



Contact us
+353 1 5242060
info@ors.ie
www.ors.ie

2025

**Mullingar Regional Sports Complex,
Blackhall Place, Mullingar, Co.
Westmeath –
EIA Screening Report**



Ionad Spóirt Réigiúnach
an Mhuilinn Chearr

Mullingar Regional
Sports Complex

Mullingar Regional Sports Complex, Blackhall Place, Mullingar, Co. Westmeath
EIA Screening Report

Document Control Sheet

Client:	Westmeath County Council
Document No:	231188-ORS-XX-XX-RP-EN-13d-001

Revision	Status	Author:	Reviewed by:	Approved By:	Issue Date
P01	S1	SB	JW	LM	23/01/2025
P02	S2	AE	NK	LM	21/03/2025
P03	DRAFT	AE	JW	LM	17/06/2025
P04	DRAFT	AE	JW	LM	27/06/2025
P05	S2	AE	NK	LM	04/07/2025



Table of Contents

1	Introduction	1
1.1	Background	1
1.2	Consultation	2
2	EIA Screening Methodology	3
2.1	Legislative Requirement for EIA	3
2.2	Project Categorisation	3
2.3	Project Screening Determination	4
2.4	Determination of the EIA Requirement for Sub-Threshold Projects	4
2.5	Information to be provided for the purpose of Sub-Threshold Projects	5
3	Description of the Proposed Development	7
3.1	Site Description	7
3.2	Environmental Management Measures	22
3.3	Roles and Responsibilities	27
3.4	Awareness and Training	28
3.5	Environmental Incidents and Complaints Procedure	28
4	Screening for Mandatory EIA	30
4.1	Project Categorisation	30
4.2	Conclusions on Mandatory EIA Requirement	30
5	EIA Screening	31
5.1	Characteristics of Proposed Development	31
5.2	Location of the proposed development	34
5.3	Characteristics of Potential Impacts	36
6	Conclusion	42
7	Referenced documents	
Appendix A: Risk Assessment as per Air Quality Monitoring and Noise Control Unit's Good Practice Guide for Construction and Demolition		



1 Introduction

1.1 Background

This Environmental Impact Assessment (EIA) screening exercise has been prepared in support of a proposal for the construction of amenities as part of the Mullingar Regional Sports Complex in the town of Mullingar, Co. Westmeath, specifically at Blackhall Place. This site at Blackhall Place is to include a swimming pool, sports hall and gym facilities, with ancillary buildings to facilitate meetings and community engagement.

The purpose of this EIA screening exercise is to determine if an Environmental Impact Assessment Report (EIAR) is required for the consideration of the proposed development. The environmental impact is considered for the site within this screening exercise.

EIA requirements are derived from legislation set by the European Union in the form of EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU and are transposed into Irish Legislation through the Planning and Development Regulations. Most pertinent to the screening stage of the EIA process, are **Annexes I and II** of the EU Directive which comprise a list of development categories with the potential to have significant effects on the environment and which thus may mandate an environmental impact assessment to be completed. Annexes I and II are transposed into Irish Legislation and contained within the Planning and Development Regulations 2001-2024*, specifically in **Schedule 5, Parts 1 and 2** of “S.I. No. 600/2001-Planning and Development Regulations 2001”. The development categorisations are further described in Section 2 of this report.

As part of the EIA Screening exercise, it is necessary for the applicant or developer to provide a description of the proposed development as defined in **Schedule 7A**** of the *Planning and Development Regulations 2001-2024**, specifically “S.I. No. 296/2018 European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018”. The information required is further described in Section 3 of this report.

The purpose of this report is to provide information to enable the relevant competent authority to carry out the screening for Environmental Impact Assessment and will highlight significant effects, if any, that may arise through the Proposed Development during Construction and Operational Phases. An initial screening appraisal was carried out for this activity against the relevant development categories as listed in **Schedule 5, Parts 1 and 2** of the Planning and Development Regulations 2001 (as amended); the appraisal outcomes are further described in **Section 4**.

In the event where an EIA screening threshold is exceeded, the screening process is continued, and characteristics of the proposed development are considered in further detail against the relevant criteria defined by **Schedule 7***** of the *Planning and Development Regulations 2001-2024*, the content of which is summarised as follows:

1. Characteristics of proposed development – size, cumulative effects, natural resources etc.
2. Location of proposed development – environmental sensitivity of the areas likely to be affected by the development.
3. Types and characteristics of potential impacts – likely significant effects on the environment.



1.2 Consultation

ORS have been commissioned to assess the potential impacts of the proposed development on the surrounding environment.

The principal members of the ORS Environmental team involved in this assessment include the following persons:

Environmental Consultant: Andrew Evans – B.A. (Hons) Geography & Economics, NUI Galway, M.Sc. (Sustainable Energy and Green Technology), University College Dublin. Current Role: Environmental Consultant. Experience *ca.* 7 years

Senior Environmental Consultant: Sarah Bergin BSc (Hons) Chemistry, UCD, PhD. (Engineering Photonics), Cranfield University. Current Role: Senior Environmental Consultant. Experience *ca.* 7 years.

Environmental Team Lead & Reviewer: Luke Martin – B.A. (MOD) (Natural Sciences), M.Sc. (Sustainable Energy and Green Technology), CEnv, MIEEnvSc. Current Role: Environmental Team Lead. Experience *ca.* 12 years.

Consultation between ORS and other members of the planning/design team was made to obtain information required to assess the potential environmental impacts as a result of the proposed development.

* a collective citation of the regulations. The principal regulations underpinning the Planning and Development Acts are the Planning and Development Regulations 2001 (S.I. No. 600 of 2001). A number of Regulations amending the 2001 Regulations have been made, which, taken together, are collectively cited as the Planning and Development Regulations 2001 to 2024. An unofficial consolidation of the regulations has been prepared for ease of reference and is available at www.gov.ie (planning legislation), should the reader wish to access the specific regulation relating to the cited schedules.

** Schedule content: Information to be provided by the Applicant or Developer for the Purposes of Screening Sub-threshold Development for Environmental Impact Assessment

*** Schedule content: Criteria for determining whether development listed in Part 2 of Schedule 5 should be subject to an environmental impact assessment.

2 EIA Screening Methodology

2.1 Legislative Requirement for EIA

Screening is the initial stage in the EIA process and determines whether or not the proposed development is likely to have significant effects on the environment and, as such, require EIA to be carried out prior to a decision for a development consent application being made.

EIA requirements are derived from legislation set by the European Union in the form of EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU, collectively titled: “*on the assessment of the effects of certain public and private projects on the environment*”. These directives set out the principles for the environmental impact assessment of projects by introducing minimum requirements regarding:

- The type of projects subject to assessment
- The main obligations of developers
- The content of the assessment
- The participation of competent authorities

Most pertinent to the screening stage of the EIA process, are Annexes I and II of the EU Directive which comprise a list of project categories with the potential to have significant effects on the environment. Annexes I and II are transposed into Irish Legislation by the Planning and Development Regulations 2001-2024*, in Schedule 5, Parts 1 and 2, with national thresholds added to many of the Part 2 classes of development.

2.2 Project Categorisation

Once the proposed development is described and the principal activities are defined, the first step in the screening process can be undertaken. This involves assigning the development to a category listed in either **Parts 1** or **2** of Schedule 5 of “S.I. No. 600/2001- Planning and Development Regulations 2001” (and including subsequent amendments).

- **Part 1 Activities** – consists of activities which have significant effects on the environment. Proposed developments which exceed the relevant thresholds in Part 1 are subject to a mandatory EIA. Part 1 sub-threshold developments require screening in cases where the same class of development is not listed in Part 2 with a lower mandatory threshold.
- **Part 2 Activities** – do not necessarily have significant effects on the environment in every case; Proposed developments which exceed the relevant thresholds in Part 2, as defined by the Irish State are subject to a mandatory EIA. For all sub-threshold developments listed in Schedule 5, Part 2, where no EIAR is submitted or EIA determination requested, a screening determination is required to be undertaken by the competent authority **unless**, on preliminary examination it can be concluded that there is no real likelihood of significant effects on the environment.

Corresponding developments automatically require EIA if no threshold is given or if they exceed a given threshold. Developments which correspond to Part 2 project types but are below the given threshold must be subject to a screening exercise to determine whether they require EIA or not.

2.3 Project Screening Determination

Where a project is deemed eligible for a mandatory EIA, a sub-threshold EIA or an exemption from EIA; the EIA screening process is concluded, and an appropriate recommendation is made for the next phase of the project as to whether further assessment is required.

In the event where a given project is deemed to be **below** the relevant **Part 2** thresholds, further screening is required, and characteristics of the proposed development are considered in further detail against the relevant criteria outlined in Annex III of the EIA Directive as transposed into **Schedule 7** of the *Planning and Development Regulations 2001-2024*.

The considerations from the screening determination exercise for this project are described in **Section 4**.

2.4 Determination of the EIA Requirement for Sub-Threshold Projects

If the initial project screening determination did not confirm the requirement or the exemption of an EIA, the proposed development is subject to further screening to determine if a significant risk to the environment is posed. Annex III of the EIA Directive as transposed into **Schedule 7** of the *Planning and Development Regulations 2001-2024* outlines specific information pertaining to the project to be provided by the applicant for the purposes of screening sub-threshold projects to the competent authority's satisfaction. This includes:

1. **The characteristics of the proposed development, in particular -**
 - a. Size and design of the whole of the proposed development
 - b. Cumulation with other existing development and/or development the subject of a consent for proposed development
 - c. Nature of any associated demolition works
 - d. Use of natural resources, in particular land, soil, water and biodiversity
 - e. Production of waste
 - f. Pollution and nuisances
 - g. The risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change
 - h. The risks to human health (for example, due to water contamination or air pollution)

2. **The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to -**
 - a. The existing and approved land use,
 - b. Relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,
 - c. Absorption capacity of the natural environment, paying particular attention to the following areas:
 - (i) *wetlands, riparian areas, river mouths*
 - (ii) *coastal zones and the marine environment*
 - (iii) *mountain and forest areas*
 - (iv) *nature reserves and parks*
 - (v) *areas classified or protected under legislation, including natura 2000 areas designated pursuant to the habitats directive and the birds directive*
 - (vi) *areas in which there has already been a failure to meet the environmental quality*

standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;

(vii) densely populated areas;

(viii) landscapes and sites of historical, cultural or archaeological significance.

3. **Types and characteristics of potential impacts**

The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of ‘Environmental Impact Assessment Report’ in section 171A of the Act, taking into account -

- a. Magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),
- b. Nature of the impact,
- c. Transboundary nature of the impact,
- d. Intensity and complexity of the impact,
- e. Probability of the impact,
- f. Expected onset, duration, frequency, and reversibility of the impact,
- g. Cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1a)(b) of the act and/or development the subject of any development consent for the purposes of the environmental impact assessment directive by or under any other enactment
- h. Possibility of effectively reducing the impact.

The considerations of the sub-threshold criteria and their applicability to this proposed development are outlined in **Section 5**.

2.5 **Information to be provided for the purpose of Sub-Threshold Projects**

In the event that the requirement for a full screening exercise is triggered, **Schedule 7A** of the *Planning and Development Regulations 2001-2024* outlines specific information pertaining to the project to be provided by the applicant for the purposes of screening sub-threshold projects to the competent authority’s satisfaction. This includes:

1. **Description of the proposed development** (Outlined in **Section 3**)
 - a. Description of the physical characteristics of the whole proposed development and, where relevant, of demolition works.
 - b. Description of the location of the proposed development, with regard to the environmental sensitivity of geographical areas likely to be affected.
2. **Description of the aspects of the environment likely to be significantly affected by the proposed development** (Criteria incorporated into **Tables 5.1 - 5.3**)
3. **Description of any likely significant effects**, to the extent of the information available on such effects, of the proposed development on the environment resulting from:
 - a. Expected residues and emissions and the production of waste, where relevant.
 - b. Use of natural resources, in particular soil, land, water and biodiversity. (Criteria incorporated into **Tables 5.1 - 5.3**)



4. **The compilation of the information listed in points 1 to 3 above shall take into account, where relevant, the criteria set out in Annex III of the EIA directive as transposed into Schedule 7 of the *Planning and Development Regulations 2001-2024* (as amended).**

3 Description of the Proposed Development

3.1 Site Description

The proposed Mullingar Sports Complex at Blackhall Place is a ca. 1.8 ha, brown-field site, located in the centre of Mullingar (ITM Coordinates: 643551, 752791), as shown in **Figure 3.1**. It is enclosed by the Sligo – Dublin railway line to the South with the Mullingar Railway Station located ca. 90m to the southwest. The Blackhall site environs consist of residential properties to the northwest, commercial properties to the north, industrial properties to the south and west and community/institutional uses to the east. The County Council buildings lie on the opposite side of this link road. The proposed site, at its closest boundary line, is situated approximately 53 metres West of the Brosna River and approximately 195 metres East of the Royal Canal pNHA.

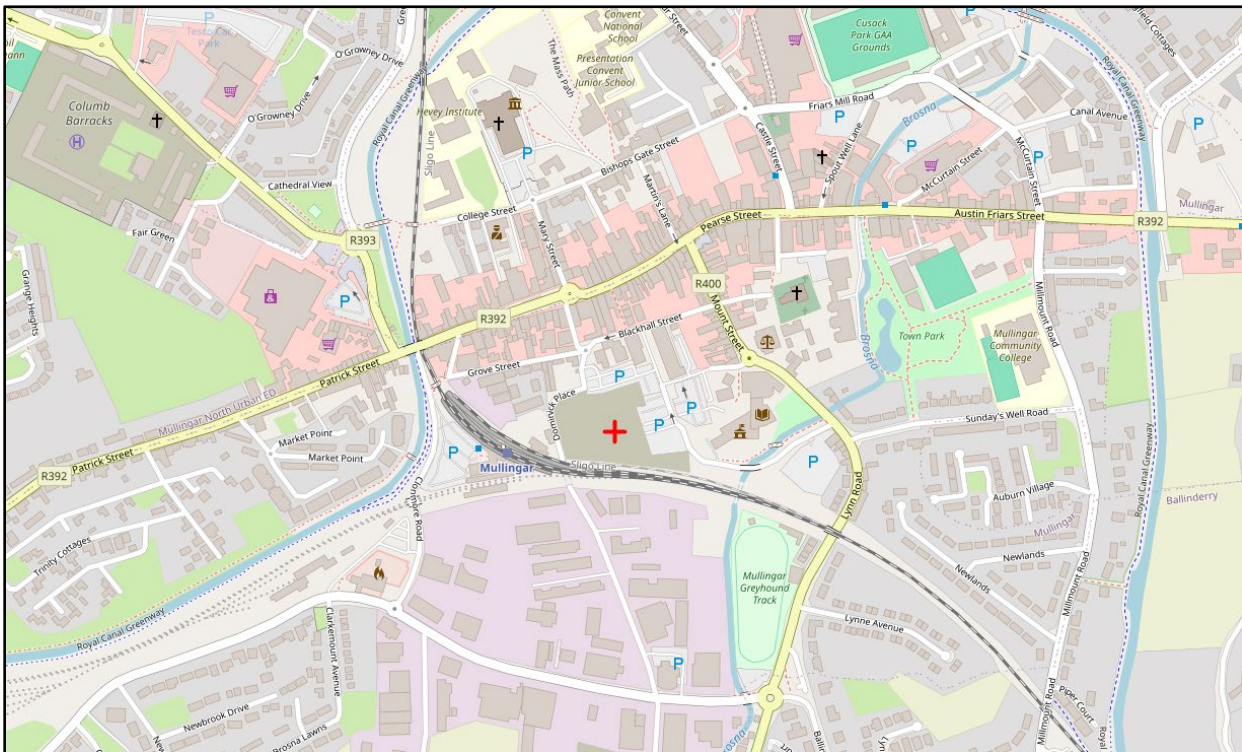


Figure 3.1: Site Location Map (Source: EPA maps)

A portion of the site was previously residential, which was demolished and removed ca. 2006-2012. A new link road was built from Jail Hill through to Dominick Place to aid connectivity through the town and ease traffic congestion. Adjacent to this road and the demolished residential site, is a surface cover, infill carpark serving the town centre. There is a 3m height difference across the site from the North to the South, stepping down from Dominick Place South. A large embankment slopes up to the rail. Aerial imagery provided in **Figure 3.2** shows the current condition of the site.



Figure 3.2: Aerial imagery of the Blackhall Place site (Source: Google Maps)

3.1.1 Planning Description

The proposed development consists of a 2-3 storey community-based, multi-sport facility, including:

- 8 lane 25m swimming pool
- 20m x 8m teaching pool and splash pad
- Multi-use sports hall (12 court)
- Gym and studios
- Reception and ancillary spaces including meeting rooms, viewing area, sensory room, staff room, WCs, wet/dry changing rooms, stores, plant rooms, ESB substation
- External works including landscaped public plaza, pedestrian/cycle/vehicle routes, and car/bike parking facilities
- Upgrade works to public road including junctions
- Ancillary works as required

The site area is 1.8ha. The proposed layout of the site is shown in **Figure 3.3**. The estimated duration of the works is between 12-24 months.

status and chemical status are poor. In relation to the nearest canal waterbodies, the Royal Canal Main Line (Lower Shannon) possesses a WFD status of “Good” and the Risk Level is “Under Review”. According to the Cycle 3 HA 25A Lower Shannon Catchment Report, May 2024, the main pressures on the Brosna_020 waterbody occur due to Urban run-off and hydromorphological changes e.g. channelisation, damming, urban development, that ultimately disrupt the flow and storage ability of the water body.

EPA Maps were consulted to determine if any WFD River Network Routes designated as Designated Salmonid Waters under S.I. No. 293/1988 - European Communities (Quality of Salmonid Waters) Regulations 1988 existed in the surrounding areas of the site. None of the aforementioned river waterbodies were included in the register, therefore no adverse impacts from the site are envisioned for salmonid habitats.

A topographical survey was completed for the Blackhall site by Apex Surveys. It is evident that levels are generally highest along the northern boundary of the site, ranging from 94.93m at the northernmost point of the site to 93.36m in the northeast of the site. Levels then fall in a southerly direction and are lowest in the western portion of the site at 89.43m, whereas the developed car park in the east is at a level of approximately 92.5m. The rail embankment is noted as being above the level of the site in an east-west direction.

There is a 3m height difference across the site from the North to the South, stepping down from Dominick Place South. A large embankment slopes up to the rail. Furthermore, the site topography is such that it gradually slopes downwards towards the River Brosna, which may be a consideration for pollution and run-off migration.

3.1.4 Soils, Geology & Hydrogeology

Teagasc soil mapping indicates that the surface / quaternary sediments at the Blackhall site are classified as Made – ground or artificial surface, with the parent material described as Till derived from limestone on the majority of the site. The Geological Survey of Ireland (GSI) bedrock database indicates that soils of the proposed site are underlain at depth by the Lucan Formation, which consists of dark limestones and shale.

The site overlies a locally important aquifer as shown in GSI groundwater maps. The groundwater vulnerability index at the site ranges from moderate in a small portion at the east, to high across the majority of the site. The hydrogeological setting at the site is described as moderate permeability subsoil overlain by well-drained soil. The groundwater vulnerability is based on the predicted time taken for a pollutant released to the ground at surface level to reach an aquifer, i.e. the ease at which groundwater may be contaminated by human activities. No groundwater source protection zones or protected hydrological features such as holy wells or springs are located within the boundaries of the of the proposed site. The nearest source protection zone is located ca. 25km east of the development, the Ballivor public water scheme. The nearest Drinking Water Surface Water Bodies is Lough Owell, located ca. 4km northwest of the development.

There are no records of landfills or dumping grounds in the area of the proposed development. The nearest landfill site, the Marlinstown Landfill (License No. W0071-02) is approximately 3.3km east.



ORS carried out a detailed site investigation on March 10th, 2025, and subsequent reporting was completed. The Tier-I Environmental Risk Assessment determined that the overall environmental risk at the site is moderate with some minor exceptions. 7 no. Potential Areas of Concern (PAoC) were identified. These areas were primarily associated with the presence of Construction and Demolition waste, discarded chemical containers, batteries and fly tipping rubbish. The identified contaminants of concern include hydrocarbons, fuel additives, lead and lithium. If not managed properly, these contaminants pose a potential risk to human health, groundwater, surface water, and ecological receptors. The desktop study also indicated a potential for contamination associated with the historical use of the Fitzsimons Timber Yard (PAoc #7). Interpretation of a limited dataset obtained from the Geotechnical Site Investigation has detected 'Non-Haz' and 'Hazardous' material within the vicinity of the previous position of Fitzsimons Timber Yard.

It is recommended that pre-construction a Tier-II Site- Specific Environmental Site Assessment is carried out to further characterise and delineate potential contamination within the area of the Timber Yard. This should include targeted intrusive site investigation works such as trial pits and/ or boreholes, installation of monitoring wells, soil and groundwater sampling, and laboratory analysis. The scope should be designed to assess the nature and extent of any contamination, evaluate potential risks to human health and the environment, and inform any necessary remediation or risk management measures. Proposals to retain any potentially contaminated material on site below open paved areas will be evaluated. Existing paved parking areas will require breaking up and excavating in order to provide a new plaza area over this side of the site. Material excavated will be assessed prior to disposal to identify the appropriate treatment and disposal methods. It is recommended that safety protocols are developed to carefully manage and avoid exposure to potentially contaminated soils for construction workers and site employees during the demolition and subsequent construction activity.

A piled foundation is anticipated given the loadings anticipated below long span roof structures and the swimming pool area. External works will also include retaining wall structures to account for the varying site levels across the site. Retaining walls are anticipated to be reinforced concrete walls. Given the town-centre location for Blackhall place, bored concrete piles are proposed in favour of precast driven piles which will have reduced noise and vibration levels. There is also the rail line embankment along the southern boundary to consider. Vibration and displacement monitoring at site boundaries will be required to demonstrate the low level of impact from the works on neighbouring lands, particularly the rail embankment.

3.1.5 Designated Areas

The proposed site is situated approximately 53 meters West of the Brosna River and approximately 165 meters East of the Royal Canal pNHA. The site lies ca. 2.93km Northeast of the Lough Ennell SAC and pNHA and ca. 3.34km Northeast of the designated Lough Ennell SAC boundary. A list of designated sites within the vicinity of the proposed development are presented in **Table 3.1**.

The National Biodiversity Data Centre (NBDC) data states that the proposed site in Mullingar, the Town in General and its surrounding countryside is an area of geographical importance to bat species in Ireland, as it is situated in a zone identified as having an overall highly

favourable habitat. A preliminary bat roost potential survey was carried out. There was no evidence of bat presence and full investigation revealed no man-made structures that would support roosting bats, no trees with suitable roosting potential and no visible features. The bat survey was carried out in the winter where full visibility of potential tree roosts can be identified. The trees on site are not fully mature and the only large trees on site are unsuitable for bats. There were no signs of bats such as droppings, urine stains or dead bats on or near any of the trees. It is recommended an Ecological Clerk of Works (ECoW) be appointed prior to construction to reassess and confirm this is still the case.

The site does not include any sensitive habitats. An Appropriate Assessment (AA) was carried out by ORS in July 2025 (**Report Ref.: 231188-ORS-XX-XX-RP-EN-13d-002**). The proposed site was assessed to identify any potential effects on designated areas nearby. The AA concluded that the proposed regional sports complex, will likely have no significant effects upon the nine European sites identified, specifically Lough Ennell SAC and SPA. There will be no loss or fragmentation of any designated habitat. There are no potential or significant effects likely due to design phase management measures incorporated into the construction and operational phase.

There are 9 no. protected sites located within 15km of the subject site which are summarised in **Table 3.1**.

Table 3.1: Natura 2000 sites in proximity to the site (within 15km) as well as those which are hydrologically connected to the site

Table 3.1: Natura 2000 sites within 15km of the subject site and beyond 15km with hydrological connection			
Natura 2000 Site	Distance	Qualifying interests	Screened in/out?
Lough Ennell SAC, 000685	Located ca. 2.9km SW from site.	Hard oligo-mesotrophic water with benthic vegetation of <i>Chara</i> spp. [3140] Alkaline fens [7230]	Screened Out: The proposed development is in close proximity to the River Brosna which outflows into Lough Ennell. Considering the medium scale and nature of the development, and best construction practices being incorporated into the construction and operational phase of the development, the hydrological linkage to Lough Ennell SAC and its qualifying interests can be ruled out for negative effects. The topography of the site shows a change in elevation ca. 3m towards the southeast portion of the site, in the direction of the River Brosna. The proposed development will be incorporating SuDS systems and excess surface water flow preventative measures. General good housekeeping practices and adherence to the CEMP will ensure any significant effects can be ruled out.

<p>Lough Ennell SPA, 004044</p>	<p>Located ca. 3.3km SW from site.</p>	<p>Pochard (<i>Aythya ferina</i>) [A059] Tufted Duck (<i>Aythya fuligula</i>) [A061] Coot (<i>Fulica atra</i>) [A125] Wetland and Waterbirds [A999]</p>	<p>Screened Out: The proposed development is in close proximity to the River Brosna which outflows into Lough Ennell. Considering the medium scale and nature of the development, and best construction practices being incorporated into the construction and operational phase of the development, the hydrological linkage to Lough Ennell SPA and its qualifying interests can be ruled out for negative effects. The topography of the site shows a change in elevation ca. 3m towards the southeast portion of the site, in the direction of the River Brosna. The proposed development will be incorporating SuDS systems and excess surface water flow preventative measures. General good housekeeping practices and adherence to the CEMP will ensure any significant effects can be ruled out.</p>
<p>Wooddown Bog SAC, 002205</p>	<p>Located ca. 4.5km E from site.</p>	<p>Degraded raised bogs still capable of natural regeneration [7120]</p>	<p>Screened out: The proposed site is not located immediately adjacent to this designated site nor are there any direct pathways to this site within the proposed site boundaries. Considering the implementation of best practice measures, it is not foreseen that the proposed development will generate a quantity of construction-related emissions that would be considered significant enough to reach this designated site via air, land, or hydrological pathways. All development works will be carried out well within the confines of the site boundary and there will be no land take from the protected site. It is not foreseen that the development will negatively affect the conservation objectives of the protected site.</p>
<p>River Boyne and River Blackwater SAC, 002299</p>	<p>Located ca. 12.3km NE from site.</p>	<p>Alkaline Fens [7230] Alluvial forests with <i>Alnus glutinosus</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0]</p>	<p>Screened out: The proposed site is not located immediately adjacent to this designated site nor are there any direct pathways to this site within the proposed site boundaries. Considering the implementation of best practice measures, it is not foreseen that the proposed development will generate a quantity of construction-related emissions</p>

		<p>River Lamprey (<i>Lampetra fluviatilis</i>) [1099]</p> <p>Salmon (<i>Salmo salar</i>) [1106]</p> <p>Otter (<i>Lutra lutra</i>) [1355]</p>	<p>that would be considered significant enough to reach this designated site via air, land or hydrological pathways. All development works will be carried out well within the confines of the site boundary and there will be no land take from the protected site. It is not foreseen that the development will negatively affect the conservation of the protected site.</p>
Lough Derravaragh SPA, 004043	Located ca. 10.2km NE from site.	<p>Whooper Swan (<i>Cygnus cygnus</i>) [A038]</p> <p>Pochard (<i>Aythya ferina</i>) [A059]</p> <p>Tufted Duck (<i>Aythya fuligula</i>) [A061]</p> <p>Coot (<i>Fulica atra</i>) [A125]</p> <p>Wetland and Waterbirds [A999]</p>	<p>Screened Out: The proposed site is not located immediately adjacent this designated site nor are there any direct pathways to this site within the proposed site boundaries. Considering the implementation of best practice measures, it is not foreseen that the proposed development will generate a quantity of construction-related emissions that would be considered significant enough to reach this designated site via air, land, or hydrological pathways. All development works will be carried out well within the confines of the site boundary and there will be no land take from the protected site. It is not foreseen that the development will negatively affect the conservation objectives of the protected site.</p>
Scragh Bog SAC, 000692	Located ca. 5.8km N from site.	<p>Transition mires and quaking bogs [7140]</p> <p>Alkaline fens [7230]</p> <p>Slender Green Feather-moss (<i>Hamatocaulis vernicosus</i>) [6216]</p>	<p>Screened Out: The proposed site is not located immediately adjacent this designated site nor are there any direct pathways to this site within the proposed site boundaries. Considering the implementation of best practice measures, it is not foreseen that the proposed development will generate a quantity of construction-related emissions that would be considered significant enough to reach this designated site via air, land, or hydrological pathways. All development works will be carried out well within the confines of the site boundary and there will be no land take from the protected site. It is not foreseen that the development will negatively affect the conservation objectives of the protected site.</p>

Lough Owel SAC, 000688	Located ca. 4.0km N from site.	<p>Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. [3140]</p> <p>Transition mires and quaking bogs [7140]</p> <p>Alkaline fens [7230]</p> <p>White-clawed Crayfish (<i>Austropotamobius pallipes</i>) [1092]</p>	<p>Screened Out: The proposed site is not located immediately adjacent this designated site nor are there any direct pathways to this site within the proposed site boundaries.</p> <p>Considering the implementation of best practice measures, it is not foreseen that the proposed development will generate a quantity of construction-related emissions that would be considered significant enough to reach this designated site via air, land, or hydrological pathways. All development works will be carried out well within the confines of the site boundary and there will be no land take from the protected site. It is not foreseen that the development will negatively affect the conservation objectives of the protected site.</p>
Lough Owel SPA, 004047	Located ca. 4.0km N from site.	<p>Shoveler (<i>Anas clypeata</i>) [A056]</p> <p>Coot (<i>Fulica atra</i>) [A125]</p> <p>Wetland and Waterbirds [A999]</p>	<p>Screened Out: The proposed site is not located immediately adjacent this designated site nor are there any direct pathways to this site within the proposed site boundaries.</p> <p>Considering the implementation of best practice measures, it is not foreseen that the proposed development will generate a quantity of construction-related emissions that would be considered significant enough to reach this designated site via air, land, or hydrological pathways. All development works will be carried out well within the confines of the site boundary and there will be no land take from the protected site. It is not foreseen that the development will negatively affect the conservation objectives of the protected site.</p>
Lough Iron SPA, 004046	Located ca. 10.3km NW from site.	<p>Whooper Swan (<i>Cygnus cygnus</i>) [A038]</p> <p>Wigeon (<i>Anas penelope</i>) [A050]</p> <p>Teal (<i>Anas crecca</i>) [A052]</p> <p>Shoveler (<i>Anas clypeata</i>) [A056]</p>	<p>Screened Out: The proposed site is not located immediately adjacent this designated site nor are there any direct pathways to this site within the proposed site boundaries.</p> <p>Considering the implementation of best practice measures, it is not foreseen that the proposed development will generate a quantity of construction-related emissions that would be considered significant enough to reach this designated site via air, land, or hydrological pathways. All development</p>

		<p>Coot (<i>Fulica atra</i>) [A125]</p> <p>Golden Plover (<i>Pluvialis apricaria</i>) [A140]</p> <p>Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) [A395]</p> <p>Wetland and Waterbirds [A999]</p>	<p>works will be carried out well within the confines of the site boundary and there will be no land take from the protected site. It is not foreseen that the development will negatively affect the conservation objectives of the protected site.</p>
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In summary:

- The National Biodiversity Data Centre (NBDC) states that the proposed site is situated in a zone identified as having an overall highly favourable habitat for bat species. No presence of bats was found or any bat roosting potential identified on site. An ECoW will be appointed prior to construction to confirm this has not changed.
- If present, special care and consideration must be given to the removal of invasive vegetative species, to be detailed in the form of an invasive species management plan.
- The 9no. sites have been deemed as likely to be unaffected by the proposed development. 7 no. of the sites have no watercourses within the proposed area of works that connect to them or no source-pathway-receptor linkages. 2 no. sites are interconnected by watercourse. Due to the best practice construction procedures being implemented, significant effects upon any interconnected watercourses can be ruled out. Additionally, the distance of the development to the respective protected sites is great enough to be unaffected by this type of mid-sized construction and will not affect the NHAs over the long term or during the construction phase. Protected Groundwater Sources are not within the immediate vicinity of the proposed developments. There will be no disturbance to qualifying interests or negative effects on European sites within 15 kilometres.

3.1.6 Flood Risk

A Site-Specific Flood Risk Assessment (**231188-ORS-XX-XX-RP-EN-13d-003**) was carried out by ORS Consulting Engineers. The assessment concluded that there have been no recorded historic flooding incidents within the proposed site boundaries. The PFRA carried out nationally identified Mullingar as being an Area of Further Assessment (AFA) and hence was covered within the Shannon CFRAM study area. The flood extents detailed in these maps are not located within or directly adjacent to the proposed site area. The site can be classified as Flood Zone C and is not expected that its construction will increase the areas flood risk.

The Brosna River runs approximately 53m to the east of the site. As seen in **Figure 3.4** there are areas of 0.1%, 1% and 10% AEP. Flood zones A and B areas do not extent into the proposed site area.

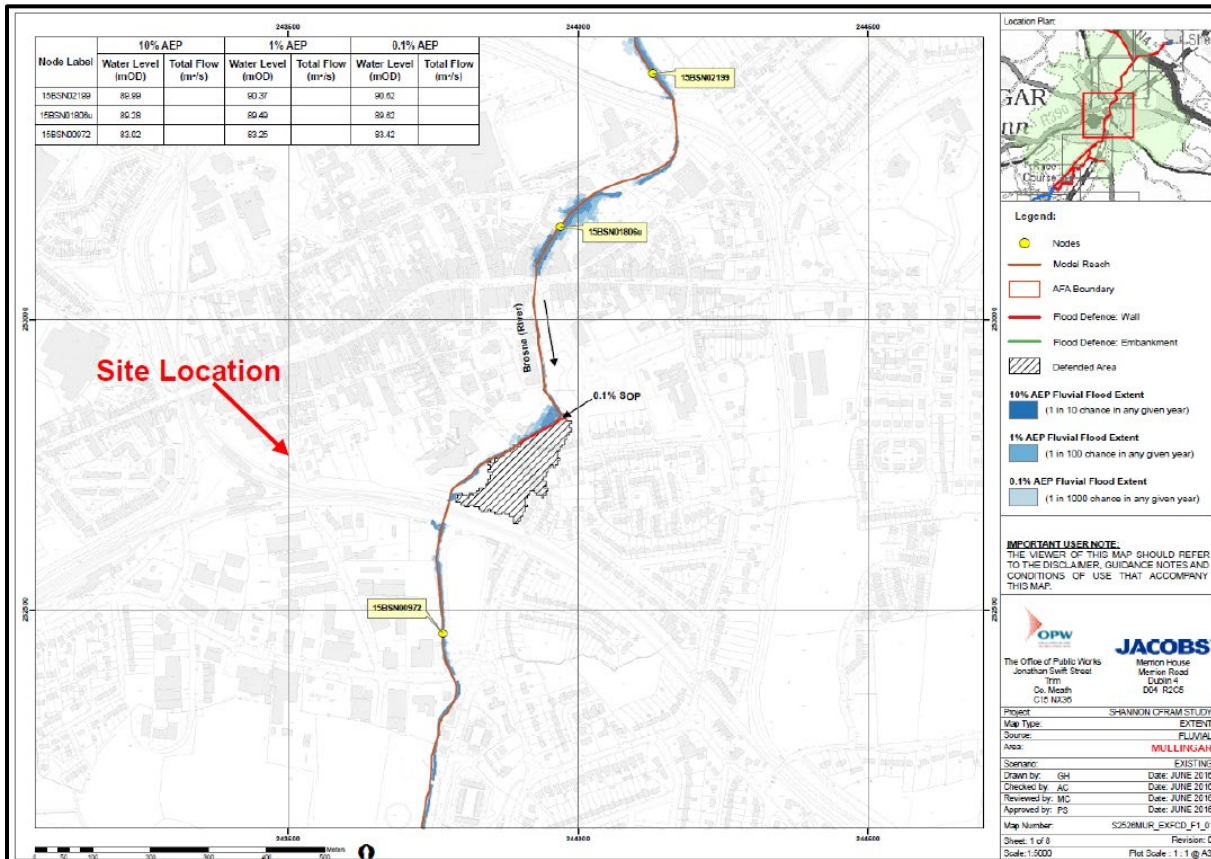


Figure 3.4: CFRAM modelling, Blackhall Place Site

Past flood event information has been reviewed at www.floodinfo.ie and there are no recorded events on the site or in the immediate area. CFRAM river flood extents for the Mid-Range and High-End Future Scenarios were reviewed. These scenarios have been created to predict possible future effects of climate change. The site area does not extend into these areas. There are no flood zones present within the site and no mention of flooding on historical mapping, therefore development of the site is acceptable.

As part of the Stage (i) assessment report produced by ORS, Integration of Sustainable Urban Drainage Systems (SuDS) measures are proposed, aiming to address the four pillars of SuDS, namely: Water Quantity, Water Quality, Amenity and Biodiversity.

It is proposed that discharge be controlled via flow control devices to restrict flows to match pre-development greenfield runoff rates, incorporating 1-in-100 year storm events and climate change water level rises, into the attenuation volume calculations. Rainwater harvesting will be included in the stormwater management strategy. It is proposed to install a separate network of pipework for the collection of rainwater within underground rainwater tanks.

3.1.7 Cultural Heritage

The proposed site is adjacent to an Architectural Conservation Area. Archaeological test trenching of the site identified a number of linear features, pits, field boundaries and isolated deposits. Archaeological monitoring of SI pits did not reveal further features.

Of especial note is a ditch measuring 4.20m wide and at least 1.40m deep that was recorded at the north of the fenced area, oriented from east to west. A similar feature was recorded in all three carpark test trenches (ditch oriented north to south). This large ditch is broadly aligned with, and within the correct location for some form of defences shown on a map of Mullingar dated to 1691. The ditch likely represents the post-medieval, or potential medieval defences of the town.

An Archaeological Impact Assessment (AIA) was also undertaken for this project. It has noted *“Licensed archaeological excavation of all areas where the development will negatively impact the archaeological resource is recommended. Preservation in situ of the 17th century town defences ditch is likely to be possible in all areas outside the footprint of the new buildings”*. Archaeological records in the area can be viewed in historic environment viewer, a digital service provided by the Department of Housing, Local Government and Heritage and as shown in **Figure 3.5**.

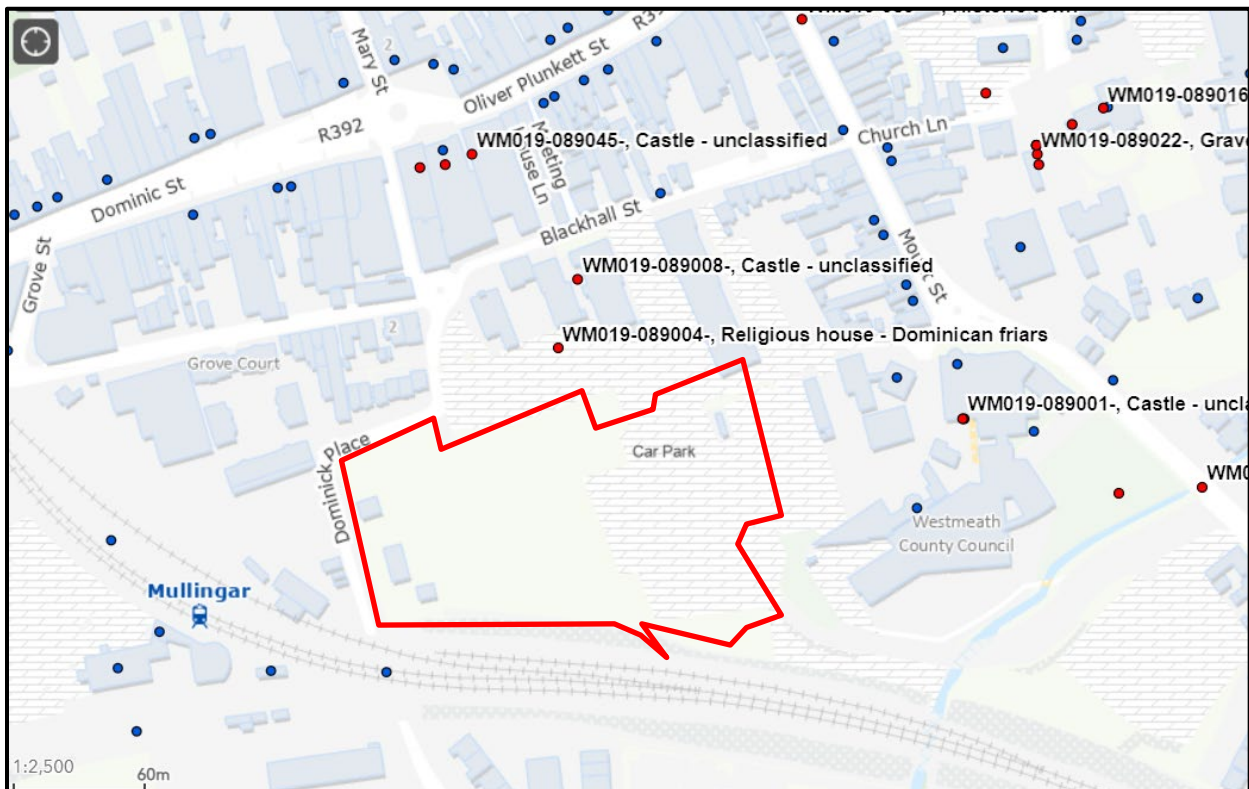


Figure 3.5: Archaeological records in the area (Source: Historic Environment Viewer)

The closest zones of architectural importance are listed in **Table 3.2** below

Table 3.2: Archaeological Heritage Sites in Proximity to Proposed Site

Name	Code	Distance & Direction from Site
Religious House – Dominican Friars	WM019-089004	ca. 25m to N of site (No remains)
Castle – Unclassified	WM019-089088	ca.55m N of site (carpark present at this location)
Castle - unclassified	WM019-089008	ca. 60m to N of site (carpark present at this location)

3.1.8 Landscape

The Blackhall Place site is currently zoned ‘Mixed Use’ and is a brownfield site. The Local Area Plan describes the site as an area which is: ‘Currently in use for surface car parking which is regarded as an uneconomic use of strategically located urban land. The landscape surrounding the proposed site is fully developed with the national rail line to the south border, Blackhall Place Road to the west, municipal buildings and carpark to the east and residential and commercial units to the north. Access to the Blackhall Place site is available from a number of directions off public roads. There are some National Inventory of Architectural Heritage sites of interest in the vicinity of the site also e.g. a prison building, council buildings, railway station. Given the built-up nature of the area already, the proposed development is not envisaged to impact these structures.

3.1.9 Planning Requests in Site Vicinity

Table 3.3 summarises notable planning requests in the vicinity of the site. The anticipated cumulative effects take into consideration the scale and nature of nearby proposed developments and attempt to anticipate possible environmental disturbances posed to nearby receptors such as the road network, Royal Canal, Brosna River, and neighbouring estates, for example. It is envisaged that the main effects of the developments on each other will be traffic increase and noise and dust that comes with that, however best practice construction measures will minimise this effect.

Table 3.3: Proposed Developments in Site Vicinity

Planning ID	Location	Description of Development	Status	Distance	Anticipated Cumulative Effect
2360244	Bank of Ireland, 52 Oliver Plunkett Street, Mullingar	The development will consist of (a) A new external ATM and illuminated surround panel. (b) Removal of 1 no. existing window to be replaced with new ATM and window. (c) Construction of new internal secure ATM room. (d) Lowering a portion of existing internal floor to accommodate the external accessibility level of new ATM. And all associated site works. This building is a protected structure (ref no. 15310060) and is within an architectural conservation area.	2024 – Granted	Site boundary NW	Negative, Slight, Temporary (due to increased construction traffic)
21308	39 & 41 Oliver Plunkett Street, Mullingar	The development will consist of the demolition of buildings and structures to the rear of 39 & 41 Oliver Plunkett Street and bounded by Meeting House Lane to the East and Dominick Place to the South, and currently contain a retail unit, night club, stores and 2 no. apartments. A proposed reconfiguration of the retained structures and construction of a new structure to the rear between 2 and 4 storeys high extending from the rear of 39 & 41 Oliver Plunkett Street along Meeting House Lane to Dominick Place. The proposed development will contain 15 no. residential units over ground floor retail space, bicycle spaces and bin storage. The residential element will comprise 2 no. duplex's apartments within the retained structure onto Oliver Plunkett Street at first	2022 – Granted (conditional)	Site boundary NW	Negative, Slight, Temporary (due to increased construction traffic)

Planning ID	Location	Description of Development	Status	Distance	Anticipated Cumulative Effect
		and second floor level over retail space; 5 no. 1 bed apartments and 8 no. 2 bed apartments across the first and third floors over retail space of the new structure to the rear and adjacent to Meeting House Lane all with associated balconies, and all associated site development works.			
21345	25 Dominick Street , Mullingar	The proposed change of use and refurbishment of the existing vacant dwelling to proposed new retail unit. The proposals include a new shop front on Dominick Street, a rear extension of 6m ² and the demolition and rebuilding of existing adjoining outbuilding of 36.2m ² . The works also include repositioning of the rear boundary to be in line with the Grove Street road widening works and all associated site works.	2022 – Granted (conditional)	Site boundary NW	Negative, Slight, Temporary (due to increased construction traffic)
2460293	The Chambers 44 Mount St , Mullingar ,	Retention of (a) covered external space and extended lounge area to the rear of existing public house, (b) obtain permission to change use on first and second floors from residential accommodation to bar/lounge and toilets (c) obtain permission to form an extension to the rear of first floor and, (d) all associated works	In process _FI request	Site boundary N	Negative, Slight, Temporary (due to increased construction traffic)
2460035	Annebrook House Hotel, Pearse Street, Mullingar	Development which will consist of demolition of existing premises at No.7 Pearse Street, Mullingar, Co. Westmeath and provision of new 4 storey extension to existing Annebrook House Hotel (a protected structure - RPS Reference No.019/118) to	In process _FI request	Ca. 150m NE of site	Negative, Slight, Temporary (due to increased construction traffic)

Planning ID	Location	Description of Development	Status	Distance	Anticipated Cumulative Effect
		consist of new restaurant/bistro, new breakfast room, reception area extended bar area, ancillary rooms and 60 number bedrooms with new internal alterations to the adjoining premises at No.9 Pearse Street, Mullingar, Co. Westmeath (a protected structure - RPS Reference No.019/117) to include new connection to hotel, new single storey extension to rear, external alterations and all associated site works			

It is foreseen that increase in construction traffic is the only anticipated cumulative effect. The dust management measures outlined in the CEMP, will be applied throughout the construction phase of the proposed development. All other possible permitted and planned developments in the region are also expected to agree and follow a site-specific CEMP that will adequately control emissions from construction. This will ensure any cumulative effects on air quality are prevented.

The phasing/commencement of any other permitted and planned developments in the locality could potentially result in the scenario where a number of other construction sites are in operation at the same time as the proposed development. Taking into account best practice construction measures, any cumulative effects arising are assessed as being negative, slight and temporary.

In periods of dry weather, the cumulative effect of truck movements from each construction has the potential to lead to a slight impact on local air quality. All developments have been listed due to their proximity or potentially on the development trackout route. Given the scale of these developments as well as the site-specific CEMP measures that will be followed, any cumulative effects are anticipated to be Negative, Slight and Temporary.

3.2 Environmental Management Measures

The construction and operational phases of the proposed development will consist of nuisance-generating activities in terms of plant and vehicle movements. Once in the operational phase it can be expected that there will be no plant movement on the project and therefore no nuisance-generating activities. Movements on site will be similar to the present scenario. It can be concluded that the operational phase impacts will not be significant.

A Construction Environmental Management Plan (oCEMP) was produced for the construction phase of the development to outline the general considerations of the works (**231188-ORS-XX-XX-RP-EN-13d-006**), from initial enabling works to sub-structure and superstructure

construction with regards to waste and the environment, in particular excavation and export of soil and ground materials. The measures contained in the oCEMP, the measures set out in this EIA screening report, and the best practice procedures from all reports in this planning pack will be included in the contractor's CEMP which will be agreed with the Planning Authority, prior to the commencement of development.

3.2.1 Management of Invasive Species

All invasive species identified on site shall be managed in accordance with the protective measures outlined in the invasive species survey. Measures may include the avoidance of disturbance, implementation of exclusion zones, use of appropriate treatment or removal methods, and disposal of contaminated material in line with relevant regulations and best practice guidelines. For more detailed information, see the Invasive Alien Plant Species Survey & Management Options report conducted by Invas Biosecurity in November 2024.

Contractors and site personnel shall be made aware of the presence of invasive species and the associated control measures through site inductions and ongoing environmental briefings. The Environmental Clerk of Works (ECoW) will monitor compliance and ensure that all procedures are correctly implemented throughout the duration of the works.

3.2.2 Noise

The strategic noise maps and noise management action plans for transport noise sources (as required under the Environmental Noise Directive (END) 2002/49/EC) and produced by the EPA were assessed to understand ambient noise levels in the area. **Figure 3.6** below outlines the modelled noise extents of the roads in the vicinity of the site undertaken by the EPA as part of the Round 4 Lden - average noise value, over a 24hour period, i.e. during the day, evening and nighttime. As can be seen, the site is adjacent to the modelled noise extents which was mapped for along the R392 road. At its closest point i.e. ca. 100m N of the site, an Lden of 55-59dB is anticipated. Given the built-up nature of the area, the site proximity to the rail line, it is not expected that the site will contribute an appreciable noise increase during construction works, except for some specific short term construction activities e.g. piling.

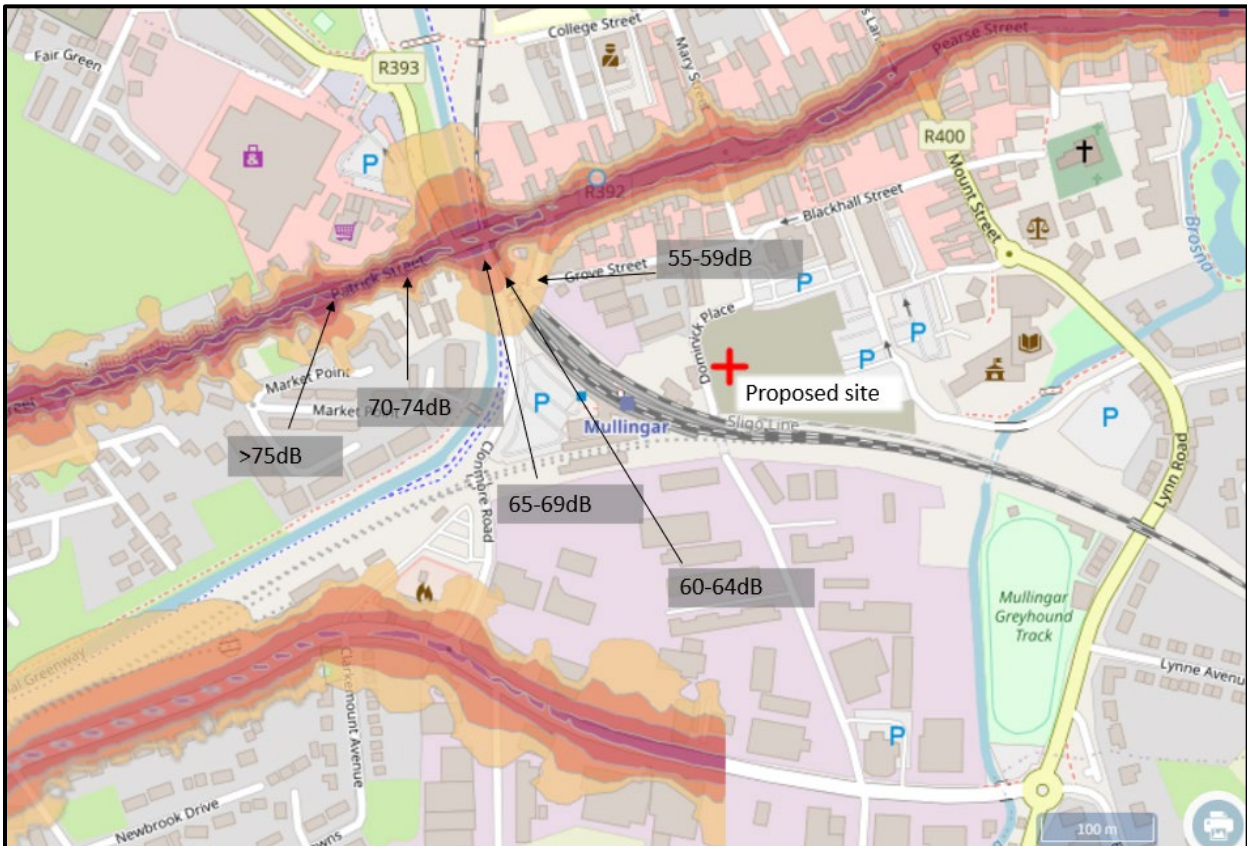


Figure 3.6: Modelled noise extents of the roads in the vicinity of the site undertaken by the EPA as part of the Round 4 Lden - average noise value, over a 24hour period. (Source: EPA maps)

A preliminary risk assessment was carried out for the proposed site locations in accordance with the Air Quality Monitoring and Noise Control Unit’s Good Practice Guide for Construction and Demolition, produced by the London Authorities Noise Action Forum, July 2016. This assessment considered factors relating to the proximity of the sites to sensitive receptors and rated the level of nuisance anticipated with scheduled work practices.

Following the completion of this risk assessment, available in **Appendix A**, the proposed development was determined to be a **moderate risk** site based on the presence of neighbouring infrastructure e.g. residential units, and primary schools located within a 500m radius. This section outlines suitable measures to minimise nuisance noise and dust emissions in order to minimise any impact of the proposed developments on the surrounding receptors.

Marked variation of noise levels from those experienced as part of everyday life in an area can result in extreme disruption. Noise emanating from the project during the construction phase has the potential to impact off-site receptors. The proposed development will be obliged to comply with BS 5228 “Noise Control on Construction and Open Sites Part 1”. The appointed contractor shall implement the following measures to eliminate or reduce noise levels where possible:

- All site staff shall be briefed on noise reduction measures and the application of best

practicable means to be employed to control noise.

- All staff should be briefed on the complaint's procedure, requirements, and their responsibilities to register and escalate complaints received.
- Good quality site hoarding to be erected to maximise the reduction in noise levels.
- Contact details of the contractor and site manager shall be displayed to the public, together with the permitted operating hours.
- Material and plant loading and unloading shall only take place during normal working hours.
- Ensure that each item of plant and equipment complies with the noise limits quoted in the relevant European Commission Directive 2000/14/EC.
- Fit all plant and equipment with appropriate mufflers or silencers.
- Use all plant and equipment only for the tasks for which it has been designed.
- Locate movable plant away from noise sensitive receptors.
- Ensure at least 4 days' notice is given to Westmeath County Council Planning Department when applying for extensions to normal working hours. No out of hours work to be undertaken unless permission to do so has been granted.

3.2.3 Dust and Air Quality

Dust prevention measures will be put in place for any particulate pollution generated during the construction phase of the development. The extent of dust generation under construction activities being carried out is dependent on environmental factors such as rainfall, wind speed and wind direction. The most likely sources of dust generation at the sites include soil stripping and excavation of the soil surface, sawing of concrete during the construction phase of the project. Typical air quality protection measures that should be implemented during construction include:

- Avoidance of unnecessary vehicle movements and manoeuvring, and limit speeds on site so as to minimise the generation of airborne dust.
- Use of rubble chutes and receptor skips during construction activities.
- During dry periods, dust emissions from heavily trafficked locations (on and off site) will be controlled by spraying surfaces with water and wetting agents.
- Hard surface roads will be swept to remove mud and aggregate materials from their surface while any un-surfaced roads will be restricted to essential site traffic only.
- Resuspension in the air of spillages and material from trucks entering or leaving the site will be prevented by limiting the speed of vehicles within the site to 10kmh and by use of a mechanical road sweeper.
- The overloading of tipper trucks exiting the site shall not be permitted.
- Fine aggregates will be transported to and from the site in covered trucks.
- Where the likelihood of windblown fugitive dust emissions is high and during dry weather conditions, dusty site surfaces will be sprayed by a mobile tank bowser.
- Wetting agents shall be utilised to provide a more effective surface wetting procedure if required.
- Exhaust emissions from vehicles operating within the construction site, including trucks, excavators, diesel generators or other plant equipment, will be controlled by the contractor by ensuring that emissions from vehicles are minimised by routine servicing of vehicles and plant, rather than just following breakdowns; the positioning of exhausts at a height to ensure adequate local dispersal of emissions, the avoidance of engines running

unnecessarily and the use of low emission fuels.

- All plant not in operation shall be turned off and idling engines shall not be permitted for excessive periods.
- Material stockpiles containing fine or dusty elements including topsoil shall be covered with tarpaulins.
- Where drilling or pavement cutting, grinding or similar types of stone finishing operations are taking place, measures to control dust emissions will be used to prevent unnecessary dust emissions by the erection of wind breaks or barriers. All concrete cutting equipment shall be fitted with a water dampening system.
- A programme of dust deposition monitoring shall be implemented at the site boundaries for the duration of construction phase activities to ensure that the air quality standards relating to dust deposition are not exceeded. Where levels exceed specified air quality limit values, dust generating activities shall immediately cease and alternative working methods shall be implemented.
- A complaints log shall be maintained by the construction site manager and in the event of a complaint relating to dust nuisance, an investigation shall be initiated.
- A dust management plan shall be implemented.

3.2.4 Surface Water Run Off

During the construction phase, the main pollutants with the potential to impact site water are silt, fuel/oil, concrete and chemicals. There are a number of steps outlined below to eliminate contamination of site surface water runoff. The below recommendations are advised with reference to the Eastern Regional Fisheries Board recommendations for protection of adjacent water courses during the construction phase:

- Harmful materials such as fuels, oils, greases, paints and hydraulic fluids must be stored in bunded compounds well away from storm water drains and gullies. Refuelling of machinery should be carried out using drip trays.
- Runoff from machine service and concrete mixing areas must not enter storm water drains and gullies leading away from the works.
- Stockpile areas for sands and gravel should be kept to minimum size, well away from storm water drains and gullies leading away from the works.

Surface water run off proposals have been included as part of the assessment carried out by ORS (**231188-ORS-Z2-XX-RP-C-13a-001**). It is noted that there is no recorded surface water network immediately adjacent to the site however the River Brosna is within 60m of the eastern boundary. The utility survey carried out has identified existing below ground storm water pipework in the vicinity of the River Brosna. A connection to the existing 750mm storm line which appears to discharge to the River Brosna would be a feasible means of providing drainage of the development.

Discharge will be controlled via flow control devices to restrict flows to match pre-development greenfield runoff rates. Storage of excess run-off generated during the 1 in 100-year storm event incorporated. An allowance for 20% due to climate change is included in all attenuation volume calculations. As surface water is to be collected from the roads and car parking areas with a low risk of spillage, a Class 1 Petrol/Oil Bypass Interceptor will be provided prior to discharge. All surface water shall be drained from impermeable areas through precast lockable

gully traps. A greenfield run off rate of circa. 4.1 litres/second/hectare is anticipated for the Blackhall Place site. This rate was calculated based on the method outlined in IH 124, with a Standard Average Annual Rainfall (SAAR) for Mullingar taken as 941mm and assuming Soil Type 3 conditions with a mixture of permeable and impermeable soils in similar proportions.

3.3 Roles and Responsibilities

3.3.1 Construction Project Manager.

The Construction Project Manager/Site Manager will have the overall responsibility of ensuring the measures outlined in the Project CMP/EOP are adhered to for the duration of the construction phase. The primary responsibilities of the Construction Project Manager/Site Manager are as follows:

- Promotion of awareness of environmental issues associated with each project phase/site rules.
- Facilitate environmental audits and site visits.
- Monitor the impact of construction/operational traffic on local traffic conditions.
- Monitor the impact of construction/operational traffic on local road conditions.
- Awareness and implementation of relevant legislation, codes of practice, guidance notes as stated in the CMP/EOP.
- Conduct regular site inspections to facilitate the timely identification of environmental risks or incidents.
- Ensure all construction activities are carried out with minimal risk to the environment.
- Report environmental incidents in a timely manner to the project environmental consultant and the relevant authorities.

3.3.2 Resident Engineer

Typically, the Resident Engineer's primary role involves assurance that the construction work of a project is carried out according to the quality, time, and cost requirements of the contract. A significant degree of cross-over can usually be anticipated between the roles of a Resident Engineer, a Construction Project Manager, and an Environmental Consultant. With respect to the Project CMP, the Resident Engineer is expected to play a crucial role in the Traffic Management Plan along with the following responsibilities:

- Performing or coordinating site inductions.
- Monitoring the performance of subcontractors.
- Monitoring the performance of the traffic management plan.
- Managing and supervising less experienced site engineers and operatives.
- Ensuring that work activities have been carried out in accordance with the plans, specifications and industry standards.
- Ensuring that tests and inspections are performed.
- Liaising with construction management to remove hazards associated with work activities.
- Ensuring that delivered materials meet specifications and established quality standards.
- Initiating and maintaining records, back-charge procedures, progress reports etc.
- Quality assurance of the Project CMP/EOP.
- Update of the Project CMP/EOP as required paying particular attention to site-specific

environmental hazards or changes in legislation.

- Ensuring compliance of Project CMP/EOP with the conditions of the Planning Permission.
- Provide expertise to the Construction Project Manager/Site Manager on environmental concerns.
- Conduct the various specialist environmental monitoring tasks outlined in **Section 3.5**.
- Prompt response to environmental issues if they arise.

3.4 Awareness and Training

3.4.1 Environmental Induction

The key environmental topics outlined in **Section 3.5** will be summarised and integrated into the general site induction. Site-specific concerns and best work practices will be outlined to all contractors and sub-contractors due to carry out work at the site. As a minimum this will include:

- The roles and responsibilities of the Construction Project Manager; the Environmental Consultant and the Resident Engineer; along with the responsibilities of contractors/sub-contractors themselves.
- Incident and complaints procedure.
- Outline of the EOP structure.
- Site specific environmental concerns.
- Best work practices

3.4.2 Toolbox Talks

Daily toolbox talks will be conducted by the Construction Project Manager/Site Manager as standard practice. It is the duty of the Construction Project Manager/Site Manager to liaise with the Project Environmental Consultant and Resident Engineer to assess site operations for environmental concerns particularly as the project advances and new activities commence. Appropriate management measures will be devised and communicated to the relevant personnel prior to the commencement of any such activities.

3.5 Environmental Incidents and Complaints Procedure

The Construction Project Manager/Site Manager will maintain a register of environmental incidents which will document the nature, scale and severity of any environmental incident or complaint which arises as a result of site activities. In the event of an environmental incident the following steps must be followed:

- A suitably qualified Environmental Consultant is notified immediately.
- A suitably qualified Environmental Consultant will liaise with the competent authority if necessary.
- The details of the incident will be recorded on an Environmental Incident Form which will record the following details:
 - Cause of the incident
 - Extent of the incident
 - Immediate actions
 - Remedial measures



- Recommendations made to avoid reoccurrence.
- If the incident has impacted on an ecologically sensitive receptor (SPA, SAC, NHA) an ecological specialist will be consulted.
- A suitably qualified Environmental Consultant and Construction Project Manager will fully cooperate with any investigations conducted by the competent authority.

4 Screening for Mandatory EIA

4.1 Project Categorisation

A detailed description of the proposed development is outlined in **Section 3.1**. In terms of the different categories of development listed in **Schedule 5** of the Planning and Development Regulations 2001 – 2024 there is no aspect of the project which could bear relevance to the thresholds outlined in **Part 1** and **2** of Regulations:

4.1.1 Part 1 Development Activities

Considering the categories listed in Part 1 of the Regulations, the subject development does not relate to any of the activities listed.

Based on these criteria, the proposed activity is below the Part 1 threshold hence a mandatory EIA is **not required** for the project based on this category

4.1.2 Part 2 Development Activities

The proposed development comprises an urban development and is therefore subject to Category 10(b) “Infrastructure Projects”, stated as follows;

Category 10

- **(b)(iv)**: “Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere”.

In relation to **Category 10 (b)(iv)**, the project involves construction on site with a total area of ca. 1.8ha at Blackhall Place. It is proposed that the site, due to its central location in the town could be classified as a “built up area” and thus relate to the 10ha threshold limit. The proposed total area of the site is significantly below the threshold limit outlined in Category 10(b)(iv); therefore a mandatory EIA **is not** required relative to the total area of the development.

4.2 Conclusions on Mandatory EIA Requirement

Based on a review of the relevant categories listed in **Schedule 5, Part 1** and **2** of the Planning and Development Regulations 2001 (as amended) the proposed development does not require a mandatory EIA. Therefore, the proposed development is subject to further screening under the relevant criteria outlined in **Schedule 7** of the regulations. This screening exercise is outlined in **Section 5** of this report.

5 EIA Screening

Schedule 7 of the *Planning and Development Regulations 2001-2024* outlines specific criteria for the determination of EIA requirements for sub-threshold projects, summarised in **Section 2.4** of this report. Specific aspects of the project are screened against these criteria in **Tables 5.1 to 5.3** below.

Schedule 7A of the *Planning and Development Regulations 2001-2024* outlines information to be provided by the applicant or developer for the purposes of screening sub-threshold development for EIA, summarised in **Section 2.5** of this report. The following **Tables 5.1 - 5.3** also address the criteria set out under paragraphs 1-4 of Schedule 7A of the planning and Development Regulations 2001 (including as amended).

5.1 Characteristics of Proposed Development

Table 5.1: Criteria to determine the characteristics of the proposed development	
Schedule 7 Criteria	Information
(a) size and design of the whole of the proposed development	<p>The proposed site covers an area of ca. 17,000m² (ca. 1.8ha). A description of the project and of the construction methodology is provided in Section 3 of this report.</p> <p>The proposed location of the site is adjacent to a populated area with a population density of 1,739 per km².</p>
(b) cumulation with other existing and/or approved projects	<p>A review of existing and previous planning applications under consideration by Westmeath County Council are outlined in Table 3.3. There are a number of proposed developments which may lead to additional impacts regarding nuisance emissions and disruptions to the local road network on a temporary basis as construction phases may overlap.</p> <p>The closest IPC or IE licenced sites to the development site include Soltec (Ireland) Limited (IEL License W0115-01) is located ca. 65m south of the site and Data Packaging Ltd. (IE License P0139) is located ca. 170m south of the site.</p> <p>It is considered that cumulative impacts with other existing and/or approved projects are likely to cause slight, temporary, negative effects on the environment.</p>
(c) nature of any associated demolition works	<p>Existing paved parking areas will require breaking up and excavating in order to provide a new plaza area over the north/northwest side of the site.</p> <p>Small amount of demolition works required of remnants of old residential structures.</p>
(d) use of natural resources, in particular land, soil, water and biodiversity	<p>Soil will be excavated to facilitate groundworks; excavated material may be utilised on site as infill material or during landscaping works depending on the outcome of the site</p>

	<p>investigation i.e. whether there is significant contamination, in which case soil may be exported off site as hazardous waste. Thus, no negative impacts arising from the use of land or soil are anticipated.</p>
<p>(e) production of waste</p>	<p>It is typical that construction & demolition waste will arise during the construction phase of the proposed development.</p> <p>Upon appointment of a contractor, a detailed Construction Waste Management Plan (CWMP) will be prepared. This document will outline measures for the management of waste during the construction phase.</p>
<p>(f) pollution and nuisances</p>	<p>Potential noise, light, air quality and water pollution impacts are anticipated.</p> <p>The River Brosna is located approximately 53m east of the development. The use of best practice environmental management and surface water protection measures during the construction phase will ensure that the release of suspended solids into the watercourse is unlikely to occur during periods of heavy rainfall.</p> <p>The site is underlain by a locally important aquifer and the groundwater vulnerability is classed as 'Moderate' to 'High'.</p> <p>Dust, Noise and Vibration will be generated from HGV traffic entering and exiting the site and by 360° excavators and dozers during soil extraction.</p> <p>Baseline environmental survey's will be conducted for each of these parameters, and these will be monitored during the construction of the facility at a frequency to be agreed by the local authority.</p> <p>Significant negative effects on the environment are not likely to arise due to pollution or nuisance due to the nature and scale of the project and the best practice procedures proposed.</p>
<p>(g) risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge</p>	<p>Best practice construction methods will be employed throughout the construction phase and a Construction Environmental Management Plan (231188-ORS-XX-XX-RP-EN-13d-006) shall be adhered to.</p> <p>A review of PFRA and CFRAM maps for the area confirms that the development site is outside lands at risk from fluvial, pluvial or coastal flooding.</p> <p>Integration of Sustainable Drainage Systems (SuDS) measures have been proposed where discharge will be controlled via flow control devices to restrict flows to match pre-development greenfield runoff rates. Storage of excess run-off generated during the 1 in 100-year storm event were</p>

	<p>incorporated. An allowance for 20% due to climate change is included in all attenuation volume calculations.</p> <p>The potential impacts due to risk of accidents and/or disasters are anticipated to be negligible given the nature of the proposed development and as long as the best practice procedures from the management plans and assessments are applied.</p>
<p>(h) risks to human health (e.g. due to water contamination or air pollution)</p>	<p>The risks to human health via fugitive noise and dust emissions associated with the construction phase of the development are anticipated to be negligible given the nature, location and scale of the proposed development. A CEMP has been produced by ORS (231188-ORS-XX-XX-RP-EN-13d-006), which includes the implementation of best practice procedures and protective measures outlined in Section 3.2, further developed in the oCEMP and the Waste Management Plan, once completed, are considered to be sufficient to manage any potential negative impacts on population that may arise.</p>

5.2 Location of the proposed development

Table 5.2: Section 7 Criteria to determine the characteristics of the site environs	
Schedule 7 Criteria	Information
(a) existing and approved land use	<p>The Blackhall Place site is currently zoned 'Mixed Use' and is a brownfield site. The LAP describes the site as an area which is: 'Currently in use for surface car parking which is regarded as an uneconomic use of strategically located urban land.</p> <p>There are no apparent characteristics or elements of the development that are likely to cause significant effects on the environment.</p>
(b) relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and underground	<p>The closest waterbody, the River Brosna, is located ca. 53m east of the proposed Blackhall site. The river has a WFD status of "Poor" and is noted as being "At Risk". The use of best practice environmental management measures on site means that construction activities are not deemed to pose a risk to the river.</p> <p>The site overlies a locally important aquifer with a GW vulnerability classified as 'Moderate' to "High". There are no wells located within the site boundary. The hydrogeological setting at the site is described as moderate permeability subsoil overlain by well-drained soil.</p> <p>Best practice housekeeping and measures to prevent nuisances at the development sites will be outlined in the Construction Environmental Management Plan (CEMP) and the Environmental Operation Plan (EOP). The scale of natural resources used both in construction and operation is not such that it is likely to cause concern in terms of effects on the environment. There will be no significant loss of soil, land, water or biodiversity.</p> <p>Following the implementation of the above measures, impacts to soil, land and biodiversity are not anticipated as a result of the proposed development.</p>
(c) the absorption capacity of the natural environment, paying particular attention to the following areas:	
i. wetlands, riparian areas, river mouths	The proposed development is not located close to wetlands, coastal zones, mountains and forest areas, nature reserves or parks.
ii. coastal zones and the marine environment	The proposed development site is not hydrologically connected to the marine environment.
iii. mountain and forest areas	The proposed development site is not within or directly connected to any mountain or forest areas.
iv. nature reserves and parks	

	<p>The proposed development is not within or directly connected to any nature reserves or parks.</p>
<p>v. areas classified or protected under legislation, including. Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive</p>	<p>Given the distance of the site from the nearest receptors, this EIA screening report has concluded based on the AA Screening that the location, nature and scale of the proposed development site poses no significant impacts upon the 9 Natura 2000 sites identified. The proposed development is in close proximity to the River Brosna which outflows into Lough Ennell. As a result, this proposed project does not need to proceed to Stage II of the Appropriate Assessment Process, i.e., Natura Impact Statement (NIS).</p>
<p>vi. areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure</p>	<p>The site is not located within such an area.</p> <p>Historic maps of the proposed site, Geological Survey Ireland, EPA maps and OPW historic flood records were consulted for the preparation of this report. The historic use of the development site has been as medieval structures as part of the historic town, before installation (and subsequent demolition) of a residential development in the last two decades. There are no records of environmental incidents or failures to meet past environmental quality standards for the proposed development site.</p>
<p>vii. densely populated areas</p>	<p>The site is located adjacent to a populated urban area with a population density of 1,739 per km². The proposed development will be permanent although taking the scale and nature of the development into account, the impacts are considered to be moderate. The addition of this community focussed development will likely have a positive effect on the population of Mullingar and availability of amenities.</p>
<p>viii. landscapes and sites of historical, cultural or archaeological significance</p>	<p>The site has very high archaeological potential that likely dates to the medieval period and relates to a Dominican Friary. Archaeological test trenching if the site identified a number of linear features, pits, field boundaries and isolated deposits. Archaeological monitoring of SI pits did not reveal further features.</p> <p>A historic ditch is to be incorporated into the architectural design and drainage infrastructure will be designed so as not to negatively impact this historic feature.</p>

5.3 Characteristics of Potential Impacts

Table 5.3: Schedule 7 Criteria to determine the likely significant effects on the environment of the proposed development	
Schedule 7 Criteria	Information
(a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),	The site is located in the centre of Mullingar town. Mullingar is a populated urban area. The Blackhall site lies ca. 53m west of the River Brosna. With the application of best practice procedures, it is not envisioned that development will have significant impacts on the surrounding environment. Moderate impact from noise and nuisance emissions are expected for a short duration of the construction phase.
(b) nature of the impact	
i. Human Beings, Population and Human Health	During the construction phase, potential impacts identified to the local population included noise, dust and traffic. Given the management measures proposed, the systems and practices in place, and the population density within the surrounding environs, impacts to human health are anticipated to be moderate. The addition of this community focussed development will positively affect the population of Mullingar providing additional amenities and improved transport links.
ii. Water, Biodiversity, Flora and Fauna	<p>The release of suspended solids into a watercourse are unlikely to occur as a result of environmental best practice measures implemented on site.</p> <p>The site and immediate environs are not prone to flooding. It is not anticipated the development of the site will exacerbate the risk of flooding.</p> <p>As mentioned in Section 5.2, further ecological assessment is not required.</p>
iii. Land and Soil	<p>The unlikely deposition of hazardous material may lead to pollution of soil both on-site and at neighbouring sites. This risk is minimized by a rigorous waste acceptance procedure, highly trained members of staff and good housekeeping practices. It is recommended in the Tier-I Environmental Risk Assessment (ERA) that sampling in conjunction with a Tier-II ERA is carried out to identify and handle any potentially contaminated soil appropriately.</p> <p>The proposed project is not envisioned to have a significant effect on the land, soil environment during the construction and operational phases of the proposed development.</p>
iv. Air & Climate	The construction phase of the development has the potential to generate short-term fugitive dust emissions during ground

	<p>preparation and enabling works and from general site construction activities. These emissions will be controlled by best practice techniques and through the implementation of a construction phase air quality management and monitoring plan. This plan will be implemented throughout the duration of the construction phase to ensure that adjacent residential properties and sensitive receptors in proximity to the site will not be adversely impacted by a deterioration in air quality associated with development works.</p> <p>The operational phase of the development will see the operation of modern, well insulated thermally efficient buildings where energy efficiency will be achieved by implementing sustainable features into the building design.</p> <p>There is potential for minor degradation of the air quality in a localised area during certain parts of the construction process. Best practice procedures are set out in the site-specific construction management plan. It is considered that there will be no negative impact on climate that would be likely to have a significant effect on the environment which would warrant the preparation of a sub-threshold EIAR.</p> <p>During the construction phase there is the potential for minor impacts on nearby noise sensitive properties due to noise generated by construction site activities. The implementation of noise and vibration reduction measures throughout the construction phase will minimise potential impacts on local receptors and the receiving environment.</p> <p>With respect to the effects of noise and vibration during the construction and operational phases of the development, impacts are not likely to a level of significance which would warrant the completion of a sub threshold EIAR.</p>
<p>v. Material Assets, landscape and cultural heritage including architectural aspects</p>	<p>The development does not require any acquisition of privately owned lands, any loss of land / property used by the community or any demolition of property.</p> <p>The development will not give rise to a revaluation of or change in the development potential of adjoining lands / properties.</p> <p>Given the already developed nature of the site environs, the construction of the Project is not expected to have a significant effect on the visual amenity.</p> <p>It is not considered that any elements of the proposed development will cause any direct or visual impacts with respect to previously recorded and/or existing archaeological monuments or architectural heritage features. It is considered that the effects on Landscape are not likely to be of such a</p>

	significance that would warrant the completion of a sub threshold EIA.
vi. The interrelationship between the environmental topics	<p>Interaction between soil, ground and surface water receptors and by extension, sensitive aquatic and terrestrial habitats were considered.</p> <p>Best practice procedures are expected to reduce the residual impacts associated with such to slight/negligible.</p>
(c) transboundary nature of the impact	There are no construction phase or operational phase transboundary impacts. Any minor impacts will be contained in the immediate vicinity of the site. The subject lands are not located on any geographical or other boundary of relevance to assessment of likely significant effects on the environment.
(d) intensity and complexity of the impact	
i. Human Beings, Population and Human Health	The nature of the environmental impacts are not particularly complex or intense. The intensity and complexity of the construction phase is in keeping with modern construction projects. No significant negative impacts are likely. The operational phase of the development is moderate in scale and will be actively managed. No significant negative impacts are likely.
ii. Water, Biodiversity, Flora & Fauna	
iii. Land and Soil	
iv. Air & Climate	<p>A moderate impact to air quality and a net increase to baseline CO₂ levels are anticipated during the construction phase of the project.</p> <p>The operational phase of development will have a long-term, localised, neutral and imperceptible impact on air quality. The climate impact of the development during the operational phase is also predicted to be long-term, localised, neutral and imperceptible.</p>
v. Material Assets, landscape & cultural heritage including architectural aspects	<p>The development does not require any acquisition of privately owned lands, any loss of land / property used by the community or any demolition of property.</p> <p>The development will not give rise to a revaluation of or change in the development potential of adjoining lands / properties.</p> <p>Given the already developed nature of the site environs, the construction of the Project is not expected to have a significant effect on the visual amenity.</p> <p>It is not considered that any elements of the proposed development will cause any direct or visual impacts with respect to previously recorded and/or existing archaeological monuments or architectural heritage features. It is considered that the effects on Landscape are not likely to be of such a</p>

	significance that would warrant the completion of a sub threshold EIAR.
vi. The interrelationship between the environmental topics	<p>Interaction between soil, ground and surface water receptors and by extension, sensitive aquatic and terrestrial habitats were considered.</p> <p>Best practice procedures implemented are expected to reduce the residual impacts associated with such to slight/negligible.</p>
(e) Probability of the impact	
i. Human Beings, Population and Human Health	<p>Negative impacts associated with the construction stage are certain and temporary. It is likely that a minor impact of noise and pollution during the construction phase will occur; however, construction works in an urban environment are entirely normal and working hours will be limited generally to hours set by condition or as otherwise agreed. All works carried out will be performed in accordance with approved management plans. In summary, some level of construction impacts is highly probable, but these will be minimized by the CEMP included with the application which will be used and updated by the contractor to implement the aforementioned measures.</p> <p>Negative impacts associated with the operation stage are possible, but unlikely and long-term.</p>
ii. Water, Biodiversity, Flora & Fauna	<p>Impacts during construction stage are possible but unlikely.</p> <p>Impacts during operation stage are possible but unlikely.</p>
iii. Land and Soil	<p>Impacts during construction stage are likely, but temporary.</p> <p>Impacts during operation stage are possible, but unlikely.</p>
iv. Air & Climate	<p>Air quality and climate impacts during construction are certain and temporary.</p> <p>Impacts during operation are possible but unlikely</p>
v. Material Assets, landscape & cultural heritage including architectural aspects	<p>Negative impacts associated with the construction stage are certain and temporary.</p> <p>Negative impacts associated with the operation stage are unlikely.</p>

vi. The interrelationship between the environmental topics	None identified or likely.
(f) Expected onset, duration, frequency and reversibility of the impact	
i. Human Beings, Population and Human Health	Construction stage impact and nuisances will be temporary. Effects associated with the operational phase are anticipated to be long-term.
ii. Water, Biodiversity, Flora & Fauna	Construction stage impact and nuisances will be temporary. Operational phase impacts on Flora, Fauna, surface water, groundwater and biodiversity are anticipated to be negligible.
iii. Land and Soil	Construction stage impact and nuisances will be temporary. Operational phase impacts on Land and Soil are anticipated to be slight and long-term.
iv. Air & Climate	Construction stage impact and nuisances will be temporary. Impacts identified during the operational stage are considered negligible.
v. Material Assets, landscape & cultural heritage including architectural aspects	The potential impacts during the development will be associated with the construction stage which will be temporary in nature. No impacts identified by operational stage.
vi. interrelationship between the environmental topics	Interaction between soil, ground and surface water receptors and by extension, sensitive aquatic and terrestrial habitats are anticipated to be long-term but unlikely.
(g) cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment	The subject site is brownfield in nature, currently zoned for mixed use. The development in culmination with other existing, proposed and/or approved developments is not likely to cause significant effects on the environment. Note: It is important that developers communicate and coordinate with each other to ensure nuisances e.g. noise and traffic movements to the local area are maintained tolerable as far as reasonably possible.
(h) possibility of effectively reducing the impact	A Construction Environmental Management Plan (CEMP) (231188-ORS-XX-XX-RP-EN-13d-006) and an Environmental Operating Plan (EOP) will be submitted by the main contractor to the local authority for approval and will include the following features designed to ensure maximum protection for the environment: <ul style="list-style-type: none"> Any excavations and/or vegetation removal will be minimised during construction and/or maintenance works.

- Excavated material will not be stored immediately adjacent to watercourses.
- Disturbance to natural drainage features should be avoided during the construction and/or maintenance.
- Construction machinery should be restricted to public and or site roads. As a general rule, machinery should not be allowed to access, park or travel over areas outside the footprint of proposed development.
- Suitable prevention measures should be put in place at all times to prevent the release of sediment to drainage waters associated with construction areas and migration to adjacent watercourses to reduce erosion and silt-laden runoff, create, where possible, natural vegetation buffers and divert runoff from exposed areas, control the volume and velocity of runoff, and convey that runoff away from watercourses.
- Where necessary, drainage waters from construction areas should be managed through a series of treatment stages that may include swales, check dams and detention ponds along with other pollution control measures such as silt fences and silt mats.
- Where vegetation removal associated with treelines, hedgerows, individual mature trees, scrub or woodland is required, this shall only be undertaken outside the breeding bird season, between March and August inclusive.
- Where extensive areas of ground are to be exposed during route construction or maintenance dust suppression should be undertaken during periods of dry weather.
- All chemical substances required during construction and/or maintenance works will be stored in sealed containers and stored in bunded areas.
- Any refuelling or lubrication of machinery will not be undertaken within 50m of a watercourse.
- Spill kits will be required on site during construction and/or maintenance works.
- Ensure non-native, invasive species do not occur at construction/maintenance areas, or if occurring, are not spread as a result of works. The NRA Guidance on invasive species, outlined above will be adhered to as well as the preparation and implementation of a site-specific Invasive Species Management and Control Plan.
- Disseminate information on sensitive ecological receptors, such as sensitive habitats, breeding birds etc. occurring adjacent to or in the wider area. This information will aim to educate recreational users on the conservation status and sensitivities of such receptors to encourage responsible usage of the area.

6 Conclusion

This EIA Screening report has been produced in accordance with Annex III of the EIA Directive as transposed by **Schedule 7** and **Schedule 7A** of the *Planning and Development Regulations 2001-2024* (consolidated regulations). This screening exercise has been performed to determine whether an Environmental Impact Assessment is necessary for the proposed development located at Blackhall Place, Mullingar, County Westmeath.

This EIA Screening report is also to serve as an informational resource in addition to the relevant accompanying documentation mentioned previously, to be used by the planning authority as per **Article 103** of the *Planning and Development Regulations 2001-2024* (as amended) in the case where a sub-threshold development is not accompanied by an EIAR.

The proposed regional sports complex development located at Blackhall Place, Mullingar, County Westmeath does not trigger any thresholds for mandatory EIA/EIAR as set in EU Directive 2011/92/EU, as amended and transposed into Irish Law by the *Planning and Development Regulations 2001 – 2024* (as amended).

This EIA Screening Assessment has determined that the characteristics of the proposed development are considered not significant, detailed as follows:

- The scale and nature of the proposed development is confined to an area of ca. 1.8ha in size which is sub threshold in respect of Class 10(b)(iv) (Infrastructure – Urban Development) of the Planning and Development Regulations, 2001 (as amended).
- The characteristics and sensitivities of the receiving environment is low. There are no hydrological pathways or biodiversity connections to the 9 nearest Natura 2000 sites. No Natura Impact Assessment is required.
- Likewise, the proposed archaeological assessment will ensure historical features are protected.
- The best practice procedures that will be implemented as part of the construction phase in the form of CEMP and detailed in **Table 5.3**.
- The best practice procedures to be implemented at the site during the operational phase in accordance with EPA Best Practice Guidelines, listed in **Table 5.1**.

Given the scale and nature of the proposed development the overall risk posed to the environment is considered to be low with no significant impacts anticipated following the implementation of suitable management measures associated with best practice construction methodologies to be outlined in the CEMP (**231188-ORS-XX-XX-RP-EN-13d-006**).

The information provided in this EIA Screening Report can be used by the competent authority, Westmeath County Council, to assess whether an EIA is required for the proposed development as no significant effects are anticipated.

The overall conclusion for this screening exercise is that having considered the appropriate statutory criteria, Environmental Impact Assessment is not required for the proposed development.



7 Referenced documents

The following reports were referenced during this screening exercise:

Construction Environmental Management Report, ORS consultant, June 2025 (Blackhall Place)

Appropriate Assessment Screening Report, ORS consultant, July 25 (Blackhall Place)

Site-Specific Flood Risk Assessment, ORS consultant, June 2025 (Blackhall Place)

Archaeological Impact Assessment, TVAS, July 2025 (Blackhall Place)

Appendix A: Risk Assessment as per Air Quality Monitoring and Noise Control Unit's Good Practice Guide for Construction and Demolition

Risk Assessment A – Locality/Site Information

	Low	Medium	High
Expected duration of work			
Less than 6 months			
6 months to 12 months			
Over 12 months			x
Proximity of nearest sensitive receptors			
Greater than 50 metres from site			
Between 25m and 50m			
Less than 25 metres			x
Hospital or school within 100 metres			
Day time ambient noise levels			
High ambient noise levels (>65dB(A))			
Medium ambient noise levels (55-65dB(A))		x	
Low ambient noise levels (<55dB(A))			
Working Hours			
8am – 7pm Mon-Fri; 9am-2pm Sat	x		
Some extended evening or weekend work			
Some night-time working, including likelihood of concrete power floating at night			
SUBTOTAL A	1	1	2

Risk Assessment B – Works Information

	Low	Medium	High
Location of works			
Majority within existing building			
Majority External			x
External Demolition			
Limited to two weeks	x		
Between 2 weeks and 3 months			
Over three months			
Ground Works			
Basement level planned			
Non-percussive methods only			
Percussive methods for less than 3 months		x	
Percussive methods for more than 3 months			
Piling			
Limited to one week			
Bored Piling Only		x	
Impact or vibratory piling			
Vibration generating activities			
Limited to less than 1 week			
Between 1 week and 1 month		x	
Greater than 1 month			
SUBTOTAL B	1	3	1

Total Risk Assessment

	Low	Medium	High
Risk Assessment A	1	1	2
Risk Assessment B	1	3	1
Total	2	4	3

The site is assessed as a **moderate risk** overall.



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