



EIA Preliminary Examination & Conclusion in respect of the Letterkenny Cultural Corridor (forming part of LK Green Connect)

Step 1 (Non-Statutory):- Understanding the Proposal)

Step 1: Establishing if the proposal is a 'sub-threshold development':	
File Reference No:	LK2040/LKCC
Development Summary:	<p>The proposed Part 8 scheme entitled 'Letterkenny Cultural Corridor (forming part of LK Green Connect' comprises the enhancement of existing and construction of new walking, cycling and public realm infrastructure connecting an Grianan Theatre, the Regional Cultural Centre, Donegal County Museum, Letterkenny Tennis Club and Letterkenny Boxing Club inclusive of:</p> <ul style="list-style-type: none">▪ Removal of existing public realm environment at the forecourt of An Grianan Theatre and construction of a new public realm environment integrated with the forthcoming 'Eat Out' Outdoor Dining Infrastructure Project.▪ Modification to public road L-10042-0 from Ramelton Road to the Regional Cultural Centre to include construction of shared surface scheme and enhanced pedestrian infrastructure.▪ Enhancement of existing steps and pathway at the Regional Cultural Centre inclusive of resurfacing/ colour change.▪ Enhancements to existing pathway adjoining Letterkenny Boxing Club including resurfacing, reconfiguration of Boxing Club service area/ fenceline, management of trees together with elevational enhancements to Boxing Cub building and installation of shared surface at south-west facing gable.▪ Enhancements to John McLaughlin Way inclusive of resurfacing, repair of steps, surface water drainage, management of trees and vegetation, painting of gable elevations.▪ Construction of new ramped access for emergency/court maintenance/pedestrian access to Letterkenny Tennis Club and installation of signage/public art on Tennis Club building.

	<ul style="list-style-type: none"> ▪ Construction of new combined walking/cycling infrastructure from Letterkenny Courthouse/Regional Cultural Centre to High Road inclusive of ramped and stepped access, and amphitheatre seating. ▪ Modification to carriageway and footpath infrastructure at High Road to enhance pedestrian accessibility and installation of controlled crossing point, raised table and resurfacing. ▪ Installation of public art inclusive of Letterkenny 2040 brand logo and historical/heritage and place-related information. ▪ All associated ancillary works throughout to include enhancements to public lighting, drainage and utilities, connection to services, landscaping, nature-based solutions to rainwater management, wayfinding and development related signage & public art. <p>All associated ancillary site works shall be located within the townland of Letterkenny in the Letterkenny-Milford Municipal District.</p>
<p>Was a Screening Determination carried out under Section 176A-C?</p>	<p><input type="checkbox"/> Yes, no further action required</p> <p><input checked="" type="checkbox"/> No, Proceed to Part A</p>
<p>A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1, of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)</p>	
<p><input type="checkbox"/> Yes, specify class <u> [insert here] </u></p>	<p>EIA is mandatory</p> <p>No Screening required</p>
<p><input checked="" type="checkbox"/> No</p>	<p>Proceed to Part B</p>
<p>B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)</p>	
<p><input type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2</p>	<p>No Screening required</p>
<p><input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): <u> [specify class & threshold here] </u></p>	<p>EIA is mandatory</p> <p>No Screening required</p>
<p><input checked="" type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i>:</p> <p>Type listed: Schedule 5, Part 2, Class 10 (b)(iv): <i>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). (A 'Business District' means a district within a city or town in which the predominant land use is retail or commercial use)</i></p>	<p>Proceed to Part C</p>

<p>Note: The project is considered to fall within the wide definition of an 'urban development' as set out in the European Commission document 'Interpretation of definitions of project categories of annex I and II of the EIA Directive' in the context of the location of the site within Letterkenny town centre where the predominant land use is retail or commercial use. Accordingly, it is considered the relevant threshold is 2 hectares.</p>	
<p>C. If Yes, has Schedule 7A information been prepared?</p>	
<p><input type="checkbox"/> Yes, Schedule 7A information & a Screening Report has been prepared</p> <p><input checked="" type="checkbox"/> No, Schedule 7A information/screening report has not been prepared.</p>	<p>Screening Determination required</p> <p>Preliminary Examination required</p>

Step 2:- Preliminary Examination

<p style="text-align: center;">Step 2: Preliminary Examination: The planning authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.</p>		
	Comment:	Yes/No/ Uncertain:
<p>Nature of the development: <i>Is the nature of the proposed development exceptional in the context of the existing environment?</i></p>	<p>The site of the proposed development comprises 0.87ha (2.1acres) in area and is located within the urban area of Letterkenny town centre, in the townland of Letterkenny, County Donegal.</p> <p>The site is presently characterized as comprising of existing and long-established walkways, carriageways, paved areas and public realm. Part of the site where a new walking and cycling connection is proposed comprises an area of developed land/buildings and curtilage.</p> <p>The site is surrounded on all boundaries by built-up, long established urban infrastructure of mixed-use type including cultural, recreational, commercial, residential, retail, service, financial and entertainment, reflective of its town centre location.</p> <p>The nature of the proposed development is to provide an enhanced, short, direct, safe and attractive walking and cycling connection between key cultural stakeholders in the town centre and to support this infrastructure by public realm rest points thus enhancing</p>	<p>No</p>

<p><i>Will the development result in the production of any significant waste, or result in significant emissions or pollutants?</i></p>	<p>the walkability and accessibility of the area. The project will consist of the upgrade and enhancement of approximately 417 metres of existing established walkways, the development of circa 119m of a new combined walking and cycling connection inclusive of a public realm rest point, the redesign of an existing public realm area at the front of An Grianan theatre, re-configuration of existing road and footpath infrastructure at High Road, improved access to Letterkenny tennis club and public art enhancements to the Tennis Club clubhouse and the Boxing Club.</p> <p>The project aims to create and define an area of the town centre as a Cultural Quarter by improving the physical links between the key cultural stakeholders of Donegal County Museum, the Regional Cultural Centre and An Grianan Theatre as well as connecting better with the community and sporting partners at Letterkenny Boxing Club and Letterkenny Tennis Club. The project will provide the physical space and urban environment for the animation of the Cultural Quarter through capacity for further public art, outdoor drama and gathering.</p> <p>It is not exceptional in the context of the existing environment, given its predominant nature as enhancement of existing infrastructure and facilitating greater use, ease of access, attractiveness, safety and improved function for cultural, community, civic and recreational use of such existing assets.</p> <p>No significant waste streams will be generated by the proposed development in its construction or operation phase. Standard best practice measures in accordance with the Donegal County Development Plan 2018-2024 (as varied) (Objective MRCM-O-2 refers) will be employed during construction for safe and effective site waste management. The proposed development, by reason of its nature as delivering enhanced walking, cycling and public realm infrastructure will not</p>	
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	<p>result in significant pollution or nuisances during the operational phase.</p> <p>The construction phase will be carried out in accordance with detailed design methodologies. While detailed design methodologies will be engaged during the construction phase, these are not required to avoid or reduce any effects on a European site. These measures are not relied upon to reach a conclusion of no likely significant waste, emissions or pollutants during the construction phase.</p> <p>The construction phase associated with the development will be a localized temporary disturbance of moderate nature given the characteristic of the development as enhancement of existing infrastructure and will be managed by standard methodologies and no significant impacts are anticipated.</p> <p>There will also be municipal waste generated by staff on site during completion of works. This will be in the form of organic food waste, dry mixed recyclables, non recyclables and glass from the construction related welfare facilities but this is not considered a significant issue and can be easily managed.</p>	
<p>Size of the development: Is the size of the proposed development exceptional <i>in the context of the existing environment</i>?</p> <p><i>Are there cumulative considerations having regard to other existing and/or permitted projects?</i></p>	<p>The overall project consists of upgrade and enhancement of approximately 417m of existing established walkways, the development of circa 119m of a new combined walking and cycling connection together with the development of public realm rest points and is of an area of 0.9ha (2.3acres). The size of the development is not exceptional in the context of an urban town centre environment and in the context of the scale/density and uses of adjoining developments. It sits safely below the threshold for mandatory EIA (2 hectares).</p> <p>An NIR was prepared for the County Donegal Development Plan 2018-2024 (as varied) which included the land use zoning and policy context for the subject site. No likely significant effects on any European site were identified.</p> <p>The development forms part of a wider Letterkenny 2040 Regeneration</p>	<p>No</p>

	<p>programme (LKY 2040). Part 8 approval was obtained in November 2022 in respect of 'The Eat Out Outdoor Dining Infrastructure Project' located within the current subject site. It involves the installation of outdoor dining capacity in the existing public realm to the front of An Grianan Theatre where the current proposed development will integrate with 'The Eat Out' and provide for further enhancements to the remainder of the existing public realm. The current proposed development is in keeping with 'The Eat Out' and is similar in nature in terms of enhancing the existing public realm and accessibility infrastructure. Given the compatibility of the proposed development and 'The Eat Out' part 8 and their nature as enhancements of existing public realm, there is no real likelihood of significant cumulative considerations. No further LKY 2040 projects, existing or permitted, are located in the same general area.</p> <p>There are no recent or historical planning approvals predicted to combine with the proposed development to culminate in a negative effect on a Natura 2000 site.</p> <p>No likely significant cumulative effects are identified.</p>	
<p>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></p> <p><i>Does the proposed development have the potential to affect other significant environmental sensitivities in the area</i></p>	<p>The development is not located on, in or adjoining an ecologically sensitive site or location nor does it have the potential to impact on an ecologically sensitive site or location. A detailed Article 6(3) Appropriate Assessment Screening Report has been carried out in respect of the proposed development. The conclusions of this report find that: "the proposed development, individually or in combination with other plans and projects, would not be likely to have a significant effect on on the above listed European sites or any other European site, in view of the said sites' conservation objectives. An Appropriate Assessment is not, therefore, required.'</p> <p>Donegal County Museum is a Protected Structure (Ref: 40502222) and a single storey vernacular house is on the National Inventory of Architectural Heritage (Ref: 40502215) both located at the High Road section of the proposed development. The</p>	<p>No</p>

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).

	<p>proposed works at both structures relates to enhancements to existing footpath infrastructure and will not significantly affect the setting of either structure.</p>	
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Preliminary Examination Conclusion:

Based on a preliminary examination of the **nature, size or location** of the development.
(Tick as appropriate)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>There is no real likelihood of significant effects on the environment.</p> <p>EIA is not required.</p>	<p>There is real likelihood of significant effects on the environment.</p> <p>An EIAR is required.</p>	<p>There is significant and realistic doubt regarding the likelihood of significant effects on the environment.</p> <p>Request the applicant to submit the Information specified in Schedule 7A for the purposes of a screening determination.</p> <p>Proceed to Screening Determination.</p>

Signature and Date of Recommending Officer:

Ruth O'Leary

12th September 2023

Signature and Date of the Decision Maker:

Sinead McCauley

12th September 2023