

## **Leitrim County Council Environmental Impact Assessment Screening Determination**

### **Construction of 18 no. houses at Kilboderry, Carrick-on-Shannon, Co. Leitrim**

Leitrim County Council, in accordance with the requirements of EIA Directive (Directive 2011/92/EU as amended by 2014/52/EU; the Planning and Development Act 2000, as amended; the Planning and Development Regulations 2001, as amended; and the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018, has undertaken an Environmental Impact Assessment Screening in respect of the proposed development of:

18 No. fully serviced residential units consisting of 12 no. 2 bedroom dwellings (in 2 No. terraced blocks) and 6 no. 1 bedroom apartments (in 2 No. blocks) at Kilboderry Td., Carrick-on-Shannon, Co. Leitrim. The proposed development will also consist of a new entrance, car parking spaces, boundary walls/fences, footpaths, private open spaces, bin storages, landscaping, formation of new connections to existing piped water services and existing utilities, and all associated site works.

The proposed development is determined to be a sub threshold development against the specified categories of developments and their respective thresholds as outlined in Schedule 5 (Development for the Purposes of Part 10) of the Planning & Development Regulations, 2001-2023. The proposed development has been reviewed against prescribed criteria for determining whether a sub-threshold development is required to be subject to Environmental Impact Assessment. A global consideration of the criteria finds that the environmental effects of the project are not likely to be significant within the meaning of the Directive. It is therefore concluded that there is no real likelihood of significant effects on the environment arising from the development.

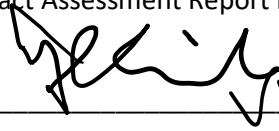
Having regard to:

- a) the requirements of Article 81A(5) of the Planning and Development Regulations 2001, as amended,
- b) the nature and scale of the proposed development which is significantly below the threshold in respect of Classes 10 (b)(i) (infrastructure - dwelling units) and 10 (b)(iv) (urban development) of Part 2 of the Fifth Schedule of the Planning and Development Regulations 2001, as amended,
- c) the location of the site on lands that are zoned for residential use under the provisions of the Carrick-on-Shannon Local Area Plan 2010 - 2019,
- d) the location of the size in an established residential area serviced by public infrastructure and the existing pattern of development in the vicinity,
- e) the location of the site outside of any sensitive location specified in Article 109(4)(a) of the Planning and Development Regulations 2001, as amended, and the absence of any relevant connectivity to any sensitive location,
- f) the criteria set out in Schedule 7 and 7A of the Planning and Development Regulations 2001, as amended,

- g) the report prepared by Bernard Greene, Senior Planner, informed by the Environmental Impact Assessment Screening Report prepared by Nevin Traynor, Traynor Environmental Ltd. 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.

Leitrim County Council has considered that the proposed housing development at Kilboderry, Carrick-on-Shannon would not be likely to have any significant effects on the environment and, accordingly, that the preparation and submission of an Environmental Impact Assessment Report is not required.

Signed on behalf of the Competent Authority:



Mr. Joseph Gilhooly,  
Deputy Chief Executive & Director of Services,  
Economic Development, Planning & Infrastructural  
Services,  
Leitrim County Council  
**Date:** 11<sup>th</sup> August 2023