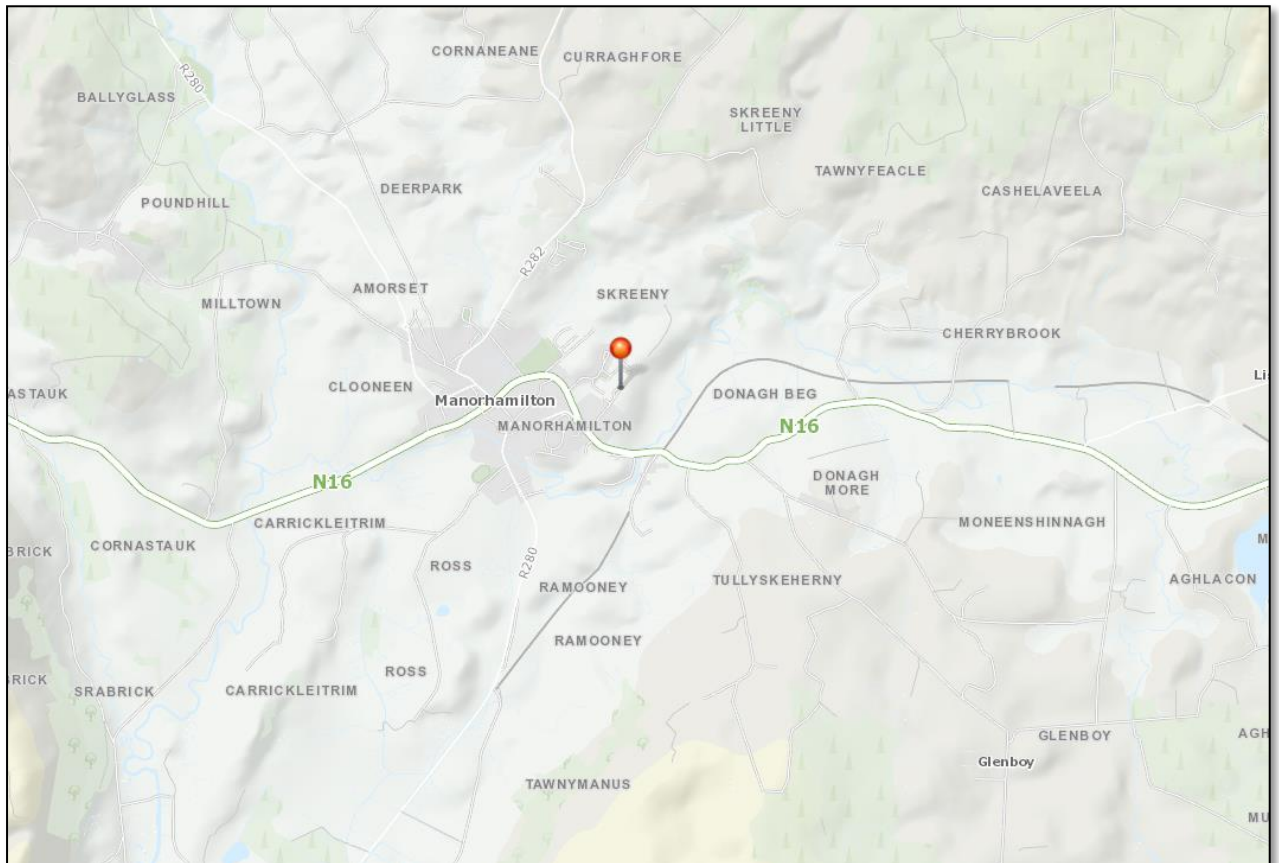


ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

PROPOSED HOUSING DEVELOPMENT AT MANORHAMILTON, CO. LEITRIM.



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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.

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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 Taobh Tire, Manorhamilton, 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

Permission is being sought under Part 8 of the Planning and Development Regulations 2001-2020. The proposed development will consist of the construction of a residential housing estate (5 units) on a greenfield site to include provision of access roads and footpaths, along with connection to existing services and all associated site works.

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- The following draft guidance document has also been consulted: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 the Planning and Development Regulations 2001-2020. Additionally, the thresholds listed in Part 2(10) 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 seven 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 Manorhamilton 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 2001-2020, 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 development in Manorhamilton, Co. Leitrim. Permission will be sought under Part 8 of the Planning and Development Regulations 2001-2020.

The proposed development will consist the construction of a residential housing estate (5 units) on a greenfield site to include provision of access roads and footpaths, along with connection to existing services and all associated site works.

3.2 Site Location and surrounding environment

The application site is 0.2 hectares in area and it is located on the eastern outskirts of Manorhamilton town, approximately 430m east of the town centre. Access to the site will be via the creation of an entrance off Hospital Road, which is a cul-de-sac which services the residential estate of Taobh Tire. 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

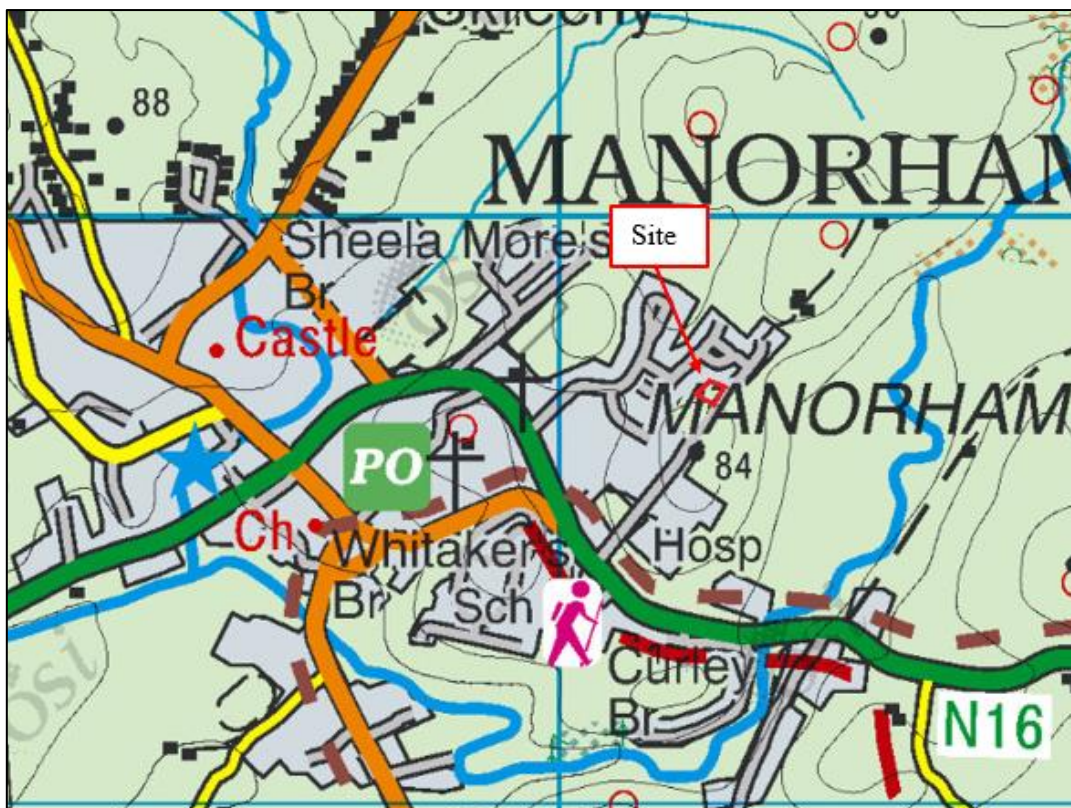


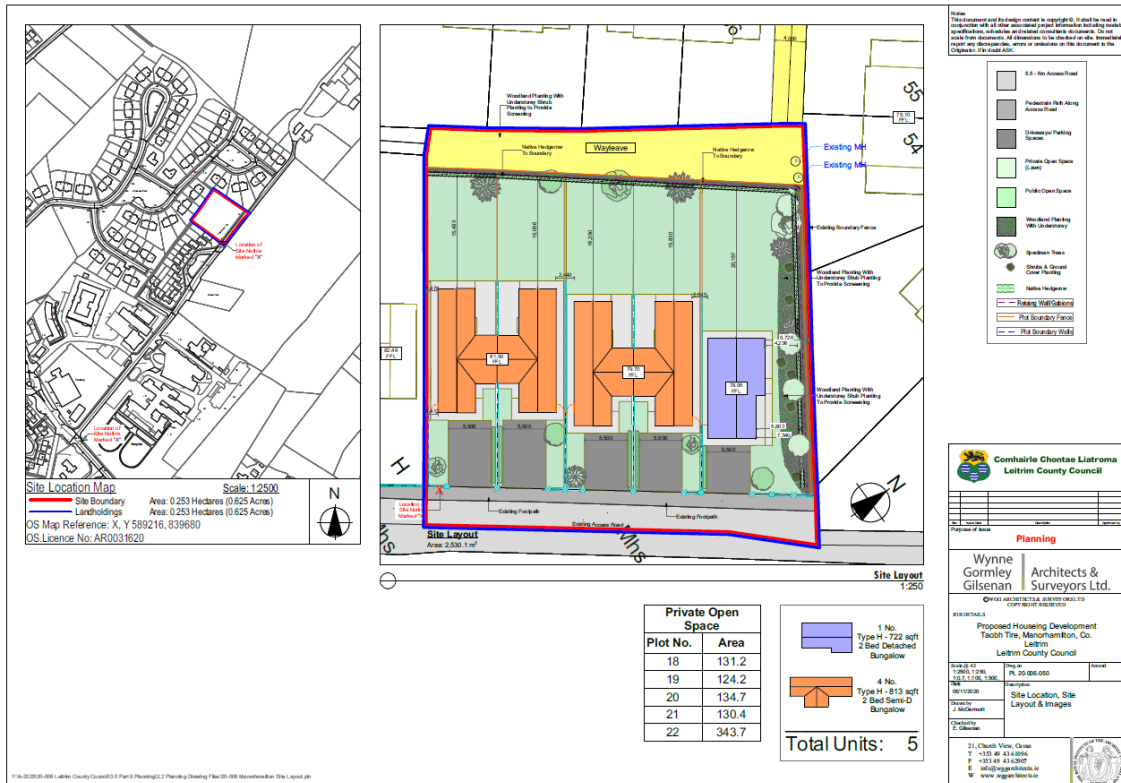
Figure 2– Site Location Map (Site is outlined in red)



Figure 3 – Aerial Photograph of the Site (Outlined in Red) and its Surrounding Habitats.



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

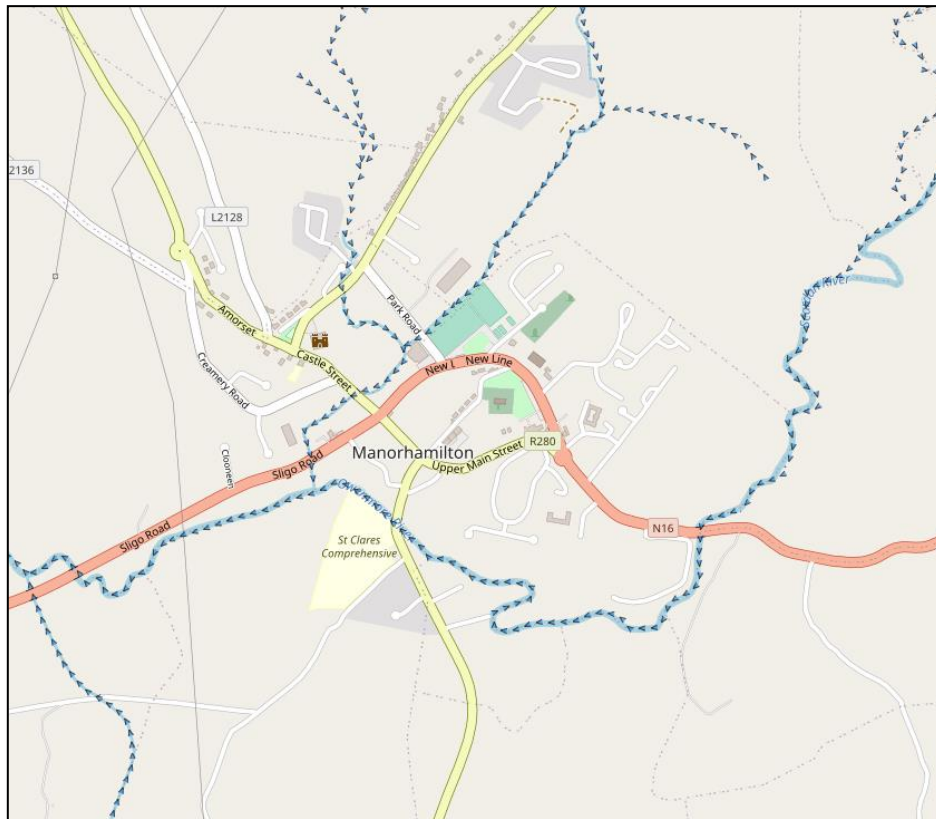


3.3 Water Features and Quality

The application site is located within the Sligo Bay and Drowse Hydrometric Area and Catchment, the Bonet Sub-Catchment and the Owenmore (Manorhamilton) Sub-Basin. There are no drains or streams within or adjacent to the application site. The closest watercourse to the application site is the Owenmore River and this is 315m east of the application site. This river flows south, then west until it joins to River Bonet at a point west of Manorhamilton. The River Bonet is a tributary of the River Gill and it flows into Lough Gill from the south.

The EPA have classed the ecological status of the Owenmore River at points upstream and downstream of Manorhamilton as good. The River Bonet is also of good ecological status. Under the requirements of the Water Framework Directive this is unsatisfactory and this status must be retained and it must not deteriorate..

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

Surface water from the site will be directed into the local sewer.

Figure 6: Vulnerability map (EPA GSI Maps)

The groundwater vulnerability map (GSI) indicates the vulnerability of Low.

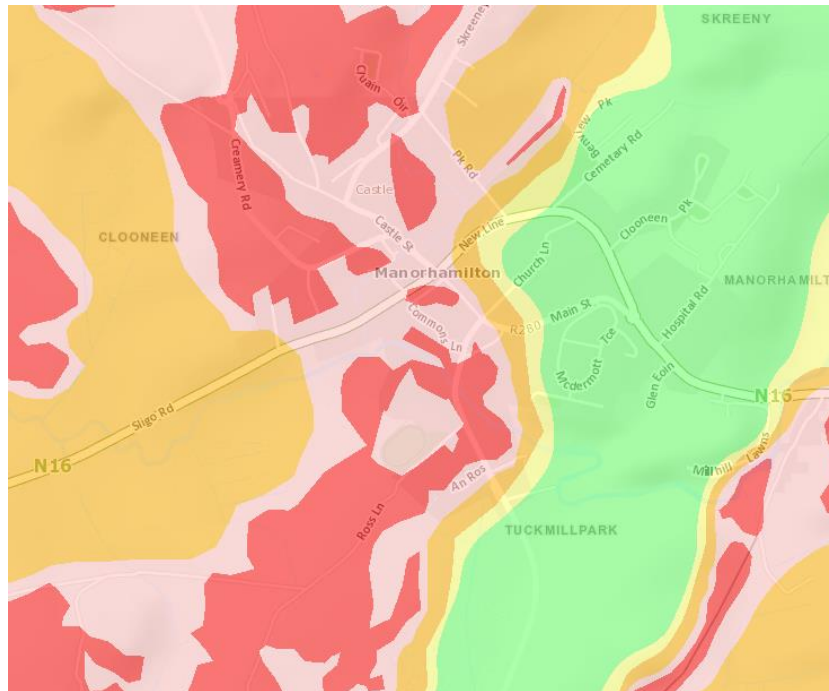
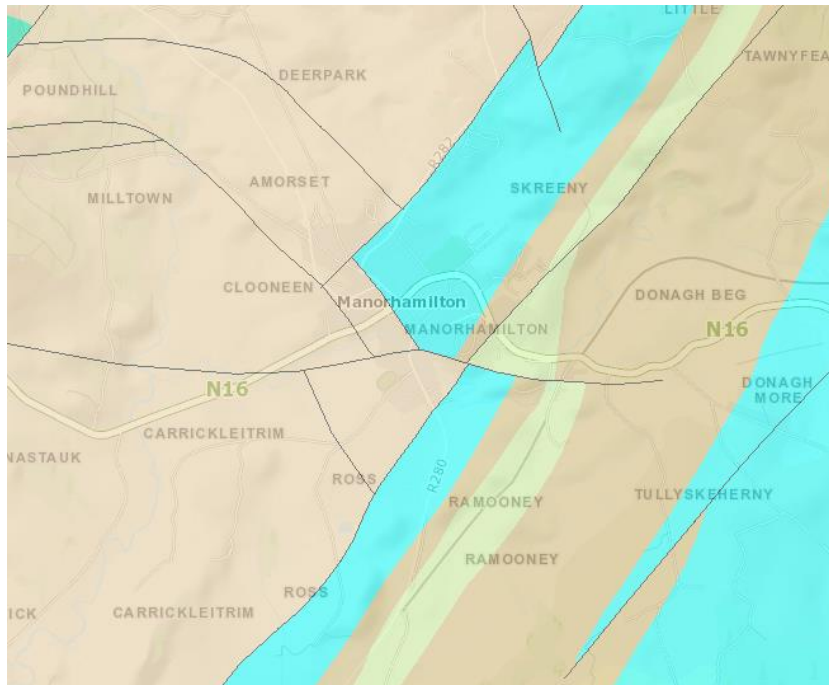
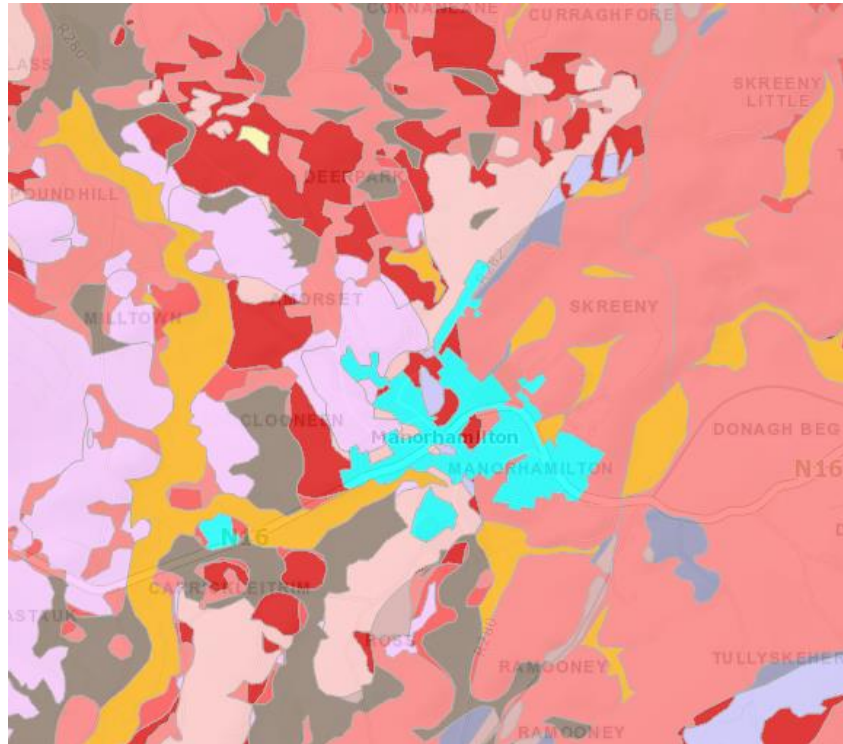


Figure 7 – Ground water /Aquifer Map (GIS EPA Maps)



The groundwater GIS Map (Figure 7) indicates this area is LI- Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones

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



Geographical Survey Ireland (GSI) indicates sub-soil permeability classification on ground surrounding area is clayey drift with limestones.

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).

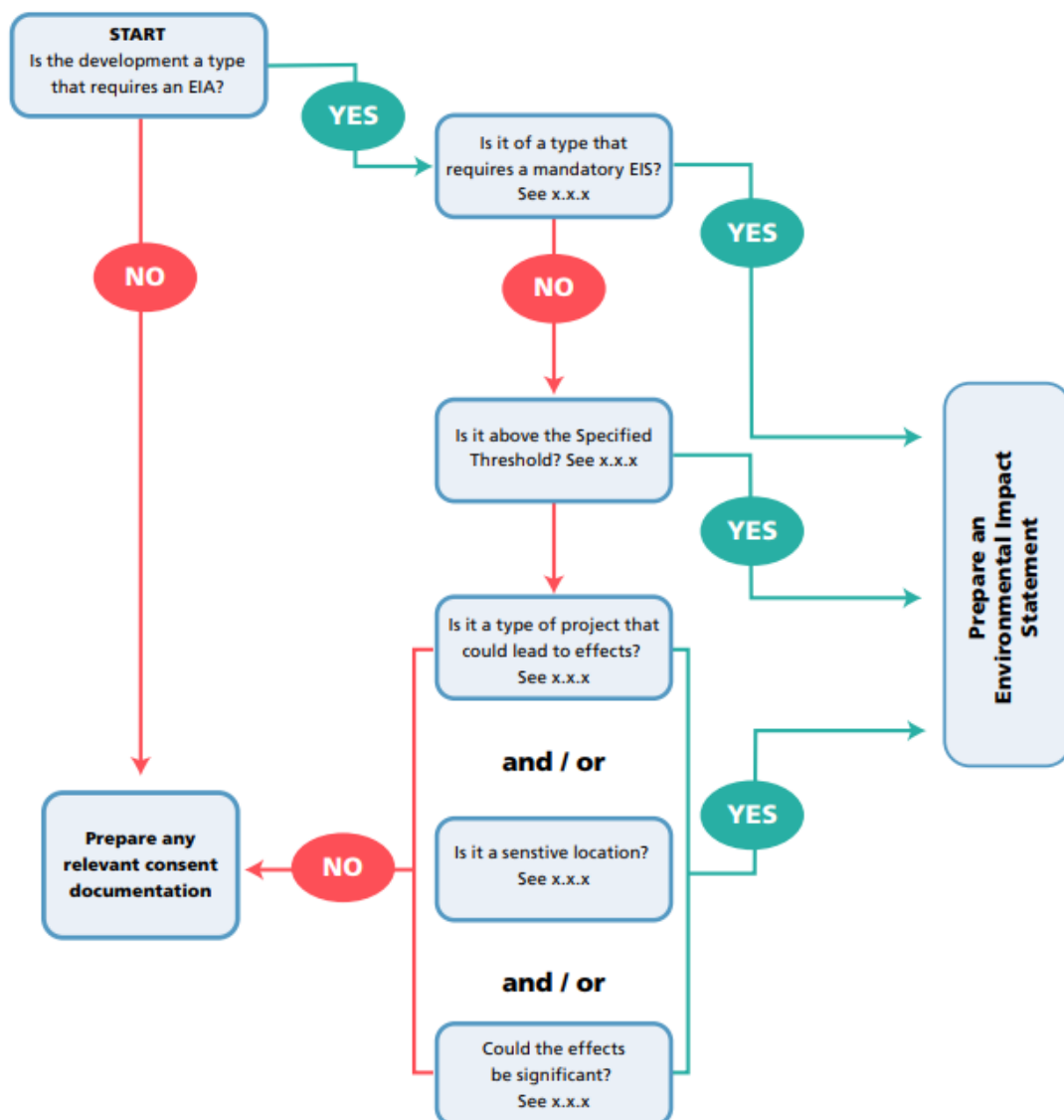


Figure 9 - Flow Diagram of the Steps in Screening (Source: European Commission Environmental Impact Assessment of Projects, Guidance on Screening, 2017)

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 2001-2020, 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 2001-2020 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 2001-2020, 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 development with an area of 0.2 hectares will comprise of the construction of a residential housing estate (5 units) on a greenfield site to include provision of access roads and footpaths, along with connection to existing services and all associated site works.

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
- Duffy Chartered Engineering – 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

Site clearance will be minimal in nature. The quantity of waste will be small and will not likely cause significant environmental effects. On this basis the waste generation will not be of a level of significance that would require EIA.

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 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 (M2). This sub-category is intended for those zones which cover central parts of cities, towns or villages. In virtually all cases a mix of uses is encouraged in these zones. This is categorised as the most suitable location for a mix of retail, commercial, residential, cultural and social uses. The land-use in the areas immediately surrounding the application site to the south is categorised as G5:- which is mostly mixed green recreational, conservation and S5:- Community service/facilities. A mix of retail, commercial, cultural, social and residential areas are bordering the site to the north, west and east.

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 unused made ground.

4.6.3 The Absorption Capacity of the Natural Environment

4.6.4 Overview

The site in question is 0.2 hectares in area and it is located on the eastern outskirts of Manorhamilton town, approximately 430m east of the town centre. Access to the site will be via the creation of an entrance off Hospital Road, which is a cul-de-sac which services the residential estate of Taobh Tire.

The land-use surrounding the site is mixed. The site is surrounded to the north, west and east by the suburban residential estates of Manorhamilton. To the immediate south of the site, and further beyond the urban areas of Manorhamilton, agriculture is the dominant land use and improved agricultural grasslands and neutral / wet grasslands are the dominant habitats. Other habitats close to and surrounding the site include hedgerows, treelines, amenity grasslands and watercourses.

An examination of the website of the National Biodiversity Data Centre, revealed that there are records for the presence of three protected mammal species from within the relevant 1km square (G8939) of this proposed development. These species include:

- Red squirrel *Sciurus vulgaris*;
- Pine martin *Martes martes*
- Otter *Lutra lutra*

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 seven 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. Manorhamilton is classified as a tier two A town (Large Town) with a core town centre classified as M2 - Mixture of retail, commercial, residential, cultural and social uses. The Peripheral Town Centre is classified as S5 - Mixed/general community services/facilities uses; R3 - Residential, mixed residential and other uses. Lands immediately to the west of Manorhamilton are predominantly rural agricultural land, with some lands zoned as R4 - Strategic Residential Reserve. The site is zoned as R3 - Residential, mixed residential and other uses. It is unlikely that there will be negative impacts to these areas from the construction of the proposed development due to its scale and the implementation of best practice guidelines. 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 0.2 hectares in area and it is located on the eastern outskirts of Manorhamilton town, approximately 430m east of the town centre. Access to the site will be via the creation of an entrance off Hospital Road, which is a cul-de-sac which services the residential estate of Taobh Tire.

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 of the Planning and Development Regulations 2001-2020.

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, 2001-2020 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 Sligo Bay and Drowse Hydrometric Area and Catchment, the Bonet Sub-Catchment and the Owenmore (Manorhamilton) Sub-Basin. There are no drains or streams within or adjacent to the application site. The closest watercourse to the application site is the Owenmore River and this is 315m east of the application site. This river flows south, then west until it joins to River Bonet at a point west of Manorhamilton. The River Bonet is a tributary of the River Gill and it flows into Lough Gill from the south.

The EPA have classed the ecological status of the Owenmore River at points upstream and downstream of Manorhamilton as good. The River Bonet is also of good ecological status. Under the requirements of the Water Framework Directive this is unsatisfactory and this status must be retained and it must not deteriorate.

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.

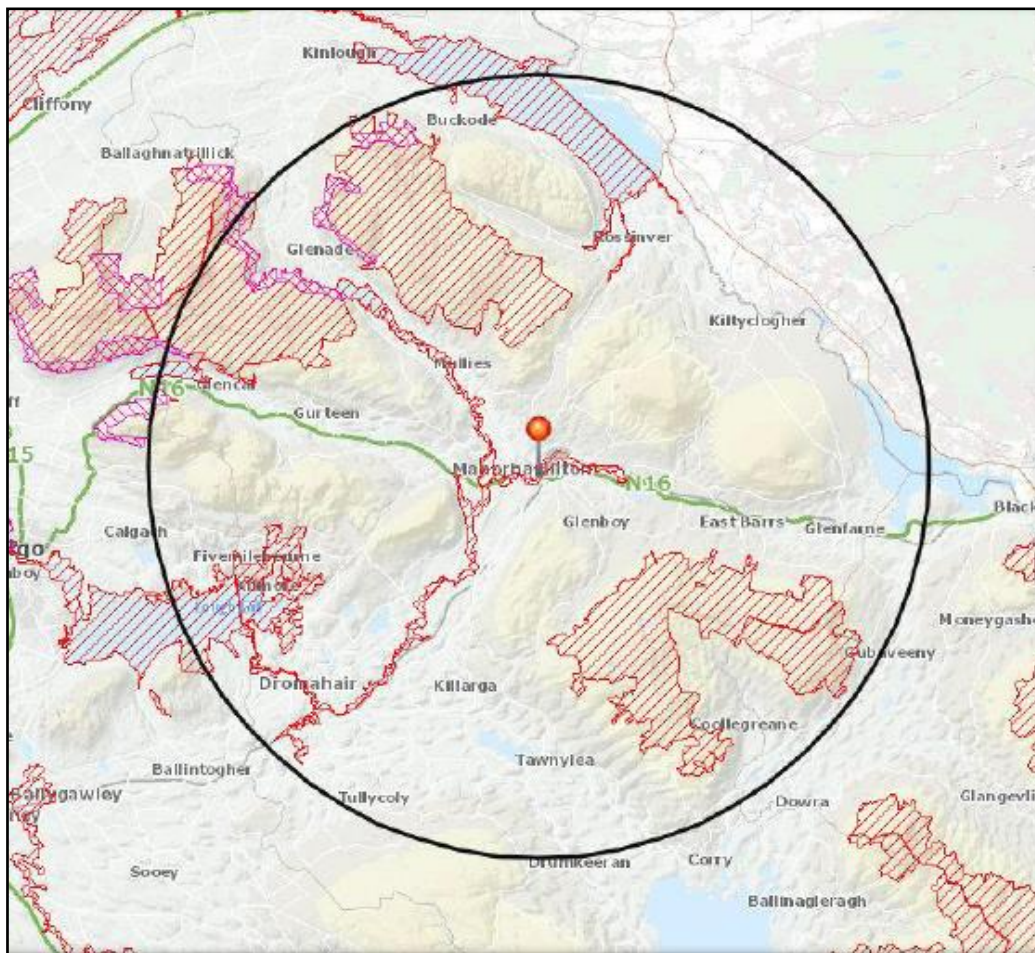
There are seven Natura 2000 designated sites within 15km of the application site. These designated areas and their closest points to the proposed development site are summarised in Table 2 and a map showing their locations relative to the application site is shown in Figure 10. A full description of 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
Lough Gill SAC 001976	194m east	<ul style="list-style-type: none"> • Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation • Old sessile oak woods with Ilex and Blechnum in the British Isles • Alluvial forests with Alnus glutinosa and Fraxinus excelsior • Austropotamobius pallipes (White-clawed Crayfish) • Petromyzon marinus (Sea Lamprey) • Lampetra planeri (Brook Lamprey) • Lampetra fluviatilis (River Lamprey) • Salmo salar (Salmon) 	There is no hydrological connectivity between the application site and this SAC, however due to its proximity, potential impacts will be considered further.
Arroo Mountain SAC 001403	4.6km north	Northern Atlantic wet heaths with Erica tetralix <ul style="list-style-type: none"> • European dry heaths • Alpine and Boreal heaths • Blanket bogs (* if active bog) • Petrifying springs with tufa formation (Cratoneurion) • Calcareous and calcshist screes of the montane to alpine levels (Thlaspietea rotundifolii) • Calcareous rocky slopes with chasmophytic vegetation 	Potential impacts and effects are unlikely. No pollution pathways exist and there will be no loss or disturbance of any habitats or species within this SAC.
Boleybrack Mountain SAC 002032	5.3km south- east	<ul style="list-style-type: none"> • Natural dystrophic lakes and ponds • Northern Atlantic wet heaths with Erica tetralix • European dry heaths • Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) • Blanket bogs (* if active bog) 	Potential impacts and effects are unlikely. No pollution pathways exist and there will be no loss or disturbance of any habitats or species within this SAC.

<p>Ben Bulbin, Gleniff And Glenade Complex SAC 000623</p>	<p>8.7km north- west</p>	<ul style="list-style-type: none"> • European dry heaths • Alpine and Boreal heaths • Calcareous rocky slopes with chasmophytic vegetation • Calcareous and calcshist screes of the montane to alpine levels (<i>Thlaspietea rotundifolii</i>) • <i>Juniperus communis</i> formations on heaths or calcareous grasslands • Petrifying springs with tufa formation (<i>Cratoneurion</i>) • Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation 	<p>Potential impacts and effects are unlikely. No pollution pathways exist and there will be no loss or disturbance of any habitats or species within this SAC.</p>
<p>Glenade Lough SAC 001919</p>	<p>8.4km north- west</p>	<ul style="list-style-type: none"> • Natural eutrophic lakes with Magnopotamion or Hydrocharition – type vegetation • <i>Austropotamobius pallipes</i> (White-clawed Crayfish) • <i>Najas flexilis</i> (Slender Naiad) 	<p>Potential impacts and effects are unlikely. No pollution pathways exist and there will be no loss or disturbance of any habitats or species within this SAC.</p>
<p>Lough Melvin SAC 000428</p>	<p>7.5km north</p>	<ul style="list-style-type: none"> • Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> • <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) • <i>Salmo salar</i> (Salmon) • <i>Lutra lutra</i> (Otter) 	<p>Potential impacts and effects are unlikely. No pollution pathways exist and there will be no loss or disturbance of any habitats or species within this SAC.</p>
<p>Sligo/Leitrim Uplands SPA 004187</p>	<p>9.8km north- west</p>	<p>Peregrine (<i>Falco peregrines</i>)</p> <ul style="list-style-type: none"> • Chough (<i>Pyrrhocorax pyrrhocorax</i>) 	<p>Potential impacts and effects are unlikely. No pollution pathways exist and there will be no loss or disturbance of any habitats or species within this SPA.</p>

**Figure 10 – The Application Site (Pinned) in relation to the Natura 2000 Sites
(SACs – Red Hatching, SPAs – Pink Hatching)**



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 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 seven Natura 2000 sites within 15km of the proposed development. The closest of these is the Lough Gill SAC 001976 located 194m east of the site. A full list of the sites is outlined in table 2 above.

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 Manorhamilton 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 CONCLUSION

5.1 Introduction

This screening report has been carried out in accordance with a methodology that is based on Environmental Impact Assessment (EIA), Guidance for Consent Authorities regarding Sub-threshold Development (DEHLG, 2003), Guidelines on information to be contained in EIA (EPA, 2002) and The European Commission Environmental Impact Assessment of Projects, Guidance on Screening (2017). The Guidelines on the Information to be Contained in Environmental Impact Assessment Reports, Draft August 2017 (EPA, 2017) was also consulted.

5.2 Mandatory EIA

The construction of the proposed development at Manorhamilton, County Leitrim, does not exceed any of the thresholds outlined in the Planning and Development Regulations, 2001-2020, that would trigger a mandatory requirement to prepare an EIAR.

5.3 Sub-Threshold EIA

The proposed development is sub-threshold and in cases where a project is mentioned in Part 2 but is classed as "sub-threshold development", it is necessary for An Bord Pleanála to undertake a case-by-case examination to determine whether the proposed development is likely to have significant effects on the environment.

The criteria for determining whether development listed in Part 2 of Schedule 5 should be subject to an EIA are set out in Schedule 7 of the Planning and Development Regulations, 2001-2020 ('the 2001 Regulations'), as inserted by Article 7 of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 ('the 2018 Regulations') and the information to be provided by the Applicant for the purposes of screening sub-threshold development for EIA is set out in Schedule 7A.

5.3.1 Characteristics of the Proposed Development

The construction of a residential housing estate (5 units) on a greenfield site to include provision of access roads and footpaths, along with connection to existing services and all associated site works.

5.3.2 Location of the Proposed Development

The site is located in an area that is largely characterised by the urban fabric of Manorhamilton town, i.e., commercial and residential areas. Whilst buildings and artificial surfaces are the dominant habitats locally, there are also extensive green areas to the east of the site and habitats include amenity grasslands and gardens, hedgerows, treelines, trees and agricultural lands.

5.3.3 Characteristics of Potential Impacts

The majority of the impacts associated with the construction stage will be short term. The Appropriate Assessment Screening Report for the proposed development has concluded that this development does not need to proceed to Stage II of the Appropriate Assessment process.

5.3.4 Potential Significant Effects

Due to the scale and duration of the proposed Project, potential significant effects have been ruled out and further detailed assessment is not required.

5.3.5 Conclusion and Recommendations

Under Schedule 5 of the Planning and Development Regulations, 2001-2020 it is considered that the proposed development does not have potential to have significant effects on the environment for those reasons listed in the previous sections and, as such, it is recommended that an EIAR is not required.

Physical impacts will be limited to the site itself. Potential off-site operational impacts relate to an increase in vehicular movements, which have been identified as negligible and not significant for the purposes of EIA. As detailed above, the development does not constitute a major development of more than local importance.

Overall, all impacts would affect the local area and will be of limited or No significance for the purposes of EIA.

(ii) Transfrontier Nature of the impact

Transfrontier impacts are not applicable for a development in this location.

(iii) Magnitude and Complexity of the Impact

Impacts during the construction phase would be of a relatively small scale and would relate to standard construction impacts such as noise and vehicle movements that could be addressed through standard best practice operating procedures and a Construction and Environmental Impact Plan (CEMP). The potential impacts associated with operation of the extension are not of a magnitude or complexity to require EIA.

In terms of the potential effects on flora and fauna, based on survey information there will be no significant impacts in accordance with best practice guidance prepared by Whitehill Environmental. Therefore, an EIA would not be required to evaluate the effects on ecology. Overall, the magnitude and complexity of potential impacts is not sufficient so as to require EIA to evaluate and offset them. Indeed, the potential impacts associated with this type of development are well understood and easily mitigated in accordance with well-established guidelines. This being the case, an EIA should not be required in relation to the magnitude and complexity of impacts.

(iv) Probability of the Impact

Construction related impacts such as noise are likely to occur to a limited extent but are easily addressed through appropriate construction site best practice measures.

(v) Duration, frequency and reversibility of Impact

Any impacts linked to the construction period would be short term or temporary in nature. As such an EIA is not required to evaluate the reversibility of the impact.

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



Nevin Traynor

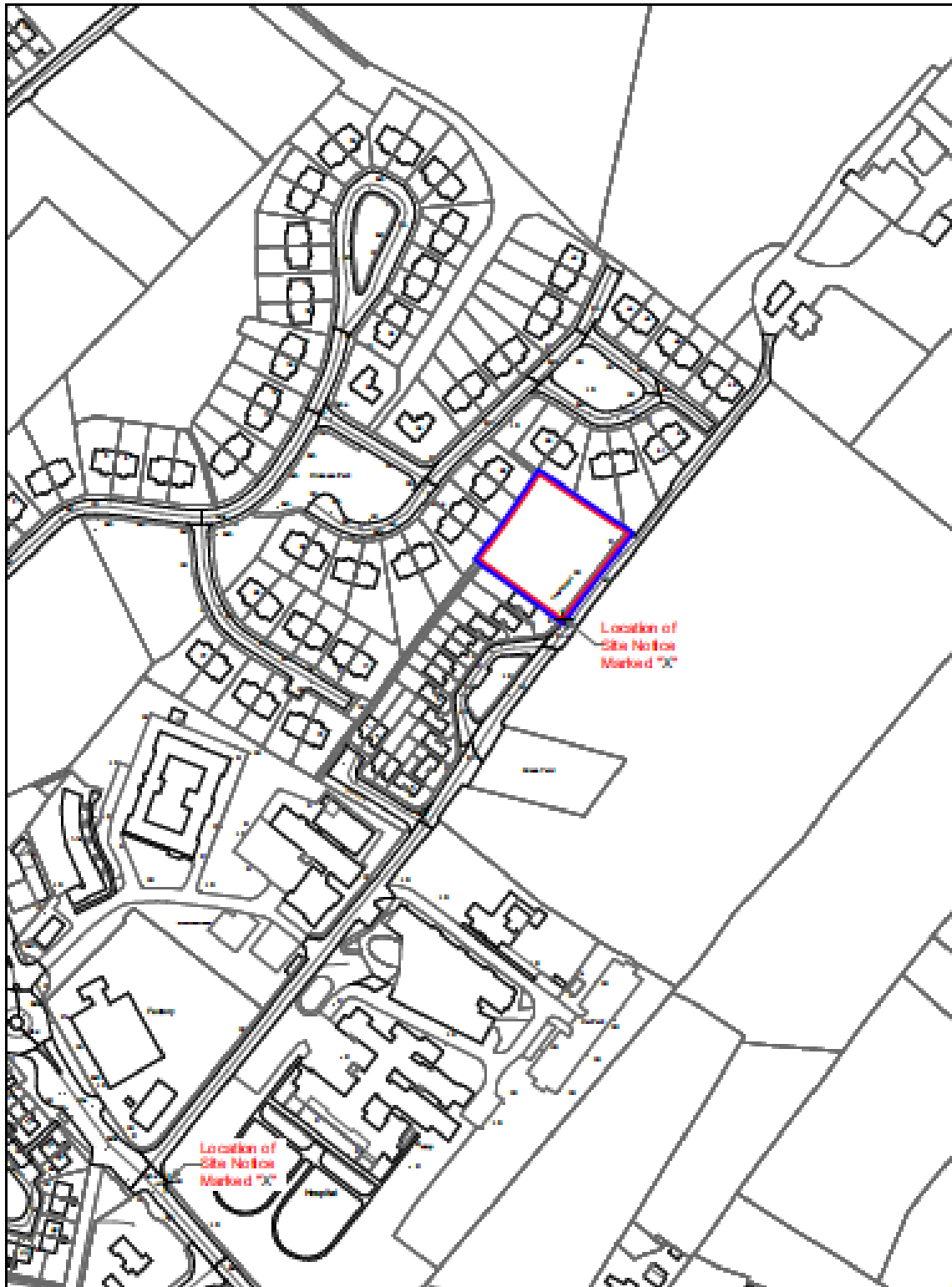
Qualifications BSc. Env, H.Dip I.T, Cert SHWW, EPA/FAS Cert.

For **Traynor Environmental Ltd**

APPENDIX A –ARCHITECTURAL DRAWINGS

ASSESSMENT OF PROPOSED DEVELOPMENT IN

MANORHAMILTON, CO LEITRIM



Site Location Map

Scale: 1:2500

- Site Boundary
- Landholdings

Area: 0.230 Hectares (0.569 Acres)
Area: 0.230 Hectares (0.569 Acres)

OS Map Reference: X, Y 589216, 839680

OS Licence No: AR0031620



Notes
 This document is the design concept to be approved. It is not to be used for construction without the approval of the planning authority. It is not to be used for any other purpose. All dimensions to be checked on site. Information shown on this plan is for information only. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

0.5 - 0.6 Acres Road

- 0.5 - 0.6 Acres Road
- Permeable Paved Access Road
- Driveway/Pathway
- Private Open Space (Lawn)
- Public Open Space
- Native Hedgerow
- Woodland (Including MFL Understorey)
- Spectem Trees
- Shrub & Ground Cover Planting
- Native Hedgerow

Planning Wall/Column

- Planning Wall/Column
- Plot Boundary Fence
- Plot Boundary Wall

Comhairle Contae Leitrima Leitrim County Council

Planning

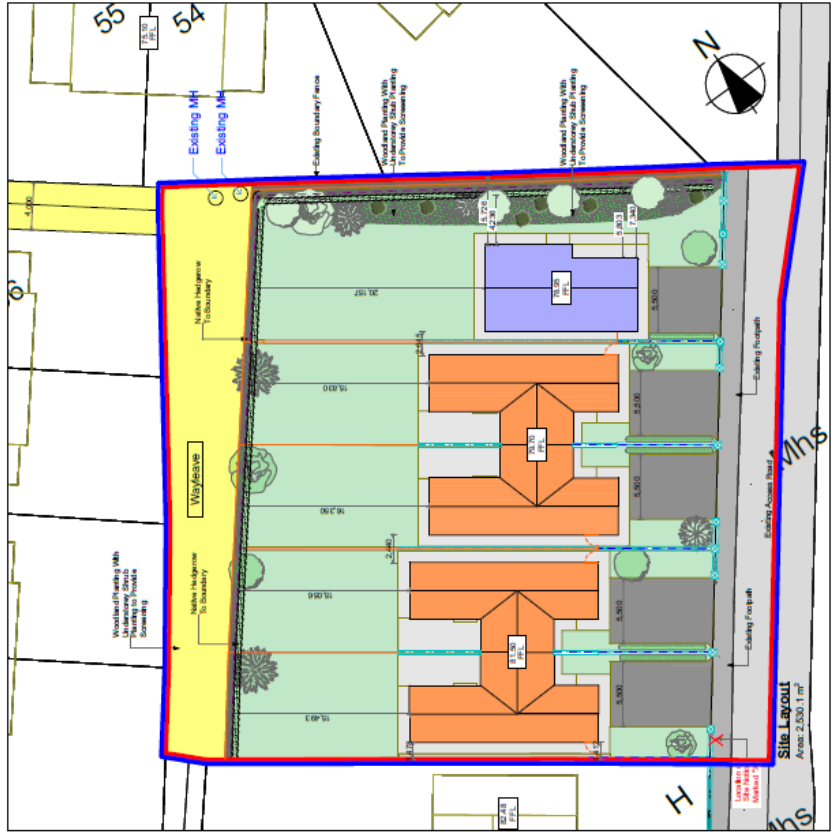
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Proposed Housing Development
 Raheen Twp, Meenallon, Co. Leitrim
 Leitrim County Council

Scale: 1:250
 Date: 20.06.2020

Site Location, Site Layout & Images

21, Church View, Cavan
 T: +353 49 4310096
 E: info@wynnegormley.ie
 W: www.wynnegormley.ie



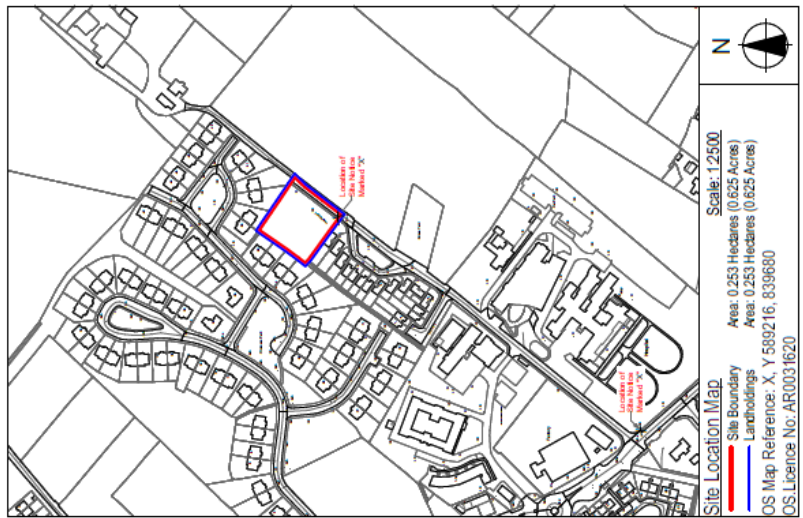
Site Layout 1:250

1 No. Type H - 22 sqft 2 Bed Clustered Bungalow

4 No. Type H - 813 sqft 2 Bed Semi-D Bungalow

Total Units: 5

Plot No.	Area
18	131.2
19	124.2
20	134.7
21	130.4
22	343.7



Site Location Map
 Scale: 1:2500

Area: 0.253 Hectares (0.625 Acres)
 Area: 0.253 Hectares (0.625 Acres)

OS Map Reference: X, Y 589216, 839680
 OS Licence No: AR0031620

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