOPIED/SCANNED INFORMATION
NB This drawing is based on photocopied / scanned information liable to distortion in scale.

AREA CALCULATIONS
NB The areas shown are approximate only and have been measured off preliminary drawings as the likely areas at the current state of design using the stated option from the Code Measuring Practice, 4th edition. RICS/ISVA. These may be affected by future design development and construction tolerances, or the result of surveys for existing buildings. Take account of these factors before planning any financial or property development purpose or strategy and seek confirmation of latest areas before decision making.

3RD-PARTY INFORMATION
NB This drawing includes information provided by independent surveyors and/or consultants, to whom all queries shall be made. HLM Architects can accept no liability for its content or accuracy.



Rev	Description	Date	By
Revisions			Initial
Project			S2 INFORMAT

14-1429-01
IPS FW - Modular
Open Prison

Client
IPS

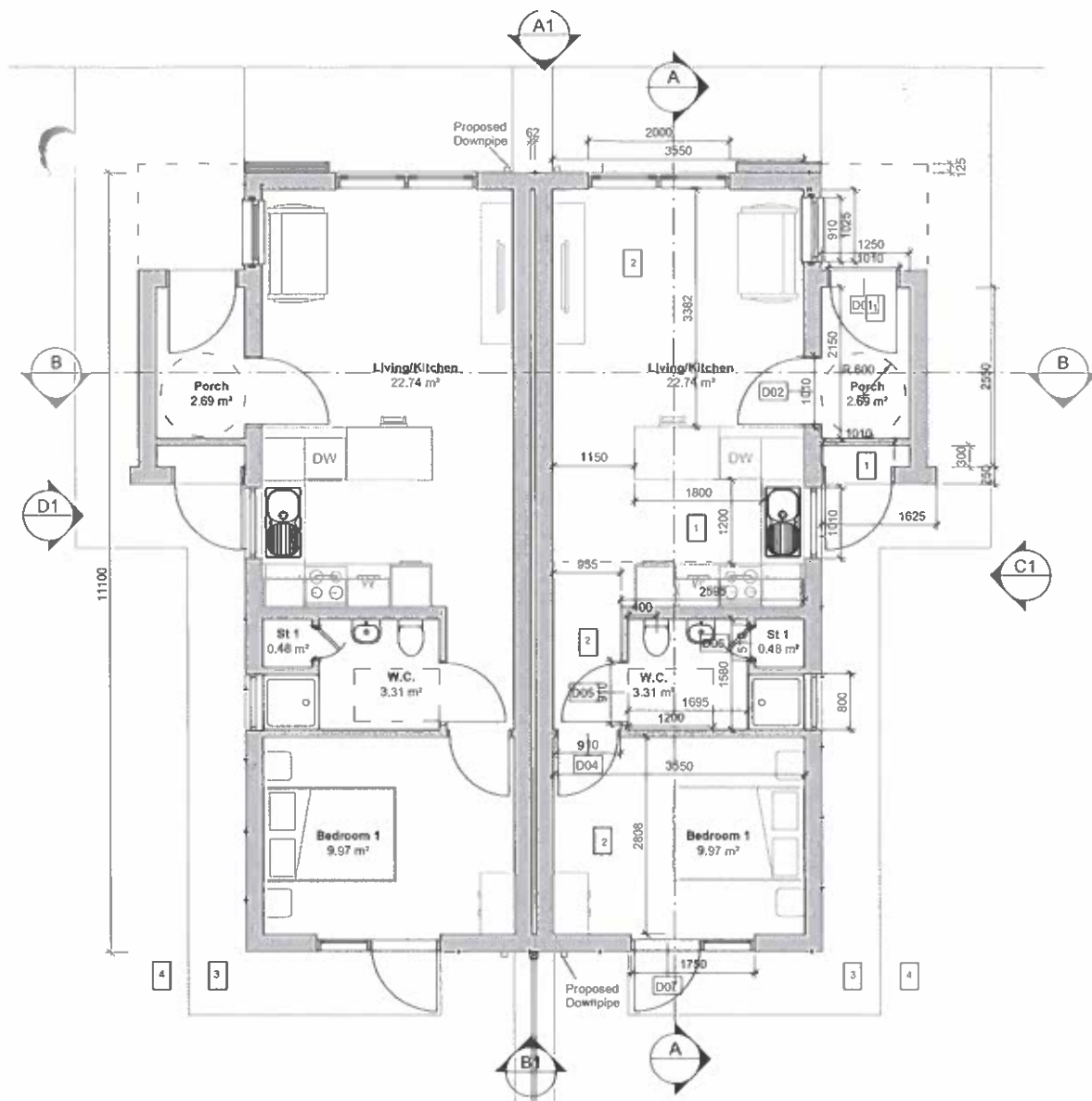
Title
GA SECTIONS & ELEVATIONS

Drawing No.
ILUC-HLM-01-ZZ-DR-A-00702

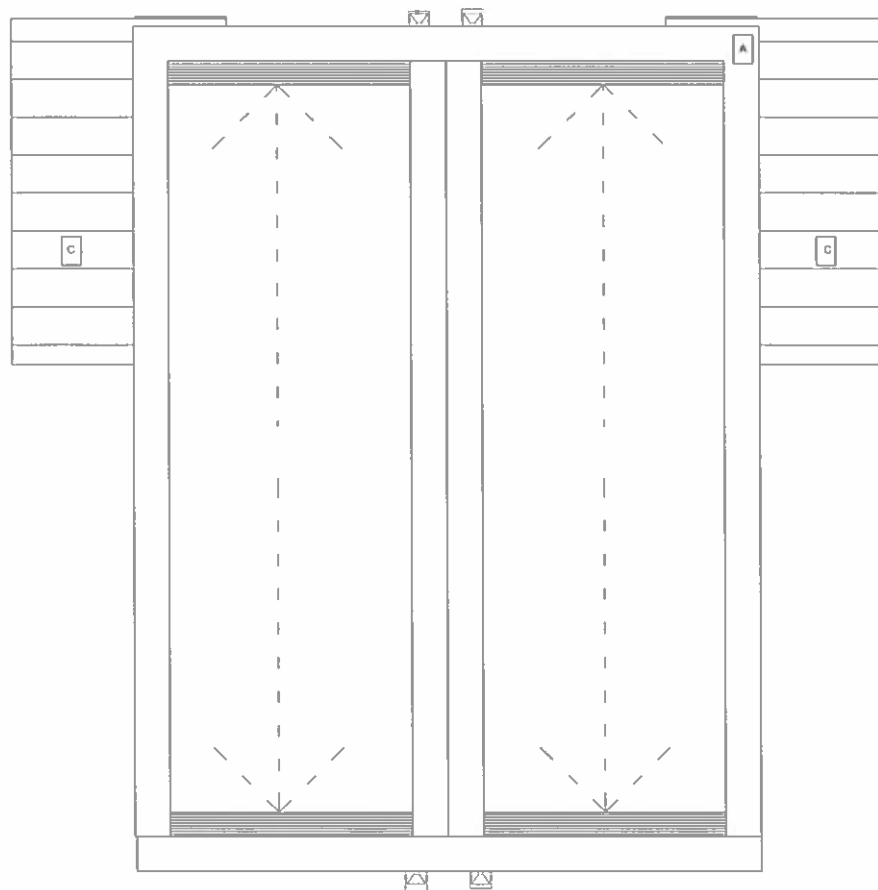
Scale	Drawn
1 : 50 @A1	CM
Date	Checked
18/07/23	Checker



© HLM Architects
10th Floor, Causeway Tower 1, +44 (0) 2890 445 700
9 James Street South
Belfast, BT2 8DN
belfast@hlmarchitects.com

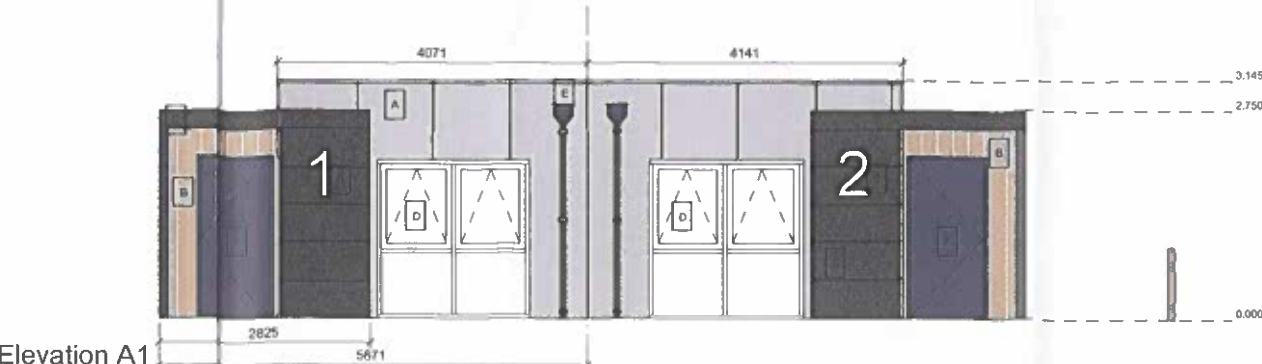


Modular Unit Ground Floor
Scale 1:50

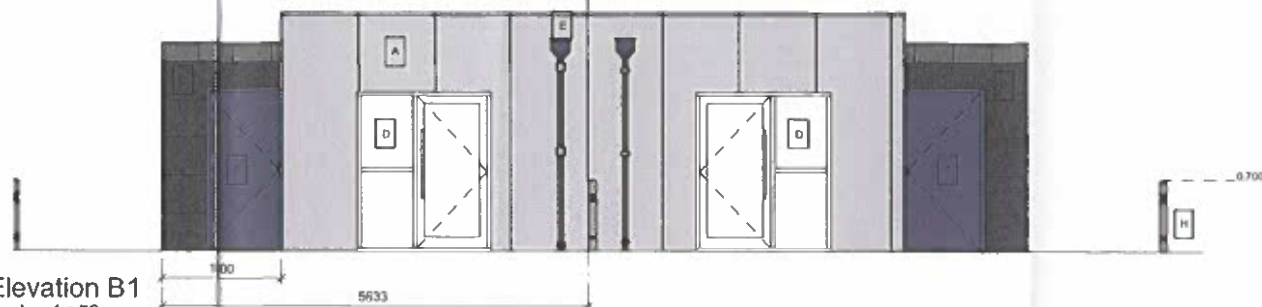


Modular Unit Roof Plan
Scale 1:50

Elevation A1
Scale: 1:50



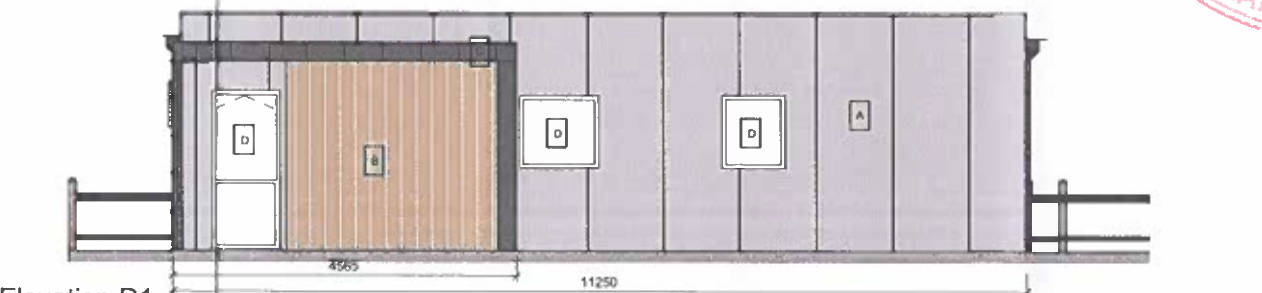
Elevation B1
Scale: 1:50



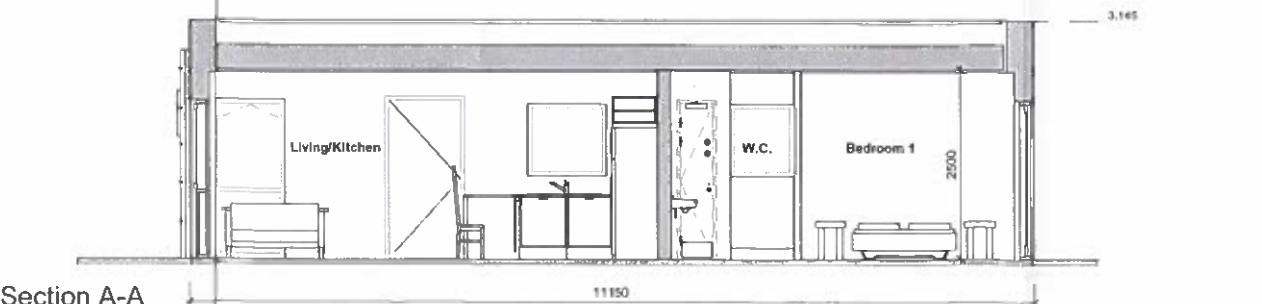
Elevation C1
Scale: 1:50



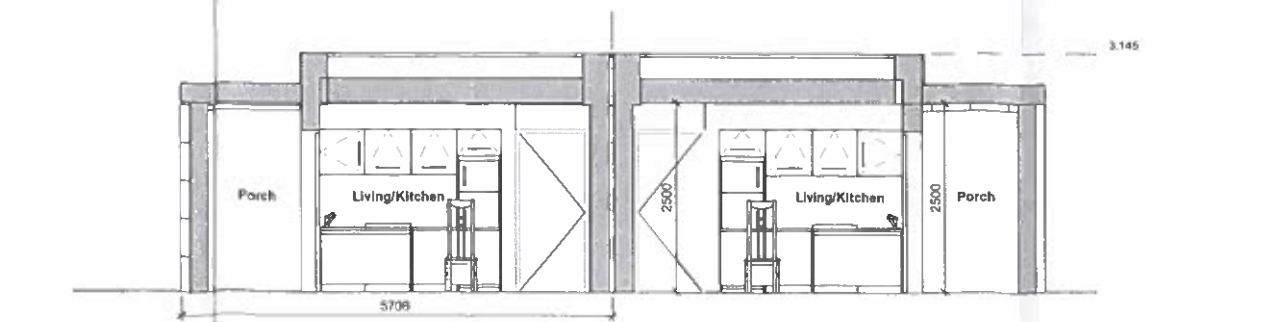
Elevation D1
Scale: 1:50



Section A-A
Scale: 1:50



Section B-B
Scale: 1:50



Check all dimensions on site. Do not scale from this drawing. Report any discrepancies and omissions to HLM Architects. This Drawing is Copyright ©

DESIGN/SKETCH DESIGN
Unless stated otherwise, the designs shown are subject to detailed site survey, investigations, and legal definition, the CDM Regulations, and the comments and / or approval of the various relevant Local Authority Officers, Statutory Undertakers, Fire Officers, Engineers and the like. They are copyright, project specific, and confidential and no part is to be used or copied in any way without the express prior consent of HLM Architects.

PHOTOCOPIED/SCANNED INFORMATION
NB This drawing is based on photocopied / scanned information liable to distortion in scale.

AREA CALCULATIONS
NB The areas shown are approximate only and have been measured off preliminary drawings as the likely areas at the current state of design using the stated option from the Code Measuring Practice, 4th edition RICS/BSA. These may be affected by future design development and construction tolerances, or the results of surveys for existing buildings. Take account of these factors before planning any financial or property development purpose or strategy and seek confirmation of latest areas before decision making.

3RD-PARTY INFORMATION
NB This drawing includes information provided by independent surveyors and/or consultants, to whom all queries shall be made. HLM Architects can accept no liability for its content or accuracy.

WORK IN PROGRESS

ELEVATIONS KEY

- A Kongsan K-Roc Evolution FS 25 Oyster RAL 7035
- B Horizontal Timber Cladding
- C Aluminium Trim Slate Grey
- D UPVC Doors and Windows with Aluminium
- E UPVC Downpipe, Slate Grey RAL 7012
- F UPVC External Door, Slate Grey RAL 7012
- G Back-Lit LED Signage
- H Paladin Fence

FINISHES KEY

- 1 Vinyl Sheet Flooring
- 2 Cushion Wood Effect Vinyl Flooring
- 3 Paving
- 4 Grass

NOTE
Please refer to HLM Outline Specification XXXX for detailed information.



P01	Issue For Comment	28/07/23	HLM
Rev	Description	Date	By
Revisions:			Suttar
Project	S1 COORDINATI		

14-1427-01
IPS FW - Modular
Open Prison

Client

IPS

Title

SINGLE POD GA PLANS
SECTIONS & ELEVATIONS

Drawing No. ILU-HLM-01-ZZ-DR-A-00400

Scale	Drawn
1:50 @A1	MM
Date	Checked
07/07/23	Checker



© HLM Architects
Suite 2.02, Custom House
Custom House Square
LONDON E16 4AA
www.hlmarchitects.com
T. +44 (0) 2080 445 700
hlm@hlmarchitects.com