



# Environmental Impact Assessment Screening Report

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DEVELOPMENT OF A RESIDENTIAL DWELLING AT CORNEDDAN,  
BALLINALEE, CO. LONGFORD.

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Prepared for: TA Group



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Table of Contents

1	Introduction.....	1
1.1	Statement of Authority.....	1
1.2	Information Consulted for this Report .....	1
2	EIA Legislative Context .....	3
2.1	Sub-Threshold Assessment.....	3
2.2	Guidance.....	5
3	Description of Proposed Development .....	7
3.1	Existing Environment .....	7
3.2	Designated Sites within the Zone of Influence of the Site.....	7
3.3	Surface Water .....	9
3.4	Flooding .....	9
3.5	Geology, Hydrology and Hydrogeology .....	9
3.6	Cumulative Assessment .....	12
3.6.1	Conclusion.....	14
4	EIA Screening Assessment .....	15
4.1	Characteristic of the Proposed Development .....	15
4.2	Location of the Proposed Development .....	17
4.3	Characteristics of the Potential Impacts .....	18
5	Conclusion.....	22
	Appendix A -Site Layout .....	23
	Figure 1-1: Site Location of Development Works .....	2
	Figure 3-1: European Sites within the Zol of the Proposed Works.....	10
	Figure 3-2: NHAs/pNHAs within the Zol of the Proposed Works.....	11
	Table 3-2: Programmes, Plans and Projects within the vicinity of the Proposed Development.....	12
	Table 4-1: Characteristics of the Proposed Development .....	15
	Table 4-2: Location of the Proposed Development.....	17
	Table 4-3: Significance of Impacts in the Context of EIA Headings.....	18
	Table 4-4: Characteristic of Potential Impacts.....	20

# 1 Introduction

Beo Ecology has been commissioned by TA Group to carry out a Screening for Appropriate Assessment for the proposed construction of a residential dwelling located at Corneddan, Ballinalee, Co. Longford. TA Group are providing the engineering led design team for the design and construction of the dwelling, and associated siteworks at this location on behalf of Longford County Council. The works will consist of a new 2No. bedroom house with associated siteworks. The site located at Corneddan, which is approximately 1.18 acres. It is situated approximately 4.4km south of Drumlish and 9.9km from Longford Town. The site currently consists of a green field site within no development in place.

The location of the proposed works is presented in **Figure 1-1**. See **Appendix A** for Site Location and Site Layout drawings.

## 1.1 Statement of Authority

Sheila Murphy trading as Beo Ecology holds a B.Sc. (Hons) in Environmental Science, and M.Sc. in Biodiversity and Conservation, she has over 12 years' experience in her field. She has extensive experience in the area of Screening of Appropriate Assessments (AAs) and EIA Screenings, along with report writing for a range of projects including road developments, wastewater treatment plants and one-off housing developments. She is a Full Member of the Chartered Institute of Ecology and Environmental Management (MCIEEM).

## 1.2 Information Consulted for this Report

A desk study was undertaken as part of this assessment. This has been informed by the following sources of data;

- Information on the location, nature and design of the proposed project as provided by the client;
- Department of Housing, Planning, Community and Local Government (DHPCLG) online land-use mapping ([www.myplan.ie/en/index.html](http://www.myplan.ie/en/index.html));
- Office of Public Works (OPW) National Flood Hazard Mapping website ([www.floodmaps.ie](http://www.floodmaps.ie));
- Environmental Protection Agency (EPA) geoportal mapping tool (<https://gis.epa.ie/EPAMaps/>);
- EPA Catchments interactive online mapping and data (<https://www.catchments.ie/>);
- National Parks and Wildlife Service protected site and species information and data (<https://www.npws.ie/protected-sites>);
- National Biodiversity Data Centre ([www.biodiversityireland.ie](http://www.biodiversityireland.ie));
- Geohive online environmental sensitivity mapping tool (<https://airomaps.geohive.ie/ESM/>);
- Ordnance Survey of Ireland mapping and aerial photography ([www.osi.ie](http://www.osi.ie));
- Geological Survey Ireland online mapping and data (<https://www.gsi.ie/en-ie/Pages/default.aspx>);
- and,
- Longford County Development Plan 2021-2027.





Figure 1-1: Site Location of Development Works

## 2 EIA Legislative Context

The primary objective of the Environmental Impact Assessment (EIA) Directive 2014/52/EU is to ensure that projects which are likely to have significant effects on the environment are subject to an assessment of those impacts.

Environmental Impact Assessment (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 (as amended by Directive 2014/52/EU).

In determining the requirement for EIA, the Planning and Development Regulations, 2001 as amended differentiates between projects where an EIA is mandatory as listed within Schedule 5 Part 1 and those for which an EIA may be required, listed within Schedule 5, Part 2.

The requirements of the EIA Directives apply only in relation to projects listed in Annex I and II of the Directive 2011/92/EU. That is clear from Article 2, paragraph 1 of the Directive which provides that *“before consent is given, projects likely to have significant effects on the environment by virtue, inter alia, of their nature, size or location are made subject to a requirement for development consent and an assessment with regard to their effects. Those projects are defined in Article 4”*.

Article 4 provides that projects listed in Annex I shall be subject to a mandatory EIA, and that projects listed in Annex II shall be subject to a determination as to whether EIA is required, either by way of a case-by-case examination (screening) or subject to thresholds or criteria set by national law.

### 2.1 Sub-Threshold Assessment

Schedule 7A of the Planning and Development Regulations 2001, as amended, sets out the information to be provided by the applicant or developer for the purposes of screening sub-threshold development for environmental impact assessment. Information is as follows:

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 of the Planning and Development Regulations, 2001 refers to criteria for determining whether a development listed in Part 2 of Schedule 5 would or would not be likely to have significant effects on the environment, and as a result subject to an Environmental Impact Assessment.

Schedule 7 criteria is as follows:

**1. Characteristics of proposed development**

*The characteristics of proposed development, in particular—*

- a) *the size and design of the whole of the proposed development,*
- 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,*
- c) *the nature of any associated demolition works,*
- d) *the use of natural resources, in particular land, soil, water and biodiversity,*
- e) *the production of waste,*
- f) *pollution and nuisances,*
- g) *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, and*
- h) *the risks to human health (for example, due to water contamination or air pollution).*

**2. Location of proposed development**

*The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard 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 legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;*
  - (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;*
  - (vii) densely populated areas;*
  - (viii) landscapes and sites of historical, cultural or archaeological significance.*

**3. 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*

## EIA Screening Report – Residential Development, Strokestown, Co. Roscommon

*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),*

*(b) the nature of the impact,*

*(c) the transboundary nature of the impact,*

*(d) the intensity and complexity of the impact,*

*(e) the probability of the impact,*

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

*(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, and*

*(h) the possibility of effectively reducing the impact’.*

## 2.2 Guidance

The EIA Screening has been prepared with regards to the following guidance documents:

- EC (2000). Communication from the Commission on the Precautionary Principle. Office for Official Publications of the European Communities, Luxembourg;
- Environmental Impact Assessment - Guidelines for Planning Authorities and An Bord Pleanála (August 2018);
- Draft Guidelines on the information to be contained in Environmental Impact Assessment Reports, Environmental Protection Agency, (Draft EPA Guidelines), 2017;
- European Commission guidance documents on the implementation of the EIA Directive (Directive 2011/92/EU as amended by 2014/52/EU), as follows:
  - Environmental Impact Assessment of Projects: Guidance on Screening, European Commission, 2017.
  - Environmental Impact Assessment of Projects: Guidance on Scoping, European Commission, 2017 (not considered relevant at Screening Stage).
  - Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impact Assessment Report, European Commission, 2017 (not considered relevant at Screening Stage).
- Circular Letter PL 1/2017, Implementation of Directive 2014/52/EU on the effects of certain public and private projects on the environment (EIA Directive), Department of Housing, Planning, Community and Local Government, May 2017;
- Advice Notes for Preparing Environmental Impact Statements, EPA, Draft, September 2015;
- Guidance on EIA Screening (Directive 2011/92/EU as amended by 2014/52/EU), European Commission, 2017
- EIA, Guidance for Consent Authorities regarding Sub-Threshold Development, Department of the Environment, Heritage and Local Government, 2003;
- Key Issues Consultation Paper - Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems, Department of Housing, Planning, Community and Local Government, May 2017;



## EIA Screening Report – Residential Development, Strokestown, Co. Roscommon

- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government 2009; and
- The Planning and Development Acts 2000, as amended and the Planning and Development Regulations 2001 to 2022, as amended.

### 3 Description of Proposed Development

Longford County Council propose to construct a residential dwelling located at Corneddan, Ballinalee, Co. Longford. TA Group are the providing the engineering led design team for the design and construction of the dwelling, and associated siteworks at this location on behalf of Longford County Council. The works will consist of a new 2No. Bedroom house with associated siteworks. The Site at Corneddan, which is approximately 1.18 acres. It is situated approximately 4.4km South of Drumlish and 9.9km from Longford Town. The site currently consists of a green field site within no development in place.

- The proposed dwelling will be located approximately 40m from the southern boundary of the site.
- The associated percolation system will be located approximately 10m from the southern boundary and drainage ditch.
- Excavated material will be partially used to level the site where required and remainder will be stockpiled to the north.
- The location of the proposed works is presented in **Figure 1-1**. See **Appendix A** for site layout drawings.

#### 3.1 Existing Environment

An ecological site walkover was conducted on the 7<sup>th</sup> March 2023 by Ecologist Sheila Murphy BSc. MSc. MCIEEM. The habitats identified on site were classified in accordance with “*A Guide to Habitats in Ireland*” (Fossitt, 2000).<sup>1</sup> See Error! Reference source not found. to Error! Reference source not found. below of the site location.

##### Improved Agricultural Grassland (GA1)

The site consists of an improved agricultural grassland which has not undergone any recent grazing. The field gently slopes southwards. The species composition of the field is dominated primarily by grasses and limited herb species, species noted include cock’s foot (*Dactylis glomeratus*), creeping bent grass (*Agrostis stolonifera*), docks (*Rumex sp.*), Yorkshire fog (*Holcus lanatus*), creeping buttercup (*Ranunculus repens*) and occasional rush species (*Juncus sp.*) scattered throughout the field.

##### Hedgerows (WL1)/Treelines (WL2)

Earth-banks (BL2) are a feature on all field boundaries. There is a short but steep, approximately 2m in height, bank located on the northern boundary. This supports a broken hedgerow (WL1) and scrub (WS1) development. The hedgerow consists of scattered hawthorn (*Crataegus monogyna*), occasional brambles (*Rubus fruticosus*) and a small stand of broom (*Cytisus scoparius*). Species in the understory comprise of herb Robert (*Geranium robertianum*), creeping buttercup (*Ranunculus repens*), ivy (*Hedera helix*) and fescue (*Festuca rubra*). A small mammal burrow is located in the earthbank at ITM 618162 -7.7243, it appears to be a rabbit burrow and not recently active. In addition, there is a short mature conifer spruce treeline running along the northern boundary at the entrance track.

The eastern boundary of the site is bound by an earth-bank and an unmanaged hedgerow (WL1). The earth-bank is low on the field side, however, has a steep drop of 1.5-2m to the east, where a stagnant and partially dry drainage ditch (FW4) runs along its base.

The hedgerow runs north-south for approximately 50m and is dominated by semi-mature hawthorn (*Crataegus monogyna*), occasional ash (*Fraxinus excelsior*) and scattered gorse (*Ulex europaeus*) bushes.

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<sup>1</sup> [A Guide to Habitats in Ireland \(Fossitt, 2000\)](#). Alphanumeric codes for habitat classification are provided in accordance with ‘*A Guide to Habitats in Ireland*’ (Fossitt, 2000)

This further develops into a low gorse dominated hedgerow for approximately 80m to the southern end of the field. The earth-bank and associated drainage ditch are crossed at numerous locations by mammal trails heading eastwards.

An earth-bank is located along the southern boundary, this supports broken hedgerow/treeline (WL2) comprised of frequent hawthorn (*Crataegus monogyna*), ash (*Fraxinus excelsior*), gorse (*Ulex europaeus*), brambles (*Rubus fruticosus*) and ivy (*Hedera helix*). The bank is approximately 1.5-3m in height.

### Drainage Ditches (FW4)

The southern field boundary is bound by a heavily vegetated drainage ditch and earth-bank. The drain is located on the field side edged by grassy vegetation. There is limited water flow, with the ditch primarily stagnant. The instream vegetation is mainly comprised of rushes and die-back vegetation in the form of ferns (*Dryopteris sp.*).

A drainage ditch and an earth-bank runs along a section of the western boundary, bordering the roadside. The ditch has a steady flow southward and appears to be culverted, crossing the road to the west. The field on the roadside is bound by an earth-bank, its steep on the roadside but low internally, nearly level within the field. It supports primarily grassy species including herbs such as trailing St. John's wort (*Hypericum humifusum*), primrose (*Primula vulgaris*), creeping buttercup (*Ranunculus repens*), vetchlings and the basal leaves of nipplewort (*Lapsana communis*). Further north this drainage ditch is slightly overgrown with some scrub development instream of brambles and rushes. The depth of the ditch banks ranges from 1-2m. A scrub thicket is present to the north-west of the site corner along the ditch banks and adjoining the site entrance track.

## 3.2 Designated Sites within the Zone of Influence of the Site

A Zone of Influence for a project is established on a case-by-case basis with reference to the nature, size and location of the project, and the sensitivities of the ecological receptors within vicinity of the proposed development. The Zol takes into account the potential for connectivity to ecological receptors through the Source- Pathway-Receptor (S-P-R) model.

In this case, given the size, scale and nature of this project and the proposed construction methodology, it is considered for the purpose of this screening exercise that the Zol is the zone immediately surrounding the proposed development works and any hydrologically or hydrogeologically connected European Sites downstream of the works, where distances would be dependent on the qualifying interests of the site. For the purposes of this report, the Zol includes European Sites supporting downstream hydrological connectivity and those located within the same Water Framework Directive (WFD) surface water sub-catchment (e.g. Camlin\_SC\_010) as the proposed works.

Following the above rationale, there is one European sites located within the Zol (WFD sub-catchment Camlin\_SC\_010) of the proposed works (See **Figure 3-1**). There is potential tenuous hydrological connectivity to European sites downstream.

- Lough Forbes Complex SAC (site code: 001818)
- Ballykenny-Fishertown Bog SPA (site code: 004101)
- Ardagullion Bog SAC (site code: 002341)

There are no Natural Heritage Areas (NHAs) and two proposed Natural Heritage Areas (pNHAs) located within the Zol of the proposed works. See **Error! Reference source not found.** of NHAs and pNHAs. They are as follows:

- Carrickglass Demesne (site code: 001822)

- Ardagullion Bog pNHA (site code: 002069)
- Lough Forbes Complex pNHA (site code: 001818)

### 3.3 Surface Water

The EPA online mapping data (<https://gis.epa.ie/EPAMaps/>) was consulted for the water quality status of waterbodies identified within the study area. The Aghaboy Stream (IE\_SH26C010600) also referred to as Camlin\_030 is located approximately 320m west of the proposed development site and project. Details of the waterbody's status are as follows:

- WFD River Waterbody Risk Status - Not at Risk
- River Waterbody WFD Status 2013-2018 – Good
- EPA Latest River Q Values - The monitoring station within closest proximity to the site location is approximately 4.3km south-east. It is located at the Camlin-Kilnacarrow Bridge and has Q4 Good water quality status.

The site is bound to the south and west by drainage ditches. The drainage ditch on the west flows from the north and is culverted across the road to the west. This potentially connects to the Aghaboy Stream to the west. This stream flows into the Camlin\_026 (IE\_SH\_26S021530) located approximately 6km south as per the river course. This in turn flows approximately 22km westward, prior to converging with Lough Forbes.

### 3.4 Flooding

A search of the Office of Public Works (OPW) National Flood Hazard Mapping website ([www.floodmaps.ie](http://www.floodmaps.ie)) was performed to obtain information on the flood history in the vicinity of the study area. No flood events were identified within the locality of the proposed works. The Flood Info database ([www.floodinfo.ie](http://www.floodinfo.ie)) was also consulted to identify Predictive Flood Risk Areas (PFRA) mapped as part of the Catchment Flood Risk Assessment and Management (CFRAM) programme for the study area. No PFRA are located within the proposed works area.

### 3.5 Geology, Hydrology and Hydrogeology

The Geological Survey of Ireland (GSI) online<sup>2</sup> database was consulted for available edaphic, geological and hydrological information of the site and its environs.

- The underlying bedrock of the proposed works is a narrow band of Corn Hill Formation which is comprising of shale, greywacke and volcanoclastics.
- The groundwater vulnerability of the site is of moderate groundwater vulnerability. No karst features are located in the vicinity of the proposed works.
- The EPA online database was searched for available information of the groundwater bodies and vulnerability.<sup>3</sup> The study site is located within the Longford Ballinalee Groundwater Body (IE\_SH\_G\_149).
- The WFD ground waterbody risk classifies this groundwater body as not at risk.
- The WFD ground waterbody status 2013-2018 states the water body has a “Good” status.
- The site overlays a Poor Aquifer - Bedrock which is Generally Unproductive except for Local Zones.

<sup>2</sup> <https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=a30af518e87a4c0ab2fbde2aaac3c228>

<sup>3</sup> <https://gis.epa.ie/EPAMaps/> Accessed: March 2023

<https://gis.epa.ie/EPAMaps/Water> Accessed: March 2023



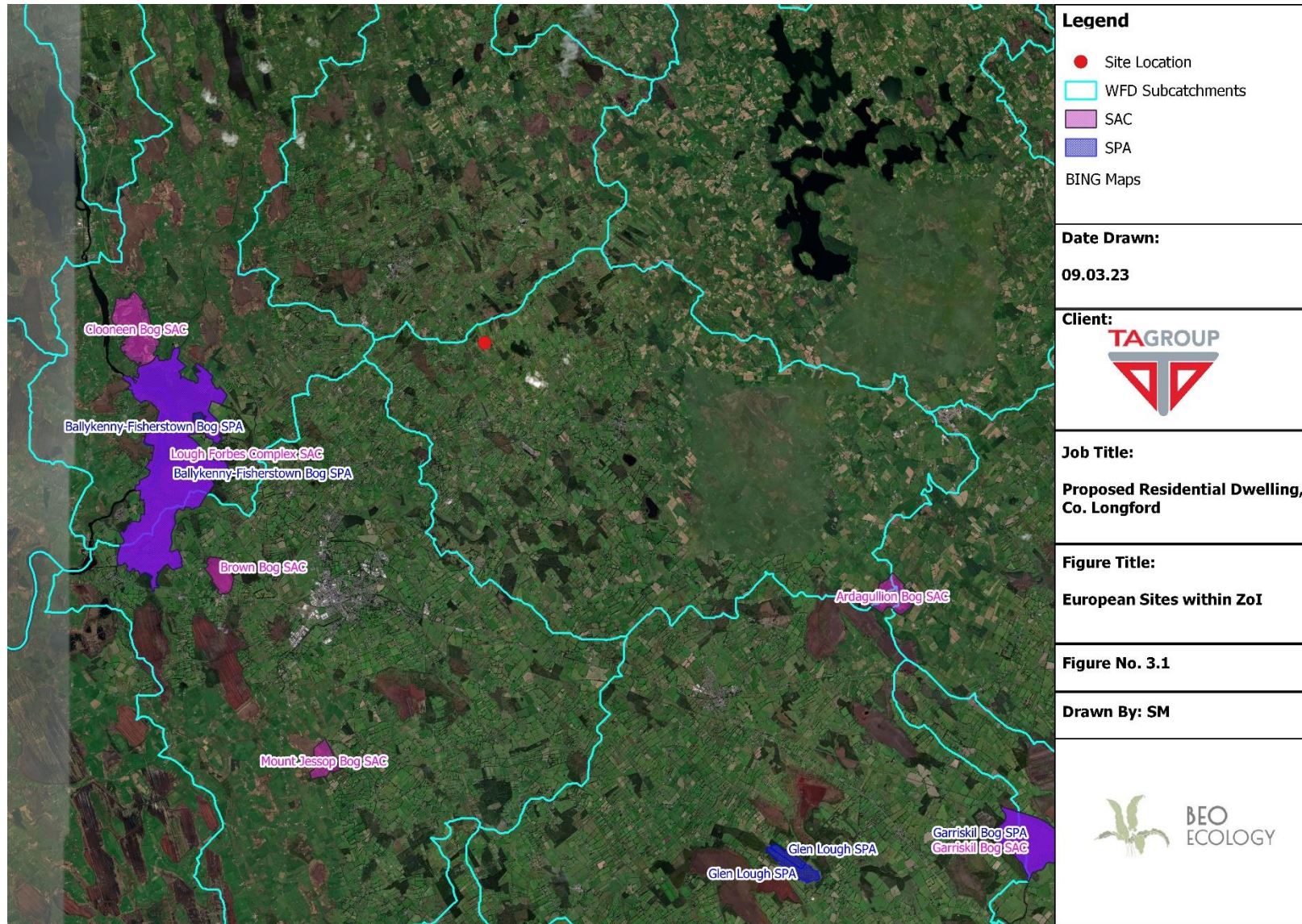


Figure 3-1: European Sites within the ZOI of the Proposed Works



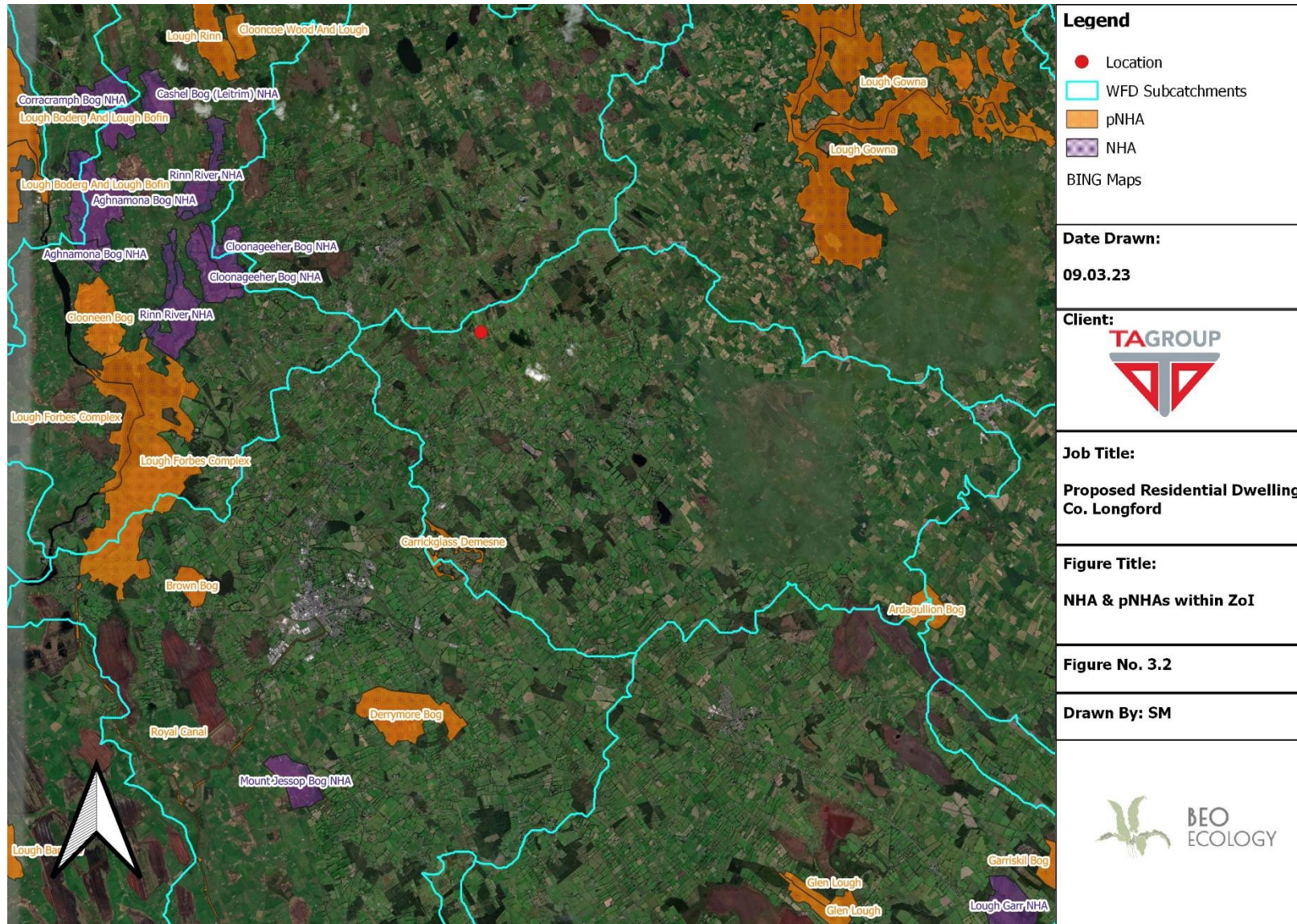


Figure 3-2: NHAs/pNHAs within the ZOI of the Proposed Works

### 3.6 Cumulative Assessment

The proposed development was considered in combination with other plans and projects that could hypothetically result in cumulative effects on the receiving environment. **Table 3-1** below outlines plans and projects within the vicinity and areas which have potential to contribute to cumulative impacts in association with the proposed development.

**Table 3-1: Programmes, Plans and Projects within the vicinity of the Proposed Development**

Programmes, Plans and Projects	Potential for In-combination Effects
<p><b>Longford County Development Plan 2021 - 2027</b></p>	<p>A number of strategies, policies and objectives are set out in the <b>Longford County Development Plan 2021-2027</b> with the aim of protection of the counties natural heritage and biodiversity. A number of policies and objectives provide for the protection of the integrity of sites designated under European and National legislation and ecological works. Such policies highlight the council’s policy to support the protection, conservation and enhancement of natural heritage and biodiversity, including the protection of the integrity of European sites.</p> <p><b>Longford General Natural Heritage Policies - County Policy Objectives</b></p> <p><b>CPO 12.1:</b> It is the County Policy Objective of the Council to: Protect, conserve and enhance to the County’s natural heritage and biodiversity. This includes wildlife (flora and fauna), habitats, landscapes and/or landscape features of importance to wildlife, or which play a key role in the conservation and management of natural resources.</p> <p><b>CPO 12.2:</b> Encourage and promote access to and understanding of the natural heritage of the County.</p> <p><b>CPO 12.3:</b> Protect important geological or geomorphological sites in the County, including any sites designated or proposed to be designated as Natural Heritage Areas (NHAs).</p> <p><b>CPO 12.4:</b> Pursue in consultation with the National Parks and Wildlife Service, the preparation, establishment and implementation of Habitat mapping and a Wetland Survey for the County</p> <p><b>Designated Sites - County Policy Objectives</b></p> <p><b>CPO 12.5:</b> Protect and conserve the conservation value of Special Areas of Conservation, candidate Special Areas of Conservation, Special Protection Areas, Natural Heritage Areas and proposed Natural Heritage Areas and any other sites that may be proposed for designation during the lifetime of this Plan.</p> <p><b>CPO 12.6:</b> Ensure that no plans, programmes, etc. or projects giving rise to significant cumulative, direct, indirect or secondary impacts on European Sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans, programmes, etc. or projects). Except as provided for in Article 6(4) of the Habitats Directive; in so far as there must be – (a) no alternative solution available, (b) imperative reasons of an overriding public interest for the project to proceed; and (c) Adequate compensatory measures in place.</p>

Programmes, Plans and Projects	Potential for In-combination Effects
	<p><b>CPO 12.7:</b> Ensure that any plan or project that could have a significant adverse impact (either by themselves or in combination with other plans and projects) upon the conservation objectives of any Natura 2000 Site or would result in the deterioration of any habitat or any species reliant on that habitat will not be permitted. Except as provided for in Article 6(4) of the Habitats Directive; in so far as there must be – (a) no alternative solution available (b) imperative reasons of an overriding public interest for the project to proceed; and (c) Adequate compensatory measures in place.</p> <p><b>CPO 12.8:</b> Ensure that all development proposals relating to European Sites will comply with the DoECLG publication ‘Appropriate Assessment of Plans and Projects in Ireland- Guidance for Planning Authorities’.</p> <p><b>CPO 12.9:</b> Ensure an Appropriate Assessment is carried out in respect of any plan or project not directly connected with or necessary for the management of the site but likely to have a significant effect on the integrity of a European Site(s), either individually or in-combination with other plans or projects, in view of the site’s conservation objectives to comply with the Habitats Directive.</p> <p><b>CPO 12.10:</b> Permit development on or adjacent to designated Special Areas of Conservation, Special Protection Areas, Natural Heritage Areas, Statutory Nature Reserves or those proposed to be designated over the period of the Plan, only where an appropriate level of assessment can clearly demonstrate that it will have no significant adverse effect on the integrity of the site.</p> <p><b>CPO 12.11:</b> Consult and have regard to the views and guidance of the National Parks and Wildlife Service in respect of proposed development where there is a possibility that such development may have an impact on a designated European or National site, or a site proposed for such designation.</p> <p><b>CPO 12.12:</b> Identify and provide appropriate buffer zones between Designated Sites and local biodiversity features and areas zoned for development.</p> <p><b>CPO 12.13:</b> Undertake appropriate surveys and collect data to provide an evidence-base to assist the Council in meeting its obligations under Article 6 of the Habitats Directives (92/43/EEC) subject to available resources.</p> <p><b>CPO 12.14:</b> Prepare Strategic Habitat Management Plans for European Sites in the County in consultation with the National Parks and Wildlife Service and relevant stakeholders.</p> <p><b>CPO 12.15:</b> Require an ecological appraisal, in addition to an Appropriate Assessment, for development not directly connected with or necessary to the management of European Sites, or a proposed European Site and which are likely to have significant effects on that site either individually or cumulatively.</p> <p><b>CPO 12.16:</b> Ensure that no plan, programme, or project giving rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan, either individually or in combination with other plans, programmes, etc. or projects</p>



Programmes, Plans and Projects	Potential for In-combination Effects
	<p><b>CPO 12.17:</b> Require an Ecological Impact Assessment (EclA) for any proposed development which may have a significant impact on rare, threatened and or protected species and non-designated habitats of biodiversity value.</p> <p><b>CPO 12.18:</b> Where surveys carried out for the preparation of Environmental Impact Assessment (EIA/EclA)/ Natura Impact Statement or other assessments generate biodiversity data previously unknown or unrecorded in the County this data be submitted to the National Biodiversity Data Centre (NDBC).</p> <p>The adherence and implementation of this plan within the Development Plan area will ensure that European sites are protected, and that Appropriate Assessment is undertaken for all plans, projects or programmes that have the potential for significant effects to European sites.</p>
<p><b>River Basin Management Plan for Ireland 2022-2027</b></p>	<p>The implementation of the RBMP seeks compliance with the environmental objectives set under the plan, which will be documented for each water body. This includes compliance with the European Communities (Surface Waters) Regulations S.I. No. 272 of 2009 (as amended). The implementation of the RBMP and achievement or maintenance of environmental objectives which will be set for the receiving water bodies will have a positive impact on water dependent habitats and species within European sites.</p>
<p><b>Inland Fisheries Ireland Corporate Plan 2021 - 2025</b> <b>The Inland Fisheries Act 2010</b></p>	<p>The implementation and compliance with key environmental issues and objectives of this corporate plan will result in positive in-combination effects to European sites. The implementation of this corporate plan will have a positive impact for biodiversity of inland fisheries and ecosystems. It will not contribute to in-combination or cumulative impacts with the proposed development.</p>
<p><b>Local Planning Applications</b></p>	<p>Adherence to the policies and objectives of <b>Roscommon County Development Plan 2022-2028</b> ensure that local planning applications and subsequent grant of planning comply with the core strategy of proper planning and sustainability and with the requirements of relevant EU Directives and environmental considerations, there is no potential for adverse in-combination effects on European Sites.</p>

### 3.6.1 Conclusion

Provided adherence to the overarching policies and objectives of the plans and programmes and best practice and mitigation measures\* are implemented for individual projects, the potential for ongoing environmental effects and associated potential cumulative effects with the currently proposed development is low (\*for plans/projects permitted via full Appropriate Assessment or Environmental Impact Assessment).

## 4 EIA Screening Assessment

### 4.1 Characteristic of the Proposed Development

A description of the project’s likely impacts on the environment are presented in **Table 4-1** below, as per criteria outlined in Schedule 7 of the Planning and Development Regulations, 2001 (S.I. No. 600/2001).

**Table 4-1: Characteristics of the Proposed Development**

Screening Questions	Comment
Could the scale of the proposed works be considered significant?	The application site comprises of 1.18 acres and will consist of the construction of a residential 2no. bedroom house with associated works. The scale of the works is not considered significant.
Considered cumulatively with other adjacent proposed developments would the size of the proposed works be considered significant?	No. The proposed works have been assessed cumulatively with other adjacent proposed development (see <b>Section 3.6</b> ) and it has been concluded that there are no projects within the zone of influence of the proposed development which could potentially lead to cumulative impacts, provided adherence to the overarching policies and objectives of the plans and programmes and best practice and mitigation measures are implemented for individual projects.
Is the nature of the proposed works significant?	The proposed works are not considered significant and will be carried out in-line with existing construction methodologies and health and safety regulations.
Will the proposed works utilise a significant quantity of natural resources, including soil, land, water and biodiversity?	No. The construction phase of the development works will not require the use of a significant quantity of natural resources.  The construction phase of the proposed development will use standard materials including aggregate, cement, etc. There are secondary impacts associated with off-site activities, such as quarrying, which are the subject of separate consenting procedures in considering the impacts arising at those off-site locations. No adverse significant impacts are expected to occur on the site or in the vicinity of the site through the use of resources owing to the scale of the development.
Will the proposed works produce a significant quantity of waste?	There will be a limited volume of waste produced as a result of the development works.  During construction, solid waste will be generated. However, volumes requiring off-site management will not be significant. On site materials that cannot be used for construction and reinstatement will be disposed of in accordance with all relevant legislation and guidance including the Waste Management Acts (1996, as amended) and Waste Management Permit Regulations.  No potential significant impacts are envisaged within the site or in the vicinity of the site as a result of the production of any waste associated with the proposed development.

Screening Questions	Comment
Will the proposed works create a significant amount or type of pollution or nuisance?	<p>During any construction project, there is potential for water, noise, air and traffic pollution. However, the relatively small scale of the project and the application of standard best practice construction methods during construction will readily eliminate the risk of such impacts arising. Therefore, the proposed development works will not cause significant pollution or nuisance during the construction and operational phase.</p> <p>Noise impacts may occur due to construction activities on a temporary basis, and through operation activities, such as changes in traffic levels. The temporary nature of noise impacts associated with construction activity are not expected to be significant and can be appropriately controlled through planning conditions. Similarly, increased traffic movements during the operational phase are not expected to have a significant adverse impact.</p>
Will there be a risk of accidents, having regard to substances or technologies used?	<p>The project is of a scale that is not likely to result in a major accident or disaster. The proposed development works is a typical residential development, utilising established building materials and technologies typical of the nature and scale of such development. The proposed works and construction methods to be used are well established and will be subject to contractor's safety statements and risk assessments.</p> <p>No potential significant impacts are envisaged as a result of the materials or technologies used.</p>
Would any combination of the above factors be considered likely to have significant effects on the environment?	<p>Given that there is no potential for significant effects for the development works, there are no factors (which when combined) would result in the development works, due to its characteristics, having a significant effect on the environment.</p>

## Conclusion

It is concluded that the proposed completion of construction works will not have significant effect on the surrounding receiving environment due to the modest scale and the nature of the proposed works.

## 4.2 Location of the Proposed Development

The environmental sensitivity of geographical areas likely to be affected by the proposed development works with regards to the criteria outlined in Schedule 7 of the Planning and Development Regulations, 2001 (S.I. No. 600/2001) are outlined in

Table 4-2 below.

Table 4-2: Location of the Proposed Development

Screening Questions	Comment
The existing land use	<p>The proposed works site comprises of approximately 1.18 acres, located at Corneddan, Ballinalee, Co. Longford. The proposed works will consist of the construction of a 2no. bed residential dwelling and associated works. The land use currently consists of a greenfield site of improved agricultural grassland (GA1), hedgerows (WL1), earthbanks (BL2) and drainage ditches (FW4) as classified under Fossitt’s habitat classification system<sup>4</sup>.</p> <p>The Longford County Development Plan 2021-2027<sup>5</sup> identifies the study area via the 2018 Corine land use data maps as pasture areas.</p>
The relative abundance, quality and regenerative capacity of natural resources in the area (including soil, land and water) in the area.	<p>The project does not involve the significant use of natural resources. The land use currently consists of a greenfield site, an improved agricultural grassland (GA1), hedgerows (WL1), earth-banks (BL2) and drainage ditches (FW4).</p> <p>The proposed development works will not have a significant effect on the abundance, quality or regenerative capacity of soil, land and or water within the vicinity of the proposed development works.</p> <p>The proposed development works have been subject to a Screening for Appropriate Assessment Report. On the basis of objective scientific information, it finds that the proposed development works, either individually or in combination with other projects and plans, are not likely to have a significant effect on any European site.</p>
<p>The absorption capacity of the natural environment, paying particular attention to the following areas:</p> <ol style="list-style-type: none"> <li>i. wetlands, riparian areas, river mouths;</li> <li>ii. coastal zones and the marine environment;</li> <li>iii. (mountain and forest areas;</li> <li>iv. nature reserves and parks;</li> <li>v. areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;</li> </ol>	<p>The proposed site comprises of approximately 1.18 acres, located at Corneddan, Oghil, Ballinalee, Co. Longford. The proposed works will consist of the construction of a 2no. bed residential dwelling and associated works. The land use currently consists of a greenfield site of an improved agricultural grassland (GA1), hedgerows (WL1), earth-banks (BL2) and drainage ditches (FW4).</p> <p>Two European sites within the proposed works Zol; Lough Forbes Complex SAC and Ballykenny-Fishertown Bog SPA, were identified as supporting potential indirect connectivity to the proposed works. The site is bound to the south and west by drainage ditches. The drainage ditch on the west flows from the north and is culverted across the road to the west. This potentially connects to the Aghaboy Stream to the west. This stream flows into the Camlin_026 (IE_SH_26S021530) located approximately 6km south as per the</p>

<sup>4</sup> Alphanumeric codes for habitat classification are provided in accordance with ‘A Guide to Habitats in Ireland’ (Fossitt, 2000)

<sup>5</sup> [Longford County Development Plan 2021-2027 Volume 2: Appendix](#)



Screening Questions	Comment
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; vii. densely populated areas; viii. landscapes and sites of historical, cultural or archaeological significance.	<p>river course. This in turn flows approximately 22Km westward, prior to converging with Lough Forbes.</p> <p>However, due to the distance of the sites from the proposed works via a network of watercourses comprising of approximately 30km, this connectivity is tenuous. In addition, the onsite drainage ditches are heavily vegetated and stagnant in flow, along with existing on-site vegetation, therefore limiting transfer of pollutants downstream. As a result, the proposed works do not support connectivity to European sites.</p> <p>The proposed development works have been subject to a Screening for Appropriate Assessment Report. On the basis of objective scientific information, it finds that the proposed development works, either individually or in combination with other projects and plans, are not likely to have a significant effect on any European site.</p> <p>The study area is located in the Landscape Character Type “Central Corridor”, in an area with both intermittent views and full views as per the Longford County Development Plan 2021-2027. There are no sites of archaeological significance within close proximity of the site.</p>

### 4.3 Characteristics of the Potential Impacts

The proposed development works are considered in the context of potential impacts. The topic areas which may potentially be impacted upon are outlined below with reference to Section 171A of the Act (as amended by the EIA Regulations). The assessment draws on the results of the Screening for Appropriate Assessment (AA). See below for significance of impacts according to theme as per EIA and **Table 4-4** for the characteristics of potential impacts.

**Table 4-3: Significance of Impacts in the Context of EIA Headings.**

Screening Questions	Comment
Population and Human Health	<p>The site located at Corneddán is approximately 1.18 acres. It is situated approximately 4.4km south of Drumlish and 9.9km from Longford Town. The site currently consists of a green field site with no development in place.</p> <p>The CSO 2016 Census figures indicate that Drumlish had a population of 931 and Longford Town a population of 10,008 in 2016. The 2022 preliminary census results indicate that Longford was one of the countries with the greatest population increase, a total of 14%.</p> <p>There is a Primary Care Centre located within Longford Town and a health centre in Drumlish. There are additional health facilities in Edgeworthstown and Granard located 13km and 15km respectively from the site location.</p>
Biodiversity	<p>The land use currently consists of a greenfield site of improved agricultural grassland (GA1), hedgerows (WL1), earth-banks (BL2) and drainage ditches (FW4).</p>

Screening Questions	Comment
	<p>Two European sites are located within the Zone of Influence of the proposed works with potential to support connectivity; Lough Forbes Complex SAC and Ballykenny-Fishertown Bog SPA. European sites (SAC/SPA) will not be impacted by the proposed development works, as set out in the Screening for Appropriate Assessment report prepared for this application.</p> <p>No Natural Heritage Area (NHA) and three proposed Natural Heritage Areas (pNHA) are located within the Zol of the proposed works, they are as follows Carrickglass Demesne (site code: 001822), Ardagullion Bog pNHA (site code: 002069) and Lough Forbes Complex pNHA (site code: 001818). It is not anticipated that any of the identified NHA/pNHA sites will be impacted by the proposed works. See <b>Figure 3.2</b>.</p>
Land, Soils and Geology	<p>As outlined in <b>Section 3.5</b> the works area is located within the Longford Ballinalee Groundwater Body (IE_SH_G_149), the underlying bedrock of the proposed works is a narrow band of Corn Hill Formation which is comprising of shale, greywacke and volcanics and the site is of moderate groundwater vulnerability.</p> <p>The development will be carried out in accordance with construction methods and environmental management systems. There will be no significant negative impact on lands, soils and geology associated with the development.</p>
Water	<p>The site is bound to the south and west by drainage ditches. The drainage ditch on the west flows from the north and is culverted across the road to the west. This potentially connects to the Aghaboy Stream to the west. This stream flows into the Camlin_026 (IE_SH_26S021530) located approximately 6km south as per the river course. This in turn flows approximately 22Km westward, as per the river course, prior to converging with Lough Forbes.</p> <p>Two European sites within the proposed works Zol; Lough Forbes Complex SAC and Ballykenny-Fishertown Bog SPA, have been identified as supporting potential indirect connectivity to the proposed works. However, due to the distance of the sites from the proposed works via a network of watercourses comprising of approximately 30km, this connectivity is tenuous. In addition, the onsite drainage ditches are heavily vegetated and stagnant in flow, along with on-site vegetation, therefore limiting transfer of pollutants downstream.</p> <p>The proposed development works have been subject to a Screening for Appropriate Assessment Report. On the basis of objective scientific information, it finds that the proposed development works, either individually or in combination with other projects and plans, are not likely to have a significant effect on any European site.</p> <p>Surface water run-off from the building's hard surfaces will be directed to a storm water soakaway area within the proposed residential site. The wastewater generated during the project operational phase will be treated appropriately, the site will be served by an onsite private wastewater treatment unit and percolation area.</p>

Screening Questions	Comment
	There will be no negative impacts associated with the proposed works on the natural environment and or habitats listed.
Air, Climate and Noise	<p>Due to the scale and nature of the proposed development, there are no significant impacts foreseen as regards air quality. There will be no significant negative impact associated with the development.</p> <p>Plant and equipment utilised during construction and as part of the operational phase will use fossil fuels, but the potential air, climate and noise impacts associated with this is immaterial due to the short-term scale of the works. Similarly, increased traffic movements during the operational phase are not expected to have a significant adverse impact.</p> <p>Noise impacts may occur due to construction activities on a temporary basis, and through operation activities, such as changes in traffic levels. The temporary nature of noise impacts associated with construction activity are not expected to be significant and can be appropriately controlled through planning conditions.</p>
Landscape and Visual	The study area is located in the Landscape Character Type “Central Corridor”, in an area of with both intermittent views and full views as per the Longford County Development Plan 2021-2027.
Cultural Heritage	The closest site record of Site and Monuments Record (SMR) to the proposed works is located 0.8km to the east. It is an Enclosure (Ref No. LF009-005), there are however no sites of archaeological significance within close proximity of the site.
Material Assets	There is potential for temporary minor impacts related to traffic inconvenience in the area during the construction works.

**Table 4-4: Characteristic of Potential Impacts**

Screening Questions	Comment
The extent of the impact (geographical area and size of the affected population).	<p>It is not anticipated that a large geographical area will be impacted by the proposed works. Potential environmental impacts during the construction and operational phase of the proposed development will be localised to the application site. It is expected that the proposed development will not have any significant environmental impact beyond the application site boundaries.</p> <p>The proposed works are located in a rural environment, the proposed works will be carried out with reference to the Longford County Development Plan 2021-2027 policies. The following outlines Longford County Development Plan policies regard rural settlement:</p> <p><b>Rural Settlement Clusters - County Policy Objectives</b></p> <p><b>CPO 4.16:</b> Support housing and repopulation taking place within Serviced Rural Villages in a consolidated, sustainable and sequential manner, and to promote the provision of serviced sites supported by Irish Water in order to attract people to build their own homes and</p>

Screening Questions	Comment
	<p>live in Served Rural Villages, whilst also managing the levels of growth at an appropriate scale to ensure compliance with the Core Strategy Table.</p> <p><b>CPO 4.22:</b> Support the sustainable development of rural areas in County Longford by encouraging growth and arresting decline in areas that have experienced low population growth or decline in recent decades and by managing the growth of areas that are under strong urban influence to avoid over-development, while sustaining vibrant rural communities.</p>
Outline the nature of the impact.	The proposed development works is expected to have a minor, localised, and temporary negative effect on the receiving environment primarily during the construction phase. This is associated with disruption to local residents and commuters from noise and additional traffic. Thereafter, there is expected a permanent positive effect during the operational phase of the development.
The transboundary nature of the impact.	There are no transboundary or trans-frontier impacts associated with the proposed development.
The intensity and complexity of the impact.	The potential construction impacts are not considered to be significantly complex or intense due to the nature of the development:
The expected onset, duration, frequency and reversibility of the impact.	<p>The proposed development works will result in minor construction phase impacts that will be temporary in nature. The proposed development will result in the construction of a 2no. bed residential house which will have an estimated life-span of 50 years plus.</p> <p>It is expected that the implementation of the proposed project will result in permanent positive impacts by providing additional housing needs and requirements to the town. No significant impacts have been identified as a result of the proposed development.</p>
Outline the cumulation of the impact with the impact of other existing and/or approved projects	See <b>Section 3.6</b> for the assessment of cumulative impacts with other plans and projects.
Outline the possibility of effectively reducing the impact.	<p>The design of the project has been optimised to ensure that environmental impacts are minimised as much as possible.</p> <p>The proposed development works have been subject to Screening for Appropriate Assessment, on the basis of objective scientific information, if finds that the proposed development works, either individually or in combination with other projects and plans, is not likely to have a significant effect on any European site.</p>



## 5 Conclusion

It is concluded that impacts associated with the construction and operation of the proposed development are not considered to be significant in the context of Directive 2014/52/EU nor Schedule 7 of the *Planning and Development Regulations 2001 to 2017*, as amended.

Based on the findings of this report, the context and character of the site and the receiving environment, as well as the nature, extent, form, and character of the proposed development, the proposed development works are not considered likely to have significant effects on the environment and consequently do not require an Environmental Impact Assessment Report as prescribed under the EIA Directive 2014/52/EU.

## Appendix A -Site Layout

