

# **Article 6 (3) Appropriate Assessment Screening Report**

Mohill Public Realm  
Improvement Scheme, Co.  
Leitrim





## DOCUMENT DETAILS

Client: **Leitrim County Council**

Project Title: **Mohill Public Realm Improvement Scheme, Co. Leitrim**

Project Number: **200821**

Document Title: **Appropriate Assessment Screening Report**

Document File Name: **AASR F – 2020.09.29 - 200821**

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Rev	Status	Date	Author(s)	Approved By
01	Final	29/09/2020	LK	PR

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# 1. INTRODUCTION

## 1.1 Background

MKO has been appointed to provide the information necessary to allow the competent authority to conduct an Article 6(3) Screening for Appropriate Assessment of proposed public realm improvement works in the town of Mohill, Co. Leitrim (Grid Ref: E208867 N297026).

Screening for Appropriate Assessment is required under Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive). Where it cannot be excluded that a project or plan, either alone or in combination with other projects or plans, would have a significant effect on a European Site then same shall be subject to an appropriate assessment of its implications for the site in view of the site's conservation objectives. The current project is not directly connected with, or necessary for, the management of any European Site consequently the project has been subject to the Appropriate Assessment Screening process.

The assessment in this report is based on a desk study and field surveys undertaken on September 28<sup>th</sup> 2020. It specifically assesses the potential for the proposed development to result in significant effects on European sites in the absence of any best practice, mitigation or preventative measures.

This Appropriate Assessment Screening Report has been prepared in accordance with the European Commission's Assessment of Plans and Projects Significantly affecting Natura 2000 Sites: Methodological Guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC (EC, 2001) and Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC (EC, 2018) as well as the Department of the Environment's Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (DoEHLG, 2010).

In addition to the guidelines referenced above, the following relevant documents were also considered in the preparation of this report:

1. Council of the European Commission (1992) Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora. Official Journal of the European Communities. Series L 20, pp. 7-49.
2. EC (2000) Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC, Office for Official Publications of the European Communities, Luxembourg.
3. EC (2007) Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence. Opinion of the commission.
4. EC (2013) Interpretation Manual of European Union Habitats. Version EUR 28. European Commission.

## 1.2 Appropriate Assessment

### 1.2.1 Screening for Appropriate Assessment

Screening is the process of determining whether an Appropriate Assessment is required for a plan or project. Under Part XAB of the Planning and Development Act, 2000, as amended, screening must be carried out by the Competent Authority. As per Section 177U of the Planning and Development Act, 2000, as amended 'A screening for appropriate assessment shall be carried out by the competent authority to assess, in view of best scientific knowledge, if that Land use plan or proposed development, individually or in combination with another plan or project is likely to have a significant effect on the European site'. The Competent Authority's determination as to whether an Appropriate Assessment is

required must be made on the basis of objective information and should be recorded. The Competent Authority may request information to be supplied to enable it to carry out screening.

Consultants or project proponents may provide for the competent authority, the information necessary for them to determine whether an Appropriate Assessment is required and provide advice to assist them in the Article 6(3) Appropriate Assessment Screening decision.

Where it cannot be excluded beyond reasonable scientific doubt at the Screening stage, that a proposed plan or project, individually or in combination with other plans and projects, would have a significant effect on the conservation objectives of a European site, an Appropriate Assessment is required.

Where an Appropriate Assessment is required, the Competent Authority may require the applicant to prepare a Natura Impact Statement.

The term Natura Impact Statement (NIS) is defined in legislation<sup>1</sup>. An NIS, where required, should present the data, information and analysis necessary to reach a definitive determination as to 1) the implications of the plan or project, alone or in combination with other plans and projects, for a European site in view of its conservation objectives, and 2) whether there will be adverse effects on the integrity of a European site. The NIS should be underpinned by best scientific knowledge, objective information and by the precautionary principle.

This Article 6(3) Appropriate Assessment Screening Report has been prepared in compliance with the provision of section 177U of the Planning & Development Act 2010 as amended.

## Statement of Authority

Field surveys were carried out by Laoise Kelly (B. Sc. Env). Laoise has over 6 years' experience working in environmental consultancy. This report has been prepared by Laoise Kelly and reviewed by Pat Roberts. Pat has over thirteen years' experience in consultancy and environmental management.

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<sup>1</sup> As defined in Section 177T of the Planning and Development Act, 2000 as amended, an NIS means a statement, for the purposes of Article 6 of the Habitats Directive, of the implications of a proposed development, on its own and in combination with other plans and projects, for a European site in view of its conservation objectives. It is required to include a report of a scientific examination of evidence and data, carried out by competent persons to identify and classify any implications for the European site in view of its conservation objectives

## 2. DESCRIPTION OF THE PROPOSED DEVELOPMENT

### 2.1 Site Location

The proposed works will be carried out in the town centre of Mohill, Co. Leitrim. Mohill is located in south Leitrim approximately 16km east of Carrick-on-Shannon (Grid Ref: E208867 N297026). The site location is provided in Figure 2-1.

### 2.2 Characteristics of the Proposed Development

#### 2.2.1 Description of the project

The proposed public realm improvement scheme comprises small-scale enhancements to the existing built environment of Mohill town infrastructure. The works and their objectives are described in more detail below:

1. To undertake a Public Realm Improvement Scheme within the town centre to enhance the existing streetscapes at the junction of Main Street (R201) / Castle Street (R202) O'Carolan / St. Marys public space; Glebe Street (R202) / public Car Park and Water Street; Main Street(R201) and Hyde Street (R202) / Glebe Street (R202) and Main Street / Green Lane / Butter Market; Main Street (R201) and Chapel Lane (at St. Patricks Church), and works to the curtilage of St. Mary's Church (A Protected Structure).

The nature of the Public Realm Improvement Scheme includes, inter alia, the widening of footpaths, introduction of shared surface space at identified locations, to provide enhanced pedestrian crossings, access steps as indicated, to replace existing road surfaces, the provision of new lighting in addition to the existing lighting, to relocate identified street furniture and signage, the provision of soft and hard landscaping measures including a vertical landscape feature at the Butter Market, street furniture and to alter the existing on street car parking provision.

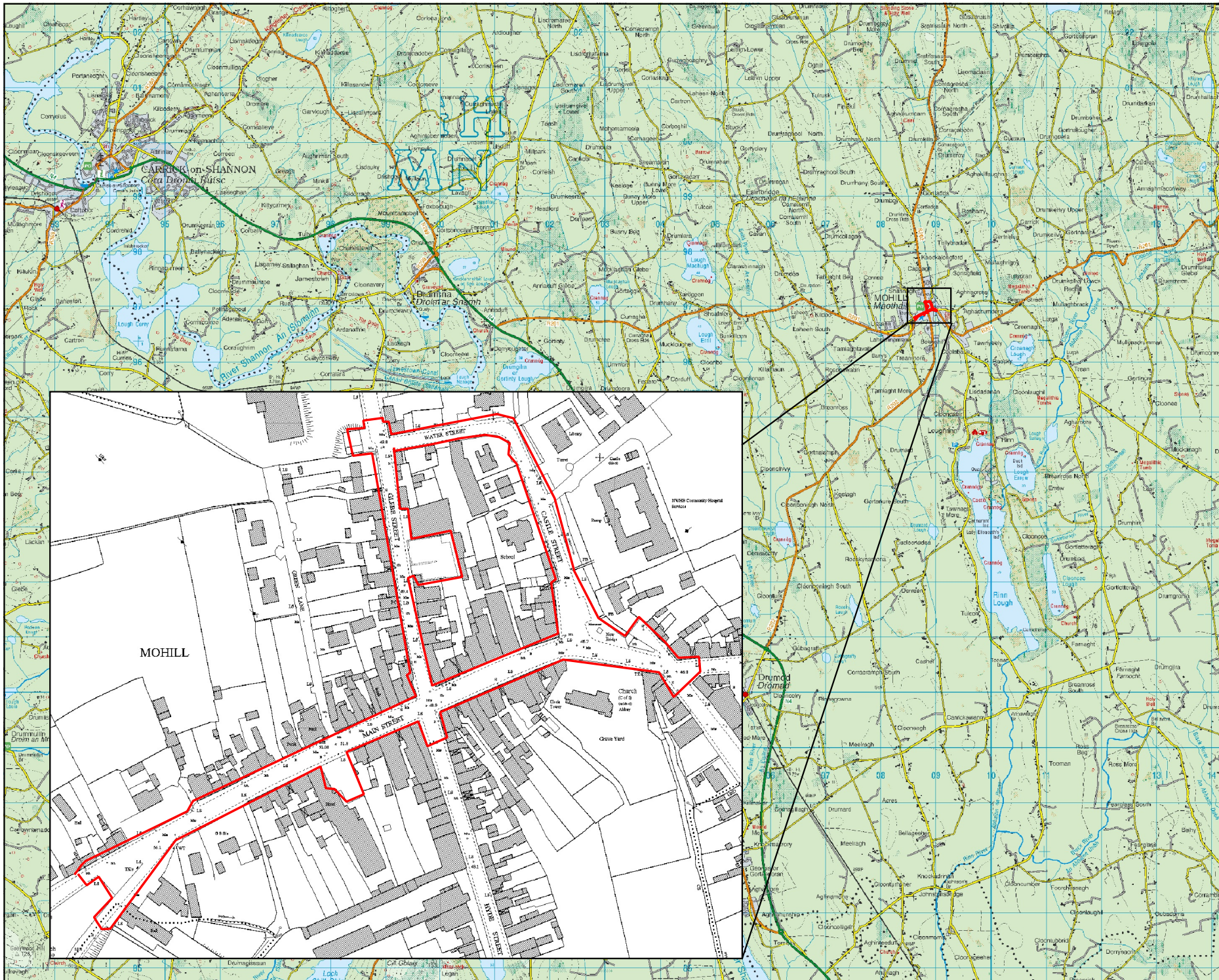
2. To modify the curtilage / front boundary of St. Mary's Church Wall to include opening two upper sections of the existing wall, and replacement with a railing, the existing piers and gate are untouched (St. Mary's Church is a Protected Structure).

Layout drawings of the proposed works are provided in **Appendix 1**.

#### 2.2.2 Description of the Baseline Ecological Environment

Assessing the impacts of any project and associated activities requires an understanding of the ecological baseline conditions prior to and at the time of the project proceeding. Ecological Baseline conditions are those existing in the absence of proposed activities (CIEEM, 2018).

A multidisciplinary walkover survey was conducted on the on the September 28<sup>th</sup> 2020 in line with NRA (2009) guidelines (Ecological Surveying Techniques for Protected Flora and Fauna during the Planning of National Road Schemes) by Laoise Kelly (B. Sc. Env.) of MKO. The ecological survey was undertaken within the optimal time of year to undertake a habitat and flora survey (Smith et al., 2011).



Map Legend  
— Site Boundary



Drawing Title	
<b>Site Location Mohill</b>	
Project Title	
<b>Mohill Public Realm Improvement AASR</b>	
Drawn By	Checked By
<b>LK</b>	<b>PR</b>
Project No.	Drawing No.
<b>200821</b>	<b>Figure 2-1</b>
Scale	Date
<b>1:90000</b>	<b>28.09.2020</b>

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A dedicated invasive species survey was also undertaken during the site visit. During the survey, the site was searched for species listed on the Third Schedule of the European Communities (Birds and Natural Habitats) Regulations (S.I. 477 of 2011).

The site of the proposed public infrastructure improvements predominantly comprises **Buildings and Artificial Surfaces (BL3)** within the town centre of Mohill (Plate 2-1). There are occasional landscaped areas comprising **Flower Beds and Borders (BC4)** as well as some ornamental trees (Plate 2-2). A wall categorised as **Stone Walls and Other Stone Work (BL1)** runs adjacent to the footpath along Castle Street and acts as a barrier to the adjacent unnamed river categorised as **Depositing/Lowland River (FW2)**. The river was stagnant along this section of the road and heavily vegetated with species including Fools Watercress (*Apium nodiflorum*) Floating Sweetgrass (*Glyceria maxima*) and Branched Bur-reed (*Sparganium erectum*) (Plate 2-3). An example of an existing recreational area to be enhanced with trees to be retained as part of the proposed works is shown in Plate 2-4.

No species listed under Annex II of the EU Habitats Directive or Annex I of the EU Birds Directive were recorded. No invasive species listed on the Third Schedule of Regulations 49 and 50 of the European Communities (Birds and Natural Habitats) Regulations SI 477/2011 were recorded.



Plate 2-1 Looking west along Mohill Main Street towards St. Patrick's Church showing habitat comprising Buildings and Artificial Surfaces (BL3).





Plate 2-2 Flower Beds and Borders (BC4) near St. Patrick's Church in area to be improved for car parking



Plate 2-3 Looking north along Castle Street showing wall categorised as Stone Walls and Other Stone Work (BL1) and adjacent heavily vegetated Depositing/Lowland River (FW2).



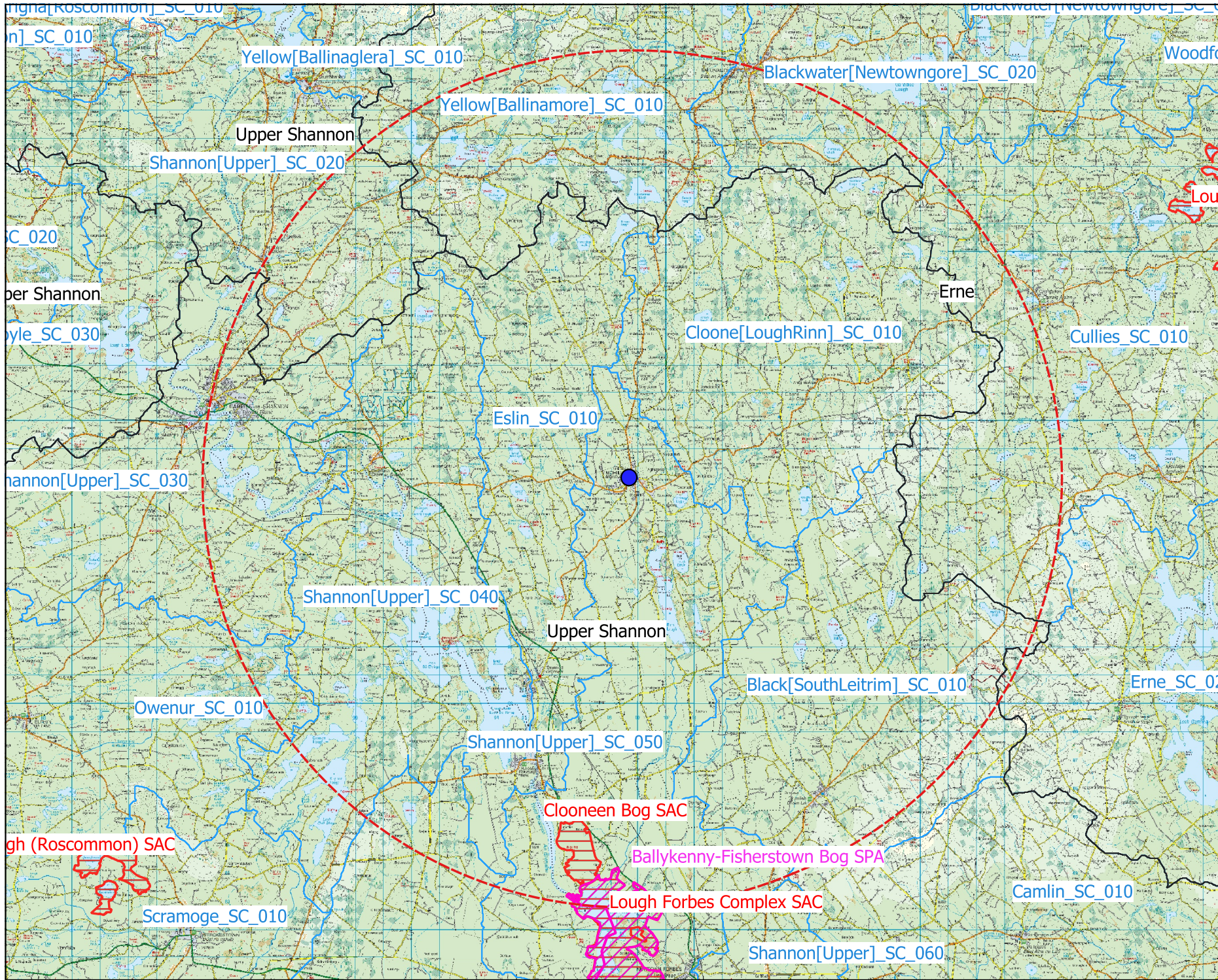
*Plate 2-4 Recreational area to be enhanced with trees retained as part of the proposed works, located immediately north of Bridge Street opposite St. Mary's Church..*

### 3. IDENTIFICATION OF RELEVANT EUROPEAN SITES

#### 3.1 Identification of the European Sites within the Likely Zone of Impact

The following methodology was used to establish which European Sites are within the Likely Zone of Impact of the proposed development:

- Initially the most up to date GIS spatial datasets for European designated sites and water catchments were downloaded from the NPWS website ([www.npws.ie](http://www.npws.ie)) and the EPA website ([www.epa.ie](http://www.epa.ie)) on the 28/09/2020. The datasets were utilized to identify European Sites which could feasibly be affected by the proposed development.
- All European Sites within a distance of 15km surrounding the development site were identified and are shown on Figure 3-1. In addition, the potential for connectivity with European Sites at distances of greater than 15km from the proposed development was also considered in this initial assessment. In this case, there was no potential for the proposed works to result in significant effects on any European Site that is located at a distance of greater than 15 km
- The catchment mapping was used to establish or discount potential hydrological connectivity between the site of the proposed development and any European Sites. The hydrological catchments are also shown in Figure 3-1.
- In relation to Special Protection Areas, in the absence of any specific European or Irish guidance in relation to such sites, the Scottish Natural Heritage (SNH) Guidance, 'Assessing Connectivity with Special Protection Areas (SPA)' (2016) was consulted. This document provides guidance in relation to the identification of connectivity between proposed development and Special Protection Areas. The guidance takes into consideration the distances species may travel beyond the boundary of their SPAs and provides information on dispersal and foraging ranges of bird species which are frequently encountered when considering plans and projects.
- Table 3-1 provides details of all relevant European Sites as identified in the preceding steps and assesses which are within the likely Zone of Impact. The assessment considers any likely direct or indirect impacts of the proposed development, both alone and in combination with other plans and projects, on European Sites by virtue of the following criteria: size and scale, land-take, distance from the European Site or key features of the site, resource requirements, emissions, excavation requirements, transportation requirements and duration of construction, operation and decommissioning were considered in this screening assessment
- The site synopses and conservation objectives of these sites, as per the NPWS website ([www.npws.ie](http://www.npws.ie)), were consulted and reviewed at the time of preparing this report 26/08/2020. Figure 3-1 shows the location of the proposed development in relation to all European sites within 15km of the proposed development.
- Where potential pathways for Significant Effect are identified, the site is included within the Likely Zone of Impact and further assessment is required.



- ### Map Legend
-  Special Area of Conservation
  -  Special Protection Area
  -  Site Location
  -  15km Buffer
  -  Water Catchments
  -  Water Subcatchments



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Drawing Title  
**EU Sites within 15km Buffer**

Project Title  
**Mohill Public Realm Improvement AASR**

Drawn By <b>LK</b>	Checked By <b>PR</b>
Project No. <b>200821</b>	Drawing No. <b>Figure 3-1</b>
Scale <b>1:175000</b>	Date <b>28.09.20</b>

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Table 3-1 Identification of Designated sites within the Likely Zone of Impact

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, <a href="http://www.npws.ie">www.npws.ie</a> on the 25/09/2020	Conservation Objectives	Likely Zone of Impact Determination
<b>Special Areas of Conservation (SAC)</b>			
Cloneen Bog SAC (002348)  <b>Distance: 11.9km</b>	<ul style="list-style-type: none"> <li>➤ Active raised bogs [7110]</li> <li>➤ Degraded raised bogs still capable of natural regeneration [7120]</li> <li>➤ Depressions on peat substrates of the Rhynchosporion [7150]</li> <li>➤ Bog woodland [91D0]</li> </ul>	Detailed conservation objectives for this site (Version 1, August 2016) were reviewed as part of the assessment and are available at <a href="http://www.npws.ie">www.npws.ie</a>	<p>There will be no direct impact on the SAC which is located 11.9km south of the proposed works.</p> <p>The proposed works, described fully in Section 2.2.1, comprise small scale works including inter alia; footpath widening, car park improvement, installation of shared surface space, pedestrian crossing improvement and installation of street furniture. All of the proposed works are confined to the existing built infrastructure of Mohill town. The existing wall adjacent to the watercourse along Castle Street creates a natural barrier from the proposed works.</p> <p>No complete impact source-pathway-receptor chain was identified and the site is not within the likely zone of impact. No further assessment is required.</p>
Lough Forbes Complex SAC (001818)  <b>Distance: 13.6km</b>	<ul style="list-style-type: none"> <li>➤ Natural eutrophic lakes with <i>Magnopotamion</i> or <i>Hydrocharition</i> - type vegetation [3150]</li> <li>➤ Active raised bogs [7110]</li> <li>➤ Degraded raised bogs still capable of natural regeneration [7120]</li> </ul>	Detailed conservation objectives for this site (Version 1, May 2016) were reviewed as part of the assessment and are available at <a href="http://www.npws.ie">www.npws.ie</a>	<p>There will be no direct impact on the SAC which is located 13.6km south of the proposed works.</p> <p>The proposed works, described fully in Section 2.2.1, comprise small scale works including inter alia; footpath widening, car park improvement, installation of shared surface space, pedestrian</p>

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 25/09/2020	Conservation Objectives	Likely Zone of Impact Determination
<b>Special Areas of Conservation (SAC)</b>			
	<ul style="list-style-type: none"> <li>➤ Depressions on peat substrates of the <i>Rhynchosporion</i> [7150]</li> <li>➤ Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0]</li> </ul>		<p>crossing improvement and installation of street furniture. All of the proposed works are confined to the existing built infrastructure of Mohill town. The existing wall adjacent to the watercourse along Castle Street creates a natural barrier from the proposed works.</p> <p>No complete impact source-pathway-receptor chain was identified and the site is not within the likely zone of impact. No further assessment is required.</p>
<b>Special Protection Area (SPA)</b>			
<p>Ballykenny-Fishertown Bog SPA [004101]</p> <p><b>Distance: 13.6km</b></p>	<ul style="list-style-type: none"> <li>➤ Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) [A395]</li> </ul>	<p>This site has generic conservation objectives (Version 7.0, 2020) that were reviewed as part of the assessment.</p> <p>“To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA”</p>	<p>There will be no direct impact on the SAC which is located 13.6km south of the proposed works.</p> <p>The proposed works, described fully in Section 2.2.1, comprise small scale works including inter alia; footpath widening, car park improvement, installation of shared surface space, pedestrian crossing improvement and installation of street furniture. All of the proposed works are confined to the existing built infrastructure of Mohill town. The existing wall adjacent to the watercourse along Caste Street creates a natural barrier from the proposed works.</p>

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, <a href="http://www.npws.ie">www.npws.ie</a> on the 25/09/2020	Conservation Objectives	Likely Zone of Impact Determination
Special Areas of Conservation (SAC)			
			No complete impact source-pathway-receptor chain was identified and the site is not within the likely zone of impact. No further assessment is required.

### 3.2 **European Sites with the Potential to be Significantly Affected by the Proposed Development**

The proposed public realm works are small scale works that are located 11.9km from the nearest European Site. Based on the location, nature and scale of the works which occur completely within the existing infrastructure of Mohill town there is no potential for significant effect on any European Site as assessed in Table 3-1 above.

### 3.3 **Likely Cumulative Impact of the Proposed Works on European Sites, in-combination with other plans and projects**

While preparing this document local development plans were consulted on 29/09/2020 to ensure that plans in place or taking place within the next five years in conjunction with the proposed public realm improvement works would not cause negative impacts at the site or for European Sites within the vicinity. The findings of these development plans and potential impacts can be seen below.

#### 3.3.1 **Other Projects**

The proposed development was considered in combination with other plans and projects in the area that could result in cumulative effects on European Sites.

The online planning system for Leitrim County Council was consulted on the 25/09/2020 in relation to the site of the proposed works. A number of small-scale projects were identified in the last 5 years in the townland of Mohill including:

- Permission for renovate existing building including change of use at ground floor level from veterinary clinic to residential to provide 1 no. two storey dwelling and partial demolition of existing boundary wall to accommodate off street parking plus carry out all associated site development works (Planning Ref.: 15228),
- Permission to (a) retain existing wastewater treatment system & pump/sump and (b) permission to decommission existing percolation area and install a new packaged tertiary treatment system instead (Planning Ref.: 17170),
- Permission to change of use from permitted use as betting office, to provide Chinese restaurant and takeaway together with associated works including signage, revisions to existing shop front to incorporate new entrance door and alterations to internal layout all at ground floor level of existing building (Planning Ref.: 17195),
- Permission for the proposed construction of a single storey sun lounge to service existing storey and a half type dwelling house and all ancillary works (Planning Ref.: 19144),
- Permission for (a) proposed change of use from restaurant to Retail / Food Hall on ground floor level of existing two storey Mixed Use building; (b) proposed demolition of existing out buildings; the proposed re-construction of same for use as part of the aforementioned Retail / Food Hall; (c) proposed conversion and internal alterations of the existing first floor habitable accommodation into 2 no. one bedroom apartments accessed from a shared entrance at ground floor level at the front façade; (d) alterations to the existing front façade consisting of a new shop-front, glazing and access doors and all ancillary works (Planning Ref.: 19223),



Following the detailed assessment provided in the preceding sections, it is concluded that, the proposed works will not result in any significant effects on any of the European Sites, their integrity or their conservation objectives when considered on their own. There is therefore no potential for the proposed works to contribute to any cumulative effects on any European Site when considered in-combination with other plans and projects.

In the review of the projects that was undertaken, no connection, that could potentially result in additional or cumulative impacts was identified. Neither was any potential for different (new) impacts resulting from the combination of the various projects and plans in association with the archaeological works.

Taking into consideration the reported impacts from other plans and projects in the area and the predicted impacts with the current proposal, no potential for cumulative impact exists. The proposed works do not have the potential to result in any significant direct or indirect effect on any European Site. As a result, the archaeological works cannot contribute to any potential cumulative effect on any European Site.

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## 4. ARTICLE 6(3) APPROPRIATE ASSESSMENT SCREENING STATEMENT AND CONCLUSIONS

The findings of this Screening Assessment are presented following the European Commission's Assessment of Plans and Projects Significantly affecting Natura 2000 Sites: Methodological Guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC (EC, 2001) and Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC (EC, 2018) as well as the Department of the Environment's Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (DoEHLG, 2010).

### 4.1 Data Collected to Carry Out Assessment

**In preparation of the report, the following sources were used to gather information:**

- > Review of NPWS Site Synopses, Conservation Objectives for the European Sites.
- > Review of 2019, 2013 and 2007 EU Habitats Directive (Article 17) Reports.
- > Review of online web-mappers: National Parks and Wildlife Service (NPWS), EPA, Water Framework Directive (WFD)
- > Review of OS maps and aerial photographs of the site of the proposed project.
- > Field visit undertaken by Laoise Kelly (B. Sc. Env.) 28/09/2020.

### 4.2 Concluding Statement

It is concluded beyond reasonable scientific doubt, in view of best scientific knowledge, on the basis of objective information and in light of the conservation objectives of the relevant European sites, that the proposed public realm improvement works, individually or in combination with other plans and projects, will not have a significant effect on any European Site.

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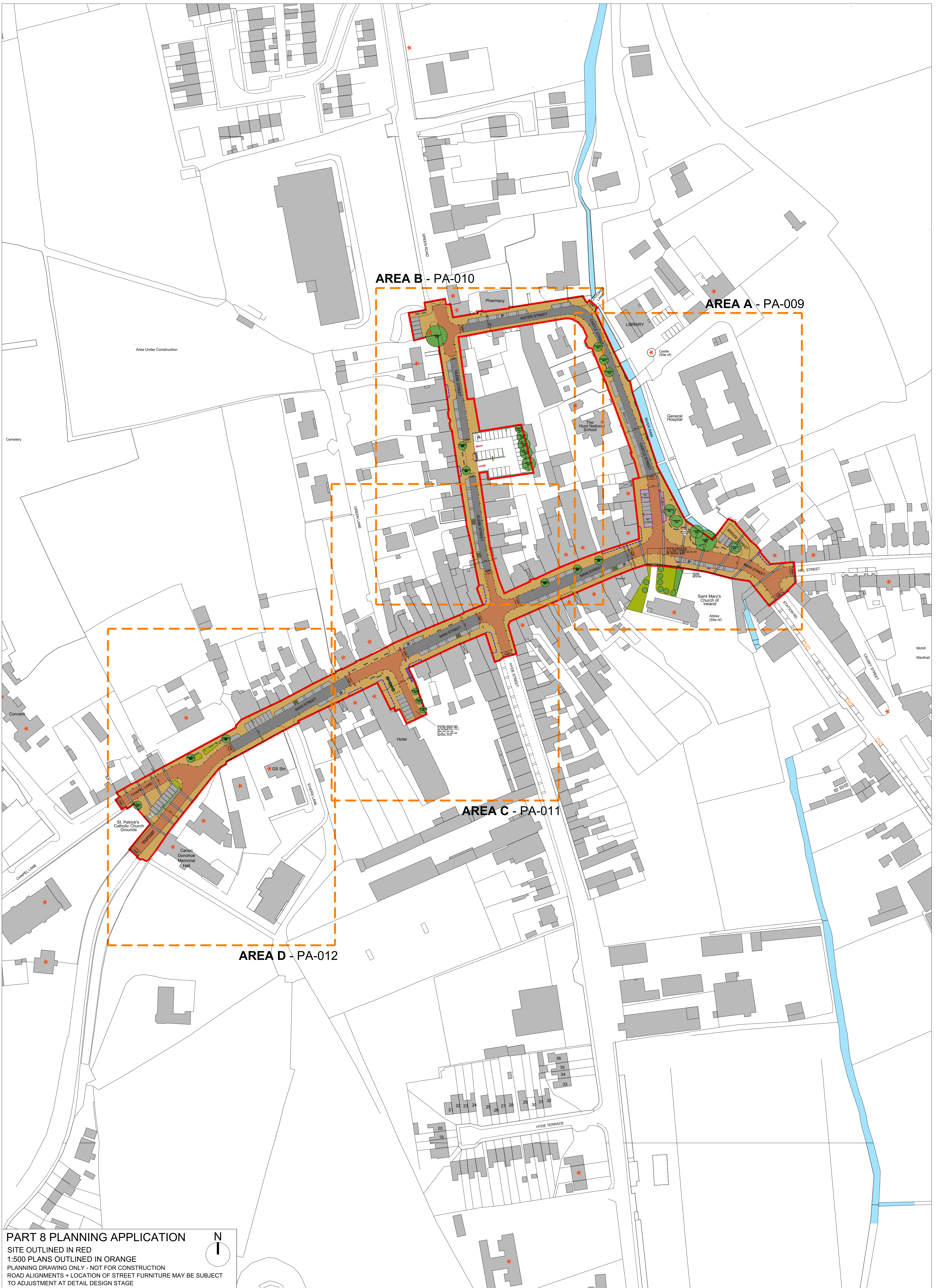
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Therivel, R. (2009) 'Appropriate assessment of plans in England', Environmental Impact Assessment Review 29(4), pp. 261-272.



# APPENDIX 1

LAYOUT DRAWINGS

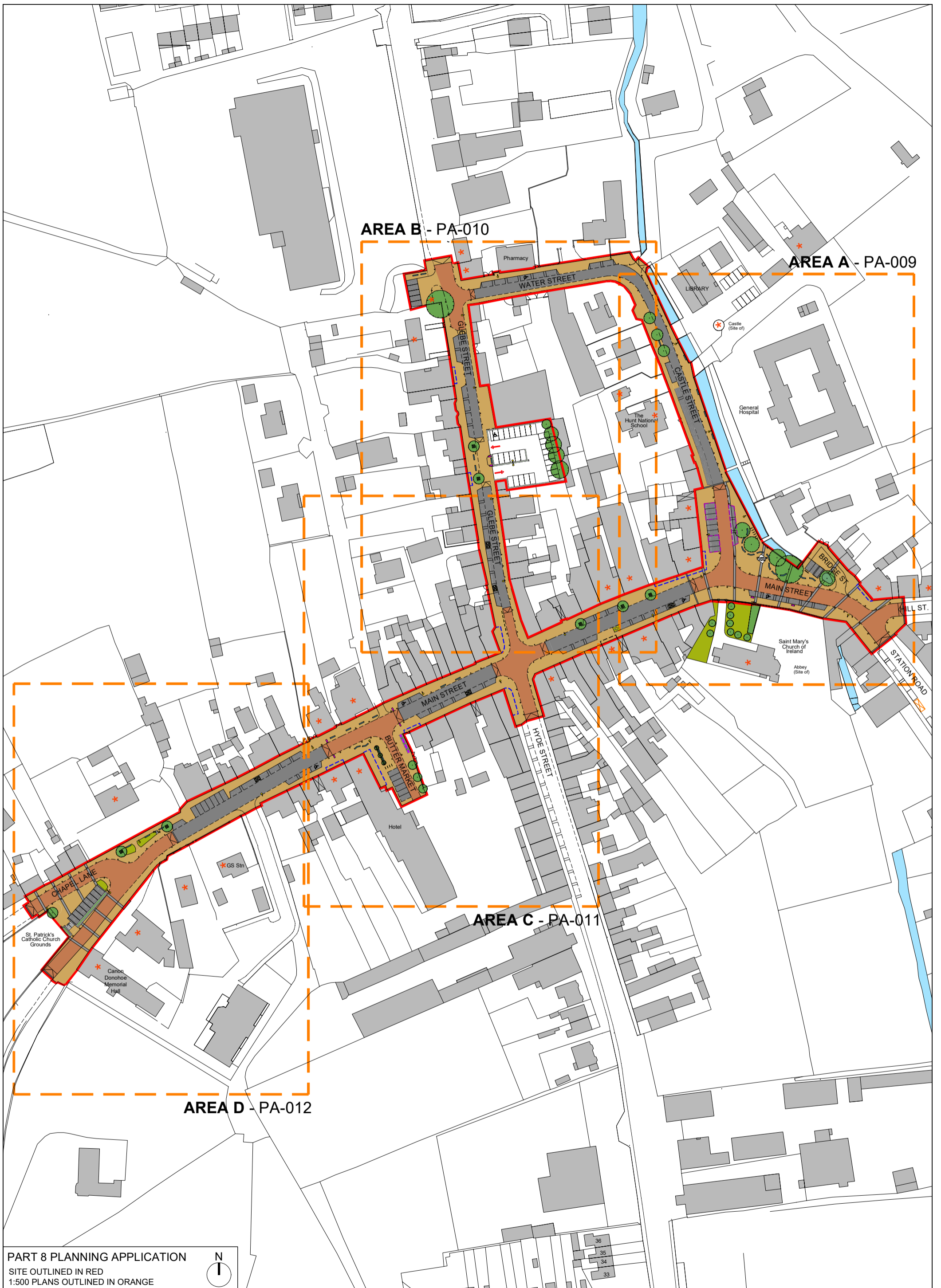


**PART 8 PLANNING APPLICATION**  
 SITE OUTLINED IN RED  
 1:500 PLANS OUTLINED IN ORANGE  
 PLANNING DRAWING ONLY - NOT FOR CONSTRUCTION  
 ROAD ALIGNMENTS + LOCATION OF STREET FURNITURE MAY BE SUBJECT  
 TO ADJUSTMENT AT DETAIL DESIGN STAGE



TITLE:	PUBLIC REALM - PROPOSED SITE LOCATION PLAN					
JOB NO.:	DWG No.:	REV.:	DWN BY.:	DATE:	SHEET:	SCALE:
20002	PA-007	-	SW	25/09/20	A1	1:1000

<b>SHERIDAN WOODS ARCHITECTS + URBAN PLANNERS</b>	
14 BAGGOT ST. LOWER, DUBLIN 2	TEL: 01 6764025 EMAIL: info@sheridanwoods.ie WEB: www.sheridanwoods.ie
CLIENT: LEITRIM CO. COUNCIL	PROJECT: MOHILL FRAMEWORK FOR LIVING



PART 8 PLANNING APPLICATION  
 SITE OUTLINED IN RED  
 1:500 PLANS OUTLINED IN ORANGE

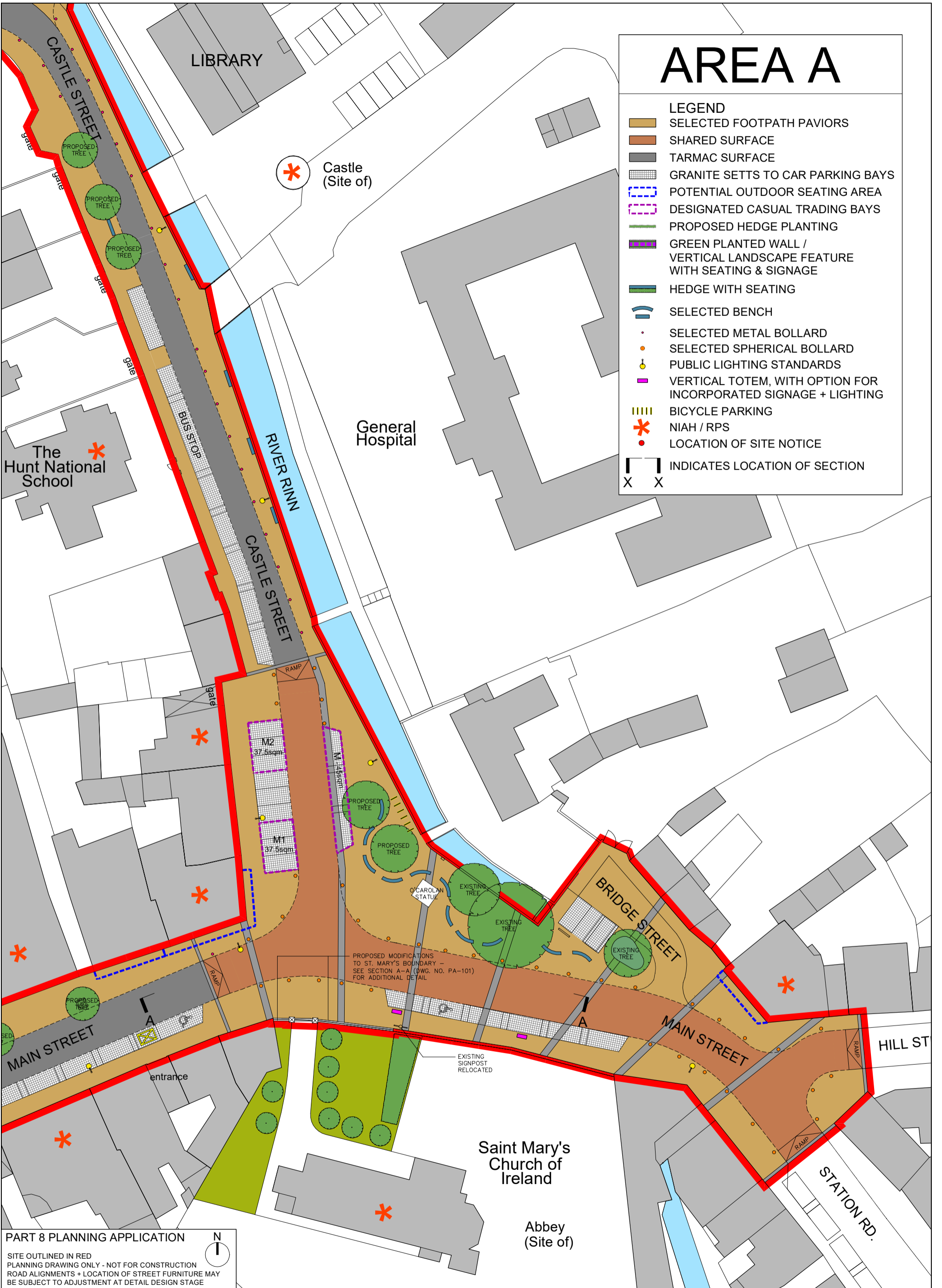


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JOB NO.:	DWG No.:	REV.:	DWG BY:	DATE:	SHEET:	SCALE:
20002	PA-008	-	SW	25/09/20	A3	NTS

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CLIENT: LEITRIM CO. COUNCIL	PROJECT: MOHILL FRAMEWORK FOR LIVING

# AREA A

- LEGEND**
- SELECTED FOOTPATH PAVIORS
  - SHARED SURFACE
  - TARMAC SURFACE
  - GRANITE SETTS TO CAR PARKING BAYS
  - POTENTIAL OUTDOOR SEATING AREA
  - DESIGNATED CASUAL TRADING BAYS
  - PROPOSED HEDGE PLANTING
  - GREEN PLANTED WALL / VERTICAL LANDSCAPE FEATURE WITH SEATING & SIGNAGE
  - HEDGE WITH SEATING
  - SELECTED BENCH
  - SELECTED METAL BOLLARD
  - SELECTED SPHERICAL BOLLARD
  - PUBLIC LIGHTING STANDARDS
  - VERTICAL TOTEM, WITH OPTION FOR INCORPORATED SIGNAGE + LIGHTING
  - BICYCLE PARKING
  - NIAH / RPS
  - LOCATION OF SITE NOTICE
  - INDICATES LOCATION OF SECTION  
X X



**PART 8 PLANNING APPLICATION**

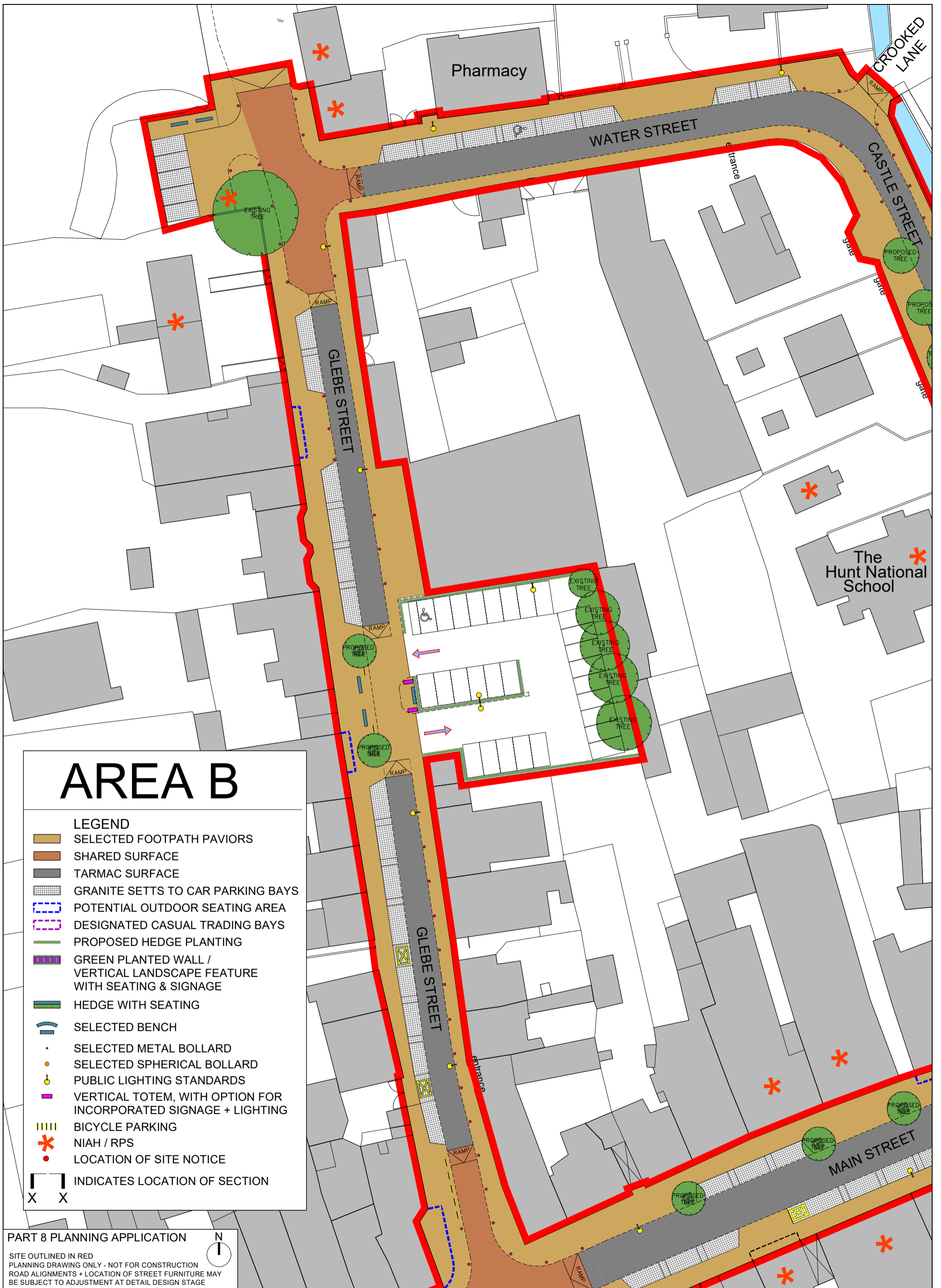
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 PLANNING DRAWING ONLY - NOT FOR CONSTRUCTION  
 ROAD ALIGNMENTS + LOCATION OF STREET FURNITURE MAY  
 BE SUBJECT TO ADJUSTMENT AT DETAIL DESIGN STAGE



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20002	PA-009	-	SW	25/09/20	A3	1:500

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CLIENT: LEITRIM CO. COUNCIL	PROJECT: MOHILL FRAMEWORK FOR LIVING





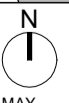
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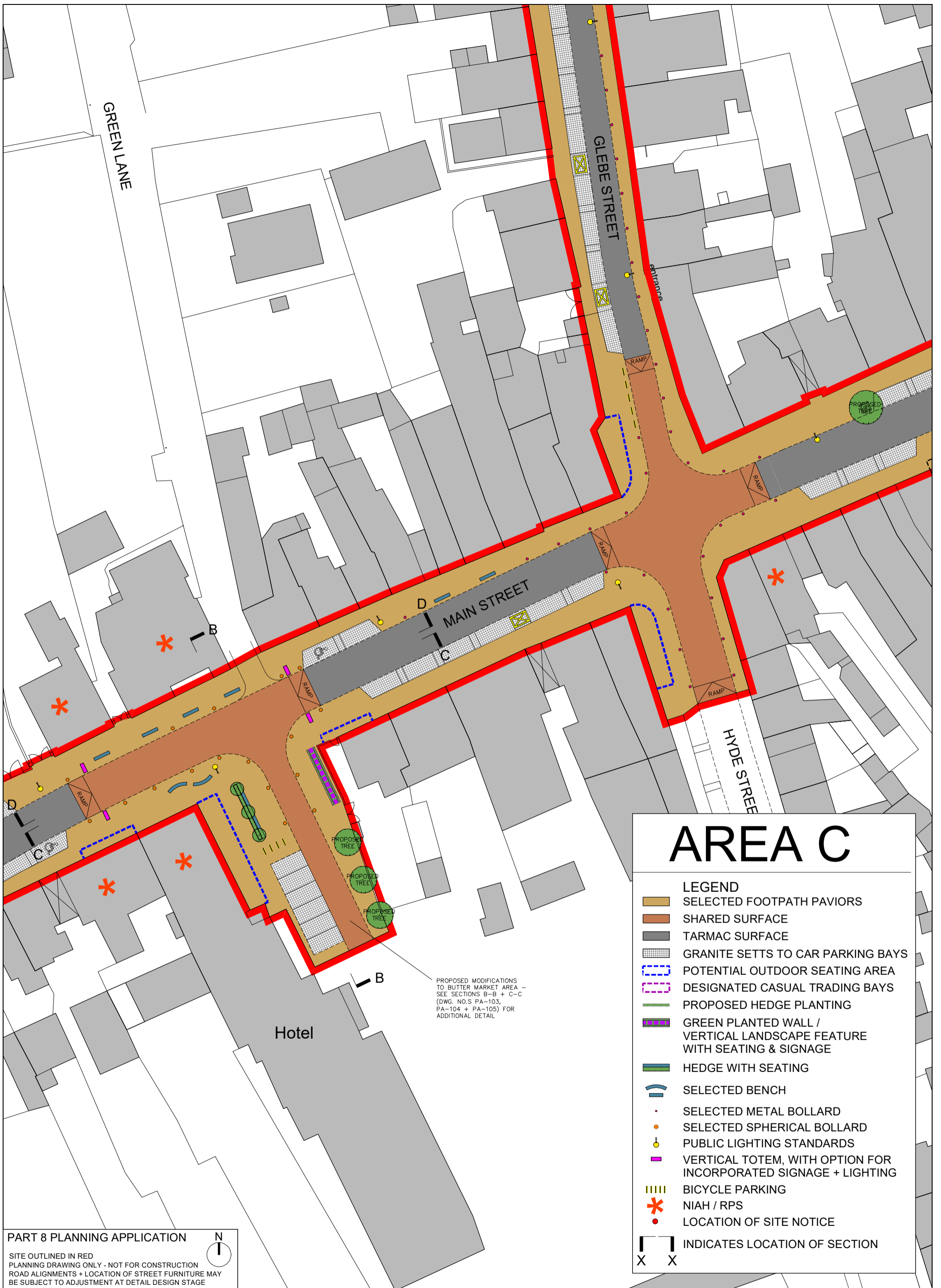
## LEGEND

- SELECTED FOOTPATH PAVIORS
- SHARED SURFACE
- TARMAC SURFACE
- GRANITE SETTS TO CAR PARKING BAYS
- POTENTIAL OUTDOOR SEATING AREA
- DESIGNATED CASUAL TRADING BAYS
- PROPOSED HEDGE PLANTING
- GREEN PLANTED WALL / VERTICAL LANDSCAPE FEATURE WITH SEATING & SIGNAGE
- HEDGE WITH SEATING
- SELECTED BENCH
- SELECTED METAL BOLLARD
- SELECTED SPHERICAL BOLLARD
- PUBLIC LIGHTING STANDARDS
- VERTICAL TOTEM, WITH OPTION FOR INCORPORATED SIGNAGE + LIGHTING
- BICYCLE PARKING
- NIAH / RPS
- LOCATION OF SITE NOTICE
- INDICATES LOCATION OF SECTION

PART 8 PLANNING APPLICATION

SITE OUTLINED IN RED  
 PLANNING DRAWING ONLY - NOT FOR CONSTRUCTION  
 ROAD ALIGNMENTS + LOCATION OF STREET FURNITURE MAY  
 BE SUBJECT TO ADJUSTMENT AT DETAIL DESIGN STAGE





# AREA C

- LEGEND**
- SELECTED FOOTPATH PAVIORS
  - SHARED SURFACE
  - TARMAC SURFACE
  - GRANITE SETTS TO CAR PARKING BAYS
  - POTENTIAL OUTDOOR SEATING AREA
  - DESIGNATED CASUAL TRADING BAYS
  - PROPOSED HEDGE PLANTING
  - GREEN PLANTED WALL / VERTICAL LANDSCAPE FEATURE WITH SEATING & SIGNAGE
  - HEDGE WITH SEATING
  - SELECTED BENCH
  - SELECTED METAL BOLLARD
  - SELECTED SPHERICAL BOLLARD
  - PUBLIC LIGHTING STANDARDS
  - VERTICAL TOTEM, WITH OPTION FOR INCORPORATED SIGNAGE + LIGHTING
  - BICYCLE PARKING
  - NIAH / RPS
  - LOCATION OF SITE NOTICE
  - INDICATES LOCATION OF SECTION

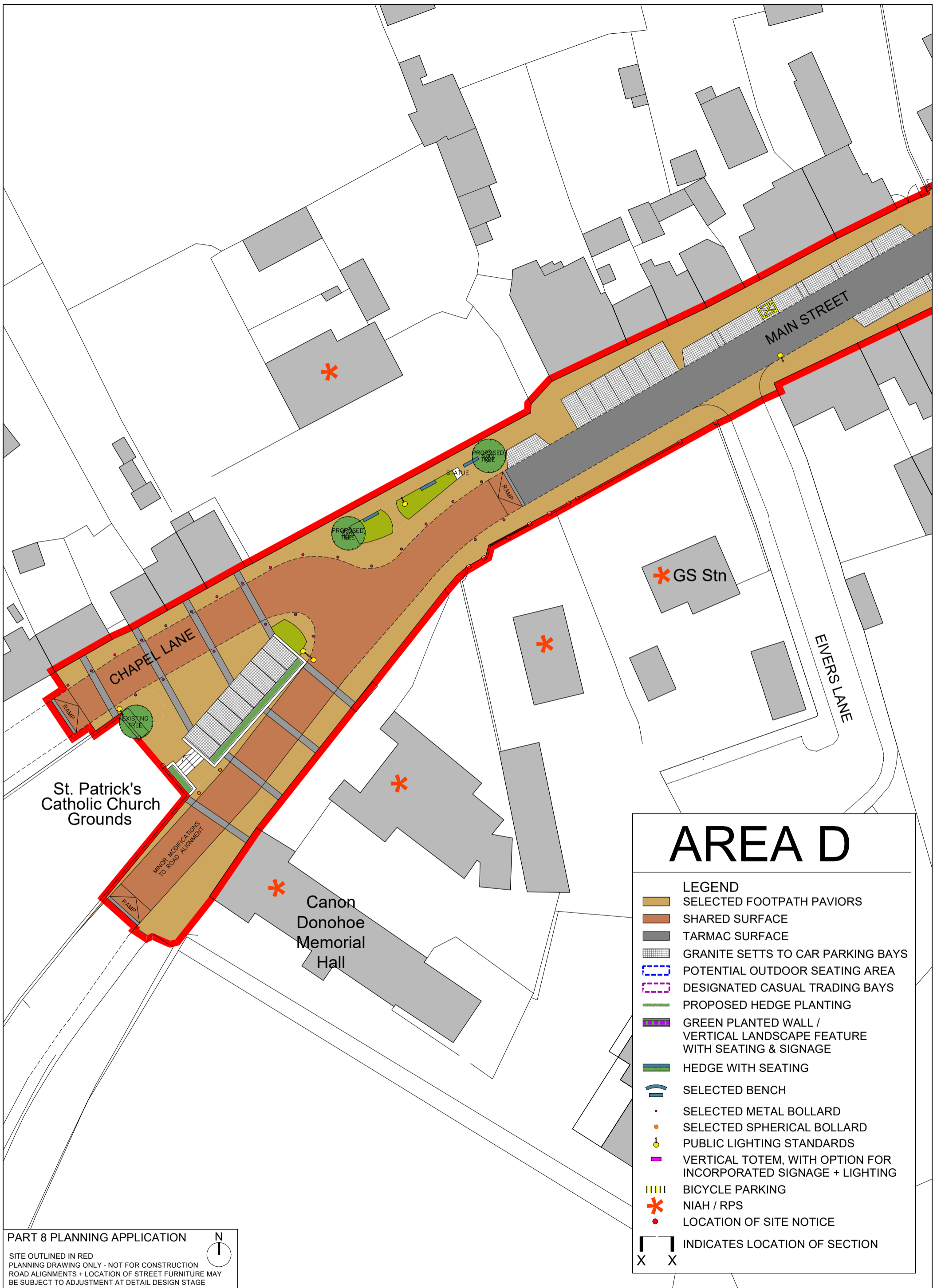
**PART 8 PLANNING APPLICATION**

SITE OUTLINED IN RED  
 PLANNING DRAWING ONLY - NOT FOR CONSTRUCTION  
 ROAD ALIGNMENTS + LOCATION OF STREET FURNITURE MAY  
 BE SUBJECT TO ADJUSTMENT AT DETAIL DESIGN STAGE



TITLE:	<b>AREA C - PUBLIC REALM PROPOSED PLAN</b>					
JOB NO.:	DWG No.:	REV.:	DWG BY:	DATE:	SHEET:	SCALE:
20002	PA-011	-	SW	25/09/20	A3	1:500

<b>SHERIDAN WOODS ARCHITECTS + URBAN PLANNERS</b>	
14 BAGGOT ST. LOWER, DUBLIN 2 TEL: 01 6764025 EMAIL: info@sheridanwoods.ie WEB: www.sheridanwoods.ie	
CLIENT: LEITRIM CO. COUNCIL PROJECT:	MOHILL FRAMEWORK FOR LIVING



# AREA D

LEGEND	
	SELECTED FOOTPATH PAVIORS
	SHARED SURFACE
	TARMAC SURFACE
	GRANITE SETTS TO CAR PARKING BAYS
	POTENTIAL OUTDOOR SEATING AREA
	DESIGNATED CASUAL TRADING BAYS
	PROPOSED HEDGE PLANTING
	GREEN PLANTED WALL / VERTICAL LANDSCAPE FEATURE WITH SEATING & SIGNAGE
	HEDGE WITH SEATING
	SELECTED BENCH
	SELECTED METAL BOLLARD
	SELECTED SPHERICAL BOLLARD
	PUBLIC LIGHTING STANDARDS
	VERTICAL TOTEM, WITH OPTION FOR INCORPORATED SIGNAGE + LIGHTING
	BICYCLE PARKING
	NAIH / RPS
	LOCATION OF SITE NOTICE
	INDICATES LOCATION OF SECTION

**PART 8 PLANNING APPLICATION**

SITE OUTLINED IN RED  
 PLANNING DRAWING ONLY - NOT FOR CONSTRUCTION  
 ROAD ALIGNMENTS + LOCATION OF STREET FURNITURE MAY  
 BE SUBJECT TO ADJUSTMENT AT DETAIL DESIGN STAGE



TITLE:	<b>AREA D - PUBLIC REALM PROPOSED PLAN</b>					
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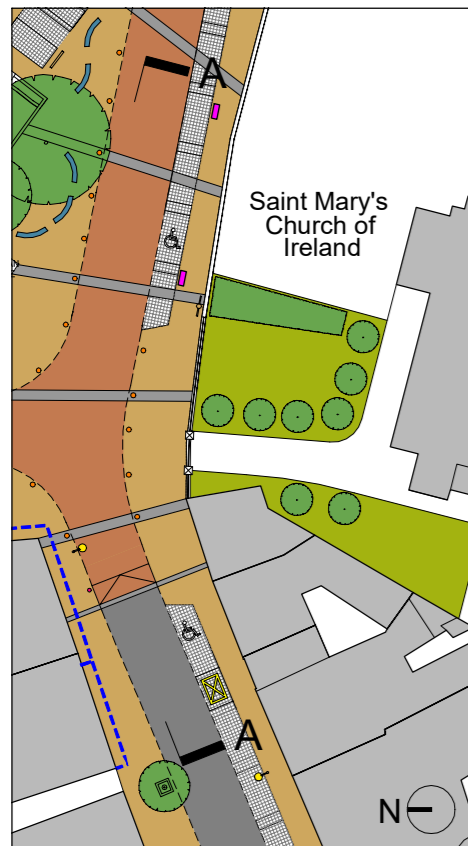
<b>SHERIDAN WOODS ARCHITECTS + URBAN PLANNERS</b>	
14 BAGGOT ST. LOWER, DUBLIN 2 TEL: 01 6764025 EMAIL: info@sheridanwoods.ie WEB: www.sheridanwoods.ie	
CLIENT: LEITRIM CO. COUNCIL PROJECT:	MOHILL FRAMEWORK FOR LIVING



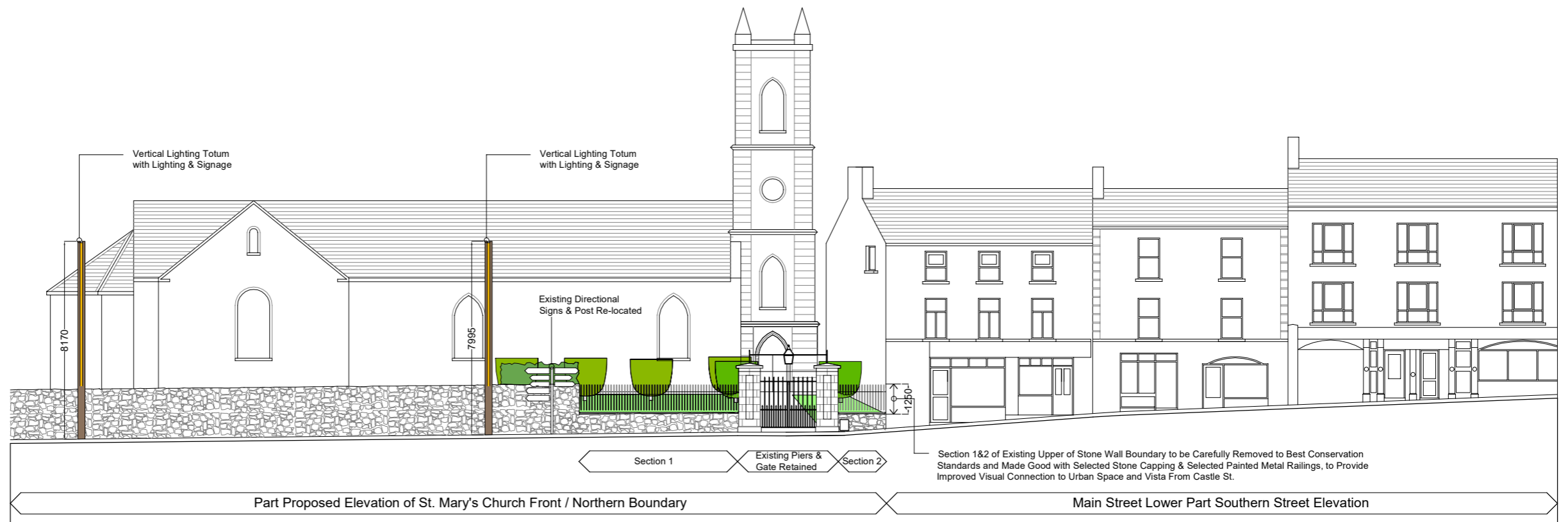
Part Existing Elevation of St. Mary's Church Front / Northern Boundary

Main Street Lower Part Southern Street Elevation

EXISTING SECTION A-A



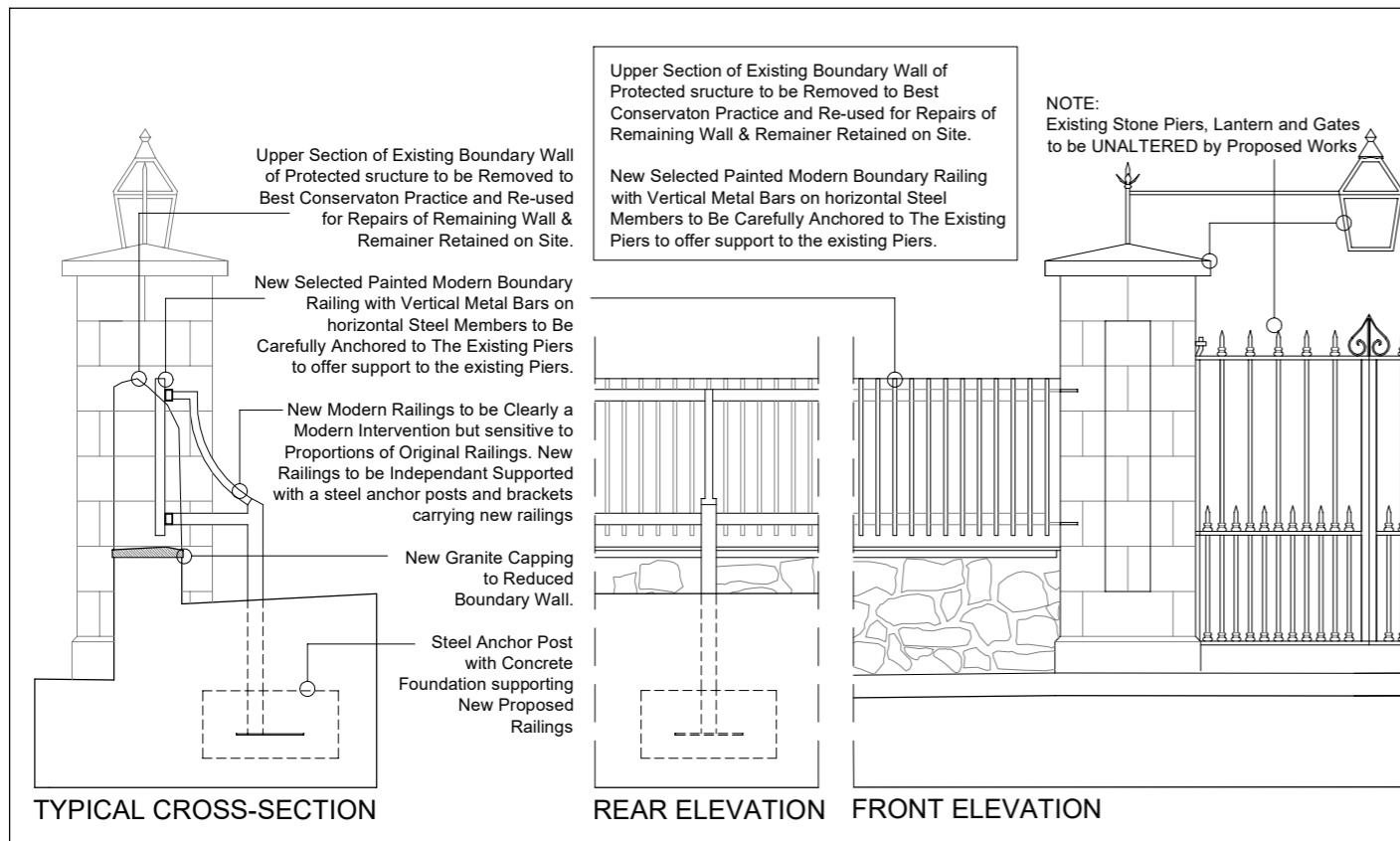
KEY PLAN (NTS)



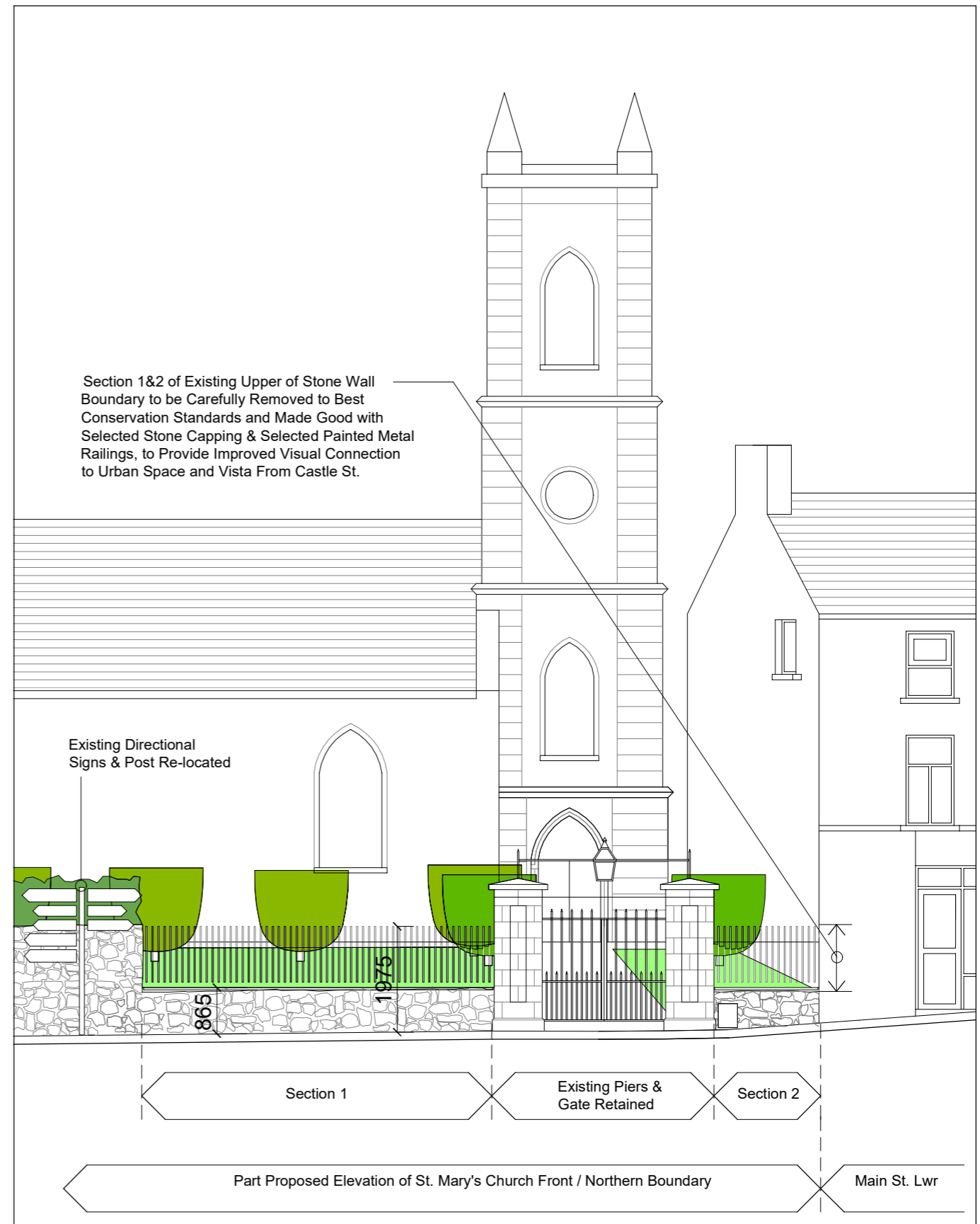
Part Proposed Elevation of St. Mary's Church Front / Northern Boundary

Main Street Lower Part Southern Street Elevation

PROPOSED SECTION A-A

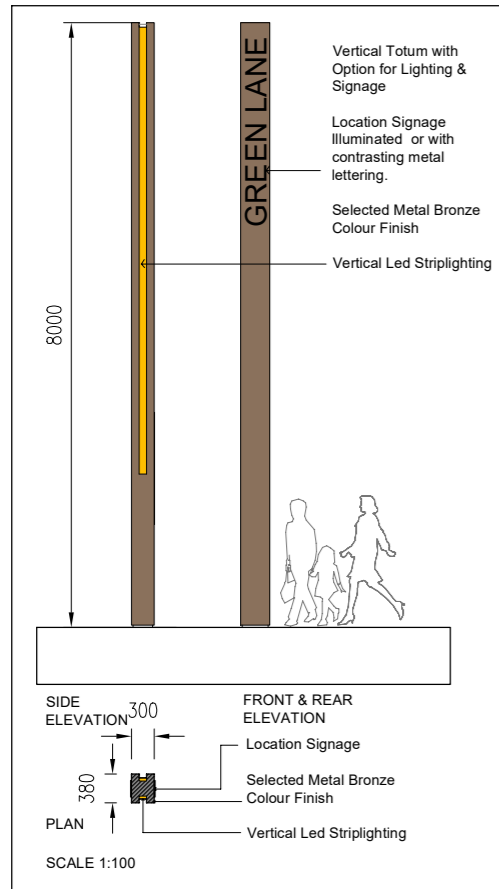


PROPOSED MODIFICATIONS TO ST. MARY'S BOUNDARY WALL (1:50)

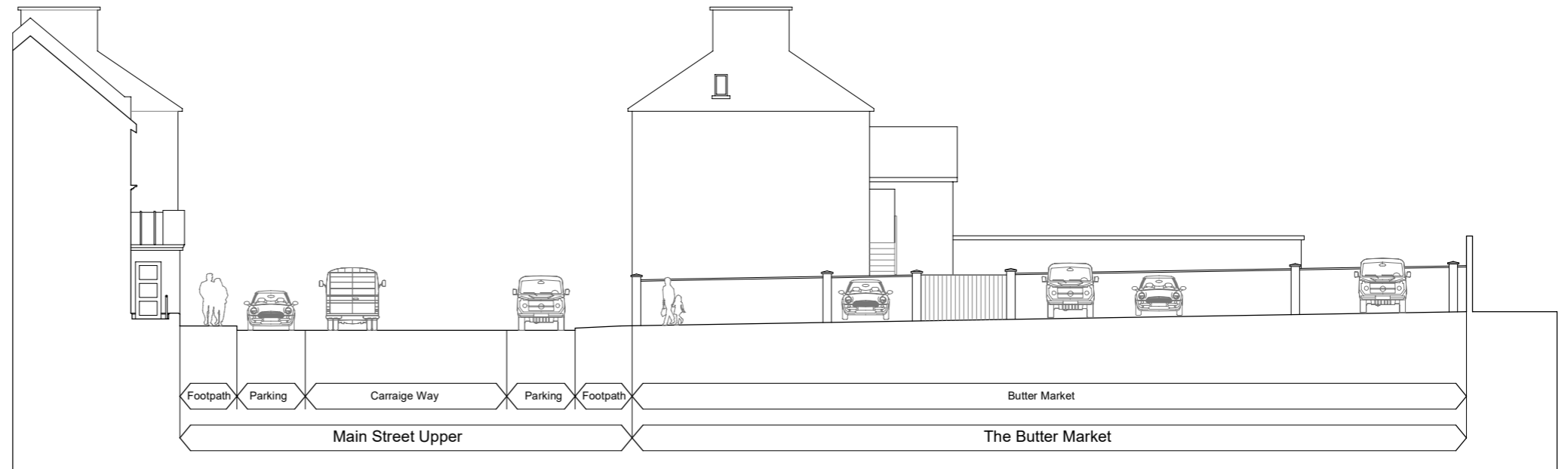


PROPOSED DETAIL - SECTION A-A

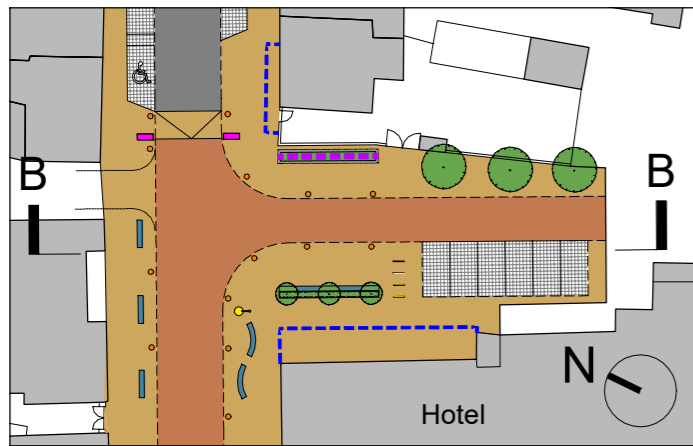
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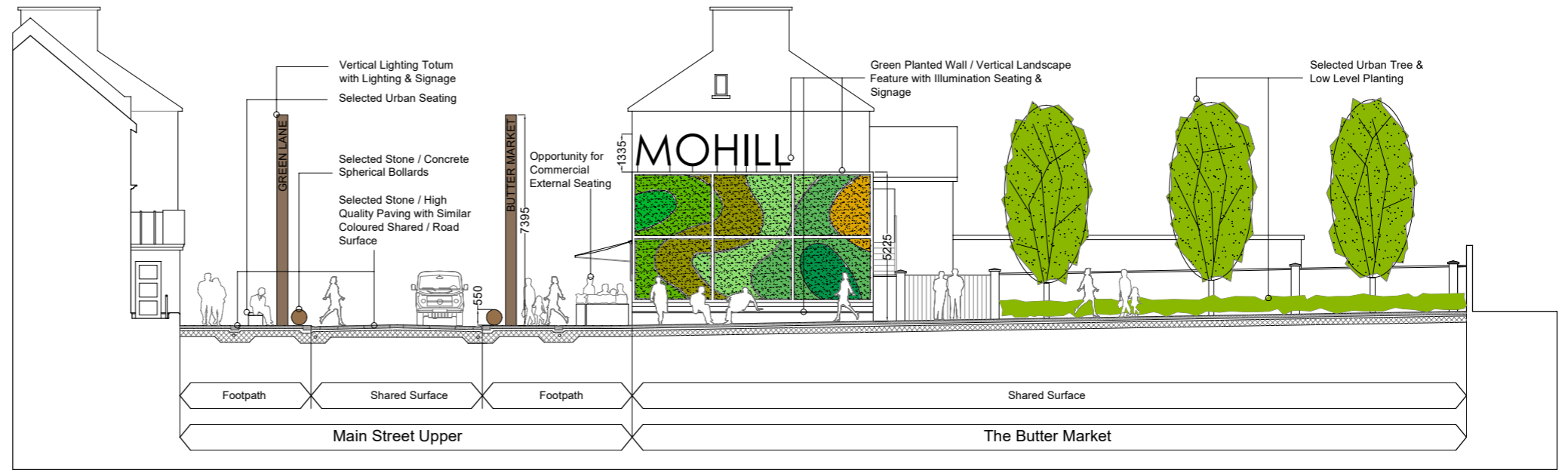
VERTICAL TOTEM - DETAIL



EXISTING SECTION B-B



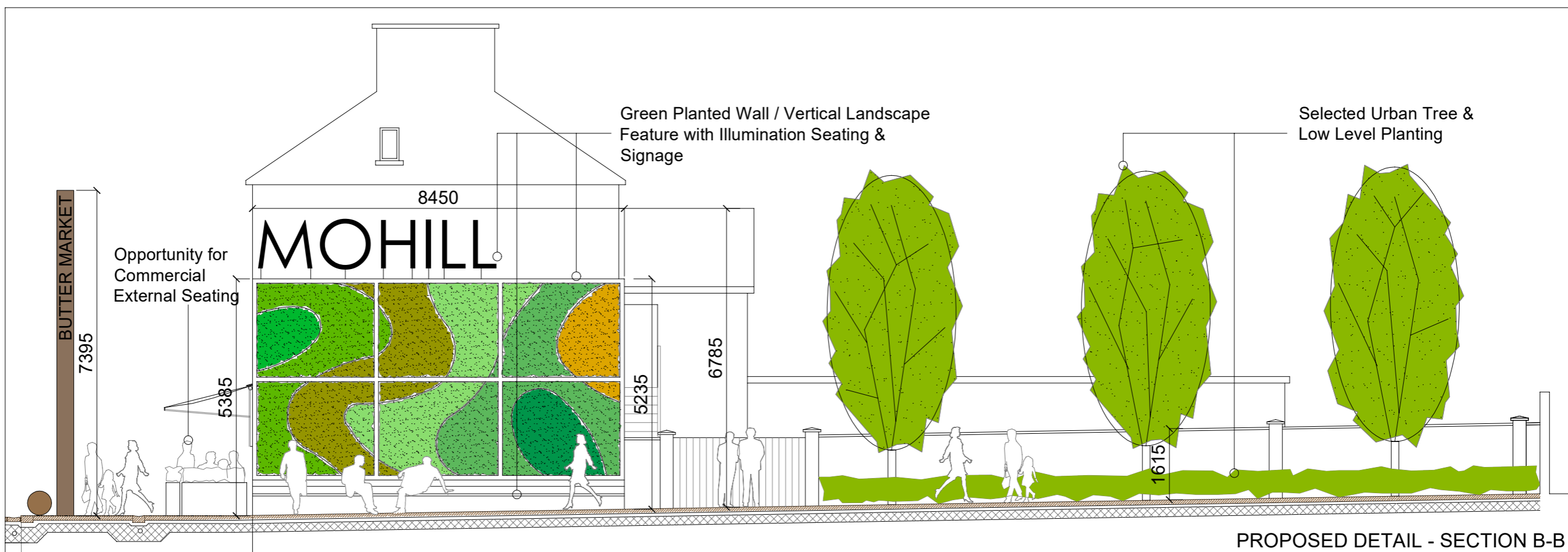
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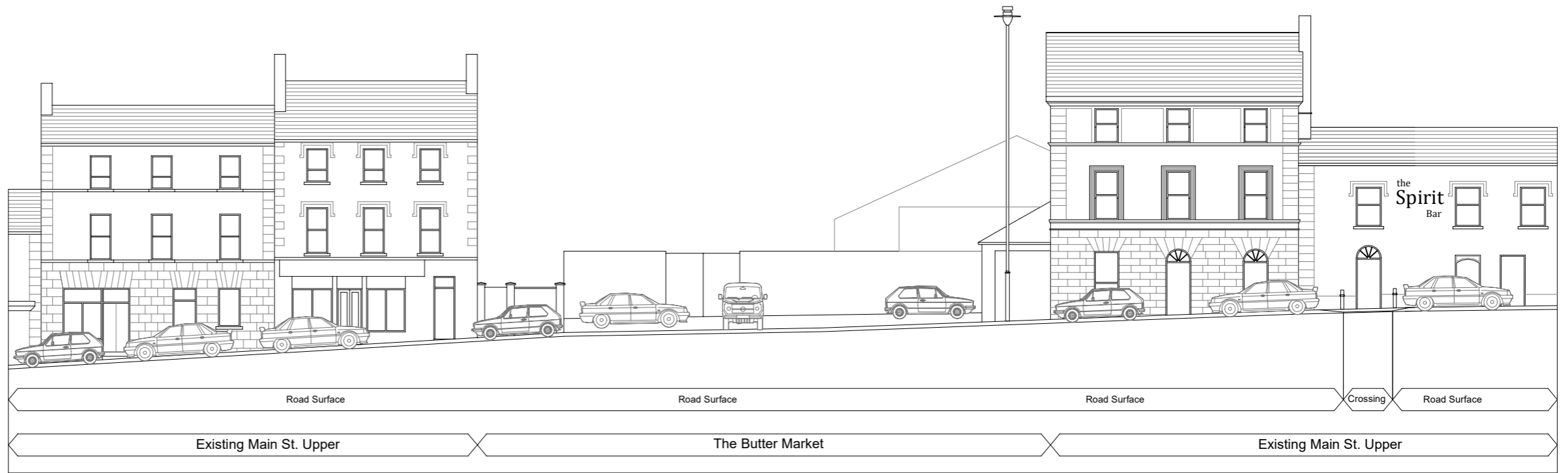
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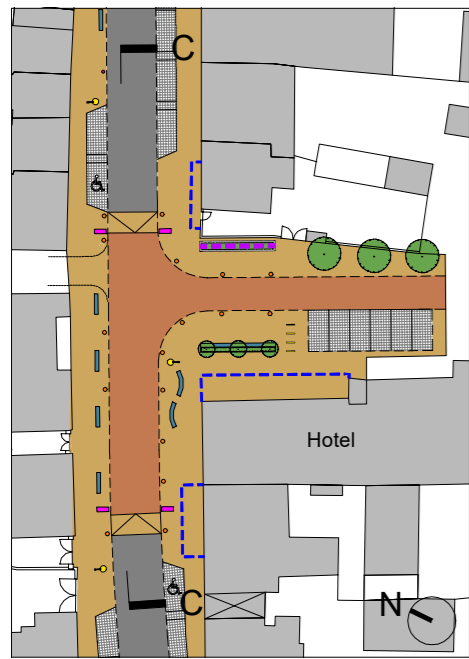
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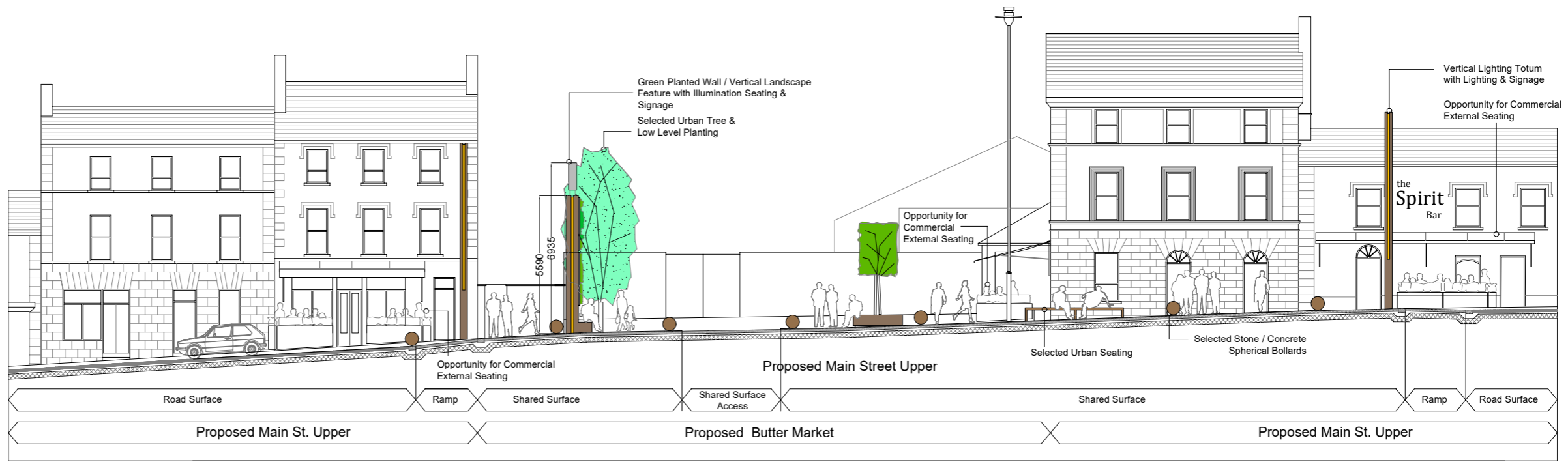
PROPOSED DETAIL - SECTION B-B



EXISTING SECTION C-C



KEY PLAN (NTS)

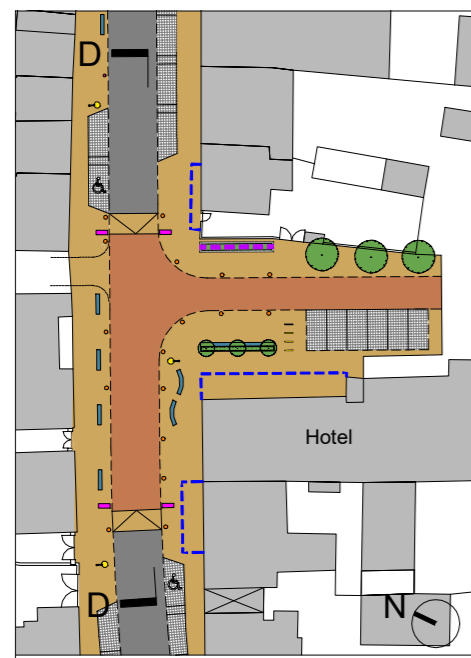


PROPOSED SECTION C-C

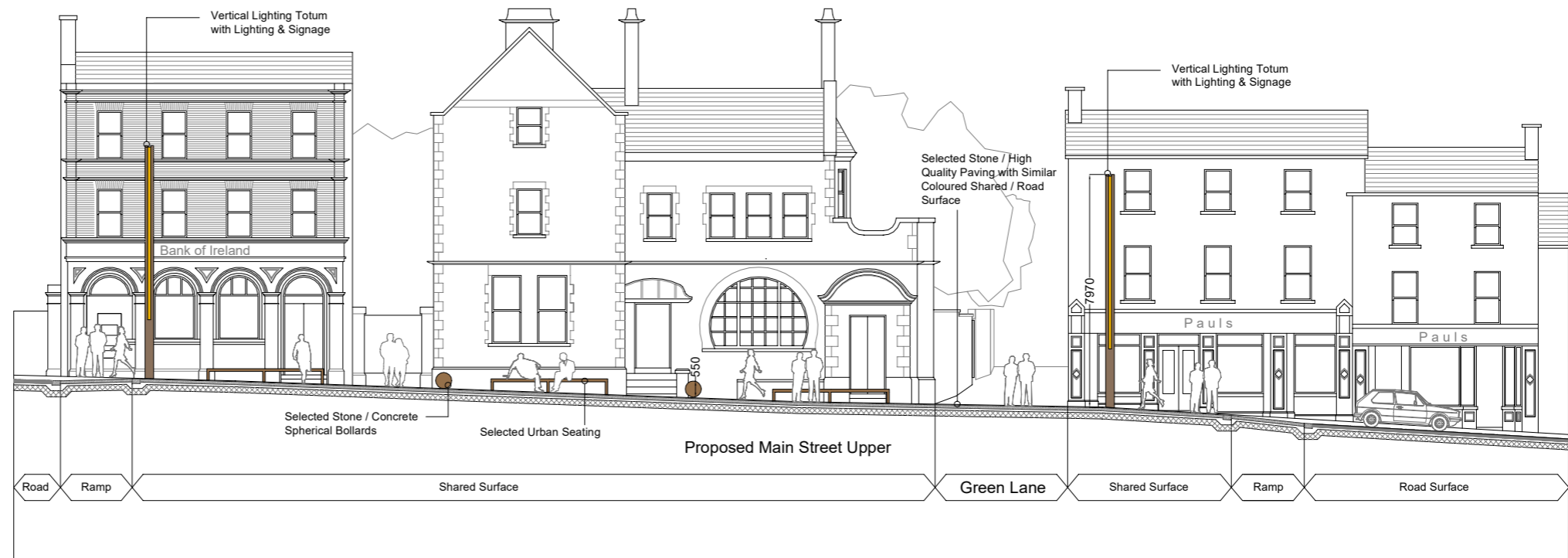




EXISTING SECTION D-D



KEY PLAN (NTS)



PROPOSED SECTION D-D



PART 8 PLANNING APPLICATION



TITLE:	ARTIST'S IMPRESSION OF PROPOSED MOHILL PUBLIC REALM VEIING O'CAROLAN STATUE, RINN RIVER LOOKING TOWARDS MAIN & CASTLE ST.						
JOB NO.:	DRAWING No.:	REV.:	DRAWN BY:	DATE:	SHEET:	SCALE:	
20002	PA-201	-	SW	25/09/20	A3	N/S	

<b>SHERIDAN WOODS ARCHITECTS + URBAN PLANNERS</b>			
14 BAGGOT ST. LOWER, DUBLIN 2 TEL: 01 6764025 EMAIL: info@sheridanwoods.ie WEB: www.sheridanwoods.ie			
CLIENT:	LEITRIM COUNTY COUNCIL	PROJECT:	MOHILL FRAMEWORK FOR LIVING



PART 8 PLANNING APPLICATION



**Comhairle Chontae Leitrim**  
Leitrim County Council

TITLE:	ARTIST'S IMPRESSION OF PROPOSED MOHILL PUBLIC REALM VEIING MAIN ST UPPER AT BUTTERMARKE TOWARDS RIVER.						
JOB NO.:	DRAWING No.:	REV.:	DRAWN BY:	DATE:	SHEET:	SCALE:	
20002	PA-202	-	SW	25/09/20	A3	N/S	

**SHERIDAN WOODS ARCHITECTS + URBAN PLANNERS**

14 BAGGOT ST. LOWER, DUBLIN 2 TEL: 01 6764025 EMAIL: info@sheridanwoods.ie WEB: www.sheridanwoods.ie  
 CLIENT: LEITRIM COUNTY COUNCIL PROJECT: MOHILL FRAMEWORK FOR LIVING

