



14th February 2025

Mr. Justin Fannon,
Acting Director of Economic Development, Planning & Infrastructural Services,
Leitrim County Council

**RE: Environmental Impact Assessment Screening Determination – Proposed
Dromahair Flood Relief Scheme**

Justin,

Leitrim County Council proposes to construct a Flood Relief Scheme at three locations in the townlands of Ardakup More, Killanima and Corcusconny, Dromahair, County Leitrim. The proposed development comprises:

- Construction of earthen flood defence embankments at 2 residential properties
- Construction of concrete flood defence walls along the boundary of The Clubhouse Bar and Riverbank Restaurant, the Mill Master House Accommodation and the Mill Apartments replacing the existing boundary wall. Significant sections of the existing boundary wall which it is proposed to demolish and reuse the stone to face the southern (site) side of the proposed flood defence walls are original boundary walls which would have served the railway station complex. The railway complex comprises 5 no. Protected Structures – RPS 69 Locomotive Shed, RPS 70 – former Goods Shed, RPS 71 former Warehouse, RPS 72 former Station Master’s House and RPS 68 former Railway Station House or Workers House. These works are therefore contained within the curtilage of the aforementioned Protected Structures.
- Surface water drainage at all sites
- Replanting all earthen embankments with grass seed
- Post and wire fencing around earthen embankments
- Ancillary site development and accommodation works.

TOBIN Consultant Engineers were appointed on behalf of the Council to design the above scheme.

Environmental Impact Assessment

I have considered the submitted Environmental Impact Assessment Screening Report dated 15th November 2024 prepared by Tobin Consulting Engineers on behalf of Leitrim County Council.

Following a detailed description of the proposed development and consideration of various environmental sensitivities, the report considers the legislative basis for EIA screening. The



Comhairle Chontae Liatroma Leitrim County Council

report considers whether the project exceeds a threshold for stated categories of development contained in Part 1 and 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended. The relevant category was :

Class 10 (f)(ii) (Infrastructure Projects) Canalisation and flood relief works, where the immediate contributing sub-catchment of the proposed works, (i.e. the difference between the contributing sub-catchments at the upper and lower extent of the works) would exceed 100 hectares or where more than 2 hectares of wetland would be affected or where the length of river channel on which works are proposed would be greater than 2 kilometres.

The submitted Screening Report then utilised a methodology that adheres to the guidance produced by the Department of Housing, Local Government and Heritage and in particular, the requirements of Schedule 7 of the Planning & Development Regulations, 2001, as amended, relating to the criteria for determining whether development listed in Part 2 of Schedule 5 should be subject to EIA and Schedule 7A relating to the information which has to be provided for the purposes of screening a sub-threshold development for EIA.

I am satisfied that the submitted Environmental Impact Assessment Screening Report has adequately evaluated and assessed the potential for the proposed development to have a significant environmental effect on the receiving environment.

Conclusions

1. The proposed development will not exceed the EIA mandatory threshold for EIA Class 10(f)(ii) canalisation and flood relief works, where the immediate contributing sub-catchment of the proposed works, (i.e. the difference between the contributing sub-catchments at the upper and lower extent of the works) would exceed 100 hectares or where more than 2 hectares of wetland would be affected or where the length of river channel on which works are proposed would be greater than 2 kilometres. and therefore, neither a mandatory EIAR nor an EIA is required.
2. It is considered that the project provides adequate and standard safeguards as inherent components of the overall project so as to ensure that significant risks to the environment are not likely to occur.
3. Other than the adjoining water course comprising part of the Lough Gill SAC which is addressed through mitigation measures in the Natura Impact Statement and considerable built heritage of the former Dromahair railway complex dealt with in the Architectural Heritage Impact Assessment, there is an absence of other environmental sensitivities in the area of the proposed development.
4. Overall, it is considered that there is no potential for significant effects on the environment to arise as a result of this proposed development.



**Comhairle Chontae Liatroma
Leitrim County Council**

5. Having regard to the above, and in particular to the nature, scale and location of the proposed project, by itself and in combination with other plans and projects, it is considered that an EIA is not required for the proposed development.

Having reviewed the documentation submitted, I am satisfied on the basis of the Environmental Impact Assessment Screening Report undertaken by Tobins Consulting Engineers and my own assessment that the proposed development would not be likely to have a significant effect on the receiving environment either directly, indirectly or cumulatively with other developments in the area. The undertaking of the proposed development does not, in my opinion, require the preparation of an Environmental Impact Assessment.

Recommendation

On the basis of the foregoing, I am satisfied that the undertaking of the proposed development does not require the preparation of an Environmental Impact Assessment Report in accordance with the requirements of the Environmental Impact Assessment Directive.

Is mise le meas,

A handwritten signature in cursive script, reading "Bernard Greene", written in black ink over a horizontal line.

Bernard Greene,
Senior Planner