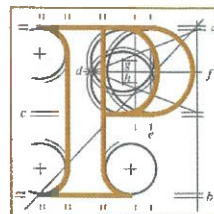
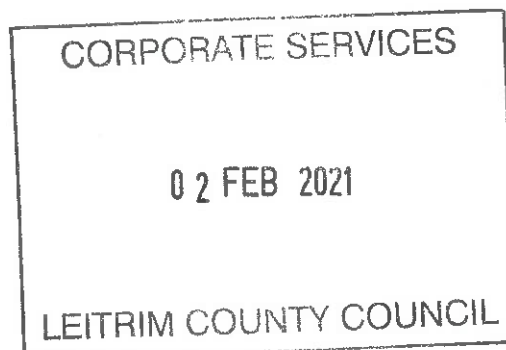


Our Case Number: ABP-309310-21



**An
Bord
Pleanála**

Leitrim County Council
Áras an Chontae
Carrick-on-Shannon
Co. Leitrim



Date: 01 February 2021

Re: Construction of 10 fully serviced units, Part 8
Lahard, Ballinamore, Co. Leitrim

Dear Sir / Madam,

Dear Sir / Madam, Enclosed for your information is a copy of a submission seeking a screening determination by the Board under article 120(3)(a) of the Planning and Development Regulations, 2001, as amended, in respect of the above-mentioned proposed development.

The Board would be obliged if you could at this stage indicate whether the proposed development has or is intended to be subject to the process set out at Part XI of the Planning and Development Act, 2000, as amended, and Part 8 of the Planning and Development Regulations, 2001, as amended. If this process has been commenced, but not completed, you may wish to consider suspending completion of same until after the Board's consideration of this request has concluded.

In the event that the above-mentioned process has commenced or has been completed, please provide the Board with a copy of all documentation related thereto (including, where appropriate, copies of any reports prepared by or on behalf of the local authority).

Furthermore, under article 120(3)(ca) of the regulations as introduced by European Union (planning and Development) (Environmental Impact Assessment) Regulations 2018 (SI No. 296 of 2018), 'The Board shall, by notice in writing served on the local authority, require the local authority to submit to the Board the information specified in Schedule 7A for the purposes of a screening determination'.

Having regard to this you are requested to submit to the Board the information as specified in Schedule 7A of the Planning and Development Regulations, 2001, as amended.

For ease of reference, the information to be provided under Schedule 7A is as follows:

1. A description of the proposed development, including in particular: (a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and (b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from: (a) the expected residues and emissions and the production of waste, where relevant, and (b) the use of natural resources, in particular soil, land, water and biodiversity.
4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.

You are hereby invited to make any submissions or observations you may have in relation to the matter no later than 5.30 p.m. on the **01st March, 2021**.

If you have any queries in relation to the above, please do not hesitate to contact me. Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board

Yours faithfully,



Niamh Thornton
Executive Officer
Direct Line: 01-8737126

ADHOC

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Niamh Thornton

From: SIDS
Sent: Friday 22 January 2021 16:12
To: Niamh Thornton
Subject: FW: Request for an Environmental Impact Assessment to be carried out for the site notice of Leitrim County Council, 10 no. fully serviced units at Lahard, Ballinamore, Co. Leitrim, Part 8.

Follow Up Flag: Follow up
Flag Status: Flagged

From: Rachel Geoghegan <rachel.geoghegan1@gmail.com>
Sent: Friday 22 January 2021 11:58
To: SIDS <sids@pleanala.ie>
Subject: Request for an Environmental Impact Assessment to be carried out for the site notice of Leitrim County Council, 10 no. fully serviced units at Lahard, Ballinamore, Co. Leitrim, Part 8.

Rachel Geoghegan

11 Lahard

Ballinamore

Co. Leitrim

RE: PA/REF: Request for an Environmental Impact Assessment to be carried out for the site notice of Leitrim County Council, 10 no. fully serviced units at Lahard, Ballinamore, Co. Leitrim, Part 8.

Dear Sir or Madam

I wish to request that an EIAR screening determination for the reasons outlined below:

1. The sewerage and waste water in the town of Ballinamore is already at capacity, which will cause an environmental disaster if expanded.
2. Storm water causes flooding in lower lying areas of the town itself, and also at homes in the lower parts of the estate, causing dangerous road conditions on the estate as the water flows down it like a river.
3. The proposed plan would also cause the destruction of a wildlife area designated by the Lahard Residents. This area contains very well established hedgerows, trees and ditches, untouched for as long as the oldest residents can remember. This area is where an abundance of native species reside, including hedgehogs, badgers, foxes and bats to name but a few, along with many birds and insects. This area should remain as it is, untouched, because according to Leitrim County Councils own website "A dense network of hedgerows across the county give the impression of a well wooded landscape and provide an invaluable source of food, shelter and refuge for flora and fauna." These animals should not be displaced for human habitation.

4. The landscape of the proposed development is also cause for concern the fact that in its nature the land dips and is lower lying, the concern would be what they are planning to fill this space in with? Natural product from the hill behind some of the other houses which will destroy another natural feature, or the possibility of the hill collapsing, or will it be hard fill which by its very nature is not environmentally friendly.

5. The other parts of the estate which the proposed development is seeking to put car parking spaces and to remove the open green space from the residents, this will be detrimental to people's mental health. There are also very well established trees, plant bedding, shrubs and park benches in these areas which are set out for car parking spaces which will be lost, we need as much soakage as we can in the estate for our own residents and for those in the lower lying areas in the town and the removal of these areas will lead to more water when we have heavy rains.

6. An environmental effect on the residents will be that while the proposal is under development the air quality will be greatly affected for all of the residents while having to live in a building site, with only one narrow entrance and exit onto a main road, the entire estate will have to put up with all the building works.

I hope that you will consider my points for an EIAR to be carried out as I believe that it is not enough to just let this happen to our environment, health, habitats and natural landscapes.

Your Faithfully

Rachel Geoghegan