



Suir Island Gardens

Environmental Impact Assessment Screening

Doherty Environmental Consultants Ltd

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Suir Island Gardens

EIA Screening

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1.0 INTRODUCTION

Tipperary County Council have commissioned Doherty Environmental Consultants (DEC) Ltd. to complete a Screening for Environmental Impact Assessment (EIA) for the proposed development of gardens at Suir Island, Clonmel, Co. Tipperary. The locations of the Suir Island gardens are shown on Figure 1.1 below.

The findings of this Screening for the proposed garden development project at Suir Island gardens are presented in this report.

2.0 LEGISLATIVE CONTEXT

EIA requirements derive from EU Directive 85/337/EEC (as amended by Directive 97/11/EC, Directive 2014/52/EU and S.I. 454 of 2011; S.I. 464 of 2011; S.I. 456 of 2011; S.I. No. 296 of 2018) on the assessment of the effects of certain public and private projects on the environment. The purpose of this EIA Screening Report is to determine whether this proposed development has the potential to result in likely significant effects to the environment.

The prescribed classes of development and thresholds or criteria that trigger the need for an EIA are set out in Schedule 5 of the Planning and Development Regulations, 2001, as amended. A review of the classes of development listed in Schedule 5, Part 1 was carried out to determine whether the project falls into any of the development classes that are listed in Part 1 and which require an EIA. The project does not fall into any of the classes described in Schedule 5, Part 1 of the Planning and Development Regulations, 2001, as amended.

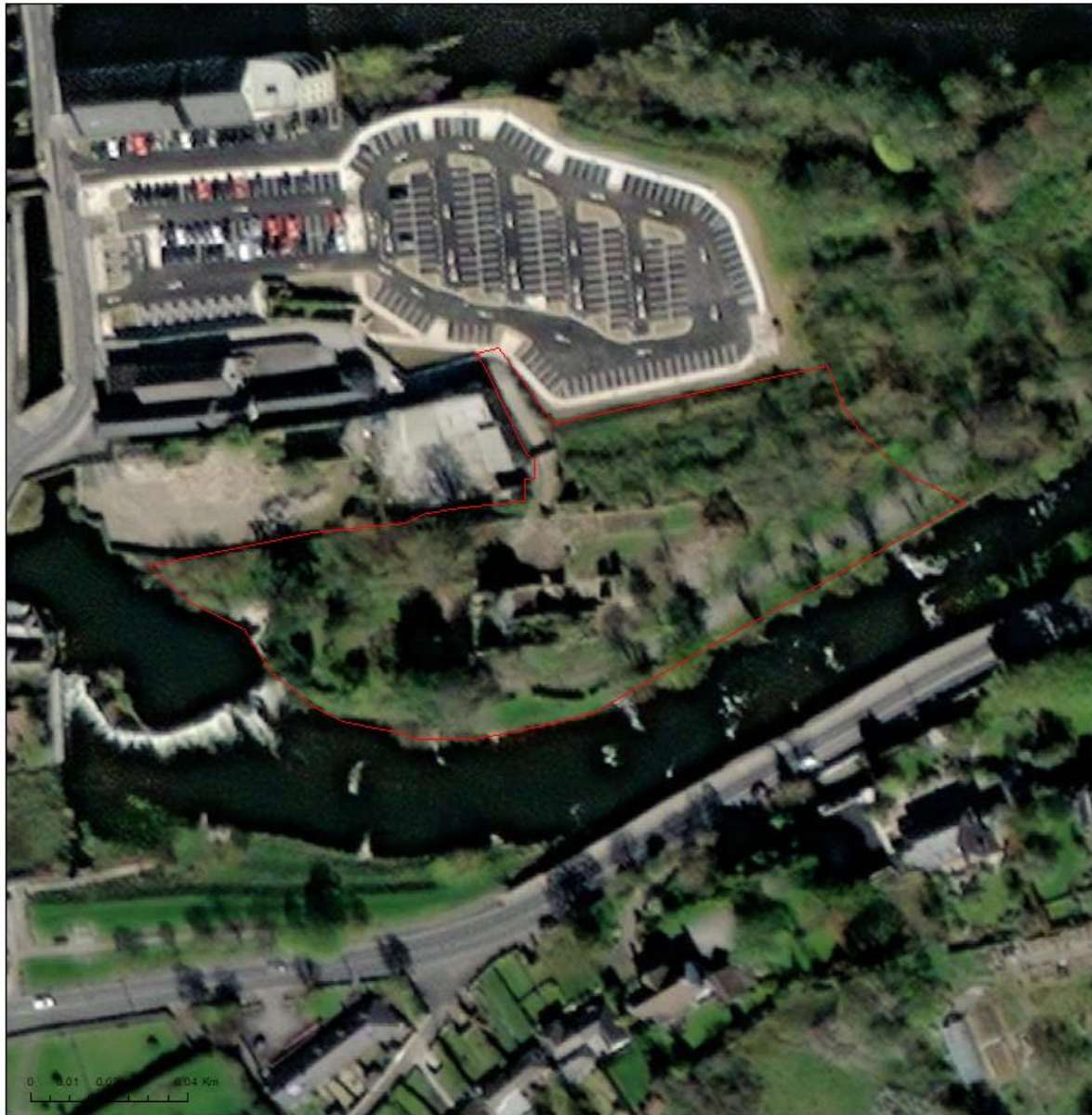
A review of the classes of development listed in Schedule 5, Part 2 was carried out to determine whether the project falls into any of the development classes that are listed in Part 2 and which require an EIA. The proposed urban realm project does not fall under any of the classes of development listed under Class 1 to 9 of Part 2. Particular attention was given to establish whether the project falls under any of the development types described under Class 10 Infrastructure projects or Class 11 Other Projects. Of the infrastructure project described under Class 10, the project is most closely linked to “urban development” land use. Urban Development is listed under Class 10(b)(iv) and is defined as follows “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”. Given that the urban

realm project is located within a built-up area that is not a business district and amounts to a total of 0.9 Ha in size it does not exceed the 10 Ha threshold set for urban development project in such areas and as such it does not fall under Class 10(b)(iv). Notwithstanding this and the fact that the project is well below the threshold set under Class 10(b)(iv) it is noted that the project is most closely linked to the land use “Urban Development”.

Given that the project will also comprise minor demolition works associated with the removal of an existing section of wall attention was also given to establishing whether or not the project falls under Part 2, Class 14 Works of Demolition. The demolition works associated with the project are minor in scale and comprise the removal of a small section of stone wall by hand. The works associated with the demolition activities will be small in scale and will be completed over a short timeframe and will not result in significant effects on the environment and as such the requirement for EIA is not triggered under Class 14 from Part 2 of Schedule 5 of the Regulations.

Given that the project does not fall under a class of development listed in Part 1 or Part 2 of Schedule 5 the need for a mandatory EIA has therefore not been triggered under the requirements of the Planning and Development Regulations, 2001, as amended.

In light of the above it is clear that the public realm works do not fall under any of the thresholds specified in the Regulations and is therefore a “sub-threshold” development project. More specifically the project is considered to represent a sub-threshold Urban Development project as defined under Class 10(b)(iv). The purposes of this screening report is to provide information to assist with a determination as to whether or not this sub-threshold Class 10(b)(iv) project falls under Part 2, Class 15 of Schedule 5. Class 15 requires EIA for any project listed in Part 2 that does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development (i.e. Class 10(b)(iv) Urban Development) but which would be likely to have a significant effect on the environment, having regard to the criteria set out in Schedule 7.



Suir Island Gardens

Figure 1.1

Site Location

 Site Boundary



Drawn By	PD
Date	02/05/2022
Data Source	Bing

According to European Commission Guidance (2017¹)

“Screening has to implement the Directive’s overall aim, i.e. to determine if a Project listed in Annex II is likely to have significant effects on the environment and, therefore, be made subject to a requirement for Development Consent and an assessment, with regards to its effects on the environment. At the same time, Screening should ensure that an EIA is carried out only for those Projects for which it is thought that a significant impact on the environment is possible, thereby ensuring a more efficient use of both public and private resources. Hence, Screening has to strike the right balance between the above two objectives.”

Recent guidelines from the Department of Housing, Planning and Local Government (2019)² in relation to EIA screening state:

“3.1. Screening is the initial stage in the EIA process and determines whether or not specified public or private developments are likely to have significant effects on the environment and, as such, require EIA to be carried out prior to a decision on a development consent application being made. A screening determination is a matter of professional judgement, based on objective information relating to the proposed project and its receiving environment. Environmental effects can, in principle, be either positive or negative.

3.2. Screening must consider the whole development. This includes likely significant effects arising from any demolition works which must be carried out in order to facilitate the proposed development. In the case of transboundary developments, screening must consider the likely significant effects arising from the whole project both sides of the boundary. A screening determination that EIA is not required must not undermine the objective of the Directive that

¹ **Environmental Impact Assessment of Projects Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU). European Commission 2017. Page 23.**

² **Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment**

no project likely to have significant effects on the environment, within the meaning of the Directive, should be exempt from assessment.”

The Environmental Protection Agency (EPA) Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (2017) also provide guidance with respect to the screening of projects for EIA. This guidance noted that “where a project is of a specified type but does not meet, or exceed, the applicable threshold then the likelihood of the project having significant effects on the environment needs to be considered.....This is done by reference to the criteria specified in Annex III of the amended Directive”.

Annex III of the EIA Directive (as amended)/Schedule 7 to the Planning and Development Regulations 2001, as amended, lists the criteria for determining whether a project should be subject to EIA.

Annex IIA of the EIA Directive (as amended)/Schedule 7A to the Planning and Development Regulations, 2001, as amended, set out the information to be provided for the purposes of EIA Screening. The information set out in Schedule 7A is grouped together under 3 main headings:

Annex IIA requirements	Relevant section of this screening report
A description of the project, including in particular – a description of the physical characteristics of the whole project and, where relevant, of demolition works, and a description of the location of the project, with particular regard to the environmental sensitivity of geographical areas likely to be affected	Section 3 of this Report describes the characteristics of the project and provides an assessment against the criteria contained in Schedule 7A under this category heading
A description of the aspects of the environment likely to be significantly affected by the project	Section 4 of this Report describes the aspects of the environment that may be affected by the project
A description of any likely significant effects, to the extent of the information available on such effects, of the project on the environment resulting from— (a) the	Section 5 of this Report describes the characteristics of the project and provides an

expected residues and emissions and the production of waste, where relevant, and (b) the use of natural resources, in particular soil, land, water and biodiversity	assessment against the criteria contained in Schedule 7A under this category heading.
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3.0 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

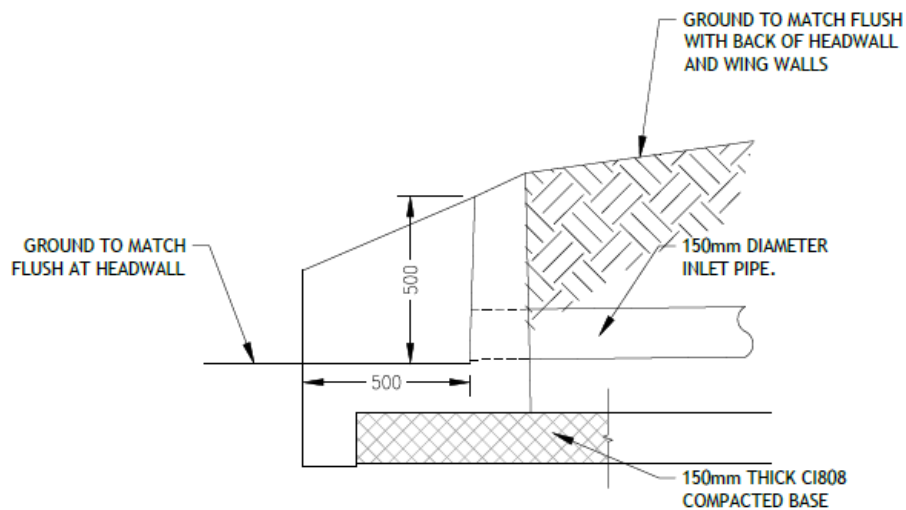
The project represents an urban realm enhancement project within the Suir Island gardens. The footprint of the project is approximately 0.9 Ha in size. The main elements of the project are detailed in landscape plan prepared for the project, which is provided under separate cover as drawing No Ti.02-DR-2001 Site Layout Plan. The elements of the project are shown in the Site Layout Plan and described in the accompanying Design Rationale – Landscape Architecture report (prepared by DFLA and provided under separate cover) and the Engineering Planning Report (prepared by Punch Consulting Engineers and provided under separate cover). Drawing No. Ti.02-DR-2001 Site Layout Plan is reproduced below for indicative purposes as Figure 3.1. The elements of the project as shown on the Site Layout Plan and described in the Design Rationale include:

The provision of a water mains connection: A 50mm diameter watermain is proposed to serve the proposed development based on the above calculated demand. The proposed watermain will connect to the existing (50mm) watermains north of the site. Proposed watermains are to be limited in depth to 0.6m maximum.

A new surface water sewer network shall be provided for the proposed development. All surface water run-off from hardstanding areas are designed to be collected by a gravity pipe network. Stormwater from the seating areas, main play and paved areas will be collected in filter drains, discharged via 3No headwalls into the River Suir to the south of the site.

A typical headwall detail is provided as Figure 2.2 below. The works associated with the proposed garden refurbishment are detailed in below.

Figure 2.2: Typical Headwall Section



PRECAST CONCRETE HEADWALL - SECTION

SCALE 1:20

Storm water attenuation is not proposed. Drainage depth is proposed to be limited to 600mm where possible, with a maximum depth of 1.1m proposed. A precast headwall will be provided to support the stormwater pipe opening at the river bank. Figure 2.2 provides a typical schematic design of the headwall to be used at surface water pipe outfall. The precast headwall will accommodate the 150mm pipe through the back of the headwall. Minimal disturbance to the river bank will be required during the installation of the headwall. Excavation works will be carried out using a mini-excavator. The surface turve shall be removed first and put aside while the remaining excavated material will be loaded directly into a mini dumper for disposal off site. Excavations will be carried out to the appropriate depth and 150mm of well compacted free draining granular fill shall be put in place. The headwall shall be lifted into place using the mini-excavator and the cast in lifting anchors. The headwall shall be backfilled in layers around it ensuring it is well compacted and the surface turve replaced immediately following installation, and bankside reinstatements completed. All works will be completed over 1 working day.

The installation of filter drains is proposed to facilitate the storm water drainage from the play area and hard standing areas. The works shall involve the excavation of a 300mm wide trench, with depths limited to 600mm where possible, with a maximum depth of 1.1m proposed. Works shall be completed by a mini excavator to ensure minimal disturbance. The surface turve shall be removed first and put aside while the remaining excavated material will be loaded directly into a mini dumper for disposal off site. The trench shall be lined with permeable geotextile membrane before an appropriate layer of granular bedding material is placed at the base of the trench, followed by the 150mm perforated pipe and followed by CL 505 drainage stone and topped with the original surface turve. These works shall be carried out in stages, with all open trenches completed and backfilled on one day.

The provision of a play area: The opportunities for play at Suir Island Gardens will be integrated into the entire scheme both naturally as well as by design. The proposals include the use of water in play such as water taps, dams and water mill to recognise the island's history. Water play is essential to creating a playful exploration of Suir Island Gardens which will engender an understanding of the site's heritage. A limited number of robust, easily maintainable play elements that emphasise the importance and playful quality of water is proposed. A number of small play elements spread across the entire site, using natural materials to create climbing, swinging and balancing play complementary to the natural materials on the site. The proposed location for destination play is positioned centrally from the river's edge with additional open space for children to be able to run freely and explore the gardens in a secure setting while being passively monitored. The main destination for the play area is located to the east of Suir Island House (Protected Structure) offset either side from the River Suir and the tailrace. Furthermore, a trail of natural play is proposed in the woodland area, with equipment integrated into grass / bark areas. Play equipment includes climbing structures, trails of timber logs and balancing equipment. Figure 20 of the DFLA Design Rationale – Landscape Architecture Report shows the proposed location of the play areas.

The provision of a picnic area: A-frame picnic tables will be provided to the north of the open lawn area to the west of Suir Island House (Protected Structure).

The provision of lawns: the location of the proposed open lawns is determined by the existing stone walls, Suir Island House (Protected Structure), proposed pedestrian routes around the island, views and flooding history. The landscape elements are arranged in such a way as to utilise as much of the space as possible. A soft meandering footpath is proposed to the north of the open lawn with a number of seating nodes, taking advantage of the south facing aspect. The soft meandering footpath meets the hard standing pedestrian route situated along the south of the site.

The provision of landscape planting: An emphasis has been placed on maximising tree retention across the site as well as encouraging and facilitating, where appropriate, the emergence of native vegetation. Emergent vegetation has colonised areas of previously bare ground as a result of active management of the garden area in the past. Native tree species associated with the emergent vegetation are proposed to be retained where possible and non-native species removed or retained in the short-term and then removed. In addition it is proposed to retain small areas of woodland habitat that has emerged on the site. Refer to the DFLA Design Rationale – Landscape Architecture Report and drawing *2300 Proposed Tree Retention and Removal Plan* provided under separate cover for details of trees to be retained and removed.

In terms of landscape planting a significant band of tree planting is proposed along the former headrace and will continue to the north side of the house at the entrance which will form a dense green canopy to the approach of the northern boundary. The management of the lawn areas, with carefully selected areas left unmown during summer months will create a series of sub-spaces that will have seasonal effect. The riverbank vegetation will be protected and managed to maximise biodiversity and prevent disturbance of vegetation and fauna.

A total of 40 new individual trees are proposed in order to compensate for the removal of 8 of the existing trees on site. They will also improve the species mix on site. The proposed tree species are selected for longevity, suitability to local soil conditions and microclimate and biodiversity (native species). Proposed tree sizes range from semi-mature (35-40cm girth) specimen trees to multi-stemmed tree planting.

The provision of works to make secure Suir Island House: Suir Island House (Protected Structure) is currently in ruin with decorative steel plate panels (with laser cut interpretive text and graphics) proposed to all ground floor openings.

The provision of an entrance gate at the northern boundary: A single hinged gate is proposed for the entrance gate. Further details of the entrance gate are provided under separate cover in drawing No Ti.02-DR-2401 *Entrance Gate Elevation*. Additionally, flood gates can be fitted when necessary to the existing entrance. The proposals for the entrance to the Gardens is to match the character of the existing stone walls seen throughout the gardens, creating the immediate threshold and distinction of the island.

The treatment and/or retention of boundaries to the garden: The landscape design includes for both new proposed boundaries and the retention of existing boundaries. Details of the boundary treatment

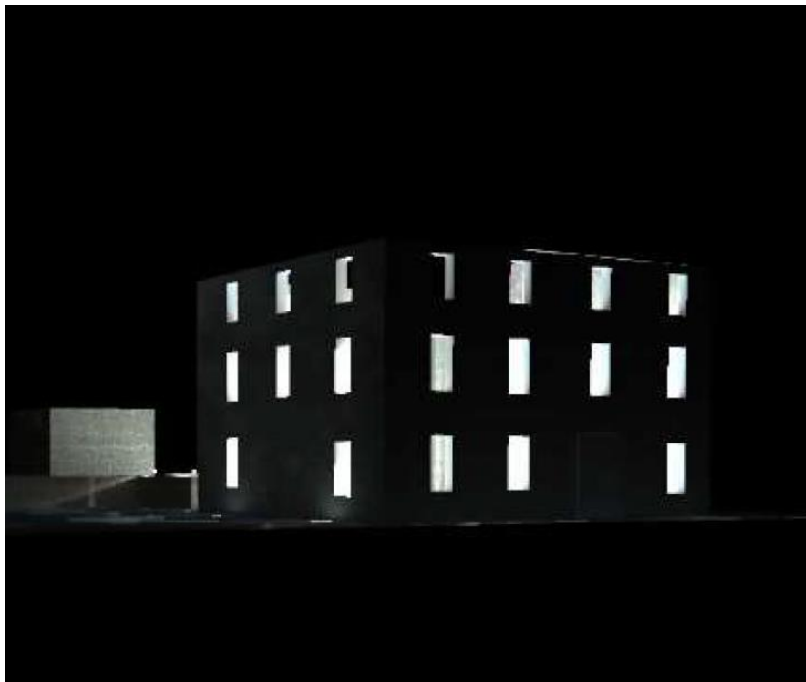
are provided in Drawing No. Ti.02-DR-2003 *Proposed Site Boundaries* (prepared by DFLA and provided under separate cover). The boundary treatment involves the retention of existing boundaries where possible and their modification to render them more appropriate to the proposed use. The northern boundary will be retained as existing with the exception of the entrance to the island which will have a notable change in appearance to match the character of the existing stone walls seen throughout the gardens, creating the immediate threshold and distinction of the island. The eastern boundary is proposed to be retained as existing, with management of vegetation as required. The southern boundary adjoining the River Suir is proposed to retain all existing trees where possible. The existing stone boundary wall directly south of Suir Island house (approximately 19m in length, in poor condition) shall be taken down by hand and rebuilt in a new location. The western boundary will be retained as the formal access and egress point to the River Suir, comprised of a concrete landing area, steps and boulders.

The provision of decorative lighting: The lighting will be provided as feature lighting in the form of wall mounted lighting within the ruin of Suir Island House (Protected Structure) and wall mounted lighting on existing external walls. The location of the proposed wall mounted lighting fixtures is provided under separate cover as part of the lighting design by Fallon Design M & E Engineering and Drawing No 2081-SS50-01. The decorative lighting of Suir Island House (Protected Structure) will aim to achieve the results seen in Plate 3.1 and 3.2 below. The proposed lighting design has been prepared in line with the following design principles:

Plate 3-1: View of lighting objectives for southern elevation of Suir Island House with lighting



Plate 3-2: View of lighting objectives for south-eastern elevation of Suir Island House with lighting



To provide adequate illumination to highlight the entrance at dusk and dawn, the park will be closed to the public at night.

Minimise lighting pollution on surrounding areas and neighbours

Reduce glare on pedestrians and other users of the access areas

Use of efficient artificial lighting to reduce energy consumption

The selection of light fittings and their locations will be designed and selected to minimize the impact on the local ecology and wildlife.

The provision of hard landscape materials and finishes: Paving materials where practical are proposed to be constructed in a way which is sensitively integrated with lawn and soft landscape, in order to minimise the impact of hard landscape surfaces. Primary pedestrian circulation is proposed as a durable, limited range of neutral materials with robust construction. Secondary pedestrian routes are proposed to be of ‘flexible’ construction and in some cases a mix of paving and lawn.

The provision of pathways within the garden area: Paths within the garden will comprise both hard surface paved paths and soft paths. The hard surface paved paths will be located to the south and southeast of Suir Island House (Protected Structure). The paved path will be largely bounded to the south by existing natural stone walls that will be retained. The paved paths shall overlay areas of previous hard surface within the garden area. The soft paths will meander along an existing informal path that runs parallel to the river in the western area of the garden. This path is set back from the river bank by approximately 5m. Soft paths will also meander through the woodland to the north of the garden area.

The provision of signage: Interpretative signage will be provided throughout the site.

Figure 3.1: View of locations of project elements as per Drawing No.Ti.02-DR-2001 (DFLA)



3.1 ASSESSMENT OF THE CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

An assessment of the potential characteristics of the Proposed Development as described above against the criteria outlined in Schedule 7 of the Planning and Development Regulations 2001 to 2018 are outlined in Table 3.1 below and conclusion and rationale is provided to determine whether these characteristics have the potential to result in likely significant effects to the environment.

Table 3.1: Characteristics of the Proposed Development

Screening Question	Response
<p>1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:</p>	
<p>(a) the size and design of the whole project</p>	<p>The project is less than 0.9 Ha in size. All garden development works will be restricted to the footprint of the project site and are expected to be completed over a short-term duration.</p> <p>The project site was formerly used for industrial purposes with mills, factories, warehouses and other structures occupying a significant portion of Suir Island. The footprint of the project is representative of an historical brown field site (i.e. previously developed land currently not in use). The River Suir forms the southern boundary of the project site.</p> <p>The scale of the project is considered to be small in that it comprises the provision of landscaping and the restoration of a garden area at Suir Island.</p> <p>A total of 8 existing trees will be removed from the project site and these will be replaced by 40 new individual trees.</p> <p>The main elements of the garden works in terms of scale are the provision of hard paved walking paths and stormwater drainage pipes.</p> <p>The works required for these elements will be small in scale. The hard paved walkway will comprise a decorative paved finish. The paving will be completed by hand by site operatives and works associated</p>

Screening Question	Response
<p>1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:</p>	<p>with the paving will not present a risk of pollution. The stormwater pipework will comprise small 150mm diameter pipe. Excavations will be required for the installation of pipes. These excavations will be made perpendicular to proposed path surfaces and parallel to the path surfaces. The pipes will drain clean surface water runoff from the path to the River Suir. The pipe outfalls will be positioned at the River Suir bankside. The works associated with the installation of the pipes at the bankside will be minor in scale and will not have the potential to result negative impacts to the water quality of the river. The surface turve removed to accommodate the pipes parallel to the proposed paths and at the outfall will be re-laid subsequent to the installation of the drainage pipe.</p> <p>Interior lights will be fitted to the existing walls of Suir Island House (Protected Structure) and exterior lights placed on other walls within the garden space. The lighting design will follow the specifications detailed in the lighting report prepared for the project and will ensure that light pollution in the surrounding area is minimised. The lighting will be designed to avoid any changes to baseline lux levels occurring along the River Suir to the south of the project site.</p> <p>Other elements of the project are listed in Section 3.0 above and these are considered to be small in scale and will not represent a risk of negative impacts to the environment.</p> <p>The project will provide upgrades for landscaping that will enhance the amenity of the Suir Island gardens. Once completed the land cover within the project footprint will be comprised of a similar nature to the existing land cover along the right-hand bankside of the River Suir to the south of the project site.</p> <p>Suir Island car park which is directly adjacent to the proposed Suir Island gardens will be used to cater for car parking required for access to the gardens. The existing car park has the facility for approximately 260 spaces. This car park is significantly underused at present, (and has been since it opened in 2019) with consistent vacancy rates of 60 – 70%. The construction of this car park was in part due to the intention of Tipperary County Council to develop Suir Island as the “green heart” of Clonmel, with the development of Suir Island Gardens the first step in this regard. The expected pedestrian activity</p>

Screening Question	Response
<p>1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:</p>	
	<p>on Suir Island is to be welcomed and will enhance its offering. The passive surveillance offered by this increased footfall will also reduce antisocial behaviour, both on the island and on the car park, which both suffer various elements of same due to under-use. Expected user numbers to be in the range of 20,000 – 35,000 per annum when compared with amenities of a similar size and nature.</p>
<p>(b) cumulation with other existing and/or approved projects;</p>	<p>The project works involve localised public realm works that will be completed over a short-term duration that will not have the potential to interact with other projects or land uses in the surrounding area. Given the localised and short-term nature of the elements of work required for the delivery of the public realm enhancement there will be no potential for these works to combine with other land uses in the vicinity of the Suir Island gardens to result in cumulative negative impacts to the environment.</p>
<p>(c) the nature of any associated demolition works</p>	<p>Demolition works will comprise the removal of a small section of stone wall by hand. These demolition works are representative of minor works that will be completed over a short-term duration and will not result in significant effects to the environment.</p>
<p>(d) the use of natural resources, in particular land, soil, water and biodiversity;</p>	<p>Public realm works related activities will be restricted to the footprint of the project site. Minor amounts of soil will be required for landscaping elements associated with the project. Only inert soil, that is guaranteed to be free of contaminants, will be used for landscaping.</p> <p>Any water required for the construction phase and operation phase of the project will be supplied by the existing mains water supply. Irish Water has confirmed that there is adequate water to meet the future needs of the project.</p> <p>Natural resources in the form of hydrocarbons will be required for energy and electricity during the construction phase and operation phase of the project. Other building raw materials will be required during the construction phase. However the natural resources required will be small in scale and are typical of those required for public realm</p>

Screening Question	Response
<p>1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:</p>	
	<p>improvement project and their provision will not have the potential to result in significant negative effects.</p>
<p>(e) the production of waste;</p>	<p>Solid inert waste in the form of soil and stone will be produced during construction. Any wastes from the construction process will either be reused within the scheme, or recycled/disposed of at an authorised waste facility. During the construction phase the waste management hierarchy will be implemented onsite, which prioritises the prevention and minimisation of waste generation.</p>
<p>(f) pollution and nuisances;</p>	<p>With regard to the River Suir the main element of the works in the vicinity of the river is the provision of small headwalls to accommodate the openings of 150mm stormwater drainage pipes that will convey clean surface water from the garden area to the river. The installation of these small headwalls will not require instream works. A minor area of bankside will be excavated and the precast headwalls will be installed at the bankside in line with the approach described in Section 3.0 above. The banks will then be reinstated around the headwalls. The works required for the installation of headwalls will be brief (i.e. completed over 1 working day) and their installation will not pose a pollution risk to the water quality of the River Suir.</p> <p>Prior to commencing the works associated with the installation of the stormwater drains the contractor will be required to prepare a method statement. The method statement will be reviewed by a Tipperary County Council representative appointed to oversee these works. The contractor will be required to liaise with Inland Fisheries Ireland (IFI) and National Parks and Wildlife Service (NPWS) and to ensure that the IFI and NPWS are satisfied with the approach to the works prior to their commencement. The works at the river bankside associated with the stormwater pipes and headwall installation will be overseen by Tipperary County Council representative who will be responsible for ensuring that all works are implemented as per the approach agreed to in the method statement.</p> <p>Only minor quantities of fuels and other aqueous construction solutions will be held on site and these will be contained in banded</p>

Screening Question	Response
<p>1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:</p>	<p>and secured containers held within a mobile COSHH (Control of Substances Hazardous to Health) store on site.</p> <p>The above measures will form part of the method statement of works associated with the public realm works. The completion of works in line with IFI guidelines and the requirement to liaise with and satisfy all IFI and NPWS requirements with regard to these works prior to their commencement will ensure that a robust approach to the works is implemented such that they do not pose a risk to water quality, fisheries and aquatic fauna supported by the River Suir.</p> <p>The public realm works will not have the potential to result in nuisance to surrounding receptors as a result of noise, vibrations and dust generated during works. Machinery to be used on site during works will be restricted to excavators and hand held machinery. The majority of the works associated with the completion of the project elements will be done by hand.</p> <p>Outdoor lighting to be fitted to selected walls and to the interior walls of the ruined Suir Island House (Protected Structure). The lighting will be designed to avoid light pollution and will not result in changes to baseline lux levels at sensitive locations such as along the River Suir to the south or within woodland habitats to the east of the project site.</p> <p>In light of the above and the implementation of these measures it is predicted that the nuisance impact of noise, vibration and air generated during the construction phase will be of a short-term, imperceptible, negative nature.</p>
<p>(g) the 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>The public realm works will operate to standard HSA operating procedures and guidelines. The risk of a major accident or disaster occurring is considered to be negligible. Provided that all measures outlined in this report for the project are implemented and that all associated building and environmental regulations are adhered to it is noted that the project will not have the potential to result in a major accident or disaster.</p>

Screening Question	Response
<p>1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:</p>	
	<p>With reference to Office of Public Works (OPW) Guidelines the public realm works shall occur within Flood Zone A, where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 on 100 for river flooding or 0.5% or 1 in 100 for coastal flooding). It is intended that the works shall be carried out during the summer months when the risk of flooding is at its lowest. Tipperary County Council operate a River Suir Flood Forecasting System which actively and continuously monitors the river level, current rainfall and predicted rainfall and subsequently predicts river levels 48 hours in advance. Communications on predicted flood events will form part of the ER's bi-weekly meetings with the contractor and the risk will form part of the contractors Construction Health & Safety Plan.</p>
<p>(h) the risks to human health (for example due to water contamination or air pollution).</p>	<p>This project will require only minimal quantities of potentially polluting substances during the construction phase. These substances will be largely comprised of typical construction materials such as hydrocarbons, cements, lubricants etc. Such materials will be held in securely banded containers in a mobile COSHH (Control of Substances Hazardous to Health) store on site. In addition the quantities of these materials on site will be restricted to that required for ongoing site operations.</p>

Conclusion: No significant effects likely to arise associated with the characteristics of the proposed development.

4.0 LOCATION OF THE PROPOSED DEVELOPMENT

4.1 INTRODUCTION

The location of the proposed development is described in accordance to the aspects of the environment likely to be significantly affected by a proposed development as outlined in Schedule 6 of the Planning and Development Regulations, 2001 to 2018. These aspects of the environment are:

- Population & Human Health
- Biodiversity
- Soil & Geology
- Water
- Air/climatic factors
- Landscape
- Cultural heritage, including the architectural and archaeological heritage and cultural heritage
- Material assets
- The inter-relationship between the above factors.

A summary of each of the above topics as they relate to the location of the proposed development is provided in the following sub-sections.

4.1.1 *Population & Human Health*

Human health impacts will be primarily considered through an assessment of the environmental pathways by which health can be affected such as air, noise, water or soil.

4.1.2 *Land*

The land cover within the site is representative of brownfield site that has become recolonised by vegetation as a result of a lack of active management at the project site in the recent past.

4.1.3 Biodiversity

The dominant habitat occurring within the project site is recolonising bare ground. The site has been recently cleared to facilitate conservation works. Woodland habitat has generated within the project site along the defunct millrace to the west and east of Suir Island House (Protected Structure). Much of this woodland habitat will be retained at the project site as part of the overall landscape design. The River Suir forms the southern boundary of the project site. This section of the River Suir is designated as part of the Lower River Suir SAC. A section of the SAC overlaps the project site to the west where the defunct millrace is located. No qualifying habitat or qualifying species are supported by the lands within the footprint of the project site occurring within the SAC boundary. In addition no qualifying habitats or habitats relied upon by qualifying species of the SAC occur within the overall project site.

Otters are known to use the section of the River Suir to the south of the project site. No evidence of otter holts, couches or field signs were identified along the stretch of the river forming the southern boundary to the project site. Otters activity has been recorded to the east of the project site at the eastern limit of Suir Island, approximately 280m to the east of the project site.

The millrace habitats within the project site are subject to prolonged periods of dry conditions and do not support population of white-clawed crayfish, which is a qualifying species of the SAC.

The woodland habitat of Suir Island provides ideal foraging conditions for bat species. The more mature woodland to the east of the island, outside the project footprint is relied upon as a foraging habitat by Soprano pipistrelle and Common pipistrelle. Other bat species such as Myotis species, Leisler's bat and brown long-eared bat foraging within the woodland at lower levels.

Bats surveys have been completed at Suir Island. These surveys have been completed on the 19th May, 2021; 10th June 2021; 2nd July 2022 and 28th July 2022. The surveys involved roost surveys at Suir Island House and the tower structure to the north. The surveys were completed using a hand held Echo-Metre Pro bat detector and high powered LED head torch. The surveys were completed at these structures to identify the emergence of bats from these structures and to established whether or not these structures function as roosts for bats. The surveys commenced at minimum 15 minutes before sunset and continued for circa 1 hour after sunset.

No bats were found to roost within the remaining walls of Suir Island House during these surveys.

Bat activity was high throughout the surveys, being dominated by Soprano pipistrelle bats. Activity levels were particularly high to the east of the house within the existing woodland areas on the island and along the wooded riparian fringe of the island.

The woodland habitat provides habitat for a range of bird species.

4.1.4 Soils & Geology

4.1.4.1 Land & Subsoils

The bedrock is characterised by dark muddy limestone & shale of the Ballysteen formation. The quaternary sediments underlying the project site are classified as alluvium.

The project site is located within the Clonmel groundwater catchment which is classified as a regionally important karstified aquifer.

4.1.4.2 Geological Heritage Sites and Protected Habitats

There are no recorded geological heritage sites in the close proximity to the study area.

4.1.4.3 Historic Landfills and Illegal Dumping

A review of EPA data on waste licence and unlicensed sites has confirmed that there are no known historic landfills or illegal landfills in the area of the study area.

4.1.4.4 Quarrying

There are no quarries within 5km of the study area.

4.1.5 Water

4.1.5.1 Surface Water

The project site is located within the lower River Suir catchment.

The study area is located within Hydrometric Area 16 (HA 09).

The Water Framework Directive risk status of the River Suir at the project site has been classified as being “*not at risk*”. The most recent water quality assessment of the river in the vicinity of the project site was completed in 2020 upstream and downstream from Suir Island at Marlfield and at Twomilebridge. A Q-value of 4 indicative of Good water quality was assigned during the water quality assessment at both of these locations.

4.1.5.1.1 Flooding

The Catchment Flood Risk Assessment and Management (CFRAM) study maps available from the OPW as part of the OPW 2016 Suir CFRAM Study – Clonmel Scheme Fluvial Flood Extent Map shows that the project site does lie within a flood zone. Suir Island and the lower sections of the project site to the south of the ruin of Suir Island House (Protected Structure) are subject to regular flooding.

4.1.6 Air & Climatic Factors

4.1.6.1 Air

The latest annual report on Air Quality in Ireland 2014 (EPA 2014) states that overall air quality in the country is good. Measured values of sulphur dioxide (SO₂), nitrogen dioxide (NO₂), carbon monoxide (CO), Ozone (O₃), particulate matter (PM₁₀ and PM_{2.5}), heavy metals, benzene and polycyclic aromatic hydrocarbons (PAH) were all below limit and target values set out in the CAFE Directive and 4th Daughter Directive. However, when some of these parameters are compared to the tighter WHO Air Quality Guideline values, it highlights some potential issues. Ireland is above these guideline values with respect to PM₁₀, PM_{2.5}, ozone and PAH.

The primary sources of pollutants are traffic (source of nitrogen dioxide and particulate matter), and domestic solid fuel use (particulate matter). The project site is located within Air Zone C – other cities and large towns and the current air quality in this region has been classified as “Good” by the EPA (<http://www.epa.ie/air/quality/>).

4.1.6.2 Climate

Ireland has signed up to several Climate agreements including the “2030 Climate and Energy Policy Framework” which aims to reduce GHG emissions by 40% compared with 1990 levels by 2030. 2013 and 2014 saw a decreasing trend in Ireland’s GHG emissions, this can be attributed to a decrease in economic activity. The agriculture and transport sectors make up the majority of non-ETS emissions making up 72.4% of emissions in 2014. Energy production using fossil fuels is continually decreasing in recent years with renewable energy production increasing. Renewable energy production increased by 6.6% on 2012 levels in 2013 and by 12.6% based on 2013 levels in 2014. This increasing trend continued into 2015 with a 4% increase in renewable energy production based on 2014 levels. However in 2016 renewables accounted for 25.5% of electricity generated in 2016 (down from 27.3% in 2015).

Between 2014 and 2016, national total emissions have increased by 7.4% or 4.23 Mt CO₂eq. In the same period, emissions in the ETS sector have increased by 11.2% or 1.78 Mt CO₂eq and in the non-ETS sector by 5.9% or 2.45 Mt CO₂eq.

This change in trend is a result of increasing economic growth and employment. While Ireland has been in compliance with its EU 2020 target up to 2015 however 2016 figures indicate that Ireland exceeded its 2016 annual limit set under the EU’s Effort Sharing Decision (ESD), 406/2009/EC3 by 0.3 Mt CO₂eq.

4.1.7 Landscape & Visual

The proposed project site is located within an urban setting or townscape. A townscape is defined in Guidelines for Landscape and Visual Impact Assessment’ (2013) as:

“Townscape’ refers to areas where the built environment is dominant. Villages, towns and cities often make important contributions as elements in wider-open landscapes but townscape means the landscape within the built-up area, including the buildings, the relationships between them, the different types of urban spaces, including green spaces, and the relationship between buildings and open spaces. There are important relationships with historic dimensions of landscape and townscape, since evidence of the way the villages, towns and cities change and develop over time contributes to their current form and character.”

The value and sensitivity of the townscape occurring within the project area is considered to be high.

4.1.8 Cultural Heritage

An examination of the cultural heritage of Suir Island and the proposed gardens project has been completed by Courtney Deery, archaeology and cultural heritage consultants. This examination has identified the known cultural heritage receptors at the island and the potential impacts of the proposed works to cultural heritage and archaeology.

Much of the Suir Island Gardens project site is located within an Archaeological Zone of Notification. Only the very southern section of the site adjacent to the River Suir is located outside this zone.

A weir located on Suir Island within the project site is listed as National Site and Monument (record no. TS083-019016.)

The ruins of Suir Island House (Protected Structure), its associated mill buildings, mill races and boundary walls are an integral part of the historic character of the Island. Suir Island House is a protected structure (RPS Ref: 289) and is categorised in the NIAH as being of architectural and historic interest having significant associations with the extensive milling industry on Suir Island. The house and mill buildings have been comprehensively recorded (Blackwood Associates et al, Hammond, F. 2009), stabilised and conserved and will be retained as a significant component within the proposed garden refurbishment. The retention of these structures within in an enhanced riverside garden setting will have a positive impact on the historic environment (see cultural heritage impacts below) of Suir Island.

It is proposed to insert decorative steel plate panels (laser cut with interpretive text and graphics) into all ground floor openings of Suir Island House for health and safety, and protection purposes. Once sensitively carried out, the insertion of the grills will not impact the architectural merit of the ruin as they will be distinguishable as a modern intervention and will not detract from the historic character or legibility of the structure.

A 19m section of the southern riverside boundary wall that is in disrepair will be repaired and replaced. Once sensitively carried out, the repair works to the boundary will have a positive contribution to the overall setting of the former Suir Island House. The dismantling of this

section of wall (by hand) may reveal earlier retaining walls or revetments associated with the wall's construction or perhaps evidence of reclamation measures.

Courtney Deery found that the Suir Island Garden refurbishment proposal is an innovative opportunity to positively impact the island's heritage by retaining all the upstanding industrial heritage elements on the site, to provide interpretation signage and access. It will provide people with a sense of place and connection to their historic environment. It will complement the existing water sports amenity in the river and the park to the south of the river in Denis Burke Park.

It is noted by Courtney Deery that earthmoving and below groundworks will be associated with the Suir Island Gardens public realm proposals. Given the nature and extent of the works proposed archaeological testing is not recommended. It is however recommended that licenced archaeological monitoring of all earthmoving works is carried out, with the provision in the programme for the archaeological recording and excavation of any features that are identified. Monitoring will ensure the full recognition of and the proper excavation and recording of all archaeological soils, features, finds and deposits that may be disturbed below the ground surface. Monitoring should occur as follows; however, the project archaeologist will provide further details of this during construction:

Any clearance and grubbing out of the overgrown areas across the site should retain any features associated with machinery or fragments of the mills, such as architectural fragments, metal, gates and millstones that might be uncovered. Such items will be reviewed and recorded by the project's archaeologist and, if appropriate, preserved and stored until they can be displayed safely and securely placed in historically relevant locations on the island as part of the presentation of the industrial past.

All ground excavation and deep intervention works will be monitored. Such works may include excavating foundation pits for lighting, tree pits, and trenches for services and utilities. Features could lie immediately beneath the scraw or topsoil levels. Retention of any in-situ 18th/19th-century industrial heritage that might be uncovered/exposed on the site is recommended. If retention is not possible full archaeological excavation will be carried out.

Toolbox talks between the construction team and the project archaeologist before work commences will ensure that the potential sensitivity of the site is understood.

Should archaeological/industrial heritage features be exposed, no further construction can take place in that area until the archaeologist resolves the archaeological issues.

The recording of the removal of 19m of the riverside boundary wall will be carried out to establish if there were any earlier revetments at that location.

Any new information gleaned from the results of the monitoring will be included in the signage if appropriate.

As part of the Clonmel flood relief works extensive works were carried out within the river Suir which was subject to underwater archaeological assessment and subsequent monitoring. Nothing of archaeological significance was identified. An underwater archaeological assessment is therefore not considered necessary as there will be no in-stream works proposed

Furthermore Courtney Deery recommend that in accordance with best conservation practice, it is recommended that a detailed specification of works is devised by a suitably qualified conservation specialist for:

The design and the method of insertion of the decorative steel plates into the ground floor openings of Suir Island House.

The repair and replacement of the southern riverside wall, using traditional materials and techniques.

This work should be carried out under the direction and supervision of the conservation specialist to ensure it is carried out in a sensitive and appropriate manner.

Any works proposed to the upstanding masonry structures within the proposed garden development area (including the cleaning, removal of vegetation, repair works etc.) should also be carried out under the direction and supervision of a suitably qualified conservation specialist.

All archaeological investigations, monitoring or excavation must be carried out under licence to the National Monuments Section of the DHLGH. Any recommendations made in this report are subject to approval from the National Monuments Section of the DHLGH and the local planning authority who may make additional recommendations.

4.1.9 *Material Assets*

A review of all utility constraints within the surrounding area has been completed. This review identified the following utilities in the wider area surrounding the project site:

- ESBI & ESB – Power Supply
- Gas Networks Ireland (GNI) - Gas Supply
- Telecommunications
- Irish Water - Storm Water & Foul Wastewater
- Irish Water – Water Supply and Sewerage

Other material assets within and adjacent to the project site are dominated by assets utilised for retail, hospitality and services industry. Residential properties also occur within and adjacent to the project site.

4.1.10 *Inter-relationship of Parameters & Environmental Sensitivity*

The proposed development at the project site will provide continuity of existing land use within the project site. The key sensitivities occurring at the project site are the existing townscape, the cultural heritage and the material assets. The aim of the project is to enhance the townscape of Clonmel and restore the project site to its original setting as a garden area and upon completion of the garden works it is predicted that the overall landscape of Suir Island will be enhanced.

4.2 ASSESSMENT OF THE LOCATION OF THE PROPOSED DEVELOPMENT

Table 4.1 below provides information on the location of the proposed development with respect to the assessment criteria provided in Schedule 7 of the Planning and Development Regulations 2001 to 2018.

Table 4.1: Location of the Proposed Development

Screening Criteria <i>The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:</i>	Response
(a) the existing and approved land use;	The project will result in a change in land use within the project site. The project is representative of the restoration of a previous private garden area associated with Suir Island House (Protected Structure) into a public garden area.
(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	The project site is currently representative of a brownfield site and is not sensitive in terms of natural resources. The proposed development will not have a significant effect on the relative abundance, availability, quality and regenerative capacity of natural resources.
(c) the 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;	The potential for the proposed development to significantly effect the absorption capacity of the environment, with respect to the parameters listed in Column 1 opposite are outlined below. (i) Public realm works will be undertaken adjacent to the northern bankside of the River Suir. All works with the exception of stormwater pipes and headwalls will be set back from the river bankside by approximately 5m. These works will be undertaken in line with the approach set out in Table 3.0 above. The works are small in scale and brief in duration and will not in themselves present a risk of pollution to the River Suir or disturbance to sensitive habitats and species supported by the river. It is further noted that the works will not require instream works and all works will be undertaken in dry

<p>Screening Criteria</p> <p><i>The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:</i></p>	<p>Response</p>
<p>(iii) mountain and forest areas;</p> <p>(iv) nature reserves and parks;</p> <p>(v) areas classified or protected under national legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;</p>	<p>conditions using only dry materials. The works will be undertaken subsequent to consultations with Inland Fisheries Ireland (IFI) and the National Parks & Wildlife Service (NPWS) and will implement all necessary IFI requirements to ensure that they proceed on a low-risk basis. Tipperary County Council will ensure that the works do not result in likely significant effects to the lower River Suir.</p> <p>(ii) not applicable, the project is located at a remote distance from coastal zones and the marine environment.</p> <p>in the immediate vicinity of a coastal zone.</p> <p>(iii) not applicable, the project is located at a remote distance from mountainous and forested areas.</p> <p>(iv) not applicable, the project is located at a remote distance from any nature reserves and parks.</p> <p>(v) The Screening Report for Appropriate Assessment that accompanies the proposed development application has assessed the likely significant effects of the proposal on the conservation objectives of European Sites in the wider area surrounding the project and has concluded in a finding of no likely significant effects.</p>
<p>(vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;</p>	<p>(vi) Surface water quality within the wider area has been assessed by the EPA to be of good status and the lower River Suir at Clonmel is currently identified as being not at risk of achieving good status.</p> <p>Environmental Quality Standards for Noise and Air have been reviewed as part of this EIA Screening and no existing exceedances in these standards have been reported.</p> <p>The design of the project, the nature of the works associated with the public realm enhancement and the best practice measures that will be required to be implemented during the works will ensure that the</p>

Screening Criteria	Response
<p><i>The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:</i></p>	
	<p>project does not perturb the long-term quality of the environment in the wider area surrounding the project site.</p>
(vii) densely populated areas;	<p>The area surrounding the project site consisting of of a residential urban area to the south and Clonmel Town centre to the north does support a dense residential population in the immediate vicinity.</p>
(viii) landscapes and sites of historical, cultural or archaeological significance	<p>The project site is representative of a high value amenity landscape within the townscape of Clonmel. It is predicted that, upon completion of the project, the project will enhance the value of Clonmel townscape and the landscape amenity of Suir Island.</p> <p>The Suir Island gardens site is of cultural and archaeological significance, as outlined in Section 4.1.8 above. The proposed project has been found to have the potential to result in positive impacts for cultural heritage and no significant negative impacts to cultural heritage and archaeology have been identified (see Section 4.1.8 above). Measures have been outlined in Section 4.1.8 above to ensure that all works are completed in line with best practice and legislative requirements pertaining to the protection of cultural heritage and archaeology.</p>

Conclusion: No significant effects likely to arise associated with the location of the proposed development.

5.0 CHARACTERISTICS OF POTENTIAL IMPACTS

Having considered the above environmental factors the aim of this section is to address likely impact, if any, that the project will have on the environment. Whether an EIA would be deemed necessary relevant to the scale of the project and the environment will then be determined.

The 2014 EIA Directive requires that an assessment of the likely significant effects of a project on the environment must be considered with regard to the factors specified in Article 3(1) of the Directive and Section 171A(b)(i)(I) to (V) of the Planning and Development Regulations 2001 to 2018, taking into account:

- (a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- (b) the nature of the impact;
- (c) the transboundary nature of the impact;
- (d) the intensity and complexity of the impact;
- (e) the probability of the impact;
- (f) the expected onset, duration, frequency and reversibility of the impact;
- (g) the cumulation of the impact with the impact of other existing and/or approved projects;
- (h) the possibility of effectively reducing the impact.

The factors outlined in Article 3(1) of the Directive are presented in Table 5.1 below under the heading of “Environmental Factor”. The results of the assessment provided in Table 5.1 are then used to inform an assessment against the criteria evaluating the characteristics of potential impacts.

Table 5.1: Characteristics of Potential Impacts on Environmental Factors

Environmental Topic	Potential Impact
Populations & Human Health	<p>The project will involve the use of minor quantities of substances such as hydrocarbons, cement mortar and lubricants that can be injurious to human health. The project will also have the potential to generate noise and dust during the construction phase. Given the scale of the works any noise and dust generated at the project site will be minor in scale and of negligible impact to population and human health.</p> <p>In addition, best practice measures relating to the use and storage of potentially polluting substances will minimise the potential impact posed by these substances to humans. All relevant best practice mitigation measures required for avoiding likely significant effects to populations and human health through potential effects to soils, water, noise, air etc will be required to be implemented as part of the project.</p>
Biodiversity	<p>The project is located within an existing urban setting. The lower River Suir represents the principal sensitive biodiversity receptors at the project site. The garden works will not result in any permanent and perceptible changes to the natural river banksides or riparian zones. Works at the bankside required for the installation of stormwater drainage pipes will be brief and the bankside will be immediately reinstated following works.</p> <p>Additional tree planting will provide for an overall increase in the number of trees occurring within the project site. This will provide additional resting, breeding and foraging habitat for fauna.</p> <p>The works will not result in negative impacts to sensitive aquatic species and habitats.</p>
Soil and Geology	There will be no significant impact to soils or geology.
Water	The approach to the works along the left-hand bankside of the River Suir have been described in Section 3.0 above and provided all works are implemented in accordance with this approach the works are not predicted to have the potential to result in significant negative effects to the River

Environmental Topic	Potential Impact
	<p>Suir, its water quality and the lotic habitat provided by this watercourse for fauna. In addition, the works at the bankside will not have the potential to result in disturbance to sensitive fauna such as otters, white-clawed crayfish and salmonids.</p> <p>In addition, the IFI and NPWS will be consulted during the preparation of method statements for the approach to all works at the bankside. The methods to be used during the works will adhere to best practice pollution control measures such as the measures outlined in Construction Industry Research and Information Association (CIRIA) guidelines and the UK statutory environment agencies Pollution Prevention Guidelines (PPG), with particular regard to PPG5.</p>
Air Quality and climate	For reasons outlined in Section 3 above the project will not have the potential to result in negative impacts to air quality or climate.
Noise and Vibration	<p>For reasons outlined in Section 3 above noise and vibration generated as a result of the works will not have the potential to result in any significant change to baseline noise and vibration levels at surrounding receptors. Furthermore, noise and vibration will be further minimised through best practice and the implementation of mitigation measures outlined in this screening report. With the implementation of these measures the construction phase will not result in significant noise nuisance to sensitive receptors and will be minimised to a short term, slight negative impact.</p> <p>Traffic noise and vibration associated with garden works will be negligible in the context of the existing environment, which is an urban area subject to high levels of traffic.</p>
Cultural Heritage	The project has been found to have the potential to result in positive impacts for cultural heritage and archaeology and will not result in significant negative impacts. During the works, earthworks will be required and there will be potential for disturbance to unknown archaeological remains during such excavations. In order to ensure that these excavations do not result in significant effects to any unknown

Environmental Topic	Potential Impact
	archaeological features a range of measures to be implemented at set out in Section 4.1.8 above.
Landscape & Visual	The proposed development is located in a townscape of at least high sensitivity. The works will not result in a significant negative impact to this townscape and once construction is completed, will have the potential to enhance the urban amenity and landscape setting of Suir Island and Clonmel.
Material Assets	Material assets in the form of utilities, business and residential dwellings occur within and adjacent to the project site. Given the scale of the project no potentially significant impact to commercial and residential material assets will arise as a result of the garden works.

Table 5.2: Characteristics of the potential impacts

<p>Characteristics of potential impacts the potential significant effects of proposed development in relation to criteria set out under Tables 3.1; 4.1 and 5.1 above, and having regard in particular to:</p>	
<p>(a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);</p>	<p>Negligible and localised temporary impacts are identified.</p>
<p>(b) the nature of the impact;</p>	<p>The nature of the impact associated with the garden works to environmental parameters have been set out in Table 5.1 above. It has been concluded that the works will not have the potential to result in significant negative impacts to the receiving environment and once complete will have the potential result in positive impacts for the landscape and amenity of Suir Island garden. Furthermore, best practice measures, as outlined in the preceding sections of this Screening Report, will be implemented to further eliminate the potential for the project to result in significant environmental effects.</p>
<p>(c) the transboundary nature of the impact;</p>	<p>Given the size, scale and location of the proposed development potential transfrontier impacts will not arise.</p>
<p>(d) the intensity and complexity of the impact;</p>	<p>The elements of the garden works will be completed over a short-term duration (estimated 6-month period). Based on the assessment provided in the foregoing sections of this Screening report the proposed garden works will not result in intense or complex impacts to the receiving environment.</p>
<p>(e) the probability of the impact;</p>	<p>Based on the assessment provided in the foregoing sections of this Screening report along with the implementation of all measures as outlined in this Screening Report it is considered</p>

	unlikely that the project will result in significant effects to the environment.
(f) the expected onset, duration, frequency and reversibility of the impact;	<p>It is estimated that the garden works will commence within 6 months of planning approval and each element will be completed over a short-term duration. No long-term or permanent significant negative impacts are predicted to arise as a result of the construction phase.</p> <p>Once completed the existing urban land cover will be replaced and enhanced by the provision of an improved urban realm.</p>
(g) the cumulation of the impact with the impact of other existing and/or approved projects;	As outlined in Table 3.1 the project will not combine with other existing, approved or proposed planning applications in the vicinity of the project site.
(h) the possibility of effectively reducing the impact.	<p>The garden works in themselves are not considered to have the potential to result in significant negative environment effects. Nevertheless measures are detailed in this screening report, and are derived from best practice guidelines. These measures have been implemented as a best practice approach for the proposed developments and are proven to be effective at reducing the potential for adverse environmental impacts to occur.</p> <p>In addition, a range of design measures have been incorporated into the project that will enhance the public realm within the project site with positive impacts for the site's landscape and the townscape of Clonmel. The design will also provide for an increase in the number of trees within the project site which will provide additional habitat for fauna. Proposed lighting to the exterior and interior of Suir Island House (Protected Structure) will be designed so as to minimise light pollution in the immediate vicinity of the lighting and to avoid changes in lux levels in surrounding sensitive habitats.</p>

Conclusion: No significant effects likely to arise associated with the characteristics of the potential impacts.

6.0 SCREENING DETERMINATION

Article 4(5) of the EIA Directive states that:

“The competent authority shall make its determination, on the basis of information provided by the developer in accordance with paragraph 4 taking into account, where relevant, the results of preliminary verifications or assessments of the effects on the environment carried out pursuant to Union legislation other than this Directive. The determination shall be made available to the public and:

(a) where it is decided that an environmental impact assessment is required, state the main reasons for requiring such assessment with reference to the relevant criteria listed in Annex III; or

(b) where it is decided that an environmental impact assessment is not required, state the main reasons for not requiring such assessment with reference to the relevant criteria listed in Annex III, and, where proposed by the developer, state any features of the project and/or measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.”

The proposed development has been assessed as a sub-threshold EIA development. This EIA Screening Assessment has determined that the characteristics of the proposed development are considered potentially not significant due to the size, scale and location of the development, the characteristics and sensitivities of the receiving environment and design and mitigation measures that will be implemented as part of the garden works.

The conclusion for this screening exercise is that there is no likelihood of significant effects on the environment arising from sub-threshold development that consists of the garden works at Suir Island gardens and that, therefore, the Planning Authority can conclude that an environmental impact assessment report is not required to be submitted with the application.