



**Brady Shipman
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Project: PROPOSED REFURBISHMENT AND EXTENSION WORKS TO THE CARNEGIE FREE LIBRARY, NORTH STREET, SWORDS, CO. DUBLIN

Project No.: 6469 Carnegie

Subject: Review of Requirement for Environmental Impact Assessment and Appropriate Assessment

Report date: 24 March 2021

This review has been prepared by Thomas Burns, Partner and Environmental Planner, MILI, MIELA (BAgrSc Land., Dip EIA Management, Ad Dip Planning and Environmental Law) and by Matthew Hague, Senior Ecologist, CEnv MCIEEM (BSc, MSc, Ad Dip Planning and Environmental Law) of Brady Shipman Martin.

1.0 Introduction and Proposed Development

Fingal County Council (Economic, Enterprise, Tourism & Cultural Development Department) proposes refurbishment and extension works to the Carnegie Free Library (a protected structure RPS no. 0346) North Street, Swords, Co. Dublin, K67 N5H2 (refer to Figure 1), including a change of use to new community facilities and office accommodation, demolition of existing single storey out-building / extension, new associated infrastructure and site development works, landscaping and boundary treatments.

Brady Shipman Martin has been commissioned by Fingal County Council to review potential requirement for Environmental Impact Assessment [EIA] and Appropriate Assessment [AA].

Prescribed classes of development and thresholds of development that trigger mandatory EIA are set out in Schedule 5 of the Planning and Development Regulations 2001, as amended. The proposed development does not fall within a class of development, or does not meet or exceed at threshold for a class of development, for which EIA and the preparation of an Environmental Impact Assessment Report [EIAR] is a mandatory requirement.

A review of the project types listed in Schedule 5 indicates that the proposed development is a type set out in Class 10 (b)(iv) of Part 2 of Schedule 5 (*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*) but it does not meet or exceed the relevant quantity, area or other limits specified. Therefore, the proposed development is sub-threshold in respect of a requirement for EIA.

Being sub-threshold, the proposed development has been subject to a Preliminary Examination¹ of the nature, size or location of the development, to allow for an assessment that “*there is no real likelihood of significant effects on the environment*” arising from the proposed development, and a conclusion “*that an EIA is not required*”.

¹ Article 120 of Planning and Development Regulations 2001-2020 [Sub-threshold EIAR]

The findings of the Preliminary Examination for EIA and the Screening Review for AA in respect of the proposed development are set out in the following sections.

Likewise, a review of the proposed development has been prepared in respect of the likelihood of requirement [Screening] for AA as set out under *Article 6 of the EU Habitats Directive (92/34/EEC)*, transposed into Irish law through the *European Communities (Birds and Natural Habitats) Regulations 2011-2015* and the *Planning and Development Act 2000 -2020*.



Figure 1: Site location map

PROPOSED DEVELOPMENT AT THE CARNEGIE FREE LIBRARY, SWORDS: EIA PRELIMINARY EXAMINATION – STAGE 1

DETAILS OF PROPOSED DEVELOPMENT		
Fingal County Council ref.:	18-281	
Location:	North Street, Swords, Co. Dublin	
Land use zoning:	MC – Major Town Centre	
PRELIMINARY EXAMINATION		
Aspect	Description	Significant Env. Effects Yes / No/ Uncertain
Nature of proposed development	<p>It is proposed to refurbish the existing Carnegie Free Library building and construct a new 2-storey extension to the side of the building (at north gable wall) to facilitate new disabled access WCs and a lift to the first floor to improve universal access, and all associated landscaping, site works and services. The refurbished and extended building will provide office accommodate for the Fingal County Council Arts Office at ground floor level and will provide a flexible space at first floor level for a range of community / arts rehearsal and performance uses. A meeting space at first floor level is also proposed.</p> <p>The refurbished and extended Carnegie Free Library will provide a new community use and will add vibrancy and urban regeneration to the immediate locale of North Street and the surrounding urban centre of Swords. The Local Studies and Archives section of Fingal County Council Libraries Department has also recently been relocated to No.46 North Street immediate adjacent / to the south of the Carnegie Free Library.</p>	No
Size of proposed development	<p>The existing two storey building has a prominent location on North Street, Swords. The site comprises an area of approx. 270m² (0.067 Acres).</p> <p>The proposed extension will have a floor area of approx. 36m².</p> <p>The proposal to refurbish the existing ground floor of Carnegie Free Library (GIA: 106m²) will include providing the following: 2 no. Arts Office staff rooms, providing 6 no. workstations inclusive internet access, PCs and printing facilities; Entrance Hall / Waiting Area; Tea-Station.</p> <p>The proposal to refurbish the existing first floor of Carnegie Free Library (GIA: 106 m²) will include removal of non-original partition walls and reinstatement of the original room proportions.</p>	No
Location of proposed development	In the Fingal Development Plan 2017 – 2023 the site is located within Zoning Objective MC – Major Town Centre – Protect, provide for and / or improve major town centre facilities.	No

	<p>To the immediate north of the site is an access road separating the Carnegie Free Library building from Chamber Hall, a 3-storey retail / office development which forms part of the overall Carnegie Court Hotel and Apartments development. To the east of the site is an access road / hard landscaping related to the Carnegie Court apartments, a 5-storey development inclusive of developed roof space and a ground level carpark. To the immediate south of Carnegie Free Library is the Fingal Local Services & Archives Service Building at No. 46 North Street, and to the west is North Street.</p> <p>The existing Carnegie Free Library building comprises two floors with the ground floor accommodating an entrance hallway and staircase, a former reception counter space with original screen, two former reading rooms, a single storey extension / outbuilding on the north gable wall accommodating a W/C and kitchenette, outside W/C, and outside store.</p> <p>The Ward River is approximately 150m to the west and is separated from the proposed development site by North Street and Swords Town Park.</p>	
CONCLUSION		
Finding	Position	Decision
(i) There is no real likelihood of significant effects on the environment.	EIA / EIAR not required.	Accepted
(ii) There is a significant and realistic doubt in regard to the likelihood of significant effects on environment.	Stage 2 screening required. Schedule 7 information to be prepared.	Not Applicable
(iii) There is a real likelihood of significant effects on the environment.	EIA/EIAR is required.	Not Applicable

PROPOSED DEVELOPMENT AT THE CARNEGIE FREE LIBRARY: REVIEW OF SCREENING FOR AA

DETAILS OF PROPOSED DEVELOPMENT	
Fingal County Council ref.:	18-281
Location:	North Street, Swords, Co. Dublin
Land use zoning:	MC – Major Town Centre
<p>The proposed development site is not under any wildlife or conservation designation. Furthermore, no rare, threatened or legally protected plant species, as listed in the <i>Irish Red Data Book 1 – Vascular Plants</i> (Curtis & McGough, 1988), the <i>Flora Protection Order</i>, 2015 or the <i>EU Habitats Directive</i>, occur within the site.</p> <p>The site has no key ecological receptors as defined by the ecological resource valuations presented in the National Roads Authority/Transport Infrastructure Ireland <i>Guidelines for Assessment of Ecological Impacts of National Road Schemes</i> (NRA/TII, 2009 (Rev. 2)). No habitats or species with links to European sites, and no ‘reservoir’ type habitats, are present on the site. There will be no loss of any habitat or species listed as a Qualifying Interest or Special Conservation Interest of any designated site as a consequence of the project.</p> <p>The proposed development site is not directly connected with any European (Natura 2000) site. The nearest such sites, Malahide Estuary SAC (site code 000205) and Malahide Estuary SPA (site code 004025) are approximately 1km to the north east. While there is a theoretical link between the proposed development site and these European sites, via the Ward River (c.150m to the west), there is no possibility of any significant effects on the European sites.</p> <p>This is due to the nature and scale of the proposed development, which comprises the construction of a two-storey extension to the northern side of the existing building as well as refurbishment of the existing building and associated works. Any construction-related impacts will be restricted to the construction site itself. The site is already developed and is located within the zoned town centre of Swords. Once operational the refurbished building and the new extension will be serviced by the existing drainage infrastructure on the site.</p> <p>There is no realistic pathway between the proposed development site and any other European sites.</p>	
<p>IN-COMBINATION EFFECTS</p> <p>Having regard to the nature, scale and location of the proposed development it is considered that there is no likelihood of significant effects on any European sites during construction or operation, and it is further considered that there are no other plans or projects that will act in combination with the proposed development to have a significant effect on European sites.</p> <p>The Fingal County Development Plan 2017-2023 has a series of objectives intended to protect and enhance the natural environment. The proposed development is in compliance with all of the relevant Plan objectives.</p>	
<p>CONCLUSION</p> <p>In view of best scientific knowledge it can be concluded that the proposed development, individually or in combination with another plan or project, will not have a significant effect on any European sites. This assessment was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.</p>	