



ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCREENING REPORT

IN RELATION TO:

DRUMSHANBO TOWN CENTRE REGENERATION PROJECT

Client:	Leitrim County Council, c/o McCabe Architects Ardeskin, Old Laghey Road, Donegal Town, Co. Donegal.
Site Location:	Main Street, Drumshanbo, Co. Leitrim.
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1. INTRODUCTION

1.1 Preamble

Mr. Freddie Symmons - B.Env. Sc. (HONS) M.C.I.E.E.M *Senior Environmental Consultant and Ecologist* of Kingfisher Environmental Consultants and a *Full Member of the Chartered Institute of Ecology and Environmental Management* has been engaged by McCabe Architects on behalf of Leitrim County Council to carry out and prepare an Environmental Impact Assessment (EIA) Screening Report in relation to:

“Drumshanbo Town Centre Regeneration Project”.

This EIA Screening Report has been prepared to address Section 4.1.8: EIA Screening Report as set out in the *Design Brief For Procurement of Architect Led Project Management Design Team Services for the Provision of a 4-Strand Rural Regeneration Intervention for Drumshanbo (overarching title Drumshanbo ExCHANGE) at Drumshanbo, Co. Leitrim, Document ID: 01-DB, March 2022.*

1.2 Objective of EIA Screening

The overall objective of this EIA Screening is to identify and assess the potential for environmental impact associated with the Proposed Development at Drumshanbo and to determine if EIA would be required for the Proposed Development.

The EIA requirement is determined as set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000 (as amended) (the Act) and in Schedule 5 of the Planning and Development Regulations, 2001 as amended (the Regulations).

Projects listed in Schedule 5, Part 1, of the Regulations, shall be subject to systematic assessment (Article 4(1) of the EIA Directive) as they are deemed as projects that have significant effects on the environment. Others, listed in the Schedule 5, Part 2 of the Regulations, contain threshold levels and for projects that fall below these thresholds, it is the decision of the competent authority to decide if an EIA (and the associated Environmental Impact Assessment Report (EIAR)) is required or not.

Whether a 'sub-threshold development should be subject to EIA is determined by the likelihood that the development would result in significant environmental effects. Significant effects may arise due to the nature of the development, its scale or extent and its location in relation to the characteristics of the receiving area, particularly sensitive environments. This report documents the methodology employed to complete the screening exercise, having regard to relevant legislation and guidance documents. It also sets out a clear rationale for each decision of this EIA screening exercise.

1.3 Statement of Authority

This report has been prepared by an experienced Senior Environmental Consultant and Ecologist with over 28 years professional experience in Environmental Impact Assessment. The author has prepared in excess of 50 EIS and EIAR documents from as far back as 1993 to the present day, including many EIAR Screening Reports. In addition, the author is a full member of the Chartered Institute of Ecology and Environmental Management.



1.4 Project Overview as it relates to EIA

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

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

The key aspects of the project are shown on **Figure 1.4.1** which is the Proposed Site Schematic Layout Plan .

The key information as it pertains to Environmental Impact Assessment and thresholds is that the urban site in question is **0.794 Hectares** (c. 1.962 Acres) in size.

The site is located along the Main Street in the town of Drumshanbo, Co. Leitrim.



2. EIA SCREENING PROCESS

2.1 Legislative Requirements for Mandatory EIA

Directive 2011/92/EU was enacted as a means to assess the effects of projects on the environment, and to properly ensure that any potential significant effects are assessed before a project proceeds.

Annex I of Directive 2011/92/EU, as amended by Directive 2014/52/EU defines mandatory projects that require an Environmental Impact Assessment Report (EIAR) (formerly EIS) and Annex II lists projects which do not necessarily have significant effects but can be subject to case by case analysis or thresholds to be determined by member states, Section 172 of the Planning and Development Act 2000, as amended, provides the legislative basis for mandatory EIA. It states the following:

"An environmental impact assessment shall be carried out by a planning authority or the Board, as the case may be, in respect of an application for consent for:

(a) Proposed development of a class specified in Schedule 5 of the Planning and Development Regulations 2001 which exceeds a quantity, area or other limit specified in that Schedule, and

(b) Proposed development of a class specified in Schedule 5 to the Planning and Development Regulations 2001 which does not exceed a quantity, area or other limit specific in that Schedule but which the planning authority or the Board determines would be likely to have significant effects on the environment"

Schedule 5 of the Planning and Development Regulations 2001-2021 outlines the legislative requirements deciding whether a project needs a mandatory EIA. Projects that automatically require an EIA included in Annex 1 are listed in Part 1 of Schedule 5 to the Planning and Development Regulations. Projects that are assessed either on a case-by-case examination or on the basis of set mandatory thresholds are defined under Annex II of the Directive, and these are transposed in Irish legislation in Schedule 5, Part 2 of the Planning and Development Regulations.

2.2 Assessment of Development against Mandatory EIA Thresholds

As set out in Section 1.4, the two attributes of the proposed development at Drumshanbo which have a bearing on Mandatory EIA are the following:

- The urban site in question is **0.794 Hectares** (c. 1.962 Acres) in size

The Planning and Development Regulations 2001 - 2021 Schedule 5, Part 2 requires an EIA for the following projects:

10. Infrastructure projects

(b) (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. (In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)

and



Class 13. Changes, extensions, development and testing

(a) Any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would:-

(i) result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and

(ii) result in an increase in size greater than – - 25 per cent, or - an amount equal to 50 per cent of the appropriate threshold, whichever is the greater.

Table 2.2.1 sets out the project sizes against the mandatory EIA thresholds and determines whether mandatory EIA is required for the development at Stephenstown.

Table 2.2.1: Mandatory EIA Threshold Comparisons and Determination

EIA Class	Threshold in Regs	Development Size	Mandatory EIA Needed Y/N
Class 10 b(iv)	2 hectares	0.794 ha	NO
Class 13	As specified in Regs	N/A	NO

In respect of the proposed development at Drumshanbo, it is confirmed that for Class 10b(iv) the development size is only 40% of the applicable EIA mandatory threshold of 2 hectares.

In the Regulations “business district” means “a district within a city or town in which the predominant land use is retail or commercial use”. It can be further argued that that the commercial element of the overall development area of 0.794 hectares is far less in area terms given that a large proportion of the overall site area is the People’s Park and the Riverside Walkway and other paths, green areas which form amenity and environmental improvements. These would not be considered commercial or retail use.

Therefore, in all reality the actual commercial element relates to the footprints of the existing two buildings on Main Street and any proposed extensions. It also relates to the footprint of the redevelopment and partial reconstruction of two derelict outbuildings. Therefore, the size of the commercial development is likely to be in low single figures as a percentage of the 2 hectare mandatory EIA Threshold.

It is therefore concluded that the proposed development is well below the EIA thresholds and therefore mandatory EIA is not required.

2.3 Sub-Threshold Development

The project at Drumshanbo is therefore a sub-threshold development in the context of the EIA Directive (2014/52/EU).

In the case of developments which are under the relevant EIA threshold, but are of a class that is listed, screening of the development must be carried out against the criteria as set out in Schedule 7A of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) to determine whether a development would or would not be likely to have significant effects on the environment. This is now amalgamated into the Planning and Development Regulations 2011-2021 with Schedule 7A.



Schedule 7A states the following:

Information to be provided by the Applicant or Developer for the Purposes of Screening Sub-Threshold Development for Environmental Impact Assessment

1. A description of the proposed development, including in particular— (a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and

(b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.

2. A description of the aspects of the environment likely to be significantly affected by the proposed development.

3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from— (a) the expected residues and emissions and the production of waste, where relevant, and (b) the use of natural resources, in particular soil, land, water and biodiversity.

4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.

Schedule 7 outlines “Criteria for determining whether Development listed in Part 2 of Schedule 5 should be subject to an Environmental Impact Assessment”.

3. EIA SCREENING FINDINGS

3.1. A description of the proposed development, including in particular—

(a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and

(b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.

3.1.1 Characteristics of the Proposed Development, In Particular:

3.1.1 (a) the size and design of the whole of the proposed development

The urban site in question is **0.794 Hectares** (c. 1.962 Acres) in size.

The detailed project description and proposed layout plan has been set out in Section 1.4. Section 2.2 has assessed the size of the development against the relevant EIA classes and has been found to only 40% of the mandatory threshold and far less than this when considering only the commercial element of the proposed development.

3.1.1 (b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment

In the preparation of this EIA Screening due regard has been made to other developments within the geographical area, both existing, finished and proposed to assess any in combination and cumulative impacts. To enable an assessment a scoping exercise was undertaken of the Leitrim Local Authority Planning Maps for this area. We have reviewed the planning history within a 400 metre radius from the project site.

By virtue of these being granted planning permission, Leitrim County Council will have undertaken EIA screening as the competent authority in allowing these to proceed.

It is considered that cumulative impacts are most likely to arise due to potential pollution and nuisance during the Construction Phase. Good construction management practices will minimise the risk of pollution from construction activities at the Site. Due to the full implementation of management controls to avoid adverse environmental impacts from the



current Proposed Development, it is not expected that cumulative impacts from this development is likely to result in significant adverse effects on the environment.



Figure 1: Extract from Leitrim County Council Planning Search Map for Drumshanbo Area showing Planning Developments Sites within ca. 400m of the Proposed Development

Subject to the implementation of adequate mitigation measures in terms of traffic movement, noise and dust, it is not considered that cumulative impacts from the Proposed Development and other offsite projects as listed above are not likely to result in significant effects on the environment. Furthermore, the Proposed Development will not affect the objectives of the current Leitrim County Development Plan.

Taking account of the above factors, it is considered that all in-combination impacts have been taken into account of any potential for in-combination impacts in this EIA Screening Report.

3.1.1 (c) Strategic Environmental Assessment of the current Leitrim County Development Plan

A Strategic Environmental Assessment (SEA) Statement has been prepared as part of the SEA of the current Leitrim County Development Plan in accordance with national and EU legislation. This document provides information on the decision-making process and documents how environmental considerations, the views of consultees/stakeholders and the recommendations of the Environmental Report and the assessment carried out under Article 6 of the Habitats Directive have been taken into account by, and influenced, the final adopted plan. This SEA Statement was in accordance with Article 8 (Decision Making) of EU Directive 2001/42/EC on Strategic Environmental Assessment; Article 16(2) of the European Communities (Planning and Development) Regulations (S.I. No. 436 of 2004) as amended; and Circular Letter PL 9/2013, Department of Environment, Community and Local Government.



Therefore the proposed site at Drumshanbo which is the subject of this planning application was considered in terms of the SEA in the future development of these lands as part of current Leitrim County Development Plan.

3.1.1 (d) Appropriate Assessment Screening and Natura Impact Statement of the Leitrim County Development Plan

In addition to the SEA, there was a requirement under the EU Habitats Directive (92/43/EEC) (as transcribed into Irish law) to assess whether the current Leitrim County Development Plan individually or in combination with other plans or projects, is likely to have significant effect on a European Site, which includes Special Protection Areas (SPAs) and Special Areas of Conservation (SACs), in view of the site's conservation objectives.

The requirement for an assessment derives from Article 6 of the directive, and in particular Article 6(3) which requires that: *"Any plan or project not directly connected with or necessary to the conservation of a site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives."*

In recognition of this, an Appropriate Assessment (AA) Screening was carried out, in parallel with the SEA process. From this it was determined that AA was required and a Natura Impact Report was prepared to inform an AA. The assessment of the current Leitrim County Development Plan has been carried out in the context of the scope and content presented in the plan.

The Natura Impact Report took a precautionary approach and assessed the impacts that would be anticipated from the plan providing the necessary inclusion of mitigation measures and guiding principles at the strategic level of the plan. The policies and objectives within the plan have been devised, as part of an iterative approach, to anticipate and avoid as appropriate measures that would likely have a significant adverse effect upon the integrity of the European Sites.

Where such measures might be permitted, on foot of provisions of the plan, they shall be required to conform to the mitigation measures contained in the Natura Impact Report (as transposed into the Leitrim County Development Plan) and to the relevant regulatory provisions aimed at preventing pollution or other environmental effects likely to adversely affect the integrity of European Sites.

In addition, lower level projects arising from the implementation of the plan may themselves be subject to AA legislation when details of location and design become known. Based on the Natura Impact Report, and with reference to the scope of the plan, Leitrim County Council has determined that the current Leitrim County Development Plan is compliant with the requirements of Article 6 of the EU Habitats Directive as transposed into Irish law.

The SEA and AA processes have ensured that potential environmental impacts (both positive and negative) associated with the current Leitrim County Development Plan have been given due consideration in the preparation of the plan.

3.1.1 (e) the nature of any associated demolition works

The demolition works on-site are associated with the redevelopment of two vacant buildings on Main Street, namely the former Bank of Ireland, a three-storey building, and the adjacent commercial building formerly known as 'Earley's', a three-storey building. Development works will include the demolition of the rear extensions to the respective buildings and the erection of a linear two-storey extension to the south side linking both buildings to provide commercial use to the entire ground floor and new smart working facility to the entire first and second floors. In addition. There will be the redevelopment and partial reconstruction of two



derelict outbuildings to the east of the Drumshanbo River. Both two-storey buildings will be redeveloped and repurposed to provide commercial use on both ground and first floors respectively, which will entail elevational changes and connections to existing foul and storm mains.

3.1.1 (f) the use of natural resources, in particular land, soil, water and biodiversity

The main use of resources will be the construction materials used during the construction of the Proposed Development. While the exact quantities of material required for the construction of the Proposed Development, has yet to be confirmed the amount of materials that will be imported to the Site for the Construction Phase of this development will not cause concern in relation to significant effects on the environment.

The proposed development is considered simple in nature and not of the scale that will require any use of resources which would be considered excessive.

The site is by large is an existing developed site.

The ecology of the Drumshanbo Town Centre Regeneration Project has been described in accordance with *Fossit, J.A., 2000. A Guide to Habitats in Ireland, The Heritage Council, Kilkenny*. A separate Arborist's Tree report is submitted with the planning application.

As the site is an existing urban developed site with existing buildings, walls, roads and hard surfaces, the majority of the site comes within the habitat classification of:

- Buildings and artificial surfaces BL3.

The site boundaries typically consist of linear habitats consisting of:

- Habitat type BL1 – Stone Walls
- Habitat WL1 Hedgerows
- WL2 Treelines
- Habitat Type - Buildings and artificial surfaces BL3. These are the boundary roads and footpaths.

Many of the stone walls and buildings are somewhat neglected with widespread growth of Ivy, Buddleia and spreading Sycamore trees.

The grounds around the buildings typically consist of overgrown gardens and scrub which fall within:

- Habitat ED3 – Recolonising Bare Ground
- Habitat GS2 – Dry Meadows and Grassy Verges
- Habitat WS1 – Scrub
- Habitat GA2A - Amenity Grassland (improved)
- Habitat WN5 – Riparian Woodland.

Over time, the rear gardens and hardstanding areas have been partially recolonised by ruderals to become Habitat ED3 – Recolonising Bare Ground. This habitat category is used for any areas where bare or disturbed ground, derelict sites or artificial surfaces of tarmac, concrete or hard core have been invaded by herbaceous plants.

The People's Park and river walk consists of:

- Habitat GA2A - Amenity Grassland (improved)
- Habitat WN5 – Riparian Woodland



- Habitat BL3 - Buildings and artificial surfaces BL3
- Habitat ED3 – Recolonising Bare Ground
- Habitat Type BC4 - Ornamental flower beds and borders.

Where the site is to be built upon as part of the site development proposals, it will change from any of the above to Habitat BL3 - Buildings and artificial surfaces.

As there are proposals for landscaping as part of the Regeneration Project, the rear gardens and the People's Park will have soft landscaping, new boundary treatments inclusive of railings, hedgerows and walls these areas will likely become mown lawns and gardens which are classified as Habitat GA2A - Amenity Grassland (improved). This type of grassland is improved and is managed for purposes other than grass production. In addition, there is likely to be more of Habitat Type BC4 - Ornamental flower beds and borders.

The Drumshanbo River which is considered Habitat Type FW2 – Lowland Rivers - flows through the urban site in a northerly direction before flowing west to north-west before joining with Lough Allen. This River is highly channelised with adjoining stone walls (Habitat type BL1 – Stone Walls) and passes under culverts and bridges through the site and town. This River is adjoined by Habitat WN5 – Riparian Woodland (mainly Sycamore, Ash, Beech, Silver Birch, Alder and occasional Conifers) and Buildings and artificial surfaces BL3 which are the existing footpaths, steps and hardstanding areas.

The site habitat description has demonstrated that the non-priority habitats on-site have no particular ecological conservation value and do not form the basis of designation of any screened Natura 2000 sites and therefore do not form a part of these Natura 2000 sites in terms of feeding grounds; species regeneration or any other intrinsic link.

Most of the mature or maturing trees growing on these lands are less than about seventy years old. It seems that the beech, larch and spruce were planted at about this time.

Most of the ash, sycamore, birch and willows appear younger and have probably grown from naturally dispersed seeds within the past thirty years or so. There has also been some additional tree planting along the roadside that was established about ten or fifteen years ago. Many of the ash are now infected with ash dieback (*Hymenoscyphus fraxineus*). These trees, and a dead stump should be felled to ensure site safety. There is also a need to remove saplings that are growing within existing buildings, and to clear back canopies that are blocking roads and paths; or are overtopping buildings.

The Construction or Operational Phase of the Proposed Development will not use such a quantity of water to cause concern in relation to significant effects on the environment.

Information pertaining to the existing urban site's hydrology has been derived from field evidence and the EPA Water Maps on-line –see **Figure 2**.

The Drumshanbo River flows through the urban site in a northerly direction before flowing west to north-west before joining with Lough Allen.

Separate drainage reports and plans are submitted with the planning application. Furthermore, a Flood Risk Assessment has been prepared to ensure the proposed development does not impact on flow rates and create a flood risk.

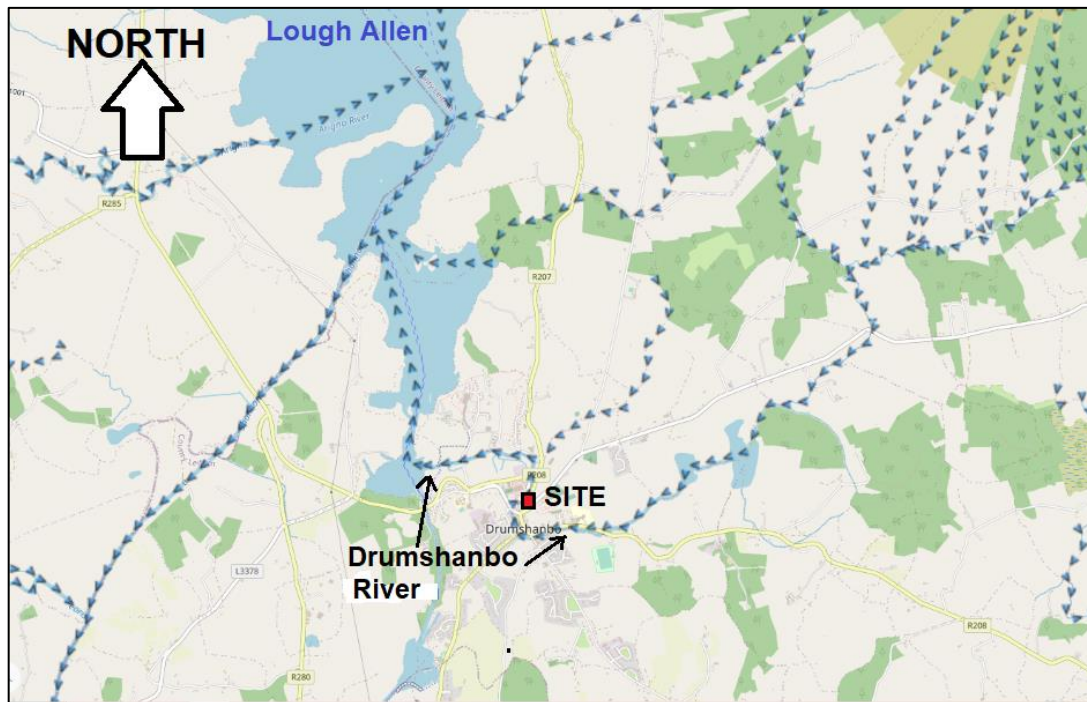


Figure 2.: Regional Hydrology of the Site at Drumshanbo (Source: EPA Maps)

In essence the key surface water information as it pertains to Appropriate Assessment is that all foul drainage from the development will be connected to the mains sewer which is served by the Drumshanbo wastewater treatment plant located to the north-west of the town.

In addition, all new hard surfacing will be permeable with drainage going to ground, except for new car parking areas which will have permeable paving with a liner under a stone subbase with drainage to collect runoff which will pass through a petrol interceptor before discharging to the Drumshanbo River.

In conclusion the proposed works will not negatively impact upon the site hydrology which could have any potential bearing on Environmental Impact Assessment.

3.1.1 (g) the production of waste

The project is committed to ensuring on-site segregation and on and off-site reuse recycling / recovery in terms of waste materials arising from the project. The appointed contractor shall have regard to pollution prevention measures to be implemented during the construction phase of the proposed works. These will be outlined in a detailed construction waste management plan prepared by the main contractor. This plan will outline the proposals and methodology to achieve compliance with the current waste management and associated waste legislation.

The appointed contractor shall be vigilant in ensuring that no activities will give rise to pollution or other polluting substances.

During the construction phase, waste will be produced from surplus materials such as broken concrete blocks or off-cuts of timber, plasterboard, concrete, tiles, bricks and waste form packaging (cardboard, plastic, timber) and oversupply of materials. Waste materials will be segregated at source and placed in dedicated skips such as general waste, wood, mixed ferrous and concrete rubble on site to maximise the opportunity for re-use / recycling of materials.



3.1.1.(h) Pollution and Nuisances

- **Dust**

Dust prevention measures shall be included for control of any site airborne particulate pollution during demolition works and construction works.

The Contractor shall continuously monitor dust over the variation of weather and material disposal to ensure the limits are not breached throughout the project.

- **Road Dirt Prevention**

Given the limited volumes of construction traffic generated by the Site Works it a road sweeper shall be retained for the duration of the haulage works; and water supplies shall be disposed of off-site in an authorised manner.

- **Noise**

The Contractor shall implement measures to eliminate where possible and reduce noise levels where not. The proposed development shall comply with BS 5228 "Noise Control on Construction and open sites Part 1: Code of practice for basic information and procedures for noise control" (or such further limits as imposed by Leitrim County Council).

- **Vibration**

The Contractor shall provide and maintain vibration monitoring equipment for the duration of the works. Condition surveys of adjoining buildings will be required before excavations commence. Vibrations shall be monitored in accordance with BS 7385-1:1990 "Evaluation and Measurement for Vibration in Buildings", with a limit of 5mm/s ppv.

- **Harmful Materials**

Harmful materials shall be stored on site for use in connection with the construction works only. These materials shall be stored in a controlled manner. Where on site fuelling facilities are used there shall be a bunded filling area using a double bunded steel tank at a minimum.

3.1.1 (i) 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

There will be no anticipated risks of accidents associated with the development due to the nature and scale of the development proposed. The potential for the Proposed Development to result in any major accidents and/or disasters can be considered low. This is based on the correct implementation of all standard health and safety procedures, and the lack of substances used in the Proposed Development which may cause concern for having likely significant effects on the environment.

Furthermore, the Site will be secured at all times and construction works will be managed and controlled by using standard best practice measures for construction sites and adhering to normal day-time working hours.

Therefore, it is anticipated that the risk of accidents and/or disasters will be insignificant due to the nature of the Proposed Development, proper Site management, and adherence to all standard health and safety procedures.

During operations, it is anticipated that the risk of accidents and/or disasters will be



insignificant due to adherence to emergency type specific corrective action measures for potential spillages or fire.

Any potential risk of major accidents and/or disasters associated with this project, would not cause unusual, significant or adverse effects of a type that would require an EIA.

Absorbent material and spill kits will be maintained at the facility in the event of an oil leak or similar emergency during the construction stage. An emergency plan will be put in for immediate intervention in case of an accidental oil spillage.

A fire management plan will be put in place including appropriate extinguishers.

There will be no anticipated impacts upon surface water by the nature of the proposed development.

3.1.1 (j) risk to human health

A Construction Management Plan will be prepared. This will set out best practise during the construction phase of this development, including best management practices and good housekeeping and it is not foreseen that there will be any negative impacts on human health.

3.2 Location of Proposed Development

3.2.1 (a) the existing and approved land use

The site is an existing urban site within the town of Drumshanbo with existing buildings, open spaces and incorporates the People's Park and River Walk.

The site location is shown in **Figure 3** and **4**. The existing site layout is shown in **Figure 5** and **6**.

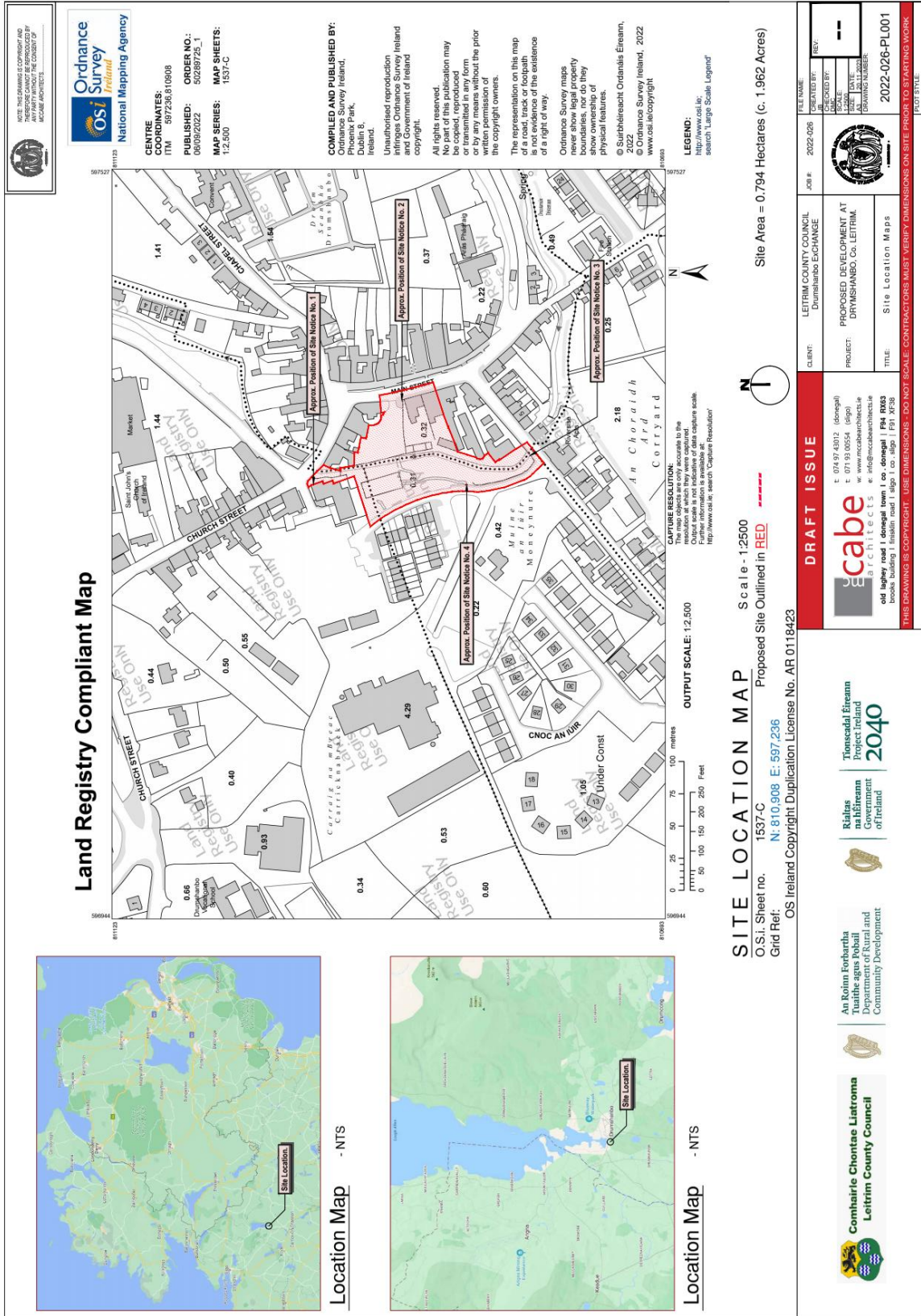


Figure 3: Site Location Map (Source: McCabe Architects)



Figure 4: Regional Site Location Map (Source: NPWS Public Map Viewer)

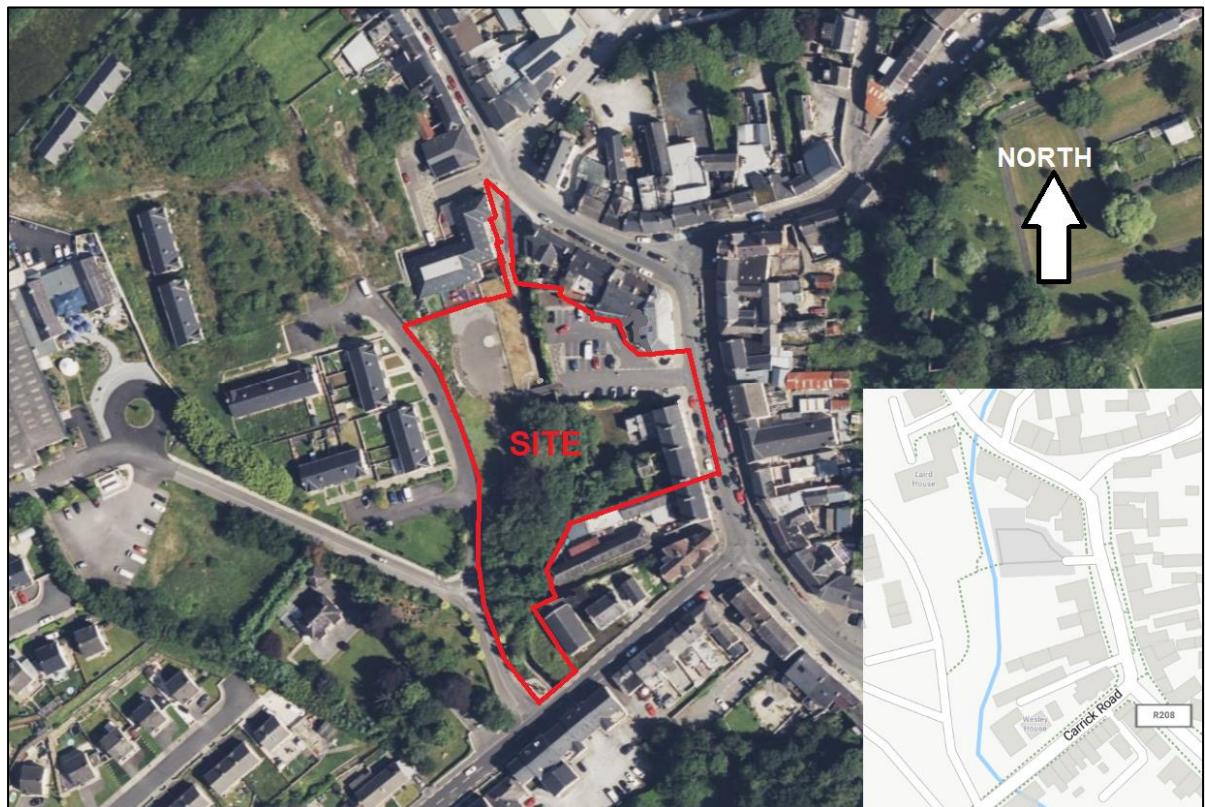


Figure 5: Existing Aerial Site Photo (Source: Bing Maps)

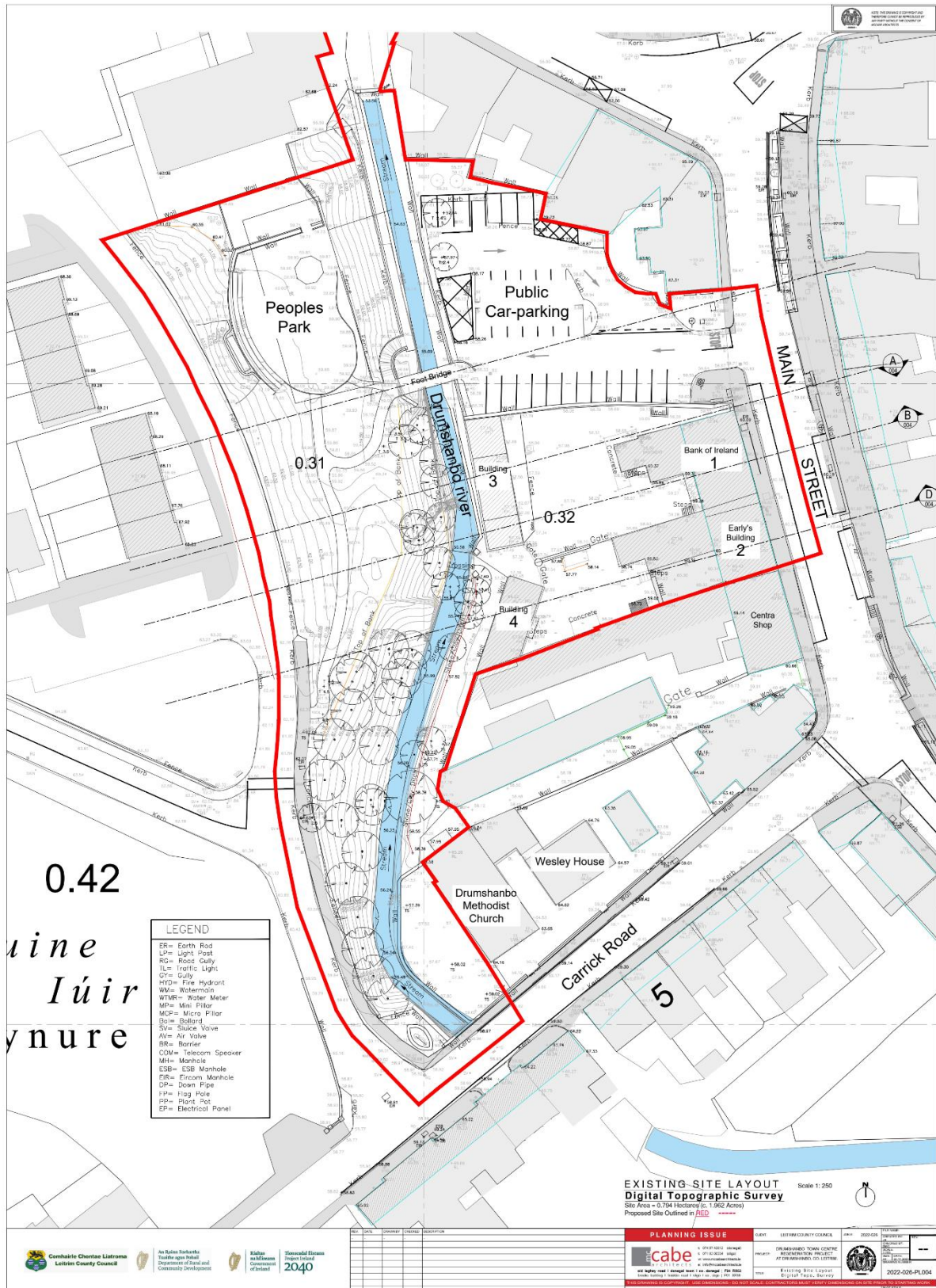


Figure 6: Existing Site Layout Plan (Source: McCabe Architects)



3.2.1 (b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground

The site at present has no particular conservation value or natural resources which are rare or unusual. It is an existing urban site with buildings, open spaces, a People's Park and a River Walk.

3.2.1 (c) The Absorption Capacity of the Natural Environment, Paying Particular Attention to the following areas:

(i) Wetlands, riparian areas, river mouths

The site is not a "wetland". Therefore, the proposed development and site activities will not impact upon any wetland areas.

The Drumshanbo River which is considered Habitat Type FW2 – Lowland Rivers - flows through the urban site in a northerly direction before flowing west to north-west before joining with Lough Allen. This River is highly channelised with adjoining stone walls (Habitat type BL1 – Stone Walls) and passes under culverts and bridges through the site and town. This River is adjoined by Habitat WN5 – Riparian Woodland (mainly Sycamore, Ash, Beech, Silver Birch, Alder and occasional Conifers) and Buildings and artificial surfaces BL3 which are the existing footpaths, steps and hardstanding areas.

Separate drainage reports and plans are submitted with the planning application. Furthermore, a Flood Risk Assessment has been prepared to ensure the proposed development does not impact on flow rates and create a flood risk.

(ii) Coastal Zones and the marine environment

The site at Drumshanbo is inland and is far removed from the sea and will not impact upon the coastal zone or marine environment. There will be no potential impact upon the site from potential coastal flooding.

(iii) Mountain and Forest Areas

The site is not within an upland area and does not form part of a mountain area. There will therefore be no impact upon any mountain areas.

The site is not a forested area. There will therefore be no impact upon any forested areas.

(iv) Nature Reserves and Parks

There are no nature reserves or parks close to the site and therefore there will be no impact upon the aforementioned.

(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive

A detailed Appropriate Assessment Screening Report has been prepared by Kingfisher Environmental Consultants and is submitted with this planning application.

The AA Screening Report confirms that there are no Natura 2000 sites deemed to be screened into the appropriate assessment which warrant further assessment or consideration. In addition, there are no nearby Natural heritage Areas (NHAs).



The development site and all proposed works are outside of the boundary of any Natura 2000 site. The Cuilcagh - Anierin Uplands SAC is located over 5.1 km away to the north-east.

The Natura 2000 Site is located significantly upstream in an elevated upland location within the landscape, and significantly upstream from any potential drainage from the proposed development in Drumshanbo. Therefore there is no potential for any indirect impacts arising from site drainage upon Natura 2000 sites.

No other Natura 2000 sites are within 15 km of the proposed development including any sites downstream of the proposed development.

There are no likely significant impacts upon Annex I Habitats or Annex II Species for which the Natura 2000 site is listed and upon which it is designated.

The AA Screening conclusions are that the planning application for "**Drumshanbo Town Centre Regeneration Project**", will:

1. Have no significant impact upon surface water quality either during the construction phase or the post construction phase. The proposed development will not cause deterioration of water quality, and cannot have a negative impact upon the Cuilcagh - Anierin Uplands SAC Natura 2000 site which is located over 5.1 km upstream in an elevated upland area.
2. There will no loss of any Natura 2000 site area. There will be no loss or fragmentation of Annex I habitats; or Annex II species upon which any Natura 2000 site qualifies for its conservation status as a consequence of permitting the proposed development to proceed. This is due to the nature and limited scale of the proposed development and the separation distance of the actual site works from Natura 2000 site of over 5.1km.
3. There will be no cumulative impact upon any Natura 2000 sites in combination with other plans or projects.
4. The proposed development will not compromise the maintenance of Annex I habitats for which any Natura 2000 site has been selected at favourable conservation status.
5. It is concluded that the conservation objectives of the Cuilcagh - Anierin Uplands SAC site will be met as the habitats and species will be maintained at a favourable conservation status.

The AA Screening findings and conclusions remove all reasonable scientific doubt as to the effects that the works proposed may have on the Cuilcagh - Anierin Uplands SAC Natura 2000 site. There the site can be screened out of Appropriate Assessment and there is no requirement to carry out a Stage 2: Natura Impact Statement.

The Appropriated Assessment Screening findings and conclusions remove all reasonable scientific doubt as to the effects that the works proposed may have on the Natura 2000 site.

(vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure

This is not applicable to this site.

(vii) Densely Populated Areas

The site is located in the small town of Drumshanbo with the project aim of **Drumshanbo Town Centre Regeneration Project**. This project is being put forward by Leitrim County Council for the betterment of the town and the local population. Leitrim as a whole has



suffered from depopulation over the years and there are no densely populated areas close to this proposed development.

(viii) Landscapes and sites of Historical, Cultural or Archaeological Significance

An archaeology report is submitted with the planning application. This report provides measures when adopted which will mitigate against any potential impacts upon sites of historical, cultural or archaeological significance

In addition, there is a proposal to provide an extension of the pedestrian walkway along the eastern side of the river to connect through the curtilage of Drumshanbo Methodist Church, a protected structure on the Leitrim County Council Record of Protected Structures (RPS No.14) to connect with the Carrick Road

3.3. A description of the aspects of the environment likely to be significantly affected by the proposed development and

- A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—

- (a) the expected residues and emissions and the production of waste, where relevant, and**
- (b) the use of natural resources, in particular soil, land, water and biodiversity.**

Section (3.3) is taken from Schedule 7a. The relevant information for this section has already been covered in the other sections of this EIAR Screening Report as it must also address the matters set out in Schedule 7 of the Planning and Development Regulations 2001 – 2023. *The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.*

3.4 Types and characteristics of potential impacts

The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of ‘environmental impact assessment report’ in section 171A of the Act, taking into account:

- (a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected)**

No significant adverse impacts are identified. Any potential minor impacts will be localised and temporary in nature (i.e. noise and dust) and will be minimised by way of best practices in the environmental management of the Construction Management Plan. Overall, it is considered that impacts are likely to be positive, particularly in respect of providing investment and employment to this area of Drumshanbo Town and the environmental and amenity value which will be added with the improvements to the People’s Park and the River Walk.

The Proposed Development use is consistent with land use in this location. The immediate area of the Proposed Development may experience a minor impact during the Construction Phase in terms of nuisance, however the works are not of such a scale or extent that would be considered likely to cause significant effect on the environment or on the population size in the vicinity.

Due to the nature and scale of the proposed activities for this development, there are no significant impacts envisaged on the geographical area and size of the affected population in the area.



(b) the nature of the impact

No significant adverse impacts are identified. Any potential minor impacts will be localised and temporary in nature (i.e. noise and dust,) and will be minimised by way of best practices in the environmental management of the construction works.

(c) the transboundary nature of the impact

There will be no impacts of a transfrontier nature as a consequence of the proposed development.

(d) the intensity and complexity of the impact

The design measures employed at the site will ensure that environmental aspects associated with the development at this site are minimised to a degree which ensures they will not have significant effects on the environment. Any potential impacts (such as dust and noise) are not considered to be overly high in magnitude or complex in nature and are standard considerations with respect to such developments. No complex activities will be operated on-site and likewise, there will be no complex effects borne from on-site activities.

(e) the probability of the impact

The design, management and operation of this development at this site has been devised to minimise any potential impacts upon the environment. The proposed construction of the development at this site will cause permanent changes to the visual nature of the landscape but these will be mitigated against by careful design and appropriate landscaping as outlined in the landscaping plan submitted with the planning application.

Any potential for dust or noise is mitigated against in the Construction Management Plan. Likewise with regards to protection of surface waters, all necessary design measures have been incorporated into the design of the activity. Therefore the probability of any significant impacts is **low**.

(f) the expected onset, duration, frequency and reversibility of the impact

The proposed development is unlikely to have any material traffic impact on the operation of the surrounding road network.

The adoption of effective design measures and compliance with the Construction Management Plan will not have significant effects on the environment. There are no irreversible impacts associated with the development.

(g) the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other Enactment

All other developments in the vicinity of the site have been considered and in relation to the EIA Directive. The applicant has provided detailed plans with regards to access and traffic m and the traffic levels associated with the development are negligible and will not cause a cumulative impact upon the local road network. The proposed activity is well below the mandatory EIA thresholds and the cumulation with any other off-site activities will not lead to an exceedance of any EIA Threshold.



(h) the possibility of effectively reducing the impact.

As there are no significant impacts identified or likely, and all necessary mitigation measures have been applied in accordance with best practise, there is no requirement to reduce any impact.

4. Assessment against Other EU Legislation

The following **Table 4.1** assesses the development against other EU Legislation and Directives in considering potential for significant impacts upon the Environment.

Table 4.1: Assessment against Other EU Legislation

EU Legislation	Assessment Carried Out	Conclusion of Assessment
Directive 92/43/EEC, The Habitats Directive	Appropriate Assessment Screening Report	No Significant Impact
Directive 2000/60/EC, EU Water Framework Directive	Appropriate Assessment Screening Report Surface Water Management Report Construction Management Plan	No Significant Impact
Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (SEA Directive)	Leitrim County Development Plan EIA Screening Report	No Significant Impact
Directive 2002/49/EC on the assessment and management of environmental noise	Construction Management Plan EIA Screening Report	No Significant Impact
Directive 2008/50/EC on ambient air quality and cleaner air for Europe	Construction Management Plan	No Significant Impact
Directive 2007/60/EC on the assessment and management of flood risks	Leitrim County Development Plan Drainage Report on Surface Water Management	No Significant Impact
Birds Directive (79/409/EEC). Bern and Bonn Convention & Ramsar Convention	Appropriate Assessment Screening Report Leitrim County Development Plan	No Significant Impact
Directive 2006/21/EC on the management of waste from extractive industries	Not relevant to the Proposed Development	Not Applicable



Directive (EU) 2018/850 on the landfill of waste	Construction Management Plan	No Significant Impact
Directive 2008/98/EC on waste and repealing certain Directives as amended by Directive 2018/851/EU	Construction Management Plan	No Significant Impact
Directive 2010/75/EU on industrial emissions	Not Relevant	No Significant Impact
Regulation (EC) No 166/2006 concerning the establishment of a European Pollutant Re-lease and Transfer Register	Not relevant to the Proposed Development	No Significant Impact
Directive 2000/14/EC on the approximation of the laws of the Member States relating to the noise emission in the environment by equipment for use outdoors	Construction Management Plan	No Significant Impact
Directive 2012/27/EU on energy efficiency	Building Energy Report	No Significant Impact
Directive 2003/87/EC establishing a system for greenhouse gas emission allowance trading within the EU	Not relevant to the Proposed Development	Not Applicable
Regulation (EU) 2018/842 on binding annual greenhouse gas emission reductions by Member States from 2021 to 2030 contributing to climate action to meet commitments under the Paris Agreement and amending Regulation (EU) No 525/2013	Building Energy Report Project Design	No Significant Impact
Regulation (EU) 2018/841 on the inclusion of greenhouse gas emissions and removals from land use, land use change and forestry in the 2030 Climate and energy Framework and amending Regulation (EU) No 525/2013 and Decision No 529/2013/EU (Text with EEA relevance)	Not relevant to the Proposed Development	Not Applicable
Directive (EU) 2018/2001 on the promotion of	Project Design	No Significant Impact



the use or energy from renewable sources		
Regulation (EU) No 517/2014 on fluorinated greenhouse gases	Not relevant to the Proposed Development	Not Applicable
Directive 2012/18/EU on the control of major accident hazards involving dangerous substances, amending and subsequently repealing Council Directive 96/82/EC	Not relevant to the Proposed Development	Not Applicable

5. Conclusions of EIAR Screening

The findings and conclusions of the EIA Screening Report have been documented, with the necessary supporting evidence and objective criteria. The conclusions are that the Drumshanbo Town Centre Regeneration Project will:

- 1). Not exceed the EIA Mandatory Threshold for EIA Class **10(b)(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district** and therefore neither a mandatory EIAR nor an EIA is required.
- 2). It is considered that the project provides adequate and standard safeguards as inherent components of the overall project so as to ensure that significant risks to the environment are not likely to occur.
- 3). There is an absence of any environmental sensitivities in the area of the proposed development.
- 4). Overall it is considered that there is no potential for significant effects on the environment to arise as a result of this proposed development.
- 5). Having regard to the above, and in particular to the nature, scale and location of the proposed project, by itself and in combination with other plans and projects, it is considered that an EIA is **not** required for the proposed development of the Drumshanbo Town Centre Regeneration Project

Yours sincerely,

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Full Member of the Chartered Institute of Ecology and Environmental Management