

**EIA Screening Report regarding proposed development at
Former Spicer's Bakery, Ramparts Car Park and Andy
Brennan Park, Athlumney, Navan, Co. Meath**

December 2022



Introduction

This Environmental Impact Assessment (EIA) Screening report provides an assessment of the proposed development at Spicers Mill, the Ramparts Carpark and the Andy Brennan Park, located in the townland of Athlumney, Navan, Co. Meath with regard to the criteria for determining whether a development would or would not be likely to have a significant impact on the environment, as set out in Schedule 7 of the Planning and Development Regulations, 2001-2022.

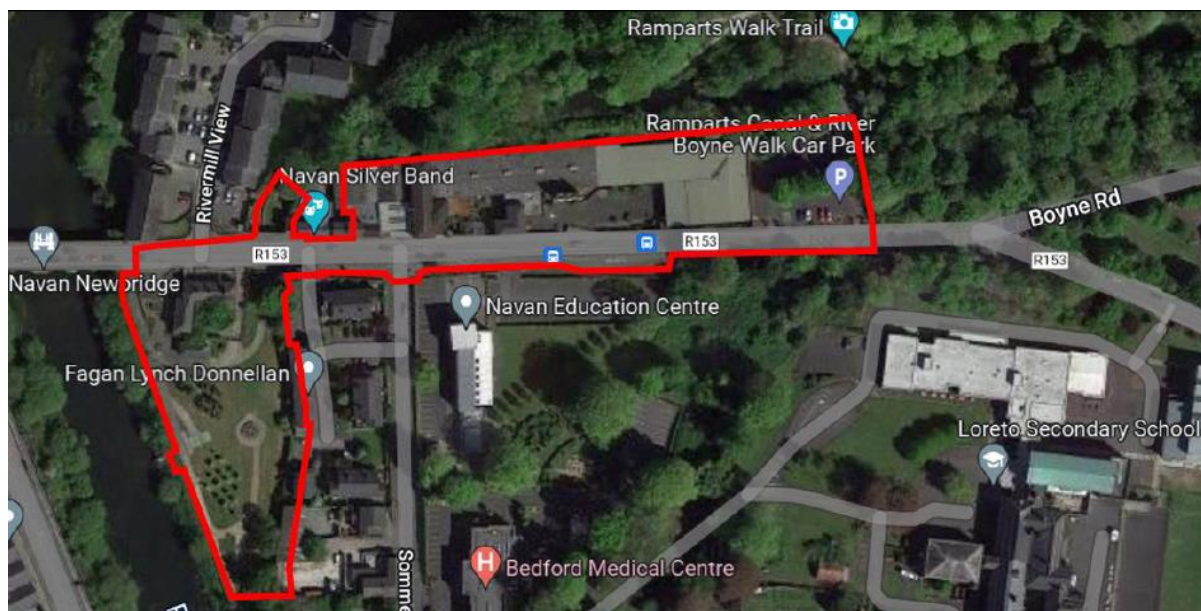
This screening report is intended to assist An Bord Pleanála as the competent authority in the carrying out of its determination as to whether an EIAR is required for the proposed development.

The application is accompanied by the following documentation:

- Natura Impact Statement, NIS
- Ecological Impact Assessment (EclA)
- Ecological survey report
- Invasive Species Management and Control Plan
- Environmental Impact Assessment Screening Report
- Arboricultural information
- Architectural Design Statement
- Archaeology Report
- Bat Survey
- Conservation Management Plan
- Outline Construction Management Plan
- Outline Construction & Demolition Waste Management Plan
- Traffic Impact Assessment
- Engineering Services Report
- Strategic Flood Risk Assessment
- Planning Statement
- Topographical survey

1.1 Site Location

The site location, as shown below, is situated in Navan at Newbridge Athlumney along the R153 Navan to Kentstown Road.



1.2 Site and Development description

The proposed site consists of the Former Spicer's Bakery, Ramparts Car Park and Andy Brennan Park. The subject lands are bounded to the east and north by the Rivers Boyne and Blackwater, to the north and northwest by the River mill Apartments and to the east by the Ramparts and southeast by a mix of residential apartments, commercial properties, educational campuses and Bedford Medical Centre. Navan's commercial core is located immediately to the west of the study area, connected by the R153 and New bridge.

- 5) The redevelopment of the Andy Brennan Park for active recreational use including the refurbishment of the existing fishing platform.
- 6) Associated landscaping associated pedestrian linkages including 2 no. pedestrian crossings; site drainage works; and all associated site development works.

Figure 2-2 below highlights an extract of the proposed site layout plan. Further information of the characteristics of the proposed development are detailed in Section **Error! Reference source not found.** of this report.



Figure 2-2 Extract of Proposed Site Layout Plan (Drawing No. 103)

2 EIA Screening Process

EIA screening is the term used to describe the process for determining whether a proposed development is likely to have a significant effect on the environment and if it requires an EIA Report (EIAR) by reference to the type and scale of the proposed development and the significance or the environmental sensitivity of the receiving environment.

Directive 2011/92/EU, as amended by Directive 2014/52/EU details the requirements for the screening of projects for EIA. In this regard, recital (27) of Directive 2014/52/EU states that:

'...The screening procedure should ensure that an environmental impact assessment is only required for projects likely to have significant effects on the environment...'

Extract from Planning and Development Act 2000-2022

Requirement for environmental impact statement.

Section 172.— *1) An environmental impact assessment shall be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either*

(a) the proposed development would be of a class specified in—

(i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either—

(I) such development F649[would equal or exceed, as the case may be,] any relevant quantity, area or other limit specified in that Part, or

(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,

or

(ii) Part 2 F650[other than subparagraph (a) of paragraph 2]] of Schedule 5 of the Planning and Development Regulations 2001 and either—

(I) such development F651[would equal or exceed, as the case may be,] any relevant quantity, area or other limit specified in that Part, or

(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,

or

(b) (i) the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but F652[does not equal or exceed, as the case may be,] the relevant quantity, area or other limit specified in that Part, and

F653[(ii) it is concluded, determined or decided, as the case may be, —

(I) by a planning authority, in exercise of the powers conferred on it by this Act or the Planning and Development Regulations 2001 (S.I. No. 600 of 2001),

(II) by the Board, in exercise of the powers conferred on it by this Act or those regulations,

(III) by a local authority in exercise of the powers conferred on it by regulation 120 of those regulations,

(IV) by a State authority, in exercise of the powers conferred on it by regulation 123A of those regulations,

(V) in accordance with section 13A of the Foreshore Act, by the appropriate Minister (within the meaning of that Act), or

(VI) by the Minister for Communications, Climate Action and Environment, in exercise of the powers conferred on him or her by section 8A of the **Minerals Development Act 1940**,

that the proposed development is likely to have a significant effect on the environment.]

Schedule 5 of Part 2 of the Planning and Development Regulations 2001-2022 sets out the categories of development and thresholds for activities that require the submission of an EIAR. The proposed development is not considered to fall within a category of development listed in Schedule 5 of Part 2 of the Planning and Development Regulations 2001-2022, therefore an EIAR is not required as set out below.

SCHEDULE 5 DEVELOPMENT FOR THE PURPOSES OF PART 10

Part 2

10. Infrastructure projects

(a) Industrial estate development projects, where the area would exceed 15 hectares. – N/a

(b) (i) Construction of more than 500 dwelling units- N/a

(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- N/a

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

(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. (In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)- site is not located within the central business district of Navan, the site area is circa 1.7 ha.

3 Conclusion

In conclusion, the proposed development is does not fall within a category of development listed in Schedule 5 of Part 2 of the Planning and Development Regulations 2001-2022, therefore an EIAR is not required as set out below.

Accordingly, this EIA Screening concludes that an EIAR of the proposed development is not required.