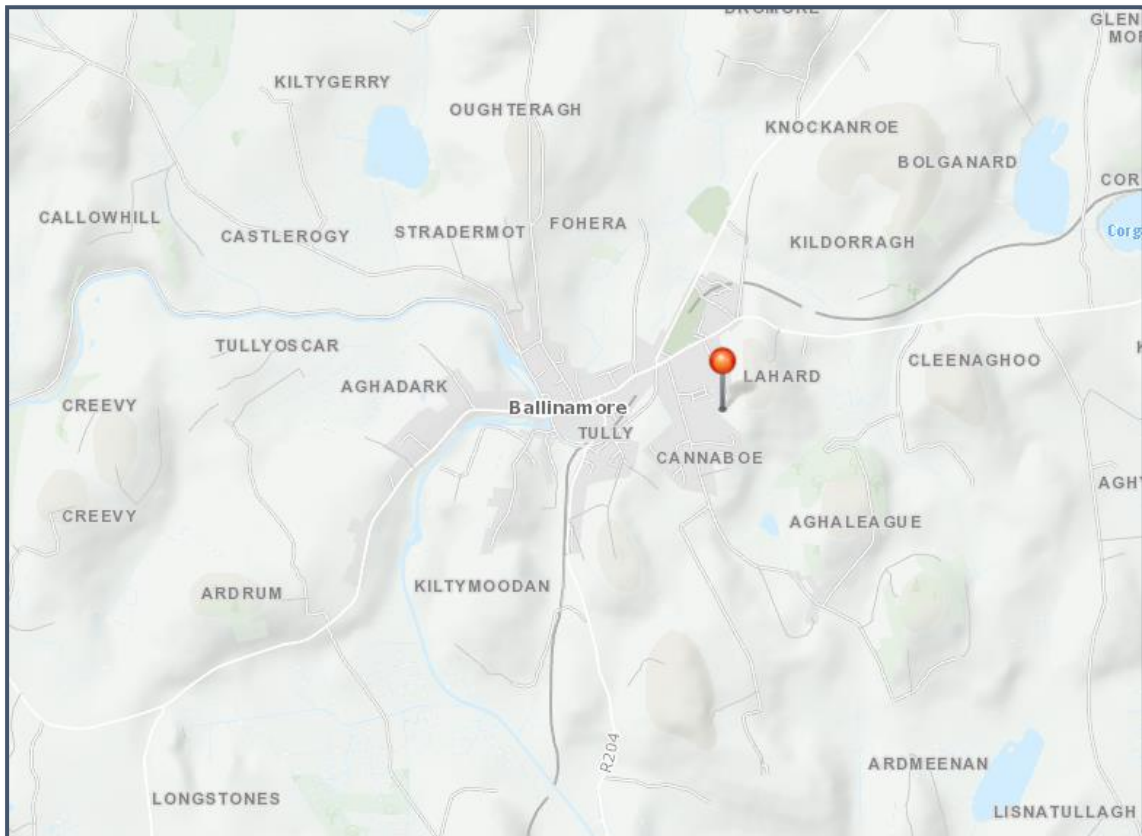


# ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

## PROPOSED HOUSING DEVELOPMENT AT BALLINAMORE, CO. LEITRIM.



Prepared By:



Traynor Environmental Ltd  
Belturbet Business Park,  
Creeny, Belturbet  
Co. Cavan  
Tel: 049 9522236 E-Mail: [nevin@traynorenv.com](mailto:nevin@traynorenv.com)


22<sup>nd</sup> December 2020

**Client :** Leitrim County Council

**Traynor Env Ref:** 20.091

**Status:** Final

**Date:** 22<sup>nd</sup> December 2020

<b>Report Title:</b>	Screening for EIAR
<b>Doc Reference:</b>	20.091
<b>Client:</b>	Leitrim County Council
<b>Authorised By:</b>	 <b>Nevin Traynor</b> BSc. Env, H.Dip I.T, Cert SHWW, EPA/FAS Cert. <i>Environmental Consultant</i>

Rev No	Status	Date	Writer	Reviewer
1.0	Final	22.12.20	Angela Mc Dermott	Nevin Traynor

This report refers, within the limitations stated, to the condition of the site at the time of the report. No warranty is given as to the possibility of future changes in the condition of the site. The report as presented is based on the information sources as detailed in this report, and hence maybe subject to review in the future if more information is obtained or scientific understanding changes.

<b>CONTENTS</b>		<b>PAGE</b>
<b>1.0</b>	<b>EXECUTIVE SUMMARY</b>	4
1.1	Introduction	4
1.2	Proposed Development	4
1.3	Methodology	4
1.4	Screening Conclusions	4
<b>2.0</b>	<b>INTRODUCTION</b>	6
2.1	Project Brief	6
2.2	Methodology	6
<b>3.0</b>	<b>DESCRIPTION OF THE PROPOSED DEVELOPMENT</b>	7
3.1	Overview	7
3.2	Site Location and surrounding environment	7
3.3	Water Features and Quality	10
3.4	Construction Methodology	11
3.5	Drainage	11
<b>4.0</b>	<b>EIA SCREENING PROCESS</b>	13
4.1	Introduction	13
4.1.1	Legislation	14
4.2	Methodology	14
4.3	Mandatory EIA	14
4.4	Sub-Threshold Development	14
4.5	Characteristics of the Proposed Development	15
4.5.1	Size of the Development	16
4.5.2	Cumulation with Other Projects	16
4.5.3	Use of Natural Resources	16
4.5.4	Production of Waste	17
4.5.5	Risk of Major Accidents and/or Disasters	17
4.5.6	Risk to Human Health	17
<b>4.6</b>	<b>LOCATION OF PROJECT</b>	17
4.6.1	Existing and Approved Land Use	18
4.6.2	Relative Abundance, Availability, Quality and Regenerative Capacity of Natural Resources	18
4.6.3	The Absorption Capacity of the Natural Environment	18
4.6.4	Overview	18
4.6.5	Mountains and Forest Areas	19
4.6.6	Nature Reserves and Parks	19
4.6.7	Nationally Designated Sites & European Sites	19
4.6.8	Environmental Quality Standards	19
4.6.9	Densely Populated Areas	19
4.6.10	Landscapes & Sites of Historical, Cultural or Archaeological Significance	19

	4.6.11	Designated Focal Points/Views	19
<b>4.7</b>		<b>CHARACTERISTICS OF THE POTENTIAL IMPACTS</b>	20
	4.7.1	Extent of the Impact	20
	4.7.2	Transfrontier Nature of the Impact	20
	4.7.3	Magnitude and Complexity of the Impact	20
	4.7.4	Air Quality and Climate	20
	4.7.5	Noise and Vibration	20
	4.7.6	Soils and Geology	20
	4.7.7	Hydrology	21
	4.7.8	Hydrogeology	21
	4.7.9	Biodiversity	21
	4.7.10	Archaeology, Architecture and Cultural Heritage	23
	4.7.11	Material Assets and Land	23
	4.7.12	Landscape and Visual Amenity	23
	4.7.13	Population and Human Health	23
	4.7.14	Resource and Waste Management	23
	4.7.15	Interactions	24
<b>4.8</b>		<b>PROBABILITY OF THE IMPACT</b>	24
	4.8.1	Duration, Frequency and Reversibility of the Impact	24
<b>5.0</b>		<b>CONCLUSION</b>	25
<b>6.0</b>		<b>APPENDICES</b>	
	A	Architectural Drawings & Photographs	26

## **1.0 EXECUTIVE SUMMARY**

### **1.1 Introduction**

Traynor Environmental Ltd. were commissioned by Leitrim County Council, to undertake an Environmental Impact Assessment (EIA) Screening of a proposed development in Lahard, Ballinamore, Co. Leitrim. Traynor Environmental Ltd have, as part of this commission, carried out this Screening for EIA to determine whether the preparation of an Environmental Impact Assessment Report (EIAR) is required for the proposed development. The findings of the EIA screening assessment are presented in this report.

### **1.2 Proposed Development**

The proposed development will consist of the construct of 10 no. fully serviced units consisting of 4. no. 2 bedroom units and 6 no. 3 bedroom units, provide an additional 23 car parking spaces at various locations throughout the existing housing development, connections to existing foul main, watermain and surface water discharge, landscaped open space and all ancillary and associated works at Lahard, Ballinamore, Co Leitrim. The proposed development is within the curtilage of protected structures.

### **1.3 Methodology**

This screening assessment has been carried out having regard to the following documents:

- Environmental Impact Assessment (EIA) Guidelines for Consent Authorities Regarding Sub-Threshold Development (DEHLG, 2003);
- Environmental Impact Assessment of Projects Guidance on Screening (European Commission, 2017); and
- Guidelines on information to be contained in EIS (Environmental Protection Agency, 2002).
- The following draft guidance document has also been consulted:
- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports, Draft August 2017 (EPA, 2017)

### **1.4 Screening Conclusions**

The Project does not meet the thresholds for which the preparation of an EIAR is a mandatory requirement. The legislative requirements that deem whether an EIA is mandatory for a project are outlined in Schedule 5 of the Planning and Development Regulations as amended. Additionally, the thresholds listed in Part 2(10) (b)(i) of Schedule 5 in relation to "Infrastructure Projects" are not met as the proposed development will not be:

- (a) Industrial estate development projects, where the area would exceed 15 hectares.
- (b) i. Construction of more than 500 dwelling units.

- ii. Construction of a carpark providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.
- iii. Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.
- iv. Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere."

The characteristics of the Project which must be considered to determine whether the Project should be subject to an EIA are outlined within Annex III of the EIA Directive 2014/52/EU, and include the following:

- a) The size and design of the whole project.
- 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, including those caused by climate change, in accordance with scientific knowledge.
- g) The risks to human health (for example due to water contamination or air pollution).

There are four Natura 2000 designated sites within 15km of the application site. A Screening for Appropriate Assessment (AA) pursuant to Regulation 42(1) of the Habitats Regulations and Planning and Development Act, 2000 (as amended) was prepared by Whitehill Environmental Ltd in March 2020 in accordance with current guidance (DEHLG, 2010). The AA Screening assessed and addressed all issues regarding the construction and operation of the proposed Project in order to inform and allow the competent authority to comply with Article 6(3) of the Habitats Directive.

It has been concluded, in view of best scientific knowledge, that the proposed Project, on its own or in combination with other plans or projects, does not have the potential to give rise to likely significant effects on any Special Conservation Interests/ Qualifying Interests of any Natura 2000 site. Significant effects are not likely to arise as a result of construction works for the proposed Project and direct impacts can be objectively ruled out. The AA Screening concluded that the construction of the proposed development was "screened out" and a Stage 2: Appropriate Assessment was not required. Owing to the nature and scale of the Project and its location, the magnitude of the potential impact is moderate. It is clear that any effect on the site as a whole will be slight to moderate. Moreover, given that the timeframe for potential impacts is limited to the construction phase (e.g. disturbance), any effect on the site will be of a short duration. The proposed development will be designed and constructed in accordance with the Environmental Assessment and Construction Guidelines (EACG) and other best practice guidelines. Adherence to these guidelines will ensure that the likelihood of significant environmental effects will be minimised.

## **2.0 INTRODUCTION**

### **2.1 Project Brief**

The Proposed development is consistent with planning policy in the Leitrim County Development Plan 2015 - 2021. Having regard to the location of the proposed site in relation to Ballinamore town Area, the availability to public services, it is considered that the project is in accordance with proper planning and sustainable development of the area. Therefore, once the proposed development complies with safety standards during the construction and operation of the development, it is not expected that the proposal would have significant environmental impacts.

This report has been prepared by Traynor Environmental Ltd in accordance with published guidance to document the Screening of whether an Environmental Impact Assessment is required for the development.

### **2.2 Methodology**

Screening is a process used to establish whether an EIA is required for a proposed development. There are a number of steps in the screening process. The mandatory requirement for an EIA is generally based on the nature or scale of a proposed development, as set out in the Directive and the Planning & Development Regulations 2001, as amended.

The Regulations identify certain types and scales of development, generally based on thresholds of scale, for which EIA is mandatory. In addition, there is sometimes a requirement for EIA of 'sub-threshold' developments and, in this respect, it may be necessary to undertake a screening exercise to assess whether the proposed development requires the preparation of an EIAR. A methodology was developed to formally screen the proposed development, which is based on 'Environmental Impact Assessment (EIA), Guidance for Consent Authorities regarding Sub-threshold Development' (Department of the Environment, Heritage and Local Government (DoEHLG), 2003). This screening exercise also takes account of the requirements of EIA Directive 2014/52/EU in relation to screening, as referred to in the 'Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems: Key Issues Consultation Paper' issued by the Department of Housing, Planning, Community and Local Government (DHPCLG) in May 2017.

### 3.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

#### 3.1 Overview

Leitrim County Council have indicated their intention to shortly apply for planning permission for a proposed residential development. The proposed development will consist of:

*“Construct 10 no. fully serviced units consisting of 4. no. 2 bedroom units and 6 no. 3 bedroom units, provide an additional 23 car parking spaces at various locations throughout the existing housing development, connections to existing foul main, watermain and surface water discharge, landscaped open space and all ancillary and associated works at Lahard, Ballinamore, Co Leitrim.”*

Wastewater from the development will be directed to the Ballinamore and Environs Wastewater Treatment works, which is fully licensed by the EPA (Reg No. DO28 1-0 1). The proposed development will consist of the construction of a new 10 residential units an access roadway, an entrance, and all associated site development works.

#### 3.2 Site Location and surrounding environment

The site in question is 0.91 hectares in area and it is situated to the west of Ballinamore town centre. Access to the site will be via a local cul-de-sac that services an existing residential estate (Lahard), just off the regional road (R199) which links the R198 and R202 roads in Counties Cavan and Leitrim. Site location maps are shown in Figures 1, 2 and 3, whilst an extract from the planning shown in Figure 4.

**Figure 1 – Site Location Map (Site is Indicated with Red Dot)**

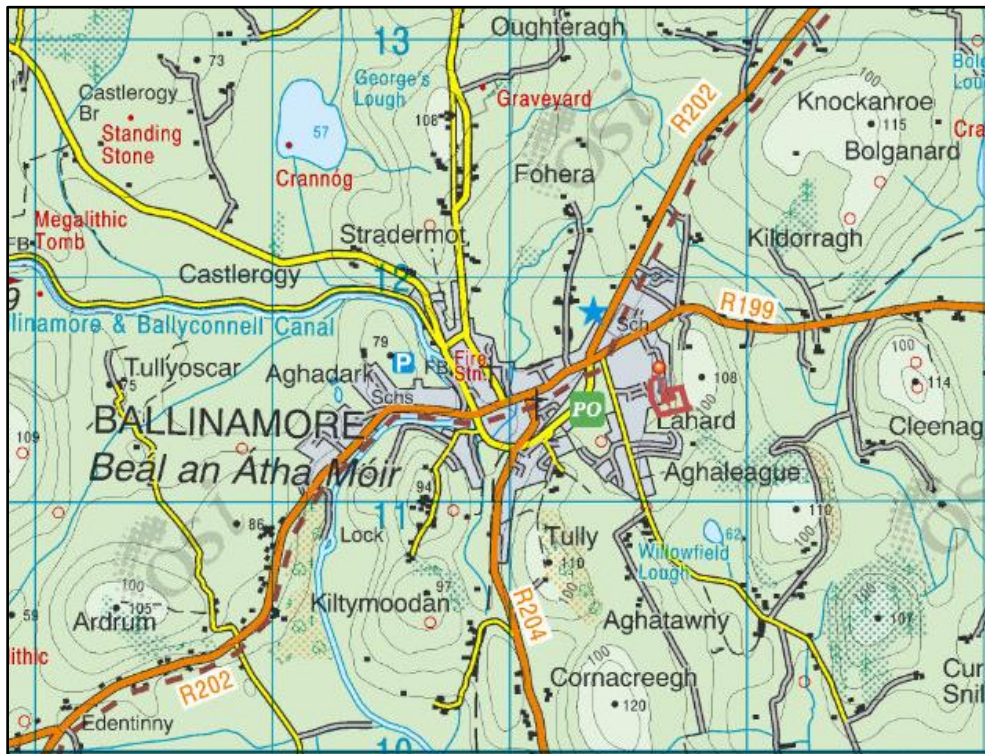




Figure 2– Site Location Map (Site is outlined in red)

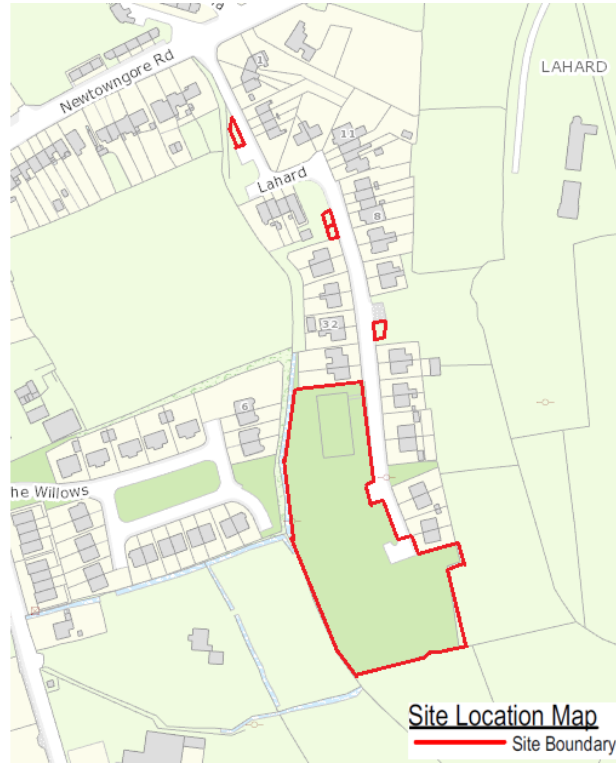


Figure 3 – Aerial Photograph of the Site and its Surrounding Habitats.



Figure 4- Extract from Planning Drawings (as prepared by WGG Architects & Surveyors Ltd)

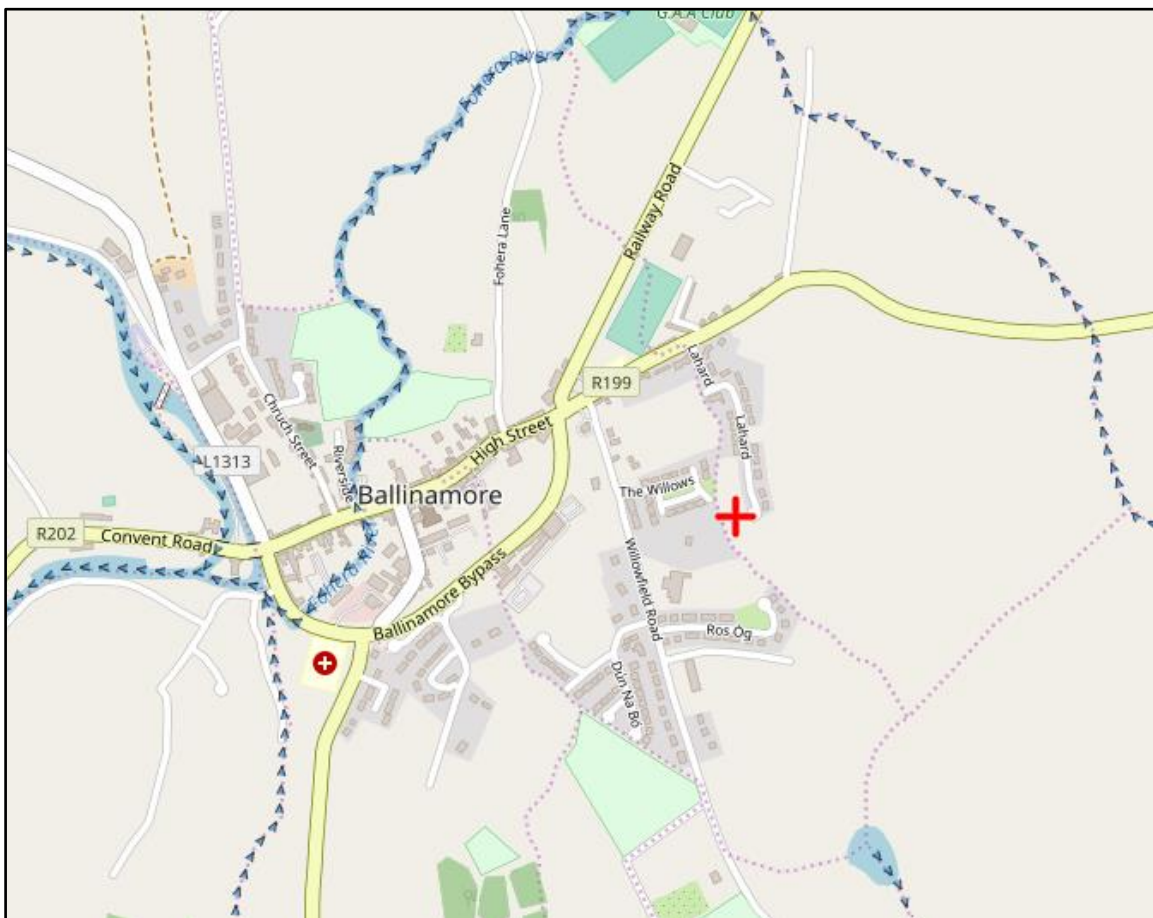


### 3.3 Water Features and Quality

The application site is located within the Erne\_36 Area Catchment and the Blackwater [Newtowngore]\_SC\_020 Sub-Catchment. There are no drains or streams within or adjacent to the application site. The closest water feature to the site is the Yellow River which flows from east to the north of site is the YELLOW (BALLINAMORE)\_030, and this is 313m east of the application site. The site is also 1.6km south east of George's Lough, 1.6km south west of Bolganard Lough and 1.8km south west of Corgar Lough.

Two river water bodies under REVIEW due to their unassigned status are Adhacashlaun\_030 and Yellow (Ballinamore)\_020. The EPA has classified the ecological status of the Yellow (Ballinamore)\_010 is one out of five river water bodies within the sub catchment that is at risk - due to less than Good biological status. Heavy siltation and enrichment has been noted within Yellow (Ballinamore)\_010 and the significant pressure is likely to be forestry. Under the requirements of the Water Framework Directive, this is unsatisfactory. Many of the tributaries leading to this lake are described as being of moderate to poor ecological status. Good status must be achieved in all waterbodies by 2021.

**Figure 5 – Local Watercourses and flow Directions (GIS EPA Maps)**



### 3.4 Construction Methodology

The construction sequence will generally be as follows:

1. Site Clearance;
2. Drainage works (including services);
3. Foundations;
4. Structural works; and,
5. Ground works, including surfacing and landscaping.

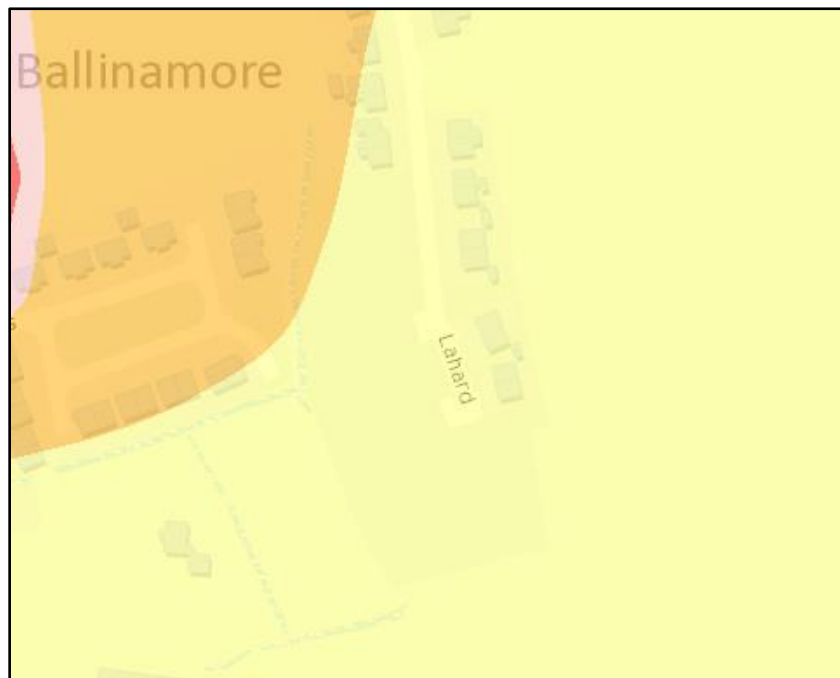
### 3.5 Drainage

Wastewater from the proposed development will be directed to the Ballinamore and Environs Wastewater Treatment works, which is fully licensed by the EPA (Reg No. DO28 1-0 1).

The drainage for the roadway and car park will be directed to an attenuation area prior to entering an existing surface water drain.

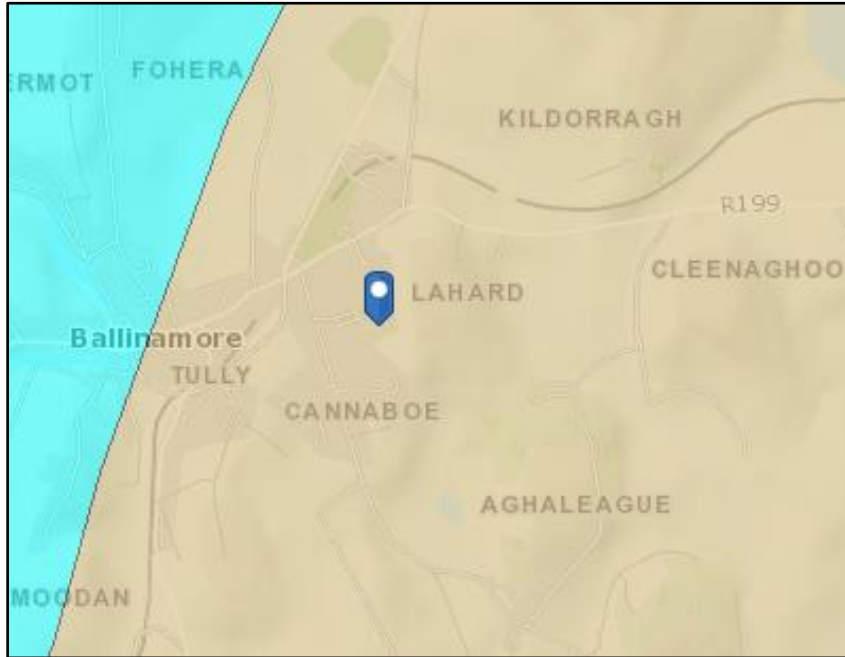
Information obtained from the Geological Society of Ireland (GSI) mapping website [www.gsi.ie](http://www.gsi.ie) indicates that the bedrock in the area is Viséan limestone & calcareous shale. The GSI website shows the groundwater vulnerability to be Moderate to high for the proposed site and surrounding area while the bedrock geology is dark shale, fine-grained limestone.

**Figure 6: Vulnerability map (EPA GSI Maps)**



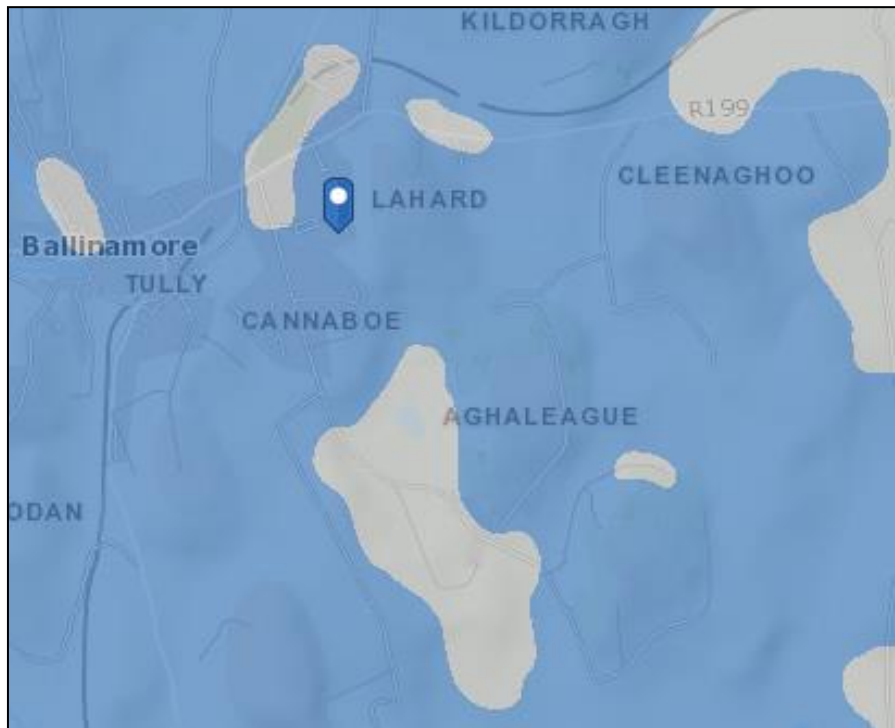
The groundwater GIS Map (Figure 7) indicates this area is (LI) a Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones. The groundwater vulnerability map (GSI) indicates the vulnerability of (M) Moderate and (H) as high.

**Figure 7 – Ground water /Aquifer Map (GIS EPA Maps)**



The Groundwater Subsoil Permeability map classifies how easy water can infiltrate subsoils downwards at any point in the land surface. Permeability across the country is classified as either 'High', 'Moderate' or 'Low'. This map in Fig.8 taken from Geographical Survey Ireland (GSI) indicates sub-soil permeability classification on ground surrounding area is classed as low.

**Figure 8: Teagasc Soils map (GIS EPA Maps Ordnance Survey Ireland)**

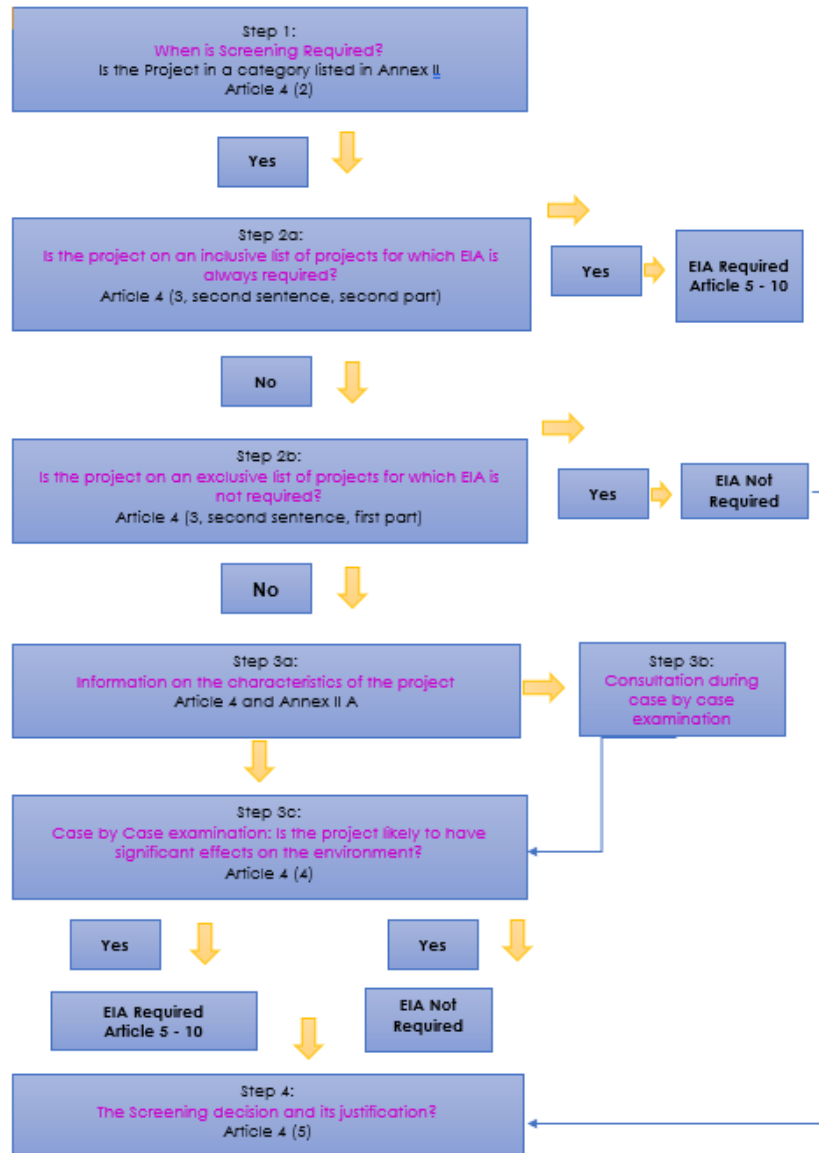


## 4.0 EIA SCREENING PROCESS

### 4.1 Introduction

This EIA Screening Report has been prepared by Traynor Environmental Ltd on behalf of Leitrim County Council, with the aim of documenting the significant environmental effects, positive and negative, which the proposed development is likely to have on the receiving environment. The reference documents used to inform the process are summarised in Section. The Environmental Impact Assessment of Projects, Guidance on Screening (European Commission, 2017) provides a flow diagram of the Steps in Screening and this is the process generally followed in this Screening Report (See Figure 9).

**Figure 9 - Flow Diagram of the Steps in Screening (Source: European Commission Environmental Impact Assessment of Projects, Guidance on Screening, 2017)**



#### **4.1.1 Legislation**

EIA requirements derive from Council Directive 85/337/EEC (as amended by Directives 97/11/EC, 2003/35/EC, and 2009/31/EC) and as codified and replaced by Directive 2011/92/EU of the European Parliament and the Council on the assessment of the effects of certain public and private projects on the environment and as amended in turn by Directive 2014/52/EU.

The legislative requirements which deem whether an EIA is mandatory for a project are outlined in Schedule 5 of the Planning and Development Regulations 2001, as amended. All projects can be placed into one of the following two categories:

- Those that exceed the thresholds laid down and therefore have a mandatory requirement to prepare an EIAR; and
- Those projects that are sub-threshold and must be assessed on a case-by- case basis to determine whether or not they are likely to have significant effects on the environment.

#### **4.2 Methodology**

Screening is the process of deciding whether a development requires an EIA. The mandatory and discretionary provisions within Schedule 5 of the Planning and Development Regulations 2001 as amended deem whether an EIA is mandatory for a project.

#### **4.3 Mandatory EIA**

As per Schedule 5 of the Planning and Development Regulations 2001, as amended, the proposed development does not meet the thresholds to require a mandatory EIA.

#### **4.4 Sub-Threshold Development**

Where a decision is being made on whether a proposed development would or would not be likely to have significant effects on the environment, regard must be given to the following project characteristics outlined in Annex III of the EIA Directive 2014/52/EU:

- (a) The size and design of the whole project;
- (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, including those caused by climate change, in accordance with scientific knowledge;
- (g) The risks to human health (for example due to water contamination or air pollution).
- (h) Additionally, the screening process can be aided using the checklists contained within the European Commission publication Environmental Impact Assessment of Projects, Guidance on Screening (2017). Table 1. the criteria are taken from Annex III of the Directive, Section 2.

#### 4.5 Characteristics of the Proposed Development

**Table 1** - Criteria for determining whether a development would or would not be likely to have significant effects on the environment.

##### 1. Characteristics of the proposed development

The characteristics of the proposed development, in particular:

- the size of the proposed development
- the cumulation with other proposed development
- the use of natural resources
- the production of waste
- pollution and nuisances
- the risk of accidents, having regard to substances or technologies used.

##### 2. Location of proposed development

The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard in particular to:

- the existing land use
- the relative abundance, quality and regenerative capacity of natural resources in the area
- the absorption capacity of the natural environment, paying particular attention to the following areas:
  - (a) wetlands
  - (b) coastal zones
  - (c) mountain and forest parks
  - (d) areas classified or protected under legislation, including special protection areas designated pursuant to Directive 79/40/EEC and 92/43/EEC
  - (e) areas in which the environmental quality standards laid down in EU legislation have already been exceeded
  - (f) densely populated areas
  - (g) landscapes of historical, cultural or archaeological significance

##### 3. Characteristics of potential impacts

The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:

- the extent of the impact (geographical area and size of the affected population)
- the transfrontier nature of the impact
- the magnitude and complexity of the impact
- the probability of the impact
- the duration, frequency and reversibility of the impact



#### **4.5.1 Size of the Development**

The proposed residential development of the site with an area of 0.91 hectares will comprise the construction of a residential housing estate (ten units) on a greenfield site to include provision of access roads and footpaths, along with connection to existing services;

#### **4.5.2 Cumulation with Other Projects**

Information on the site and the area of the proposed development was studied prior to the completion of this statement. The following data sources were accessed in order to complete a thorough examination of all impacts:

- National Parks and Wildlife Service - aerial photographs and maps of designated sites, information on habitats and species within these sites and information on protected plant or animal species; conservation objectives, site synopses and standard data forms for relevant designated sites;
- Environmental Protection Agency (EPA)- Information pertaining to water quality, and geology
- Myplan.ie – Mapped based information
- National Biodiversity Data Centre (NBDC) – Information pertaining to protected plant and animal species within the study area
- WGG Architects – Plans and information pertaining to the development
- Leitrim County Council (eplan website)– Information on planning history in the area in order to ascertain potential cumulative impacts
- An Bord Pleanála website (planning searches)
- Web search for major infrastructure projects in the Leitrim Area
- Leitrim County Development Plan (2015 - 2021)

The cumulative impact of the development in combination with existing baseline actions is not significantly worse than any of the individual impacts associated with the construction and operation of the proposed development.

#### **4.5.3 Use of Natural Resources**

While exact quantities of materials required during the construction phase have not been determined at this stage, the amount of aggregates and materials that will be imported to the site during construction will be moderate. No resources will be taken from any Natura 2000 site and there are no resource requirements that will impact upon any designated sites.

#### **4.5.4 Production of Waste**

Excavation works will be required for the construction of foundations. The quantity of waste will be small however and will not likely cause significant environmental effects. The proposed development has the potential to result in a small increase in waste generated. Waste products from construction are an inevitable part of development. However, due to the potential cost of construction, a CWMP must be prepared by the applicant. This process will identify best working practices appropriate for the site with the intention of avoiding significant or unnecessary environmental effects, minimising the production of waste and maximising recycling and reuse of materials. On this basis the waste generation will not be of a level of significance that would require EIA. Once completed the development would generate domestic waste. Recycling facilities will be installed at the site during construction works to minimise the proportion of waste being sent to landfill. The types of waste arising and the method of treatment are commonplace and would not necessitate an EIA to evaluate waste impacts.

#### **4.5.5 Risk of Major Accidents and/or Disasters**

The risk of accidents associated with this development would not cause unusual, significant, or adverse effects of a type that would, in themselves, require an EIA. During the construction stage, the likelihood of an accidental spillage of construction materials into the aquatic environment will be managed through the adoption of strict best practice construction management.

#### **4.5.6 Risk to Human Health**

Due to the location of this proposed housing development impacts to human health are likely to be minimal during the construction phase which will short term in nature, small in scale and therefore not considered to be significant.

### **4.6 LOCATION OF PROJECT**

The second criterion included in Annex III of the EIA Directive relates to the geographical location of projects, having regard in particular to:

- (a) The existing and approved land use
- (b) The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
- (c) The absorption capacity of the natural environment, paying particular attention to the following areas:
  - (i) Wetlands, riparian areas, river mouths;
  - (ii) Coastal zones and the marine environment;
  - (iii) Mountain and forest areas;
  - (iv) Nature reserves and parks;

- (v) Areas classified or protected under national legislation; Natura 2000 areas designated by Member States pursuant to the Habitats Directive;
- (vi) Areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;
- (vii) Densely populated areas;
- (viii) Landscapes and sites of historical, cultural, or archaeological significance.

#### **4.6.1 Existing and Approved Land Use**

The proposed site is located in an area zone R3 under the Leitrim County Development Plan 2015-2021

#### **4.6.2 Relative Abundance, Availability, Quality and Regenerative Capacity of Natural Resources**

The proposed development will have minimum impact on the quality and regenerative capacity of natural resources in the area. The area proposed for the development is currently greenfield.

#### **4.6.3 The Absorption Capacity of the Natural Environment**

#### **4.6.4 Overview**

The site in question is 0.91 hectares in area and it is situated to the east of Ballinamore town centre. Access to the site will be via a local cul-de-sac that services an existing residential estate (Lahard), just off the regional road (R199) which links the R198 and R202 roads in Counties Cavan and Leitrim.

The site is located in an area that is largely characterised by the urban fabric of Ballinamore town, i.e., commercial, and residential areas. Whilst buildings and artificial surfaces are the dominant habitats locally, there are also extensive green areas and habitats which include amenity grasslands and gardens, hedgerows, treelines, scattered trees and parklands and deciduous woodlands. Beyond the urban areas, improved agricultural grassland is the dominant habitat. The dominant habitats within the application site currently are buildings and artificial surfaces. In the western section of the site, there are some mature treelines along with additional scattered trees.

An examination of the website of the National Biodiversity Data Centre, has revealed that there are records for the presence of two protected mammal species and one protected amphibian species from within the relevant 1km square (H1311) of this proposed development. These species include:

- Eurasian Red Squirrel (*Sciurus vulgaris*)
- Pine Marten (*Martes martes*)
- Smooth Newt (*Lissotriton vulgaris*)

#### **4.6.5 Mountains and Forest Areas**

There are no mountains or areas of forestry within the study area of the proposed development.

#### **4.6.6 Nature Reserves and Parks**

There are no nature reserves or parks affected by the proposed development.

#### **4.6.7 Nationally Designated Sites & European Sites**

There are two Natura 2000 designated sites within 15km of the application site of the proposed development. These Natura 2000 sites are identified in Section 4.7.9. There will be no reduction of designated habitat area. There will be no interference with the boundaries of any designated sites.

#### **4.6.8 Environmental Quality Standards**

There are no known areas in which the environmental quality standards shall be exceeded.

#### **4.6.9 Densely Populated Areas**

The development is not expected to affect any densely populated areas. Ballinamore town centre is classified as a M2 – City/Town/village Centre, central area. Given the size and scale of the development there is not likely to be any significant impact on road users as a result of the proposed development. The additional increase in traffic as a result of the development will be minimal.

#### **4.6.10 Landscapes and Sites of Historical, Cultural or Archaeological Significance**

There are no known archaeological sites within the site area or in the immediate environs of the site.

#### **4.6.11 Designated Focal Points/Views**

There will be no views, prospects or scenic routes affected by the proposed development.

## **4.7 CHARACTERISTICS OF THE POTENTIAL IMPACTS**

### **4.7.1 Extent of the Impact**

The site in question is 0.91 hectares in area and is located to the east of Ballinamore town centre, access to the site will be via Lahard road a cul-de-sac that services an existing residential estate.

### **4.7.2 Transfrontier Nature of the Impact**

There are no trans frontier impacts associated with the proposed development.

### **4.7.3 Magnitude and Complexity of the Impact**

The nature of the building does not fall into the project types mentioned in Schedule 5 Part 2(10) (b)(i) of the Planning and Development Regulations 2001 as amended.

### **4.7.4 Air Quality and Climate**

It is considered that the scale of construction traffic required for a project of this size will have a minimal impact on the local air quality and climate. The proposed development may result in moderate generation of dust. A programme of dust monitoring should be put in place and mitigation measures carried out if works are to be carried out during dry weather.

### **4.7.5 Noise and Vibration**

An increase in noise and vibration levels is expected during the construction phase but the impact is likely to be temporary in nature. Furthermore, construction works will be carried out in compliance with BS5228: Part 1 and the European Communities (Noise Emission by Equipment for Use Outdoors) Regulations, 2001 which will ensure a controlled level of noise during the construction phase. Once construction begins, it should be complete within two years. Operation of the site will be ongoing. Due to the scale of the project it is considered that the construction and operation of the project will not result in any significant levels of noise or vibration.

### **4.7.6 Soils and Geology**

There will be no land-take from any designated sites. There will be no interference with the boundaries of any designated site. Material from site clearance will be reused. Bare soil will be reseeded straight away where appropriate. Any remaining material will be disposed of in a responsible manner in a licensed facility away from any designated sites. Due to the small scale of the project and the nature of excavation required, it is anticipated that the likelihood of any direct, indirect, or cumulative impacts to soils and geology as a consequence of the construction / operation of the project are low.

#### **4.7.7 Hydrology**

The application site is located within the Erne Hydrometric Area and Catchment the Blackwater [Newtowngore]\_SC\_020 Sub-Catchment and Sub-Basin. Clean surface water from the site will be directed to an attenuation area prior to entering an existing surface water drain that flows into Knockanroe Stream,. There are no drains or streams within or adjacent to the application site. The closest water feature to the site is the Yellow River (Ballinamore)\_030. which flows from east to the north of site and is 313m east of the application site. The site is also 1.6km south east of George's Lough, 1.6km south west of Bolganard Lough and 1.8km south west of Corgar Lough.

The EPA has classified three river water bodies that are unassigned, with Yellow (Ballinamore)\_030 as at risk due to nutrient conditions and Newtowngore Stream\_010 and Woodford (Cavan)\_010 under REVIEW. Agriculture appears to be the most significant pressures within this sub catchment. In addition, urban pressures may be impacting Yellow (Ballinamore)\_030. Under the requirements of the Water Framework Directive, this is unsatisfactory. Many of the tributaries leading to this lake are described as being of moderate to poor ecological status. Good status must be achieved in all waterbodies by 2021.

#### **4.7.8 Hydrogeology**

Hydrogeological assessment addresses the potential impact of the proposed project on groundwater features and groundwater flow regime. During construction plant and machinery will be required on site and as a result it is appropriate to adopt best working practices and measures to protect the underlying groundwater. Accidental spillage of fuels or chemical reagents on site pose a potential contamination risk.

#### **4.7.9 Biodiversity**

##### **Natura 2000 Sites Identified**

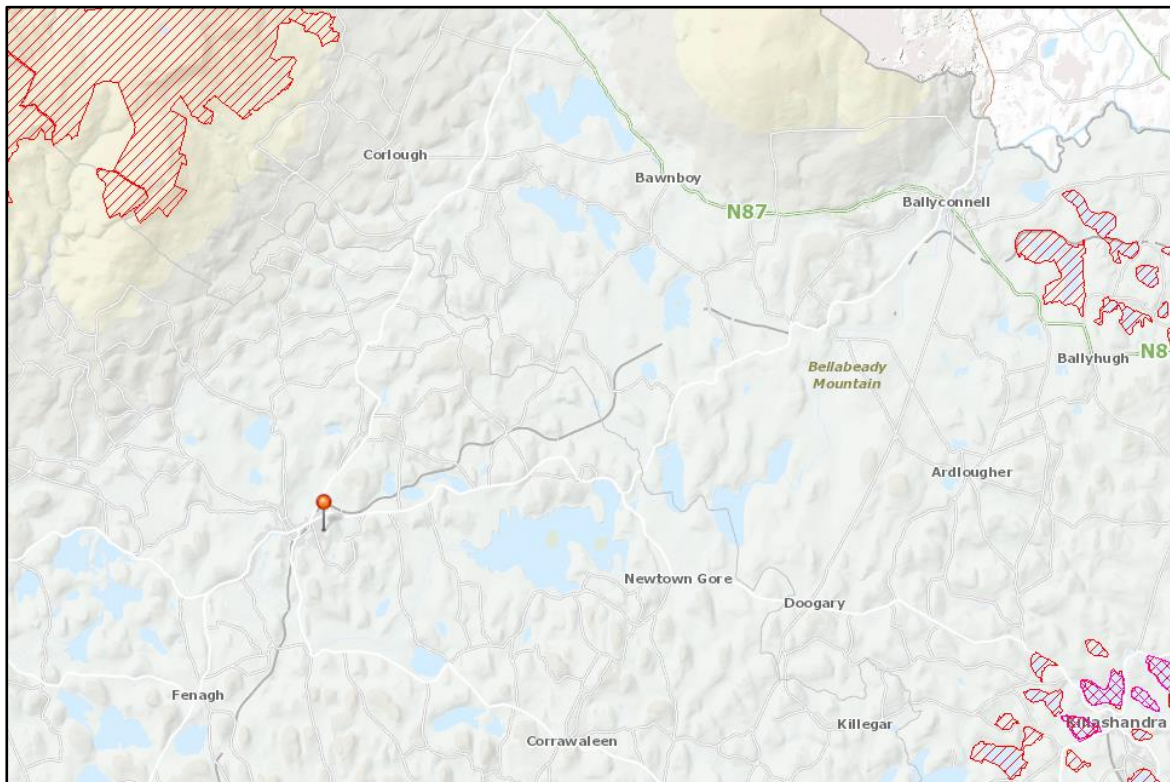
In accordance with the guidelines issued by the Department of the Environment and Local Government, a list of Natura 2000 sites within 15km of the proposed development have been identified and described according to their site synopsis, qualifying interests and conservation objectives. In addition, any other sites further than this, but potentially within its zone of interest were also considered. The zone of impact may be determined by an assessment of the connectivity between the application site and the designated areas by virtue of hydrological connectivity, atmospheric emissions, flight paths, ecological corridors etc.

There are two Natura 2000 designated sites within 15km of the application site. These designated areas and their closest points to the proposed development site are summarised in Table 2 and a map showing their locations relative to the application site is shown in Figure 5. A full description of these sites can be read on the website of the National Parks and Wildlife Service (npws.ie).

Table 2 – Natura 2000 Sites Within 15km of the Proposed Site

Site Name & Code	Distance	Qualifying Interests	Potential Impacts
<b>Cuilcagh - Anierin Uplands SAC 000584</b>	7.7km north	<ul style="list-style-type: none"> <li>• Oligotrophic Waters</li> <li>• Dystrophic Lakes</li> <li>• Wet Heath</li> <li>• Dry Heath</li> <li>• Alpine and Subalpine Heaths</li> <li>• Species-rich Nardus Grassland*</li> <li>• Blanket Bogs (Active)*</li> <li>• Transition Mires</li> <li>• Petrifying Springs*</li> <li>• Siliceous Scree</li> <li>• Siliceous Rocky Slopes</li> <li>• Slender Green Feather-moss (<i>Drepanocladus vernicosus</i>)</li> </ul>	<i>Potential impacts upon this SAC are low.</i>
<b>Lough Oughter And Associated Loughs SAC 000007</b>	14.8km south east	<ul style="list-style-type: none"> <li>• Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation</li> <li>• Bog woodland*</li> </ul> <p>* denotes a priority habitat</p>	<i>Potential impacts upon this SAC are low.</i>

Figure 10 – The Application Site (Pinned) in relation to the Natura 2000 Sites



#### **4.7.10 Archaeology, Architecture and Cultural Heritage**

The proposed development will have no impact on any monuments or structures.

#### **4.7.11 Material Assets and Land**

A construction project may affect material assets if it involves any of the following:

- Acquisition of land;
- Loss of land used by the community;
- Demolition of private property;
- Revaluation of or change in the development potential of adjoining lands / properties.

The proposed development does not require the demolition of any buildings nor the acquisition or permanent interference with lands used by the community.

#### **4.7.12 Landscape and Visual Amenity**

The construction of the proposed residential development is not expected to have a significant effect on the visual amenity of the surrounding area. There are no protected views within the area that will be affected by the proposed development and while there may be impacts due to the construction phase, these will be short term in nature and are not likely to be significant. There are two Natura 2000 sites within 15km of the proposed development. The closest of these is the Cuilcagh - Anierin Uplands SAC 000584 at 7.6km and Lough Oughter and Associated Loughs SAC 000007 is 14.9km away. In this instance, these distances are sufficient to ensure that no impacts will arise.

#### **4.7.13 Population and Human Health**

The objective of any population and human health assessment is to examine the potential impact of the construction and operation of the proposed development on the local community and business activities in the local area. The construction phase of the proposed development should not have any direct impact on the population of the area or the subject lands noting the minor nature of the proposed works.

During the construction phase the influx of construction workers will be a positive contributing factor to the local economy due to the additional income and expenditure that will arise within the Ballinamore Area.

#### **4.7.14 Resource and Waste Management**

The key phase with regard to resource and waste management is the construction phase. Due to the moderate scale of the proposed development, it is considered that there will not be a significant amount of waste generated during the construction phase and efforts will be made to re-use materials on site where possible, thus minimising waste.



Overall: Environmental impacts associated with the proposed development will be minor and short term and therefore, significant environmental effects can be ruled out without the necessity for further surveys, investigations, and assessments.

#### **4.7.15 Interactions**

Whilst there will be interaction between the environmental topics, particularly between human beings and landscape, noise and vibration and air quality and climate, the small scale and nature of these interactions will not result in significant environmental impacts.

#### **4.8 PROBABILITY OF THE IMPACT**

During the construction stage, noise nuisances and air pollution may occur.

##### **4.8.1 Duration, Frequency and Reversibility of the Impact**

The potential impacts during the development will be associated with the construction stage. These impacts will be temporary and one-off.

## 5.0 CONCLUSION

The proposed development does not exceed the indicative threshold set out in the EIA Annex I and Annex II. However, this criterion is only indicative and the test of the need for EIA remains the potential for significant adverse effects to occur. Accordingly, this report has demonstrated that EIA is not required on the basis of the following:

- The site of the proposed development is not sensitive in terms of the receiving environment or surrounding receptors;
- The proposed development does not constitute a scheme of more than local importance and the types of impact associated with this type of development are not of a level of magnitude, complexity or significance such that EIA would be required to evaluate them;
- Assessments undertaken in support of the planning application demonstrate that the proposals will not have any significant impacts as to require EIA to evaluate it; and
- The scale of the proposals is not significantly greater to the extent that an EIA would be required to assess the potential impacts.

Should you require any further information, do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Nevin Traynor', is shown within a light blue rectangular box.

Nevin Traynor

**Qualifications** BSc. Env, H.Dip I.T, Cert SHWW, EPA/FAS Cert.

For **Traynor Environmental Ltd**

## APPENDIX A –ARCHITECTURAL DRAWING



