



Comhairle Chontae Liatroma Leitrim County Council

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Leitrim County Council Habitats Directive (92/43/EEC) Appropriate Assessment Screening Determination

Proposed Drumshanbo Town Centre Regeneration Project

Description of Proposed Development

The Drumshanbo Town Centre Regeneration Project will include the following works:

- 1. The redevelopment of two vacant buildings on Main Street**, namely the former Bank of Ireland, a three-storey building, and the adjacent commercial building formerly known as 'Earley's', a three-storey building. Development works will include the demolition of the rear extensions to the respective buildings and the erection of a linear two-storey extension to the south side linking both buildings to provide commercial use to the entire ground floor and new smart working facility to the entire first and second floors. Works will include the creation of a new pedestrian walkway on the ground floor through 'Earley's' building to link a new public realm to the rear. All services will connect to existing public mains.
- 2. The creation of a public realm and additional parking** to the rear of the renovated and extended commercial buildings on Main Street. The nature of the public realm works includes, inter alia, the opening of vehicular and pedestrian access routes through the existing stone boundary wall between the existing Market Street carpark and the former Bank of Ireland Building, lowering the height of the entire wall to 1m high, realignment works to the existing Market Street carpark, the provision of new public lighting, a dedicated pedestrianized public realm that will incorporate seating, the provision of hard and soft landscaping, ramp access between Main Street and the redeveloped riverside walkway and a car park for seven car parking spaces
- 3. The redevelopment and partial reconstruction of two derelict outbuildings** to the east of the Drumshanbo River. Both two-storey buildings will be redeveloped and repurposed to provide commercial use on both ground and first floors respectively, which will entail elevational changes and connections to existing foul and storm mains.
- 4. Riverside and town park improvement works** to enhance the existing parklands and riverside walkway (known locally as 'People's Park'). The nature of the riverside and town park works includes inter-alia, the extension of the pedestrian walkway along the west of the river under the existing park footbridge to connect with a new footbridge 30m to the south which will in turn connect with the new public realm (to the rear of Main Street), an extension of the pedestrian walkway along the eastern side of the river to connect through the curtilage of Drumshanbo Methodist Church, a protected structure on the Leitrim County Council Record of Protected Structures (RPS No.14) to connect via a new pedestrian bridge with the junction of the Carrick Road and the Food Hub/Carraig Breac housing development road. Works will also include the altering of the existing hard landscaping area at the entrance to the Food Hub/Carraig Breac housing development, provision of new footpath along Carraig Breac housing development access road to include new entrance to the People's Park, new steps and ramp access within the park, the erection of new way finding signs, the provision of new public lighting, new hard and soft landscaping, new boundary treatments inclusive of railings, hedgerows and walls.


Stage 1 Appropriate Assessment Screening Determination

Leitrim County Council, as competent authority, in accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Regulation 42 (1) of the European Communities (Birds and Natural Habitats) Regulations 2011, as amended, has undertaken an Appropriate Assessment Screening on the proposed development as outlined above.

An Appropriate Assessment Screening Report has assessed, in view of the best scientific knowledge and the conservation objectives of European Sites, if the proposed works, individually, and in combination with other plans and projects, are likely to have a significant effect on any European site (known as a Natura 2000 site).

In accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Regulation 42 (1) of the European Communities (Birds and Natural Habitats) Regulations 2011, as amended, Leitrim County Council has made a determination that Appropriate Assessment is not required for the proposed development. It has been concluded on the basis of the report prepared by Bernard Greene, Senior Planner, informed by the submitted Appropriate Assessment Screening Report prepared by Mr. Freddie P.R. Symmons B.Env.Sc (Hons) MCIEEM of Kingfisher Environmental Consultants that the works individually, and in combination with other plans and projects, are not likely to have a significant effect on any European site.

Signed on behalf of the Competent Authority:



Mr. Justin Fannon,
Acting Director of Economic Development, Planning &
Infrastructural Services,
Leitrim County Council
Date: 4th December 2023