

# TOBIN

**Leitrim County Council  
Dromahair Flood Relief Scheme  
EIA Screening Report**



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Leitrim County Council**

**BUILT ON KNOWLEDGE**

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## Table of Contents

1.	INTRODUCTION .....	1
1.1	Background .....	1
1.2	Purpose of Report .....	2
2.	PROPOSED SCOPE OF WORKS.....	3
2.1	Site Location.....	3
2.2	Need for the Development .....	3
2.3	Proposed Works .....	3
3.	EIA SCREENING .....	7
3.1	Purpose of EIA Screening. ....	7
3.2	Legislative Background .....	7
3.3	Transposition of the EIA Directive into National Regulations .....	7
3.4	Methodology.....	8
3.5	Requirement for EIA .....	8
3.6	Requirement for EIA Under Annex I of the EIA Directive.....	9
3.7	Requirement for EIA Under Annex II of the EIA Directive .....	9
3.8	Screening Sub-threshold Development .....	10
4.	EIA SCREENING .....	11
4.1	Overview of EIA Screening .....	16
5.	CONCLUSION.....	18

## List of Tables

Table 4-1: Screening for Environmental Assessment.....	16
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## List of Figures

Figure 1-1: Location of Properties at Risk of Flooding.....	1
Figure 2-2: CFRAM Mapping of Dromahair.....	3



# 1. INTRODUCTION

## 1.1 BACKGROUND

TOBIN Consulting Engineers were appointed in September 2021 by Leitrim County Council to carry out a Feasibility Study of the flood risk to the Dromahair area. The study included the review of the CFRAM Hydraulic Modelling and all other relevant water level data in the town of Dromahair and the surrounding catchment, to quantify the risk of flooding to existing properties identified within the study area. The feasibility study was completed by TOBIN in September 2022.

The following properties have been identified as at risk of flooding from the River Bonet:

- Residential Property No. 1
- The ‘Mill’ Apartments, sewage pumping station (serving St. Phelim’s nursing home) and
- The Mill Master House Accommodation
- The Clubhouse Bar & Riverbank Restaurant
- Residential Property No. 2

Figure 1-1 shows the location of the properties and the River Bonet.



**Figure 1-1: Location of Properties at Risk of Flooding**

The Feasibility report then investigated a number of proposed mitigation measures that would be suitable to protect the affected properties.



The report concluded that the most feasible flood protection option was to construct flood defence structures at three locations in Dromahair Co. Leitrim. The design basis for the proposed flood defences at each property is to construct a flood protection structure with a top-level set 300mm above the predicted 100-year MRFS maximum water level at the property boundary. The type of flood defence structure was chosen based on existing site conditions and aimed to minimise any impact on the existing sites functions.

The following flood defences are proposed at each property:

- Residential Property No. 1- earthen embankment
- The 'Mill' Apartments – concrete flood defence wall
- The Mill Master House Accommodation – concrete flood defence wall
- The Clubhouse Bar & Riverbank Restaurant – concrete flood defence wall
- Residential Property No. 2 – earthen embankment

## 1.2 PURPOSE OF REPORT

The purpose of this Environmental Impact Assessment (EIA) Screening Report is to inform the competent authority, in this case Leitrim County Council, as to whether the proposed development, is likely to have significant effects on the environment such that an Environmental Impact Assessment Report (EIAR) should be prepared, and an Environmental Impact Assessment (EIA) be conducted.

This EIA Screening Report contains the necessary information to enable the Local Authority to undertake an EIA Screening Assessment and determine whether an EIAR is required for the proposed development. This EIA Screening report is presented in accordance with the information required as per the following: Schedule 7A of the Planning and Development Regulations 2001 (as amended).



## 2. PROPOSED SCOPE OF WORKS

### 2.1 SITE LOCATION

The sites which have been identified as at risk of flooding from the River Bonnet are all located in, or close to the town of Dromahair, as previously shown in Figure 1-1.

### 2.2 NEED FOR THE DEVELOPMENT

In 2015, the OPW produced flood maps as part of the Catchment Flood Risk Assessment and Management (CFRAM) Study. The flood extents in these maps are based on detailed modelling of Areas for Further Assessment identified in the National Preliminary Flood Risk Assessment.

The CFRAM study identifies all of the properties as being liable to fluvial flooding, see Figure 2-1 below.



Figure 2-1: CFRAM Mapping of Dromahair

### 2.3 PROPOSED WORKS

It is proposed to construct flood defence structures at three locations in Dromahair Co. Leitrim. The design basis for the proposed flood defences at each property is to construct a flood protection structure with a top-level set 300mm above the predicted 100-year MRFS maximum water level at the property boundary. The type of flood defence structure was chosen based on existing site conditions and aimed to minimise any impact on the existing sites functions.



The following flood defences are proposed at each property:

- Residential Property No. 1 – earthen embankment
- The ‘Mill’ Apartments – concrete flood defence wall
- The Mill Master House Accommodation – concrete flood defence wall
- The Clubhouse Bar & Riverbank Restaurant – concrete flood defence wall
- Residential Property No. 2 – earthen embankment

### 2.3.1 Construction Activities

The following is the sequence of activities that will be undertaken during the Construction Phase of the of the proposed development:

#### 2.3.1.1 Construction Schedule

It is anticipated that the proposed construction works will take approximately 16 weeks to complete. Normal works hours during the construction phase are expected to be Monday to Friday 08:00 to 17:00 hours. The total number of construction staff on-site will vary during the construction phase but is expected to range from three to five staff. No construction lighting will be used during construction.

#### 2.3.1.2 Traffic

All sites are located adjacent to the R287 regional road. This road will provide the main access route to the sites. Construction material will be transported onto site using the existing access roads. The main construction machinery on site will be an excavator, compaction rollers, crane, transport lorries, cement lorries and tractor and trailers.

Artic lorries will be used to delivery pre-cast retaining walls and rebar reinforcement for the cast in-situ wall and will be lifted into place via a crane. Concrete for the walls will be delivered using concrete lorries. Dump trucks/tipper lorries will be used to deliver embankment fill.

#### 2.3.1.3 Site Clearance

The proposed construction works requires the removal and disturbance of earth, riverbanks and trees within the site in order to accommodate the access tracks, the instalment of walls and embankments, and facilitate the works.

Approximately five mature trees, located to the west of the Riverbank restaurant at the Mill will be removed by a competent contractor once the initial site clearance has been completed.

The existing stone wall located at the Mill along the alignment of the proposed flood defence wall, will be demolished. The stone from this wall will used as part of the construction of the flood defence wall for cladding, as per the Conservation Architects recommendations. This demolition will be carried out by a digger.

It is not envisaged that works will generate significant construction waste, such as hardcore stone, and gravel. Although every effort will be made to recycle and re-use of materials on site, some waste will require to be disposed off-site. Cement wash will occur outside the proposed sites. Any disturbed areas will be fully reinstated following the completion of the works. Excavated soil will be stored at temporary storage areas within the proposed development site.



### ***2.3.1.4 Earthworks***

Excavation works will be carried out at all four sites for the construction of embankments and retaining walls. A total of 2,789m<sup>3</sup> will be excavated from all the sites. Topsoil will be stripped and stockpiled at designated locations within each site.

Soil will be excavated to the required formation levels. Excavated soil will be stored at temporary soil storage areas within each site of the proposed development.

All excavated topsoil material will be reused within the site, where possible, for embankments. All remaining topsoil and all other excavation material will be disposed of offsite, in accordance with Waste Legislation (Waste Management Act 1996 – 2001).

Soil and other fill material arriving to site will be delivered near existing access roads and used imminently. The delivery locations will not be located near watercourses.

Embankment fill material will be added to the site excavations and compacted until a firm foundation is achieved. Embankment fill material will consist of fine-grained cohesive soil (with between 20% and 40% clay particles, and 13% to 21% moisture content for compaction) is specified for the proposed embankment. No rocks greater than 75mm in size shall be permitted in the soil.

This material will also be used as fill material to form the formation levels of the defences. The material delivered to site will be used once it arrives on site and will not require stockpiling. The excavation and fill works will be carried out with an excavator.

Invasive plant species will be removed from site and disposed of offsite in accordance with Waste Legislation (Waste Management Act 1996 – 2001). and the Invasive Species Management Plan (Appendix A) carried out for the proposed development.

### ***2.3.1.5 Fencing***

A total of 361m of fencing will be removed from Site 1 and Site 4. There will be pre-cast post and wire fencing installed at all four sites. The fencing will be installed at the base of the embankments located along site boundaries. The fence is proposed to be constructed to a height of 1.2m, using concrete posts with high tensile horizontal wire to BS EN 10244. The horizontal lines will also comprise of 2.5mm wire at approximately 150mm centres. A gap measuring a minimum of 150mm will be placed at the bottom of the fence to allow for the continued movement of mammals through the site.

### ***2.3.1.6 Flood Defence Construction***

#### ***2.3.1.6.1 Embankments***

Topsoil will be removed at each site and the soil will be excavated to the proposed formation levels using an excavator. The excavation site will then be filled with embankment material to the foundation and the embankment will be constructed on top of it. This will be compacted in layers using an excavator and roller until the design height is achieved. Once the level is reached, the earthen embankments will be topped off with topsoil in order to allow them to be planted with grass seed.





### 2.3.1.6.2 Pre-cast Retaining Walls

Pre-cast retaining walls will be delivered to site and lifted into position by a crane. The base of the retaining walls will be backfilled with suitable material to insure stability.

### 2.3.1.6.3 RC Retaining Walls

Formwork will be constructed at the formation levels to allow for the concrete to be poured. Once the formwork is in place, steel reinforcement will be added. The RC wall will then be poured in position using concrete lorries. The base of the retaining walls will be backfilled to the original ground levels with suitable material to insure stability.

### 2.3.1.6.4 Surface Water Drainage

The existing surface water and foul water drainage systems on all the sites will remain operational during the construction phase of the project. It is proposed to construct new stormwater outfalls at all the sites to prevent ponding inside the flood defences. These outfall pipes will be constructed on the existing stormwater network lines. The outlet of the pipes will have a headwall constructed around them and they will be fitted with a non-return valve. In addition, at Residential Property No. 2 there are two drainage pipes proposed to supplement the capacity of the existing drainage infrastructure. The proposed works involves installing headwalls for the stormwater outfalls on the banks of the river at each site at various locations. These will connect into the existing surface water networks. The headwalls will be precast concrete slab (1.5m X 1.6m). A 300mm flap valve drain is incorporated into the concrete slab.

## 2.3.2 Operation Activities

The operation phase of the proposed development is expected to be characterised by the movement of the river below the embankments and reduced flooding. Any local maintenance activities on the flood defences are not expected to differ from the baseline/present conditions. The maintenance of the proposed flood alleviation scheme will be the responsibility of the Local Authority, although in terms of emergency repairs, the Local Authority would revert to the OPW. The following general measures will be required as part of the routine monitoring and maintenance. They include:

- Flood walls – Annual inspection and sealant replacement (every 5 years);
- Flap Valves (if any) – Inspection once every 5 years and replacement (every 25 years);
- Bank protection – Inspection once every 5 years and maintenance (as required);
- Tree Management – Annual inspection and maintenance (as required); and
- Debris Traps – Bi-annual inspections and maintenance (as required)

### 3. EIA SCREENING

#### 3.1 PURPOSE OF EIA SCREENING.

The purpose of this Environmental Impact Assessment (EIA) Screening Report is to inform the competent authority, in this case An Bord Pleanála, as to whether the proposed development, is likely to have significant effects on the environment such that an Environmental Impact Assessment Report (EIAR) should be prepared, and an Environmental Impact Assessment (EIA) be conducted.

This EIA Screening Report contains the necessary information to enable the Authority to undertake an EIA Screening Assessment and determine whether an EIAR is required for the proposed development. This EIA Screening report is presented in accordance with the information required as per the following: Schedule 7A of the Planning and Development Regulations 2001 (as amended).

#### 3.2 LEGISLATIVE BACKGROUND

The Environmental Impact Assessment Directive is based on the precautionary principle and on the principle that preventative action should be taken, that environmental damage should, as a priority, be rectified at source and that the polluter should pay. Effects on the environment should be taken into account at the earliest possible stage in all the technical planning and decision-making processes.

The original Environmental Impact Assessment (EIA) Directive 85/337/EEC has been amended three times (Directives 97/11/EC, 2003/35/EC and 2009/31/EC) and subsequently organised in an informal consolidated version by EIA Directive 2011/92/EU. The EIA Directive 2014/52/EU (the 'EIA Directive'), amending Directive 2011/92/EC on the assessment of the effects of certain public and private projects on the environment, came into force on the 15<sup>th</sup> of May 2014 and Member States had three years to transpose the Directive (i.e., by 16th May 2017). The legislation necessary to transpose the amended EIA Directive into Irish Law was adopted in July 2018.

The EIA Directive is implemented in Ireland by the Planning and Development Act, 2000 (as amended), the Planning and Development Regulations 2001 to 2019 and the European Communities (Environmental Impact Assessment) Regulations 1989 to 2006.

#### 3.3 TRANSPOSITION OF THE EIA DIRECTIVE INTO NATIONAL REGULATIONS

The EIA Directive specifies the classes of project for which an EIA is required and the information which must be furnished within an Environmental Impact Assessment Report (EIAR). The obligations as set out in the EIA Directive have been implemented into Irish law by the provisions of Part 10 of the Planning and Development Act, 2000 (as amended), and the Planning and Development Regulations 2001 (as amended). Schedule 5 of the Regulations outlines the classes of development to which Part 10 Applies.



### 3.4 METHODOLOGY

The EIA screening process ascertains whether a development requires EIA. The initial consideration in determining whether a development should be subject to EIA is whether or not it is a class of development specified under Schedule 5 of the Planning and Development Regulations, 2001 (as amended), and if it is of a threshold specified. Thereafter, in the case of sub-threshold development, consideration must be given to the likelihood that the proposed development would result in significant environmental effects. Significant effects may arise by virtue of the nature of the proposed development, its scale or extent and its location in relation to the characteristics of the receiving area, in particular sensitive environments.

EIA Screening for the proposed development was undertaken with consideration of the following legislation and guidance:

- Planning and Development Act, 2000 (as amended).
- Planning and Development Regulations, 2001 (as amended)
- Guidance on EIA Screening, European Commission, 2017.
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.

### 3.5 REQUIREMENT FOR EIA

The Planning and Development Act (Section 172(1)) states that EIA must be carried out by the planning authority and / or An Bord Pleanála as appropriate in the case of either of the following scenarios:

"(a) the proposed development would be a class of development specified in -

(i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either -

(I) Such development would be equal or exceed, as the case may be, any relevant quantity, area or other limit specified in that Part, or

(II) No quantity, area or other limit is specified in that Part in respect of the development concerned,

or

(ii) Part 2 of Schedule 5 of the Planning Regulations 2001 and either -

(I) Such development would equal or exceed, as the case may be, any relevant quantity, area or other limit specified in that Part, or

(II) No quantity, area or other limit specified in that Part in respect of the development concerned.

or

(b) (i) the proposed development would be of a class specified in Part 2 of Schedule 2 of Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not exceed, as the case may be, the relevant quantity, area or other limit specified in that Part, and



(ii) the planning authority or Board, as the case may be, determines that the proposed development would likely to have significant impacts on the environment."

In support of this requirement, an EIAR must be submitted by an applicant with an application for consent for same. In the case of sub-section 172(1)(b), the Planning Authority, or An Bord Pleanála as appropriate, is required to undertake EIA for sub-threshold development which would likely have significant impacts on the environment.

The various elements of the proposed development have been considered to determine if they fall within a class of development specified in Schedule 5 of the Regulations and for which mandatory or a discretionary EIA may be required. The works and development as noted above comprise:

- Construction of Flood Protection Measures.

### 3.6 REQUIREMENT FOR EIA UNDER ANNEX I OF THE EIA DIRECTIVE

In accordance with Article 4(1) of the EIA Directive, all projects listed in Annex I of the EIA Directive are considered as having significant effects on the environment and shall be subject to Environmental Assessment. The specific requirements under Annex I of the Directive have been transposed into Schedule 5, Part 1 of the Planning and Development Regulations.

The construction of a flood protection works does not fall under any classes of development listed under Schedule 5, Part 1.

On this basis the proposed development does not require a mandatory EIA under Schedule 5, Part 1 of the Planning and Development Regulations.

### 3.7 REQUIREMENT FOR EIA UNDER ANNEX II OF THE EIA DIRECTIVE

For projects listed in Annex II of the EIA Directive, the national authorities may determine whether an EIA is needed, either on the basis of thresholds/criteria or on a case-by-case examination.

The obligations in Annex II of the EIA Directive have been transposed into Schedule 5, Part 2 of the Planning and Development Regulations. The specific classes of development under Schedule 5, Part 2 that could potentially apply are set out below.

Under Class 10(f)(ii), EIA is required for the following circumstances:

- Canalisation and flood relief works, where the immediate contributing sub-catchment of the proposed works (i.e. the difference between the contributing catchments at the upper and lower extent of the works) would exceed 1,000 hectares or where more than 20 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 proposed flood protection measures will provide localised flood protection only. The length of the proposed works is at maximum 215m at the Mill Apartments and none of the defences at any site are greater than 2 kilometres (108m at Residential Property No. 1 & 209m at Residential Property No. 2). Therefore, the works proposed do not fall under Class 10(f)(ii).



### 3.8 SCREENING SUB THRESHOLD DEVELOPMENT

Part 10 of the Planning and Development Regulations 2001 (as amended) defines “sub threshold development” as “development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development.”

For projects that fall below a class or threshold specified in Schedule 5, it is the decision of the Competent Authority to determine if an EIA (and the associated EIAR) is required to be completed. This is determined by examining if the ‘sub threshold’ development is likely to result in significant environmental effects. Significant environmental effects may arise due to the characteristics of the potential effects based on the nature and extent of the proposed development, and/or its location in relation to the characteristics of the receiving environment, particularly sensitive environments.

The 1997 amending Directive (97/11/EC) introduced guidance for Member States in terms of deciding whether or not a development is likely to have “significant effects on the environment”. The guidance is provided by way of criteria set out in Annex III of the consolidated Directive Schedule 7 of the Planning and Development Regulations sets out “criteria for determining whether a development would or would not be likely to have significant effects on the environment” in accordance with Annex III of the Directive. Schedule 7 effectively acts as guidance for consenting authorities in Ireland in assessing whether a ‘sub-threshold development’ should be subject to EIA.

The assessment is undertaken under three main headings:

1. Characteristics of the Proposed Development.
2. Location of the Proposed Development; and,
3. Types and Characteristics of the Potential Impacts.

These three headings, together with the associated Schedule 7 criteria, are used as the basis for the examination of likely significant effects on the environment and are discussed in the following sections of this EIA Screening Report



## 4. EIA SCREENING

This section provides an EIA Screening against the appropriate criteria as established by the EIA Directive Annex III and as transposed into Irish law, Schedule 7 of the 2001 Regulations, as amended.

It should be noted that under the EIA Directive, the EIA Screening process balances two objectives, in determining if a project listed in Annex II is likely to have significant effects on the environment and, therefore, be made subject to an assessment of its effects on the environment; and it should ensure that EIA is only carried out for those projects which is thought that a significant impact on the environments is possible<sup>1</sup>.

The below tables below screen the proposed development against the Schedule 7 criteria. Information pertaining to Schedule 7A of the 2001 Regulations, as amended is provided herein.

The review in the tables below and, considering the nature of the development, its size and location, it can be concluded that the proposed development does not trigger the need for an EIA as there is no real likelihood of significant effects on the environment arising from the proposed development. It should be noted that due regard has been had to appropriate mitigations and applicable studies as per the EIA Directive, but that these in themselves have been applied to further reduce non-significant effects.

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<sup>1</sup> Environmental Impact Assessment of Projects Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU), European Union 2017



Screening against Schedule 7 Criteria	
1. Characteristics of Projects	Consideration of the proposed development
The characteristics of projects must be considered, with particular regard to:	The first of the criteria relates to the characteristics of the proposed development. Each of the issues will be briefly considered in relation to the proposed development.
(a) Size and design of the whole project;	<p>Leitrim County Council propose the construction of a number of flood defence measures to protect a mix of residential and commercial properties that are identified as being at risk of flooding during extreme flood events. In total there are five properties that are set to benefit from the proposed works. The flood protection measures adopted at each location are as follows:</p> <ul style="list-style-type: none"> <li>• Residential Property No. 1 - earthen embankment</li> <li>• The 'Mill' Apartments - concrete flood defence wall</li> <li>• The Mill Master House Accommodation - concrete flood defence wall</li> <li>• The Clubhouse Bar &amp; Riverbank Restaurant - concrete flood defence wall</li> <li>• Residential Property No. 2- earthen embankment</li> </ul> <p>The proposed works are designed to have no negative impact on flooding elsewhere. As a result, the overall footprint of the defences is kept as small as possible.</p> <p>In addition to protecting residential properties, the defences will include the protection of septic tanks at a number of the proposed sites. By protecting the septic tanks, the defences will help to limit the risk of pollution to the River Bonet and all associated watercourse during times of extreme flood events.</p> <p>Consideration of cumulative effects is considered here:</p> <p>A review of the Leitrim Co. Council zoning for Dromahair shows that the areas where the defences are proposed are in unzoned lands. The works are adjacent to existing properties, but they will not impact the existing developments once complete. The Clubhouse Bar &amp; Riverbank Restaurant are existing commercial developments that are located adjacent to the proposed works. A temporary traffic management plan will be developed for the construction stage of the project to mitigate potential impacts on the surrounding road network and users accessing the business.</p> <p>It is proposed to reuse soil unearthed during the construction of the proposed development where possible. Excess material will be disposed of at a suitably licenced facility.</p>
(b) cumulation with other existing and/or approved projects;	
(c) the use of natural resources, in particular land, soil, water and biodiversity;	
(d) the production of waste;	
(e) pollution and nuisances;	
(f) the risk of major accidents and/ or disasters which are relevant to the project concerned,	



<p>including those caused by climate change, in accordance with scientific knowledge;</p> <p>(g) the risks to human health (for example due to water contamination or air pollution).</p>	<p>A waste management plan will be developed for the site to promote minimization and reuse of materials. It is anticipated that there will be limited waste produced during the construction process. No waste will be stored on site during construction. The practice of waste disposal employed at the sites (disposal to licenced facility) shall be continued.</p> <p>The only increase in noise expected will be during construction of the development and this will be temporary and intermittent in nature. The works will be carried out in accordance with the requirements of BS5228-1:2009+A1:2014 Code of Practice for Noise and Vibration Control on Construction and Open Sites and the European Communities (Noise Emission by Equipment for Use Outdoors) Regulations, 2001. The proposed works will be conducted in accordance with an agreed Health, Safety, Quality and Environment (HSQE) plan. A safety file will be kept and updated throughout the development. The risk to human health is considered to be negligible.</p>
<p><b>2. The location of Projects</b></p>	<p><b>Consideration of the proposed development</b></p>
<p>The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:</p> <p>(a) the existing and approved land use;</p> <p>(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;</p> <p>(c) the absorption capacity of the natural environment, paying particular attention to the following areas:</p> <ul style="list-style-type: none"> <li>i. wetlands, riparian areas, river mouths;</li> <li>ii. coastal zones and the marine environment;</li> <li>iii. mountain and forest areas;</li> </ul>	<p>The proposed flood defences will be located at existing developments. The primary use of the existing developments are as residential properties. The Clubhouse Bar &amp; Riverbank Restaurant is a commercial development.</p> <p>A breakdown of the habits within the proposed development sites are as follows:</p> <p><u>Residential Property No. 1</u></p> <p>The proposed site consists of amenity grassland, wet grassland, hedgerows, depositing/ lowland river, drainage ditch and hardstanding areas. There was no evidence of any Annex I habitats or floral species or IAPs were recorded within the study area of this site.</p> <p><u>The Mill (The 'Mill' Apartments, The Mill Master House Accommodation &amp; The Clubhouse Bar &amp; Riverbank Restaurant)</u></p> <p>The proposed site consists of mixed broadleaved woodland, scattered trees &amp; parkland, hardstanding areas and depositing/ lowland river. There was no evidence of any Annex I habitats or floral species or IAPs were recorded within the study area of this site. The third schedule IAPS Japanese knotweed and Himalayan Balsam (<i>Impatiens glandulifera</i>) was recorded present within the woodland.</p> <p><u>Residential Property No. 2</u></p> <p>The proposed site consists of amenity grassland, treelines, depositing/ lowland river, drainage ditch and hardstanding areas. No evidence of any Annex I habitats or floral species or IAPs were recorded within the study area of this site.</p>





<p>iv. nature reserves and parks;</p> <p>v. areas classified or protected under national legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;</p>	<p>The total area of the sites is 0.4679ha. Primary access to all sites is provided via the R287 regional road. There are existing access roads from the R287 that will provide direct access to the proposed flood defence locations. The existing developments primarily consist of buildings and hardstanding areas. The residential properties have landscaped gardens also.</p> <p>The proposed development site is hydrologically connected to Lough Gill Special Area of Conservation (SAC) via the Bonet_050 and Kilanummery_020 WFD river waterbodies, which are located within and along the boundary of the sites. This European site includes Lough Gill, Doon Lough to the north-east, the Bonet River (as far as, but not including, Glenade Lough), and a stretch of the Owenmore River near Manorhamilton in Co. Leitrim.</p> <p>No Annex I or II species of the Habitats Directive were recorded within the study area during the surveys. No evidence of otter activity, such as holts, prints, feeding remains or scat, were recorded within the study area (the proposed development sites plus a 150m buffer) during the survey. However, potential otter resting, foraging and commuting habitat was noted during the survey along the banks of the Bonet_050 and the Kilanummery_020 WFD river water bodies.</p> <p>Following an evaluation of the relevant information, including details of the proposed works and its relationship with European sites, in view of the conservation objectives of the European sites reviewed in the screening exercise, impact upon the conservation objectives of The Lough Gill SAC could not be definitively ruled out at the screening stage. Therefore, an Appropriate Assessment and a Natura Impact Statement is required.</p> <p>Thus, a Natura Impact Statement was prepared in accordance with the provisions of Article 6(3) of the Habitats Directive and Part XAB of the Planning and Development Act 2000, as amended, providing information to enable the competent authority to perform its statutory function to undertake an AA in respect of the proposed development.</p> <p>Following the application of the detailed mitigation measures and the pre-construction Otter survey proposed in advance of construction works, potential adverse effects will be avoided or reduced.</p> <p>Consequently, it is expected that there will be no risk of adverse effects on the qualifying interests, habitats and species, or on overall site integrity, nor in the attainment of their specific conservation objectives for The Lough Gill SAC.</p> <p>The wall proposed for demolition is within the curtilage and attendant grounds of the railway station buildings, which are protected structures. Consequently, these protected structures will be impacted by the proposed works. The closest protected structure to the proposed works is the Mill Apartments/Mill House accommodation, which is intended to be safeguarded by the works. There is a minimum of 8 meters between the proposed works and the Mill Apartments/Mill House accommodation.</p>
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	<p>The IAPS Japanese knotweed was recorded at the Mill site, within the mixed broadleaved woodland behind existing the stone wall. Himalayan balsam was also recorded at one location at the Mill site within the woodland along the banks of the river. There has been an Invasive Species Management Plan prepared as part of the project. This plan will be used to inform the removal of the invasive species as part of the site clearance works.</p>
<p><b>3. Type and characteristics of the potential impact</b></p>	<p><b>Consideration of the proposed development</b></p>
<p>The likely significant effects of projects on the environment must be considered in relation to criteria set out in points 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), considering:</p> <ul style="list-style-type: none"> <li>(a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected).</li> <li>(b) the nature of the impact.</li> <li>(c) the transboundary nature of the impact.</li> <li>(d) the intensity and complexity of the impact.</li> <li>(e) the probability of the impact.</li> </ul>	<p>It is anticipated that the proposed works will not cause any adverse impact on the existing geographical area or population. Limited waste will be produced during the construction only and removed from site to a suitably licenced waster facility. The development is located in Co. Leitrim. It is located in a low populated area. Nuisance impacts are anticipated to be limited and controlled by applicable standards where appropriate. In regard to noise this will be during construction only and during permitted construction hours. The works will be carried out in accordance with the requirements of BS5228-1:2009+A1:2014 Code of Practice for Noise and Vibration Control on Construction and Open Sites and the European Communities (Noise Emission by Equipment for Use Outdoors) Regulations, 2001. There will be no operational noise generated by the proposed development.</p> <p>The principal impacts will be during the construction phase and will be short term and temporary in nature. There should be no impact on other existing/approved projects.</p> <p>A Natura Impact Statement was prepared in accordance with the provisions of Article 6(3) of the Habitats Directive and Part XAB of the Planning and Development Act 2000, as amended, providing information to enable the competent authority to perform its statutory function to undertake an AA in respect of the proposed development. This NIS reviewed the impacts arising from the proposed project and found, following a Stage 1 Screening Assessment, it was determined that without the implementation of mitigation measures, significant effects could impact the integrity of the Lough Gill SAC could not be definitively ruled out. Therefore, a Stage 2 NIS was carried out. The Stage 2 NIS concluded that, based on the assessment of the proposed development alone and in combination with other projects and plans including the implementation of mitigation measures, it can be concluded that no adverse effects on the site’s integrity will arise, in view of the site’s conservation objectives.</p> <p>Disturbance to fauna during the construction stage may potentially arise as a result of a short-term increase in human presence on-site and additional construction noise and lighting within the site.</p> <p>The predicted landscape impact will be localised due to the scale of the development and the impact on the fabric of the surrounding landscape will be minimal, short term and is temporary only</p>



## 4.1 OVERVIEW OF EIA SCREENING

In order to inform the screening evaluation, consideration was first given to the potential for impacts on particular aspects of the environment, as set out in Section 4 of this report.

The Environmental Topics as set out in the EIA Directive are as follows:

- a) human beings, fauna and flora.
- b) soil, water, air, climate and the landscape.
- c) material assets and the cultural heritage; and
- d) the interaction between the factors referred to in points (a), (b) and (c)

It is noted that the EPA (2002) guidelines on the information to be contained in Environmental Impact Statements, outlined in Section 2.4.7 that “Where reasonable concerns exist that a single or very limited number of environmental topics may be adversely affected by a development proposal then an appropriate evaluation of the relevant topic(s) may be carried out.”

Environmental Assessments of the proposed works have been carried out for a number of subject areas. An overview of the potential impacts against the environmental assessment areas in the Directive are presented in Table 4-1 below:

**Table 4-1: Screening for Environmental Assessment**

Topics	Screening for Environmental Assessment
Human Beings, Material Assets, Traffic and Transport.	<p>It is expected that this proposal will have a positive impact in the wider area by providing flood protection to residential developments and commercial developments. Consequently, the proposed development will have a very beneficial impact as there will be a net positive impact from the proposed development on the local economy and local infrastructure.</p> <p>During the construction period there will be an increase in traffic volumes as a result of employees travelling to and from the site and for the delivery and disposal of construction related materials. This will impact on users of the local and regional roads and local residents only during working hours but will be temporary in nature. Suitable traffic management measures will be implemented during the construction period to mitigate potential construction related impacts and it is intended that construction related activities will be restricted to normal working hours</p>
Soil and Geology	<p>The proposed development will result in the excavation of soils and subsoils. It is proposed that significant quantities of this material will be reused onsite. Excess material will be disposed of at a suitably licenced facility.</p>
Air, Climate, Noise and Vibration	<p>There may be additional noise during construction and the possibility of an impact on air quality through the generation of dust during the construction stage. The works will be carried out in accordance with the requirements of BS5228-1:2009+A1:2014 Code of Practice for Noise and Vibration Control on Construction and Open Sites and the European Communities (Noise Emission by Equipment for Use Outdoors)</p>



	Regulations, 2001. Any impacts would be localised and temporary in nature. It is intended that construction related activities will be restricted to permitted working hours.
Landscape and Visual	The impacts on Landscape will be local in nature and not significant. The visual appearance at the flood defences will not alter significantly the existing landscape. All the areas around the proposed defences will be reinstated to their previous conditions prior to the development.
Cultural heritage and the Built Environment	Archaeological screening has been conducted. The features of note are recorded above, and no impacts are expected.
Interactions of the foregoing (Cumulative Impacts)	On the basis of the assessment of the above it is not considered that any environmental impacts resulting from the cumulative interaction of the above assessment impacts would be significant.



## 5. CONCLUSION

It is concluded that the proposed development is not a Schedule 5 Part 1 or Part 2 Development and EIA is not mandatory. Considering 'the type of development' as per Article 92 of the 2001 regulations, it is respectfully submitted that the proposed development is not a sub-threshold development. Recognising that the planning authorities may reach a different conclusion on classification of sub-threshold development, an EIA screening has been carried out. This EIA screening has considered the nature of the proposed development, its size and location whilst having due regard to the criteria listed in Schedule 7 and the relevant information listed in Schedule 7A of the 2001 Regulations, as amended.

This screening review concludes that the proposed development is unlikely to result in significant effects, and that the consideration of appropriate mitigation measures reduces the potential for significant effects further.





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