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# JOHN STREET GRAIN STORE, NEW ROSS

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## Environmental Impact Assessment (EIA) Screening Report

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**Prepared for:**

Wexford County Council



**Date:** December 2025

**Document No:**

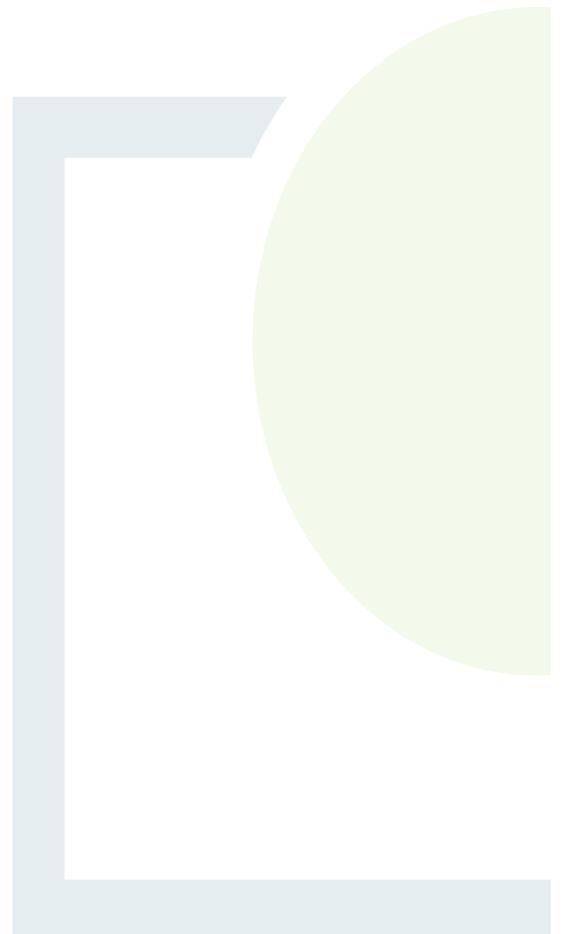
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# ENVIRONMENTAL IMPACT ASSESSMENT (EIA) REPORT

## REVISION CONTROL TABLE, CLIENT, KEYWORDS AND ABSTRACT

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**Keywords:** Environmental, Impact, Assessment, Public Realm, Planning

**Abstract:** Fehily Timoney and Company is pleased to submit this Environmental Impact Assessment Screening Report to Wexford County Council for a Section 177AE Planning Application on John Street, New Ross, County Wexford.

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## 1. INTRODUCTION AND BACKGROUND

### 1.1 Introduction

Fehily Timoney and Company (FT) were commissioned by Wexford County Council (WCC) to carry out an Environmental Impact Assessment (EIA) Screening for the proposed improvements to lands at the rear of the Grain Store, John Street, New Ross, County Wexford (herein referred to as the “proposed development”).

Pursuant to Section 177AE of the Planning and Development Act, as amended, Local Authorities or Local Authorities in partnership another party shall apply to An Coimisiún Pleanála to undertake development where it requires a Natura Impact Statement (NIS). The Coimisiún is therefore the competent authority and may approve the development with or without modifications or refuse to approve. This report has been prepared to accompany the application to An Comisiún Pleanála.

### 1.2 Description of the Site and Receiving Environment

The proposed development is located to the rear of the Grain Store, John Street (R700) in New Ross, County Wexford. The site c. 0.11 ha and is located within the medieval walled town of New Ross, adjacent to the River Barrow and upstream of the crossing point to Rosbercon, County Wexford. Refer to Figure 1.

The proposed development is bordered by the John Street carpark to the north, the Grain Store and John Street to the east, Bridge Street to the south and the River Barrow to the west. O' Hanrahan Bridge (R723) is located c. 120 m south of the proposed development. The profile of the site is generally flat with a slight downward slope towards the River Barrow.

Planning permission was granted for the renovation and extension of the Grain Store building (planning ref.: LAC2401) located on John Street, in April 2024.

The proposed works lie adjacent to three Protected Structures listed on the Wexford County Development Plan 2022-2028, as follows:

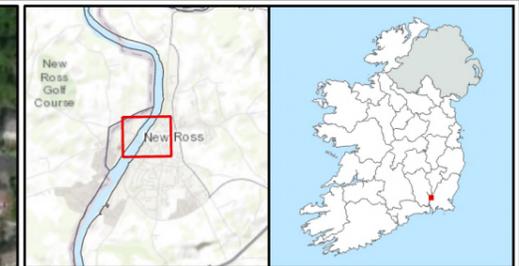
- The John Street Grain Store (Protected Structure No. NR0143)
- No. 2 Bridge Street (Protected Structure No. NR0001)
- New Ross Bridge (Old) and the Quay Wall (Protected Structure No. NR0086).

The proposed development lies at the northern end of the New Ross Architectural Conservation Area (ACA) and within the historic town and Zone of Archaeological Notification<sup>1</sup> of New Ross (WX029-013- Historic Town). The river walls form the boundary with the River Barrow which may incorporate fabric associated with the town walls (WX029-013005- : Town Defences).

The Grain Store is rated by the National Inventory of Architectural Heritage (NIAH) to be of ‘regional’ architectural heritage significance due to its architectural and technical categories of special interest. (Dr Jason Bolton, 2025). The Grain Store is one of thirteen Protected Structures on John Street and Bridge Street, refer to Table 1-1 and Plate 1-1.

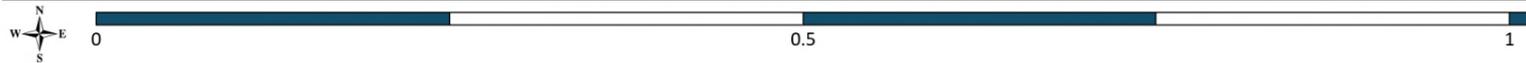
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<sup>1</sup> Formerly known as Zone of Archaeological Potential



**Legend**  
 Site boundary

<b>TITLE:</b>	Site Location		
<b>PROJECT:</b>	John Street Grainstore, New Ross		
<b>FIGURE NO.:</b>	1.0		
<b>CLIENT:</b>	Wexford County Council		
<b>SCALE:</b>	1:5,000	<b>REVISION:</b>	0
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**Table 1-1: Protected Structures on John Street & Bridge Street, New Ross**

RPS No.	NIAH No.	Name	No.	Street
NROO01	15605009	K.R.M. Rogers / K.J. Rogers	2	Bridge Street
NROO02	15605010	-	3	Bridge Street
NROO03	N/A	-	7	Bridge Street
NROO33	15605029	Cleary	18	John Street
NROO34	15605028	Maurice G. Quirke / Ursula M. Quirke	19	John Street
NROO35	15605027	Harney	20	John Street
NROO39	15605014	Barrowside Glass / Wexford Injury Clinic	4	John Street
NROO40	15605015	J. Gladney	5	John Street
NROO86	15605007	New Ross Bridge (Old) & Quay Wall	-	North Quay
NRO143	15605016	Nolan & Cooney	8	John Street
NRO183	15605011	John Murphy	-	Bridge Street
NRO184	15605012	-	-	Bridge Street
NRO190	15605013	-	3	John Street

*(Source: as extracted from the New Ross Town and Environs Development Plan 2011-2017 (as extended) - Appendix III RPS)*

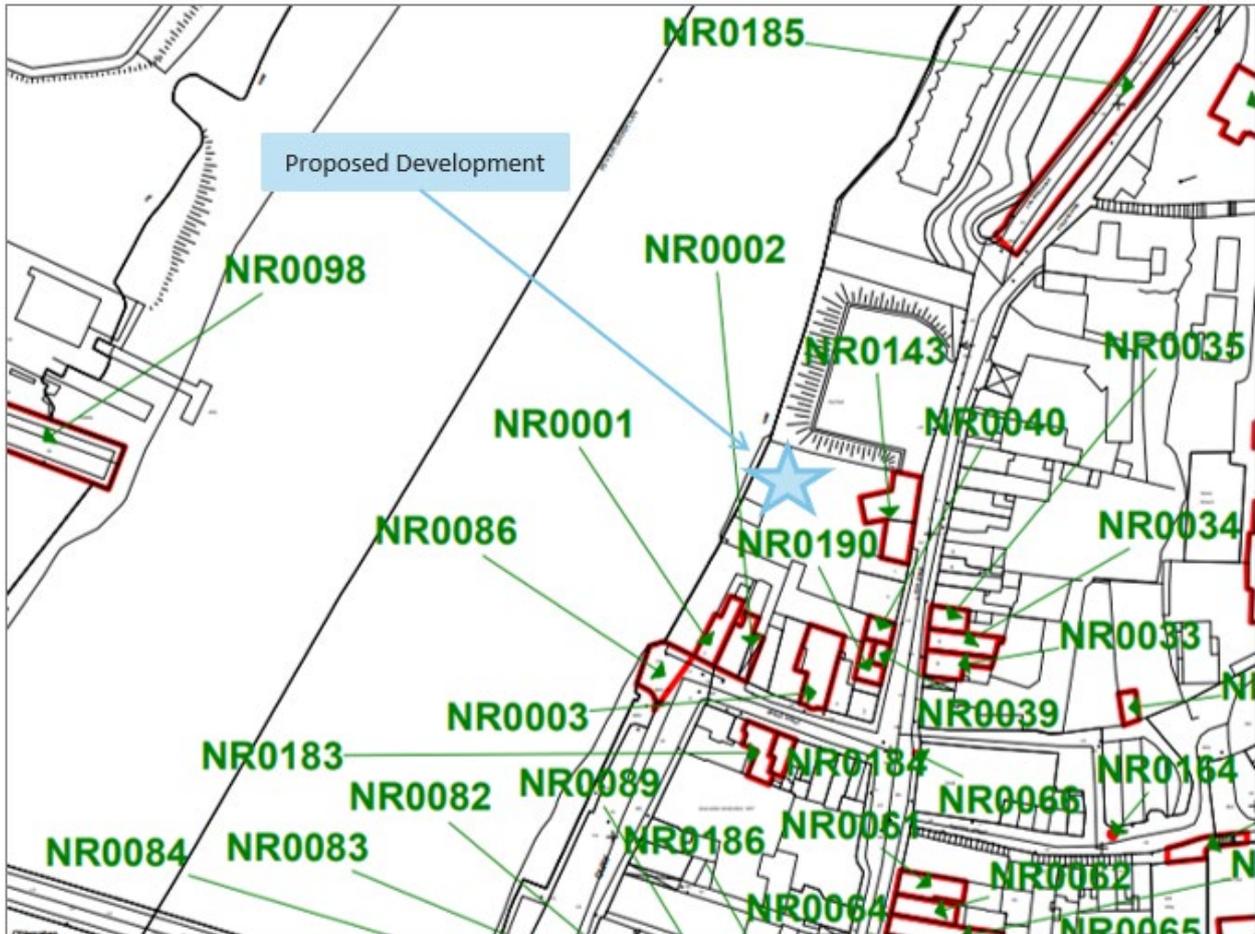


Plate 1-1: Annotated Extract from Map 20 - Protected Structures

(Source: New Ross Town & Environs Development Plan 2011 - 2017 (as extended))

The proposed development is located within the Water Framework Directive (WFD) Catchment Barrow and Sub-catchment Barrow\_SC\_150. The closest waterbody proximate to the proposed development is the River Barrow (River Barrow Nore Estuary Upper) (IE\_SE\_100\_0250) located directly adjacent to the site. The WFD surface water status for the River Barrow is 'Moderate' for the 2019-2024 monitoring period, and the river is 'At Risk' to meet the WFD objectives for 2027.

Special Areas of Conservation (SACs) are protected under the European Union (EU) 'Habitats Directive' (92/43/EEC), as implemented in Ireland by the European Communities (Birds and Natural Habitats) Regulations 2011, as amended. Special Protection Areas (SPAs) were initially designated under Directive 79/409/EEC, The Directive on the Conservation of Wild Birds ('The Birds Directive') and are now protected as Natura 2000 sites under the EU 'Habitats Directive'. The closest Natura 2000 sites to the proposed development are listed in Table 1-2.



**Table 1-2: Natura 2000 Sites**

Site Name	Distance (km)	Site Code
River Barrow and River Nore SAC	0 km	002162
Blackstairs Mountains SAC	11.1 km	000770
Lower River Suir SAC	14.2 km	002137
River Nore SPA	9.3 km	004233

Sites of National Importance are termed Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs). The closest sites to the proposed development are listed in Table 1-3.

**Table 1-3: Sites of National Importance**

Site Name	Distance (km)	Site Code
Barrow River Estuary pNHA	0 km	000698
Oaklands Wood pNHA	2.5 km	000774
Kylecorragh Wood pNHA	4.5 km	000842
Brownstown Wood pNHA	6.5 km	000827
Ballykelly Marsh pNHA	6.6 km	000744

Land-use at the site and the wider area is classified as 'Artificial Surfaces' of 'Continuous urban fabric' under CORINE 2018. Underlying soils are classified as 'Urban' and subsoils are 'Made', which indicate that the soils have been formed from human construction and industrial activities. The underlying rock formation is the Ballylane Shale Formation and the Oaklands Formation, which consists of green, red-purple, buff slate, siltstone and green and grey slate with thin siltstone.

The site is identified to be a Poor Aquifer (bedrock which is Generally Unproductive except for Local Zones). Groundwater vulnerability at the site is classified as 'High' (groundwater that has natural characteristics that make it highly vulnerable to contamination by human activities).

The landscape within New Ross Town comprises a mix of natural, semi-natural and built-up areas. The Wexford County Development Plan 2022-2028 (Wexford County Council 2022) identifies four main landscape character areas (LCA): Uplands, Lowlands, River Valley and Coastal. The proposed development is located within the River Valleys LCA. The River Valley landscapes are classed as having a 'Moderate' to 'High' sensitivity.

Sensitive receptors include retail, shops and businesses located along John Street and Bridge Street adjacent to the site.



### 1.3 Relevant Experience and Expertise of Assessor

This report has been prepared by Rebecca Dunlea.

Rebecca is a Senior Environmental Scientist with a MSc in Environmental Consultancy and Project Management from the University of Leeds, MA in Geography and BA in Geography and Sociology from University College Cork. Rebecca has over 8 years' experience working in environmental impact assessment (EIA) for large scale infrastructure projects. She has experience writing EIAR chapters and assessments including, Population & Human Health, Material Assets, Waste Management, Surface Water, Interactions, CEMPs and RWMPs. Rebecca is a member of CIWEM (MCIWEM).

This report was reviewed by Bernie Guinan.

Bernie is a Director with FT and responsible for the Circular Economy and Environment group. Bernie has 25 years' experience in delivering and managing projects in the environmental sector. Bernie has extensive experience in the preparation of Planning Applications, Environmental Impact Assessment Reports (EIAR), EIA Screening reports and Appropriate Assessments (AA) for a wide range of infrastructure developments. She has experience delivering expert testimony at Oral Hearings and Court Cases.



## 2. DESCRIPTION OF THE PROPOSED DEVELOPMENT

### 2.1 Overview

The aim of the proposed development is to breathe new life into this area of New Ross town. The proposed development will improve pedestrian connectivity and permeability and will activate and connect further sections of the river frontage which currently are underutilised and inaccessible to the public.

The proposed development and the Grain Store development - a Protected Structure - which was granted planning permission in 2024 (Part 8 Application - ref.: LAC2401) will attract the local community and will function as a catalyst for further development in the immediate area which will bring this area of New Ross back to life.

The proposed development includes two new main pedestrian access routes to serve this space. A gently sloped pedestrian access route along the riverside connects the plaza to Bridge Street while tiered external stairs and landscaping connects the plaza to John Street.

These new access routes will aid pedestrian permeability in this area of New Ross. The new plaza is proposed as the main focal point and is of a scale that will enable multi-functional uses. The connections and plaza space will greatly improve the public realm and are all designed to provide natural and efficient wayfinding and orientation (ODKM Architects, 2025). Refer to Figure 2.

The proposed development will comprise of the following components:

- Relocating existing steps on Bridge Street to the east.
- Removal of existing railings separating footpath and parking bays along Bridge Street and replacement with new solid guarding, planting and seating.
- Removal of section of parking bays along Bridge Street to facilitate footpath widening to improve pedestrian connectivity.
- Partial demolition of section of the wall between Bridge Street (abutting No. 2 Bridge Street) to facilitate new connecting gently sloped pedestrian access route to new Plaza area in current yard. The new access route to be provided with solid guarding and walls with planting and seating.
- Removal of existing concrete base alongside proposed new gently sloped pedestrian access route to provide soft landscaping at water edge.
- Removal of roof and section of walls surrounding Open Storage.
- Lowering stone wall between the yard area and the river and between proposed plaza and rear of properties on Bridge Street to 1100 mm above ground level.
- Removal of all redundant above ground and below ground services.
- Demolition of Ground finishes (Part tarmac, part concrete) to the yard area to facilitate new public Plaza including hardscaping, soft landscaping and seating.
- New tiered external stairs and landscaping from John Street to the Plaza level (on top of part of previously approved extension to The Grain Store, John's Street).
- Demolition of palisade fencing to the side of the building between John Street and Public carpark and removal of 3 No. carparking spaces in John Street carpark to improve pedestrian connectivity.
- Repointing & cleaning of all existing and retained stone walls.
- Associated planting and landscaping works.



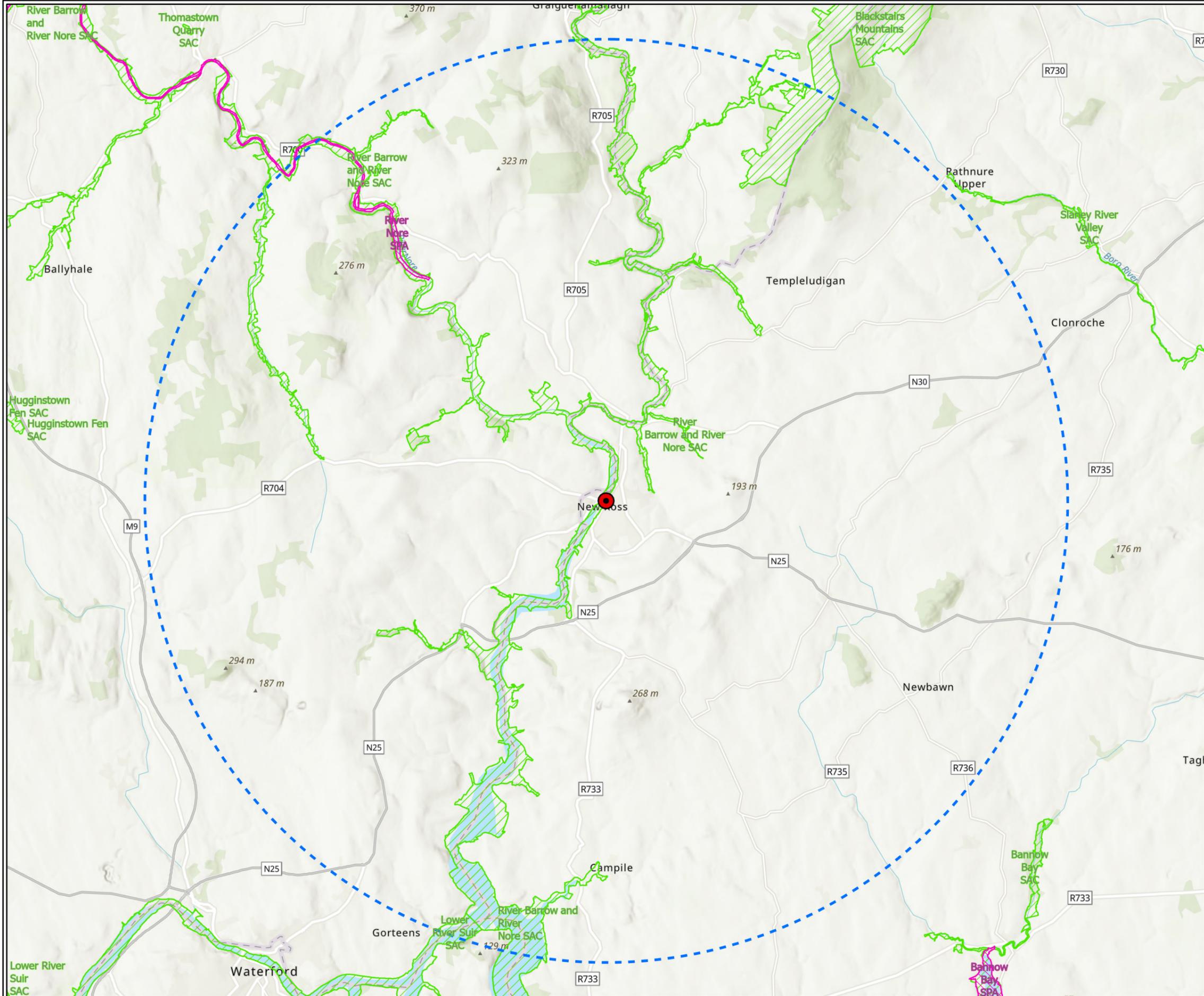
- Signage and wayfinding.
- External lighting.
- All associated site works and services.

### ***Drainage Proposals (Post-construction)***

A detailed Drainage Planning Report (Brunner Consulting Engineer, 2025) has been prepared for the proposed development and is submitted with this planning application.

Post-construction surface water run-off from the proposed development will be directed to underground drainage through slot drainage channels. The drainage network will collect at the existing surface water outfall chamber, where it discharges to the River Barrow via a non-return flap.

Proposed drainage infrastructure is designed for a 1 in 100-year storm event, and will decrease existing surface water discharge rates by 20%.



- Legend**
- Site Location
  - 15km Buffer
  - Special Protection Area (SPA)
  - Special Area of Conservation (SAC)

<b>TITLE:</b>	European Sites	
<b>PROJECT:</b>	John Street Grainstore, New Ross	
<b>FIGURE NO.:</b>	2.0	
<b>CLIENT:</b>	Wexford County Council	
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## 2.2 Construction Phase

An overview of the construction works relating to the proposed development is provided below:

- Installation of temporary construction site area.
- Removal of existing railings separating footpath and parking bays along Bridge Street.
- Removal of section of parking bays along Bridge Street to facilitate footpath widening to improve pedestrian connectivity.
- Partial demolition of section of the wall between Bridge Street (abutting No. 2 Bridge Street).
- Removal of existing concrete base alongside proposed new sloped pedestrian access route.
- Removal of roof and section of walls surrounding Open Storage.
- Lowering stone wall between the yard area and the River Barrow and between proposed plaza and rear of properties on Bridge Street to 1100 mm above ground level.
- Removal of all redundant above ground and below ground services.
- Demolition of Ground finishes (Part tarmac, part concrete) to the yard area to facilitate new public Plaza including hardscaping, soft landscaping and seating.
- New tiered external stairs and landscaping from John Street to the Plaza level (on top of part of previously approved extension to The Grain Store, John's Street).
- Demolition of palisade fencing to the side of the building between John Street and Public carpark and removal of 3 No. carparking spaces in John Street carpark to improve pedestrian connectivity.
- Repointing & cleaning of all existing and retained stone walls.

The sequencing of the project programme will be managed by the appointed Contractor at tender stage. The construction phase is expected to occur over a period of 18-21 months. Construction works will occur between the following hours:

- 08.00 to 18.00 on Monday to Friday.

## 2.3 Operational Phase

The proposed development will improve pedestrian connectivity and permeability and will activate and connect further sections of the river frontage (River Barrow) which currently are underutilised and inaccessible to the public.

There will be no changes proposed to the existing foul water network and there are no additional runs proposed.

The proposed development surface water run-off will be directed to underground drainage through slot drainage channels. The drainage network will collect at the existing surface water outfall chamber, where it discharges to the River Barrow via a non-return flap. The replacement of existing impermeable ground level hard-standings with permeable finishes, as well as the incorporation of planting, diminishes the peak stormwater flows to the tidal watercourse (Brunner Consulting Engineer, 2025).

All surface water run-off from the proposed development will be discharged to watercourse, designed for a 1 in 100-year storm event. The effective stormwater discharge from the applicant property is decreased by 20% as a result of this development (Brunner Consulting Engineer, 2025). Refer to the Drainage Planning Report submitted with this planning application (Brunner Consulting Engineer, 2025).



## 3. ENVIRONMENTAL IMPACT ASSESSMENT SCREENING

### 3.1 EIA Project Types

The European Union Directive 2014/52/EU on the assessment of the effects of certain public and private projects on the environment, requires member states to ensure that a competent authority carries out an assessment of the environmental impacts of certain types of projects, as listed in the Directive, prior to development consent being given for the project.

The EIA Directive requires that, *“in order to ensure a high level of protection of the environment and human health, screening procedures and EIA assessments should take account of the impact of the whole project in question, including where relevant, its subsurface and underground, during the construction, operational and, where relevant demolition phases”*.

The Requirement for the EIA of various types of development are transposed into Irish legislation under the Planning and Development Act and the Planning and Development (Amendment) Regulations 2001-2025. Schedule 5, Part 1 of the Planning Regulations includes a list of projects which are subject to EIA based on their type. Part 2 of the same schedule includes a list of projects which by reason of scale also fall into the EIA category for example, wind farms with more than 5 no. turbines or having a total output greater than 5 megawatts or waste handling facilities that handle more than 25,000 tonnes of waste per annum all fall into Part 2. Schedule 5 also includes a section on extensions or changes to developments for example, any change or extension to existing projects which would result in the development being of a class listed in Schedule 5 or result in an increase in size greater than 25% or 50% of the appropriate thresholds would fall into Schedule 5 and thus require an EIA.

The EIA criteria above are quite clear and prescriptive however in addition to the above Schedule 5 also includes a section relating to ‘sub-threshold’ (discretionary) EIA. This is where any project listed in Schedule 5 Part 2 which does not exceed a quantity, area or other limit specified in respect of the relevant class of development (e.g., waste facility handling 20,000 tonnes per year or two turbines having an output less than 5 megawatts) should be subject to EIA where the project would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7 of the Regulations.

The proposed development does not fall into a class of development set out in Schedule 5, Part 1 and therefore an EIA is not mandatory. Classes of development from Schedule 5, Part 2 which can be considered to be somewhat related to the proposed development and the subject site are as follows:

- 10(b)(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.
- 15 *‘Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.’*

Class 10(b)(iv) is not applicable as the proposed development footprint does not exceed the thresholds specified in the class.

Class 15 is not applicable as the proposed development is not a type of development that is listed in Schedule 5, Part 1 of the Planning Regulations, nor does it qualify as a change to or extension of listed projects that meet any applicable thresholds.



In the circumstances, although a mandatory EIA is not triggered for the proposed development, an assessment of the likelihood of the proposed works to have a significant effect on the environment having regard to the criteria set out in Schedule 7 will be undertaken. If it is likely that the project will have a significant effect on the environment having regard to the criteria set out hereunder, an EIA will be required.

### 3.2 Sub-Threshold Screening

This section of this report screens the proposed development in the context of the criteria set out in Schedule 7 and Annex III of the EIA Directive. The screening demonstrates that there will be no significant impacts associated with the proposed development on the receiving environment in isolation or cumulatively with other projects or proposals in the area.

This EIA Screening considers the 'whole project' including all secondary ancillary / subsidiary elements essential to the construction and operation of the proposed development.

Annex III of the EIA Directive details the criteria to be used to determine whether a project should be subject to EIA and Schedule 7 of the European Union (Planning and Development) (Environmental Impact Assessment) (Amendment) Regulations 2018 (S.I. No. 646 of 2018) implements this Directive in Ireland.

These criteria are as follows:

#### 1. *Characteristics of the proposed development*

*The characteristics of proposed development, in particular:*

- *The size and design of the whole of the proposed development*
- *Cumulation with other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment.*
- *The nature of any associated demolition works*
- *The use of natural resources in particular land, soil, water and biodiversity.*
- *The production of waste.*
- *Pollution and nuisances.*
- *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; and*
- *The risks to human health (for example due to water contamination or air pollution).*



## 2. Location of Projects

*The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard to:*

- *The existing and approved land use.*
- *The relative abundance, quality and regeneration capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.*
- *The absorption capacity of the natural environment, paying particular attention to the following area:*
  - *Wetlands, riparian areas, river mouths.*
  - *Coastal zones and marine environment.*
  - *Mountain and forest area.*
  - *Nature reserves and parks.*
  - *Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive.*
  - *Areas in which there has already been a failure to meet the environmental quality standards, laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure.*
  - *Densely populated areas.*
  - *Landscapes and sites of historical, cultural, or archaeological significance.*

## 3. Characteristics of potential impacts

*The potential significant effects on the environments of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in the definition of 'environmental impact assessment report' and taking into account-*

- *The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected).*
- *The nature of the impact.*
- *The transboundary nature of the impact.*
- *The intensity and complexity of the impact.*
- *The probability of the impact.*
- *The expected onset, duration, frequency and reversibility of the impact.*
- *The cumulation of the impact with the impact of other existing and/or approved projects.*
- *The possibility of effectively reducing the impact.*

This assessment utilises the Screening Checklist as detailed in the European Commission Guidance on EIA Screening (June 2001) to screen the proposed development with regard to EIA requirements and this checklist encompasses the details required under Annex III of the EIA Directive and in Schedule 7 of the 2018 EIA Regulations, refer to Table 3-1. Any potential impacts are then assessed with regard to their characteristics.

The assessment has also considered EIA Screening Guidelines contained in the Office of the Planning Regulator's (OPR) Practice Note PN02 Environmental Impact Assessment Screening (Office of the Planning Regulator, 2021).



**Table 3-1: EIA Screening Checklist**

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
<p><b>1. Will construction, operation, decommissioning, or demolition works of the Project involve actions that will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?</b></p>	<p>No. The proposed demolition and construction works will be Slight in nature, extent and scale.</p> <p>Excavations will not be significant and will be carried out within a limited footprint.</p> <p>The proposed development will not result in any significant physical changes in the locality and will not have any significant impact on waterbodies.</p>	<p>No. Site clearance and construction works will be carried out in accordance with a Construction Environmental Management Plan (CEMP).</p>
<p><b>2. Will construction or the operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?</b></p>	<p>Yes. The construction of the proposed development will require the use of non-renewable resources e.g., fuel for construction plant (e.g. tracked excavators; crane; dumpers) and building materials etc.</p> <p>However, the proposed development will not utilize natural resources to an extent or magnitude that is likely to cause significant adverse effects.</p> <p>The construction of the proposed development will involve some excavation works. The extent of the entire site will be reduced by c. 400mm to allow for new paving. All demolition or partial demolition of old stone walls will be retained for future re-use.</p> <p>Any other excavated material will be removed from the site to an authorised waste facility for appropriate management.</p>	<p>No. The construction of the proposed development will not result in a significant negative effect on natural resources.</p> <p>Overall, the quantity of natural resources that will be used for construction works will be Slight, due to the nature of the works.</p>
<p><b>3. Will the Project involve the use, storage, transport, handling or production of substances or materials which could be harmful to human health, to the environment or raise concerns about actual or perceived risks to human health?</b></p>	<p>Yes. The construction phase will involve the use of plant which will likely be powered by fossil fuels, which may generate emissions.</p> <p>However, due to the nature of the works, the effects will be short-term and Imperceptible.</p> <p>There will be no re-fuelling on-site and no fuels will be stored on-site during the construction phase.</p> <p>Minor excavation works will be undertaken during construction. It is anticipated that excavated material will consist of soil and stone.</p>	<p>No. The proposed development will not result in a significant impact. Due to the nature of the works, it is not anticipated that significant quantities or storage, transport and handling of substances / materials will be required during both the construction and operational phases of the proposed development that could be harmful to human health or the environment.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	Where possible this will be reutilized on-site or dispatched to an appropriately authorised facility.	Construction works will be carried out in accordance with a CEMP and mitigation measures will be in place ensuring all potentially harmful substances are correctly and safely stored and handled to mitigate the potential risk of release to the environment.  The proposed work will be undertaken in accordance with Health and Safety standards and legislation and regulations.
<b>4. Will the Project produce solid wastes during construction or operation or decommissioning?</b>	<p>Yes. The proposed development will give rise to small quantities of solid waste during construction and demolition (C&amp;D) during the construction / decommissioning phase. Excavated material will consist of soil and stone, and where possible this will be reutilized on-site or removed off-site for disposal or processing by suitable licensed waste handling company.</p> <p>It is not anticipated that solid waste will be produced during operations.</p>	<p>No. The proposed development will not result in a significant effect.</p> <p>It is anticipated the quantity of solid waste during construction will be Slight, due to the nature of the works.</p> <p>Waste and material management during construction will be considered in a Resource and Waste Management Plan (RWMP).</p> <p>Waste generated during both phases will be collected and managed by appropriately authorised waste collectors / facilities in accordance with the provision of the Waste Management Act (as amended).</p>
<b>5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air or lead to exceeding Ambient Air Quality standards in Directives 2008/50/EC and 2004/107/EC?</b>	<p>No. The primary pollutants of concern relating to the proposed development are dust emissions associated with construction works, including plant and vehicles used by site personnel, which will generate GHG emissions.</p> <p>The effects from GHG emissions will be temporary.</p> <p>During operations there will be no release of pollutants or any hazardous, toxic or noxious substances to air.</p>	<p>No. The proposed development will not result in any significant negative effects on air quality.</p> <p>The effects of construction phase related emissions will be short-term and Imperceptible given the magnitude of the construction works.</p> <p>During operations there will be No Significant adverse effects on air quality.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
<p><b>6. Will the Project cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?</b></p>	<p>Yes. The proposed development will give rise to noise emissions during construction.</p> <p>Noise emissions will result from plant operation and material handling, etc. However, this will be temporary and Imperceptible.</p> <p>Furthermore, construction phase noise mitigation measures will apply, including no work outside of designated hours, and a noise complaint management procedure (i.e. a system for recording and responding to any noise complaints).</p> <p>Noise emissions during operations phase will be Imperceptible.</p> <p>The proposed development will not cause any vibration, light, heat energy or electromagnetic radiation.</p>	<p>No. Noise emissions during construction will be limited and temporary and it is unlikely that comparative EPA noise limits will be exceeded at any Noise Sensitive Location in the surrounding area. The proposed development is unlikely to cause significant noise impacts on the receiving environment.</p> <p>Construction works will be carried out in accordance with the CEMP.</p>
<p><b>7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?</b></p>	<p>Yes. The site is located within the Water Framework Directive (WFD) Catchment Barrow and Sub-catchment Barrow_SC_150.</p> <p>During construction phase there is the potential for release of sediment and / or surface water run-off to land and / or waterbodies, due to the close proximity of the River Barrow.</p> <p>The presence of the River Barrow and surface water drains present potential pathways for release of pollutants to surface waters / groundwater.</p> <p>However, it is not anticipated that significant volumes of surface water run-off will be generated given the extent of the works.</p> <p>No fuels will be stored on-site during construction.</p> <p>During operations the drainage network will collect at the existing surface water outfall chamber, from where it discharges to the River Barrow via a non-return flap.</p>	<p>No. During the construction phase, water will not be abstracted from rivers or streams and water will not be pumped directly into the River Barrow or surface water drains.</p> <p>The CEMP will include an emergency response procedure for any leaks and spills that may occur during the construction phase, as well as best practice measures to avoid or manage the risk of pollutants entering nearby watercourses, land or ground waterbodies.</p> <p>The surface water network has been designed in accordance with the Building Regulations, Technical Guidance Document Part H. All surface water run-off from the site will be discharged to the watercourse, designed for a 1 in 100-year storm event.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
<p><b>8. Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?</b></p>	<p>Yes. Construction activities have the potential to create risks to human health and the environment.</p> <p>There is a potential risk of accidents during the construction that could affect human health or the environment in the absence of mitigation.</p> <p>There are no particular risks to human health or the environment during operations of the proposed development.</p>	<p>No. Construction works will be undertaken in accordance with the commitments set out in the CEMP, which will mitigate any potential negative effects on the environment and human health.</p> <p>Construction works will be undertaken in accordance with the Safety, Health and Welfare at Work Act 2005 (as amended) and the requirements of the Health and Welfare at Work (Construction) Regulations 2013 as amended and any other relevant Health and Safety legislation.</p> <p>Given the implementation and adherence to a Method Statements which will be prepared by the appointed Contractor, the risk of accidents is low.</p>
<p><b>9. Will the Project result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?</b></p>	<p>Yes. During construction, workers will travel to the site for the duration of the works. Levels of employment will vary over the construction period but will range from 15-20 people.</p> <p>This will have a positive impact on employment through the creation of opportunities for construction businesses and site workers.</p> <p>During operations, the proposed development will have a positive effect on the local community and visitors to the area by providing a new public realm that will improve pedestrian connectivity.</p>	<p>No. The construction phase will not have a significant effect on demography, lifestyles or employment. During construction, the proposed development will not have a significant impact on demography or employment due to its scale and nature.</p> <p>During operations, the proposed development will have a positive and long-term effect on the local community and visitors to New Ross.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
<p><b>10. Are there any other factors that should be considered such as consequential development which could lead to environmental impacts or the potential for cumulative impacts with other existing or planned activities in the locality?</b></p>	<p>No. The proposed development will not lead to any additional consequential development.</p> <p>There is no existing development in the vicinity of the site that generates effects that may combine with the effects of the proposed development to create significant environmental effects.</p> <p>A review of the Planning portal<sup>2</sup> was undertaken to determine whether there is potential or permitted development that generates effects that may combine with the effects of the proposed development to create significant environmental effects. No such development was identified.</p>	<p>No significant effects from consequential development or cumulative effects are anticipated.</p> <p>However, any proposed and existing planning applications would have gone through the planning process and would, like the proposed development, implement standard and best practice mitigation measures to manage potential effects.</p>
<p><b>11. Is the Project located within or close to any areas which are protected under international, EU or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the Project?</b></p>	<p>Yes. The proposed development is located directly adjacent to the River Barrow and River Nore Special Area of Conservation (SAC) (Site Code: 002162) and the River Barrow Estuary pNHA (Site code: 000698).</p> <p>The proposed development is located directly adjacent to the Grain Store building - a Protected Structure (RPS No. NR0143 – NIAH No. 15605016). The proposed development lies at the northern end of the New Ross ACA and within the historic town and Zone of Archaeological Notification of New Ross (WX029-013- Historic Town). The Grain Store is one of thirteen Protected Structures on John Street and Bridge Street, refer to Table 1-1.</p> <p>The proposed development is located within the River Valleys LCA. Refer to Section 1.2.</p>	<p>No. A Natura Impact Statement (NIS) report, which accompanies this planning application concludes that "Therefore, it can be concluded beyond reasonable scientific doubt that there will no adverse effects on the integrity of European sites as a result of the Proposed Development, either alone, or in combination with other plans or projects".</p> <p>The existing courtyard is a concrete surface, and the works will require the remove of this surface, necessitating ground disturbance in the courtyard. Archaeological Monitoring will be carried out for any ground disturbance works as part of the proposed development. If any significant archaeological remains are found during the construction phase, further archaeological mitigation may be required. A licensed and qualified archaeologist should be retained for the duration of the relevant works.</p>

<sup>2</sup> Planning Maps Online; Accessed 29/10/2025



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
		<p>The proposed development will not have a likely significant impact on the landscape due to the nature of the development.</p> <p>Construction works will be undertaken in accordance with the commitments set out in the CEMP, which will mitigate any potential negative effects on the environment.</p>
<p><b>12. Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g., wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, that could be affected by the Project?</b></p>	<p>No. There are no other important or sensitive areas identified that will be affected as a result of the construction or operational phases of the proposed development.</p> <p>The surrounding area is typical of urban infrastructure.</p>	<p>No. The proposed development will not have a likely significant effect on important or sensitive areas.</p>
<p><b>13. Are there any areas on or around the location that are used by protected, important or sensitive species of fauna or flora e.g., for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the Project?</b></p>	<p>No. The surrounding area is typical of urban infrastructure.</p> <p>The landscape within New Ross Town comprises a mix of natural, semi-natural and built-up areas. Neighbouring features include retail, businesses and houses located along John Street and Bridge Street.</p> <p>These habitats are common in the wider landscape and are not considered 'sensitive' in their ecological value.</p> <p>No operational phase impacts are anticipated.</p>	<p>No. Given the nature and scale of the proposed development and the nature of the receiving environment, it is unlikely that the proposed development will result in any significant adverse effects.</p> <p>Construction works will be undertaken in accordance with the commitments set out in the CEMP, which will mitigate any potential negative effects on the environment.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
<p><b>14. Are there any inland, coastal, marine or underground waters (or features of the marine environment) on or around the location that could be affected by the Project?</b></p>	<p>Yes. The proposed development is situated adjacent to the River Barrow</p> <p>There is potential for impacts to surface and ground water due to construction activities. The groundwater GSI vulnerability at the site is classified as 'High'.</p> <p>There are no inland, coastal or marine waters on or around the location which could be impacted by the proposed development.</p> <p>No operational phase impacts are anticipated.</p> <p>During operations rainwater will be collected and directed to underground drainage through slot drainage channels. This drainage network will collect at the existing surface water outfall chamber, from which it discharges to the River Barrow watercourse via a non-return flap.</p>	<p>No. The proposed development will not result in any significant effects on inland, coastal, marine or underground waters (or features of the marine environment).</p> <p>Taking into consideration the scale and type of project, and the implementation of mitigation measures within the CEMP, there will be no risk of a pollution event impacting inland, marine or the coastal environment.</p> <p>The proposed works will replace the existing impermeable ground level hard-standings with permeable finishes, as well as the incorporation of planting, diminishes the peak stormwater flows to the tidal watercourse (Brunner Consulting Engineer, 2025).</p>
<p><b>15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the Project?</b></p>	<p>No. The proposed development is located within the River Valleys LCA and is classed as having a 'Moderate' to 'High' sensitivity.</p> <p>However, the proposed development is limited in scale, relative to the scope of the surrounding landscape and is aligned with the character of the existing landscape and will not affect the scenic value of the area.</p>	<p>No. Given the nature and scale of the proposed works and the nature of the receiving environment, it is unlikely that the proposed development will result in any significant adverse effects.</p>
<p><b>16. Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the Project?</b></p>	<p>No. The proposed development is located at the rear of the Grain Store, John Street. The site will be accessed off Bridge Street and John Street. The site is not currently accessible or open to the public.</p> <p>During operations, the proposed development will have a positive effect on the local community and visitors to the area by providing a new public realm that will improve pedestrian connectivity.</p>	<p>No. The construction of the proposed development will not result in any significant adverse effects on recreational facilities or amenities.</p> <p>Construction works will be undertaken in accordance with the commitments set out in the CEMP, which will mitigate any potential negative effects on the environment, routes or facilities.</p> <p>The operational phase of the proposed development will positively impact on residents and visitors to New Ross.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
<p><b>17. Are there any transport routes on or around the location that are susceptible to congestion or which cause environmental problems, which could be affected by the Project?</b></p>	<p>No. During construction, the site will be accessed off Bridge Street and John Street.</p> <p>Constriction traffic will Not be Significant due to the nature of the works.</p> <p>During operations, the site is well served by the John Street Public Car park located directly north of the site. During operations, the proposed development will not impact existing transport routes and road users.</p>	<p>No. The proposed development will not create any environmental problems pertaining to traffic or transportation during either construction or operational phases.</p>
<p><b>18. Is the Project in a location in which it is likely to be highly visible to many people?</b></p>	<p>No. The site is not located in a highly visible location. The proposed development is located to the rear of the Grain Store building.</p> <p>The site is not elevated and is currently screened from the road network.</p> <p>The construction works will be short-term, and visual screening will be provided in the form of hoarding to prevent views into the construction area.</p>	<p>No. There will be no significant visual impacts during the construction phase due to the scale and nature of the proposed development. All construction impacts will be short-term and not significant.</p> <p>The proposed development will not generate any significant effects on landscape character or visual amenity due to the nature of the proposed development.</p>
<p><b>19. Are there any areas or features or cultural importance on or around the location that could be affected by the Project?</b></p>	<p>Yes. The proposed development is located directly adjacent to the Grain Store building - a Protected Structure (RPS No. NR0143); No.2 Bridge Street (Protected Structure No. NR0001); and New Ross Bridge (Old) and the Quay Wall (Protected Structure No. NR0086).</p> <p>The proposed development lies at the northern end of the New Ross ACA and within the historic town and Zone of Archaeological Notification of New Ross (WX029-013- Historic Town). The Grain Store is one of thirteen Protected Structures on John Street and Bridge Street, refer to Table 1-1.</p> <p>The existing courtyard is a concrete surface, and the works will require the remove of this surface, necessitating ground disturbance in the courtyard.</p>	<p>No. Archaeological Monitoring will be carried out for any ground disturbance works as part of the proposed development.</p> <p>If any significant archaeological remains are found during the construction phase, further archaeological mitigation may be required. A licensed and qualified archaeologist should be retained for the duration of the relevant works.</p> <p>The proposed development will not have a likely significant impact on the landscape due to the nature of the development.</p> <p>A CEMP will be in place to mitigate any negative effects on these assets and any potential undiscovered assets.</p> <p>No significant operational phase effects are anticipated.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
<p><b>20. Is the Project located in a previously undeveloped area where there will be a loss of greenfield land?</b></p>	<p>No. The proposed development is located at the rear of the Grain Store, John Street.</p> <p>The lands on and around where the site is located are not greenfield as the surface is hard standing / concrete.</p> <p>The site is of low ecological value and is surrounded by suburban fabric on three sides and the River Barrow to the west.</p>	<p>No. The proposed works will occur on lands that are hard standing / concrete. No loss of greenfield space will occur.</p>
<p><b>21. Are there existing land uses within or around the location e.g., homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying that could be affected by the Project?</b></p>	<p>No. The landscape within New Ross Town comprises a mixture of natural, semi-natural and built-up areas.</p> <p>Land uses around the site include retail, businesses and houses located along John Street and Bridge Street adjacent to the site.</p> <p>The proposed development is consistent with the land use and land use zoning within the area.</p>	<p>No. Existing land uses will not be affected by the proposed works given the design, nature and scale of the development.</p>
<p><b>22. Are there any plans for future land uses within or around the location that could be affected by the Project?</b></p>	<p>No. There are no plans for future land uses within or around the location that could be affected by the proposed development.</p>	<p>No. The proposed development will not result in a likely significant effect on any known future land uses or plans.</p>
<p><b>23. Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?</b></p>	<p>Yes. During construction nuisance effects (i.e. noise, traffic, dust) have the potential to impact on the local population, in the absence of mitigation.</p>	<p>No. During the construction phase, short-term, limited effects may arise due to the location of the works in proximity to the local population.</p> <p>Construction works will be undertaken in accordance with the commitments set out in the CEMP, which will mitigate any potential negative effects on the environment / area.</p> <p>During operations, the proposed development will have a positive effect on the local community and visitors to the area by providing a new public realm that will improve pedestrian connectivity.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
<p><b>24. Are there any areas within or around the location which are occupied by sensitive land uses e.g., hospitals, schools, places of worship, community facilities, that could be affected by the Project?</b></p>	<p>Yes. The proposed development is located to the rear of the Grain Store, and there are a number of sensitive receptors in the area including retail and businesses premises.</p> <p>However, it is unlikely the construction phase will result in any adverse effects given the very limited scale of construction activities to take place.</p>	<p>No. The scale and the nature of the proposed development will not result in any likely significant adverse effects.</p> <p>Construction works will be undertaken in accordance with the commitments set out in the CEMP, which will mitigate any potential negative effects on the environment.</p>
<p><b>25. Are there any areas within or around the location which contain important, high quality or scarce resources e.g., groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be Affected by the Project?</b></p>	<p>No. There are no areas of scarce natural resources within or in the vicinity of the site.</p> <p>The proposed development is modest in nature, scale and extent.</p> <p>The site is underlain by a designated Poor Aquifer (bedrock which is Generally Unproductive except for Local Zones).</p> <p>The proposed development is situated adjacent to the River Barrow.</p> <p>No other areas containing high quality resources are situated within the vicinity of the site.</p>	<p>No. There will be no significant effects on high quality or scarce natural resources.</p> <p>During construction mitigation measures will be in place, which will mitigate any potential negative effects to the environment.</p> <p>There will be no discharge to groundwater or surface waters as a result of proposed development.</p> <p>During operations the proposed works will replace the existing impermeable ground level hard-standings with permeable finishes, as well as the incorporation of planting, diminishes the peak stormwater flows to the tidal watercourse (Brunner Consulting Engineer, 2025).</p>
<p><b>26. Are there any areas within or around the location which are already subject to pollution or environmental damage e.g., where existing legal environmental standards are exceeded, that could be affected by the Project?</b></p>	<p>Yes. With regards to hydrology and the Water Framework Directive (WFD).</p> <p>The WFD surface water status for the River Barrow is 'Moderate' for the 2019-2024 monitoring period.</p> <p>The River Barrow is 'At Risk' which means this waterbody is failing to meet the WFD objectives for 2027.</p>	<p>No. A CEMP will include an emergency response procedure for any leaks and spills that may occur during the construction phase, as well as best practice measures to avoid or manage the risk of pollutants entering nearby water courses or ground waterbodies.</p> <p>During the construction phase, water will not be abstracted from rivers or streams, and water will not be discharged directly into the River Barrow or surface water drains.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
		<p>During the operational phase, all surface water run-off from the proposed development will be discharged to watercourse, designed for a 1 in 100-year storm event. The effective stormwater discharge from the site is decreased by 20% as a result of this development (Brunner Consulting Engineer, 2025).</p> <p>There will be no significant negative effects on waterbodies as a result of the proposed development.</p>
<p><b>27. Is the Project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g., temperature inversions, fogs, severe winds, which could cause the Project to present environmental problems?</b></p>	<p>Yes. The most likely dominant source of flood risk to the site is from the River Barrow located adjacent to the site (JBA Consulting, 2024). There were no pluvial flood events identified within the site or the immediate vicinity (JBA Consulting, 2024).</p> <p>The proposed development is not within the area of influence of any Seveso site. The closet Seveso sites to the proposed development are:</p> <ul style="list-style-type: none"> <li>• Goulding Chemicals Ltd, Stokestown, New Ross, Co. Wexford - Lower Tier. C. 3.8 km south-west</li> <li>• Nitrofert Ltd. Raheen Port, New Ross, Co. Wexford. Upper Tier. C. 1.67 km south-west</li> </ul> <p>The siting of the proposed development in this location will not increase the risk or consequences of a major accident.</p> <p>The site is not susceptible to earthquakes, subsidence, landslides or erosion. There is potential for adverse weather, but it is not expected to present environmental problems.</p>	<p>No. The proposed development will not result in any significant effects.</p> <p>During the operational phase, all surface water run-off from the proposed development will be discharged to watercourse, designed for a 1 in 100-year storm event. The effective stormwater discharge from the site is decreased by 20% as a result of this development (Brunner Consulting Engineer, 2025).</p>



### 3.3 Schedule 7A Sub-Threshold Development Screening

#### 3.3.1 Information Required

Directive 2014/52/EU contains guidance for Member States on the information that should be provided by developers and applicants for the purposes of screening sub-threshold developments for EIA.

The guidance is provided by way of criteria set out in Annex III of the Directive and are included in Schedule 7A of the Planning and Development Regulations, 2001-2025 (as amended), under the heading: *'Information to be provided by the applicant or developer for the purposes of screening sub-threshold development for Environmental Impact assessment'* and are grouped under four headings.

The requirements are as follows:

1. A description of the proposed development, including in particular:
  - a) A description of the physical characteristics of the whole proposed development, and, where relevant, of demolition works, and
  - b) A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from:
  - c) The expected residues and emissions and the production of waste, where relevant, and
  - d) The use of natural resources, in particular soil, land, water and biodiversity.
4. The compilation of the information at paragraphs (1) to (3) shall take into account, where relevant, the criteria set out in Schedule 7.

#### 3.3.2 Sub-Threshold Development Screening Under Schedule 7A

The criteria for evaluating the significance of environmental impacts of the proposed development under Schedule 7A was considered in Table 3-2.

**Table 3-2: Schedule 7A Environmental Impact Assessment Screening Criteria**

Schedule 7A Requirement	Description
<b>A description of the proposed development, including in particular –</b>	A description of the proposed development is provided in Section 2 and has been assessed with regard to Schedule 7 criteria in Table 3-1.
<b>A description of the physical characteristics of the whole proposed development, and, where relevant, of demolition works, and</b>	A description of the physical characteristics of the proposed development is in Section 2 and has been assessed with regard to Schedule 7 criteria in Table 3-1.
<b>A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.</b>	A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected is in Section 1.2 and has been assessed with regard to Schedule 7 criteria in Table 3-1.



Schedule 7A Requirement	Description
<b>A description of the aspects of the environment likely to be significantly affected by the proposed development.</b>	A description of the aspects of the environment likely to be significantly affected by the proposed development has been assessed with regard to Schedule 7 criteria in Table 3-1.
<b>A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from: The expected residues and emissions and the production of waste, where relevant, and</b>	A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from the expected residues and emissions associated with the proposed development has been assessed with regard to Schedule 7 criteria in Table 3-1.
<b>The use of natural resources, in particular soil, land, water and biodiversity.</b>	A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from the use of natural resources, in particular soil, land, water and biodiversity has been assessed with regard to Schedule 7 criteria in Table 3-1.
<b>The compilation of the information at paragraphs (1) to (3) shall take into account, where relevant, the criteria set out in Schedule 7.</b>	The criteria as set out in Schedule 7 is addressed in Section 3.2 and compilation of information in paragraphs (1) to (3) is in Section 1.2 and Section 2.  This information has been assessed with regard to Schedule 7 in Table 3-1 of this report.

### 3.4 Impact Characterisation

The proposed development does not have the potential to result in any Significant adverse effects which, by its character, magnitude, duration or intensity, alter any sensitive aspect of the environment. The quality of its interactions with most environmental receptors has been qualified to be Neutral and Not Significant in their magnitude due to the nature and duration of the works and environmental controls and mitigation measures that will be in place during the construction phase.

The proposed development will not generate or contribute to any significant, secondary, interacting or cumulative impacts.

The proposed development will not have an adverse effect on any European site or other protected sites or features.

The proposed development will result in a Slight Positive effect for population and human health, during construction from the generation of employment, and during operations the proposed development will improve pedestrian connectivity and permeability and connect further sections of the river frontage (River Barrow) which currently are underutilised and inaccessible to the public.



## 4. CONCLUSION

The Requirement for the EIA of various types of developments are transposed into Irish legislation under the Planning and Development Act and the Planning and Development (Amendment) Regulations 2001-2025. Schedule 5 lists the different project types, and this is not a project type that mandatorily requires an EIA.

The proposed development does not individually or cumulatively fall into a class of development set out in Schedule 5, Part 1 and 2 of the Planning and Development Regulations 2001 - 2025 (as amended) and therefore, the requirements for a mandatory EIA can be screened out.

However, sub-threshold EIA may be required where the project would be likely to have significant effects on the environment. Criteria for the consideration of sub-threshold EIA is set out in Schedule 7 and Schedule 7A of the Planning and Development Regulations 2001 - 2025 (as amended). These criteria have been set out within this report with respect to the proposed development.

It is concluded however that sub-threshold EIA is not required for the proposed development, due to its minimal and limited impact on the receiving environment with respect to Schedule 7 and 7A of the Planning and Development Regulations 2001-2025 (as amended), Annex II of the EIA Directive and the screening checklist provided in the EC guidance document for EIA Screening, as set out in this report.



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