



Comhairle Chontae Liatroma Leitrim County Council

Áras an Chontae
Cora Droma Rúisc
Contae Liatroma

Áras an Chontae
Carrick on Shannon
Co. Leitrim

Guthán / Telephone 071 9620005 | Facs / Fax 071 9621982
Suíomh / Web www.leitrimcoco.ie
Ríomhphost / E-mail corporateservices@leitrimcoco.ie

Leitrim County Council Environmental Impact Assessment (EIA) Screening Determination under the Planning and Development Regulations (2001), as amended, for the

Proposed Drumshanbo Town Centre Regeneration Project

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

- The redevelopment of two vacant three storey buildings on Main Street to include the demolition of existing rear extensions 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.
- The creation of a public realm and additional parking to the rear of the renovated and extended commercial buildings on Main Street.
- The redevelopment and partial reconstruction of two derelict outbuildings to the east of the Drumshanbo River repurposed to provide commercial use.
- Riverside and town park improvement works to enhance the existing parklands and riverside walkway (known locally as 'People's Park').

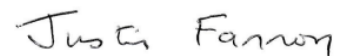
Leitrim County Council, in accordance with the requirements of EIA Directive (Directive 2011/92/EU as amended by 2014/52/EU; the Planning and Development Act 2000, as amended; the Planning and Development Regulations 2001, as amended; and the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018, has undertaken an Environmental Impact Assessment Screening in respect of the proposed development.

Having regard to:

- a) the requirements of Article 81A(5) of the Planning and Development Regulations 2001, as amended,
- b) the nature and scale of the proposed development with regard to the thresholds of classes of development specified in Part 2 of the Fifth Schedule of the Planning and Development Regulations 2001, as amended,
- c) the criteria set out in Schedule 7 and 7A of the Planning and Development Regulations 2001, as amended,
- d) the guidance set out in the EIA Guidance for Consent Authorities regarding Subthreshold Development issued by the Department of the Environment, Heritage and Local Government (August 2003) and the other relevant Guidelines relied on in the preparation of the EIA Screening Report,
- e) the report and recommendation prepared by Bernard Greene, Senior Planner, informed by the Environmental Impact Assessment Screening Report dated 30th November 2023 prepared by Mr. Freddie P.R. Symmons B.Env.Sc (Hons) MCIEEM of Kingfisher Environmental Consultants on behalf of Leitrim County Council that the proposed development would not be likely to have a significant effect on the receiving environment either directly, indirectly or cumulatively with other developments in the area.

Leitrim County Council has determined that the proposed Drumshanbo Town Centre Regeneration Project would not be likely to have any significant effects on the environment and, accordingly, that the preparation and submission of an Environmental Impact Assessment Report is not required.

Signed on behalf of the Competent Authority:



Mr. Justin Fannon,
Acting Director of Economic Development, Planning &
Infrastructural Services,
Leitrim County Council
Date: 4th December 2023