

A2 Construction

The Cloisters

EIA Screening Screening Preliminary Examination Statement

December 2024

This report considers the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

**INIS Environmental
Consultants Ltd.**

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Gort Road,
Ennis,
County Clare
Ireland.



Preliminary Examination:		
The planning authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.		
	Comment:	Yes/No/ Uncertain:
Nature of the development:		
<i>Is the nature of the proposed development exceptional in the context of the existing environment?</i>	Proposed Works are isolated to internal works of an existing building. No external infrastructure changes involved.	No.
<i>Will the development result in the production of any significant waste, or result in significant emissions or</i>	Activity type, scale and nature of works will not produce significant waste, emissions, or pollutants.	No.
Size of the development:		
<i>Is the size of the proposed development exceptional in the context of the existing environment?</i>	Proposed activity is primarily internal. Any external works are small in magnitude and isolated to minor changes of street side external walls.	No.
<i>Are there cumulative considerations having regard to other existing and/or permitted projects?</i>	Cumulative significant effects from other plans or projects are not likely.	No.
Location:		
<i>Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?¹</i>	Lower River Shannon SAC is 11m from the site boundary. Ennis town is within a high sensitivity area for Bat species. Two LHB roost sites are >3.3km away. NO significant effect likely.	No.
<i>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</i>	No works related to this site will involve changes to or works within the attic or traditional stone walls within connected to this site. As such, roosting bats or nesting birds potentially present are not likely receptors of these works.	No.
Preliminary Examination Conclusion:		
Based on a preliminary examination of the nature, size or location of the works it is my opinion that.... (Tick as appropriate)		
X		
There is no real likelihood of significant effects on the environment. EIA is not required	There is real likelihood of significant effects on the environment. An EIAR is required.	There is significant and realistic doubt regarding the likelihood of significant effects on the environment. Request the applicant to submit Information specified in Schedule 7A for the purposes of a screening determination. Proceed to Screening Determination.

¹ Sensitive locations or features includes European sites, NHA/pNHA, Designated Nature Reserves, land designated as a refuge for flora and fauna and any other ecological site which is the objective of a CDP/LAP (including draft plans).

