

**Preliminary
Environmental Impact Assessment
Screening Report**

**for a
proposed**

**Replacement of the Roof, Áras an
Chontae, Rathass, Tralee, Co Kerry**



**Environmental Assessment Unit
Kerry County Council**

1.1 Introduction and context

This proposal provides for the replacement of the roof of Áras an Chontae, Rathass, Tralee County Kerry. The existing roof was constructed in the 1980's and consists of a asbestos cement slate roof. The proposed roof will consist of a standing seam insulated panel. The building is a protected structure.

This is not a project which requires mandatory EIA. The relevant EIA National Inclusion sub-threshold list is for Urban Development involving an area greater than 2 hectares in the case of a business district. This proposal is substantially below this threshold.

1.2 Legislative requirements

Where a proposed development is 'sub threshold' in nature, the planning authority shall decide whether the proposed road development would be likely to have significant effects on the environment. The key issue, in the context of the possible need for EIA of sub-threshold development, is whether or not such development is likely to have significant effects on the environment.

In accordance with A120. (1) (a) of the Planning and Development Regulations 2001, as amended, where a local authority proposes to carry out a subthreshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

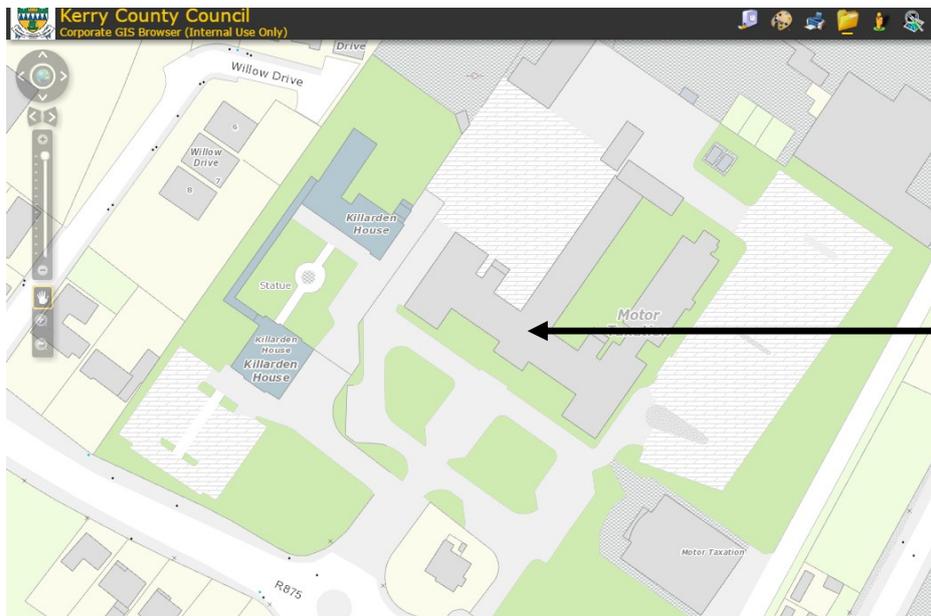
The purpose of the preliminary screening exercise is to conclude either that:-

- (i) there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,
- (ii) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, or
- (iii) there is a real likelihood of significant effects on the environment arising from the proposed development, it shall— (I) conclude that the development would be likely to have such effects, and (II) prepare, or cause to be prepared, an EIAR in respect of the development.

2. Site Location



Proposed site



Proposed site

Above: Proposed site, Rathass, Tralee

3. Project Description

The main building at Rathass was constructed in 1842 and was formerly the Tralee Union Workhouse. The building is a protected structure and is listed in the Tralee Town Development Plan 2009-2015 for its architectural, historical and social value. The building is listed on the record of protected structures, RPS No. 256.

The structure was renovated in the 1980's. Sections of the structure were demolished. A new East, West and North-East wing were constructed. These new wings were built using a concrete frame. The walls were constructed as a 215mm inner leaf, a 100mm cavity and a 100mm stone cladding. The roof of the new wings

were erected using a steel frame, steel purlins, timber rafters and battens and slated using an asbestos cement slate.

The existing sections of the building were re-roofed. The existing roof structure in the main spine of County Buildings was maintained i.e. the original timber queen post trusses, purlins, rafters, joists and sections of the old workhouse floor remained in-situ and a new asbestos cement slate envelope was constructed.

The asbestos cement slate roof has reached its end of life and is at present leaking in several locations, which will undermine the integrity of the structure of the roof if it continues. A new roof covering is required to protect the existing structure. To negate the effects of wind driven rain from the south west and to improve the energy efficiency of the structure it is proposed to use a standing seam insulated panel. The area to which the remedial works apply is 2025m².

4. Project Assessment (incorporating source-pathway-receptor approach)

The proposal is not a particularly large-scale project and there are no apparent characteristics or elements of the design that are likely to cause significant effects on the environment. The subject building is a Protected Structure but it is noted that the existing roof (proposed to be replaced) only dates to the 1980's. It is noted that the underlying fabric of special interest will be retained. The proposal has the potential to visually impact on the setting of the Protected Structure – depending on the type and colour of the proposed roofing materials and only for the lifespan of the proposed roofing material. It is considered that this consideration would not in itself warrant preparation of an EIA and can be assessed as part of the development consent process. The site is sufficiently removed from watercourses, and other sensitive sites, to ensure that no likely significant effects will result. The proposed development is not likely to have a significant effect on any Natura 2000 site (as per the findings of AA Screening Report prepared separately). The need for environmental impact assessment can, therefore, be excluded.

5. Conclusion and reasons for conclusion

It is considered that neither an EIA nor EIA Screening is required in this instance.

Reasons for conclusion

Having regard to nature, extent, scale and location of the development it is considered that there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can therefore, be excluded at preliminary examination stage.