

Proposed works at Knock, Lanesborough, Co. Longford.

The proposed development will consist of the Construction of industrial/commercial building & ancillary common room building at Knock, Lanesborough , County Longford.

This follows on from Part 8 Approval No.70 of 2019 and modifies the previously permitted development.

The proposed development will consist of:

Construction of single-storey industrial /commercial building of c. 1,100 sq.m to accommodate up to 8 individual or linked food production units.

- Ancillary single-storey ‘common room’ building of c. 82 sq.m with canopy structure over outdoor seating area of c. 105 sq.m
- Associated works including signage, delivery & loading area for commercial vehicles, footpaths & cycleways, car parking, cycle racks, EV charge points, drainage, hard & soft landscaping including community garden with water feature.

Site walkover 25/09/2023.

Re: Environmental Impact Assessment – Screening for Environmental Impact Assessment Report (EIAR)

Planning Legislation:

Planning and Development Regulations 2001-2019, Schedule 5, Part 1 and 2

European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018

Article 75 which amends Article 120 of the Planning and Development Regulations 2001-2019

Planning and Development Act 2000 – 2019

Characteristics of Project.

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Location

Located in the Town of Lanesborough, Co. Longford and bounded to the north by a public road (N63) and to the west by the fire station and south and east by hedgerows.

Type and characteristics of potential impact

From assessing the documentation associated with the proposed development and considering the extent of works and the potential impacts based on the following environmental factors;

- Population and human health,
- Biodiversity, with particular attention to species and habitats protected under the Birds and Habitats Directives,
- Land, soil, water, air and the landscape,
- Climate,
- Interaction between above,
- Expected effects from relevant major accidents and / or disasters.

It is determined that an Environmental Impact Assessment Report is not required as there is a no possibility that the proposed development may impact the local environment as it is of such a scale, will occupy heavily modified habitats, utilize existing services, be undertaken in an area already subject to heavy disturbance. There will be no protected habitats or species impacted and no fragmentation of existing protected habitats.

Conclusion

It is determined that based on the above preliminary examination, there is no possibility of negative impacts on the environment and local flora and fauna arising from the proposed development works at Lanesborough and therefore it is recommended that an Environmental Impact Assessment Report is not required for this proposal.

Appendix:

Description of project and project area characteristics

Habitats were identified using “Guide to Habitats in Ireland”, Fossitt J., Heritage Council 2000.

There are two main habitats within the study area:

Wet Grassland

Hedgerow

RECEIVING ENVIRONMENT

Habitats on site:

Wet Grassland: Thistle(*Cirsium* spp.), Dock (*Rumex* spp), Plantain (*Plantago* spp), Silverweed (*Potentilla anserina*), Clover (*Trifolium* spp) Ragwort (*Senecio jacobea*) Hedge Mustard (*Sisymbrium officinale*), Purple Toadflax (*Linaria purpurea*), Perennial Rye Grass (*Lolium perenne*) Buttercup (*Ranunculus repens*), Meadow Sweet (*Filipendula ulmaria*), Rush (*Juncus* spp.), Sedge, (*Carex* spp.)Yorkshire Fog (*Holcus lanatus*), Purple Moor Grass (*Molinia* Spp), Scabious (*Succisa* spp), Ladies Smock (*Cardamine pratensis*).

This is a heavily modified habitat and currently is grazed by horses.

Hedgerows (WL1) Willow (*Salix* spp), Ivy (*Hedera helix*), Briar (*Rubus* spp), Hawthorn (*Crataegus monogyna*), Gorse (*Ulex* spp), Alder (*Alnus* spp), Beech Hedge along road boundary (*Fagus sylvatica*)

Fauna:

Birds: Birds which were all seen, heard (or can be expected to occur;), Pied wagtail (*Motacilla alba*), Thrush (*Turdus philomelos*), Blackbird (*Turdus merula*), Blue Tit (*Parus caeruleus*), Great Tit (*Parus major*), Chaffinch (*Fringilla coelebs*), Greenfinch (*Carduelis chloris*), Magpie (*Pica pica*), Jackdaw (*Corvus monedula*), Rook (*Corvus frugilegus*), Robin (*Erithacus rubecula*), Starling (*Sturnus vulgaris*), Wren (*Troglodytes troglodytes*), Dunnock (*Prunella modularis*), Woodpigeon (*Columba palumbus*), Goldcrest (*Regulus regulus*), Bullfinch (*Pyrrhula pyrrhula*), Greenfinch (*Carduelis chloris*)House Sparrow (*Passer domesticus*).

Mammals: Fox (*Vulpes vulpes*), Rabbit (*Oryctolagus cuniculus*), Field Mouse (*Apodemus sylvaticus*), Hedgehog (*Erinaceus europaeus*), Stoat (*Mustela 5rmine*), Rat (*Rattus norvegicus*), Pygmy Shrew (*Sorex minutus*).

There is no evidence of bat (Chiroptera) roosts or badger (*Meles meles*) setts.

Identification of potential negative impacts

Following a site walkover and desktop review it is determined that there is no potential for negative environmental impact with adherence to good practice guidelines.

Actions during construction phase:

Good construction guidelines will be followed..

Surface water runoff will be intercepted and then attenuated through permeable soils. Wheel washing, of construction vehicles, will be carried out on site, when necessary, and grey water from this process will be attenuated before discharge. This will prevent fouling of road surfaces and subsequent discharge to gully traps in the roads.

Runoff will be separated and managed to remove any potential negative impacts on watercourses.

Any drains or culverts will operate in such a way that water flow will be attenuated into the adjoining soils.

Construction work will not take place during periods of heavy rain.

No vehicles will be refuelled on site.

No herbicides or pesticides will be used.

Drip trays will be used under any vehicles employed in the construction work.

All hard core for construction works will be sourced to mimic the geology of the site.

No drains will be cleared unless flooding of the site is evident and cleared water will be attenuated through soils before discharge.

No unnecessary removal of vegetation.

All grey water will be directed to attenuation areas before discharge.

Post construction phase of the development:

Runoff will be separated and managed to remove any potential negative impacts on watercourses. Surface water runoff will be collected and treated under SUDS measures such as infiltration drainage.

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Any drains or culverts will operate in such a way that water flow will be attenuated into the adjoining soils.

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All foul water will be intercepted on site and away from the riparian area.

With the implementation of these measures, consistent with best practice guidelines, for the proposed construction of industrial/commercial units at Knock, Lanesborough, Co. Longford all potential negative impacts on local environments and nearby SAC`s and SPA`s can be prevented.

The current proposal will have no impact in combination with other plans or projects as it is of such a scale and close to an already serviced area

IMPLICATIONS FOR CONSERVATION OBJECTIVES of nearby SAC/SPA

Favourable conservation status is defined for Annex I habitats and Annex II species in the Habitat Directive (1992): Article 1 (e) Conservation status of a natural habitat means the sum of the influences acting on a natural habitat and its typical species that may affect its long-term natural distribution, structure and functions as well as the long-term survival of its typical species within the territory referred to in Article 2. The conservative status of a natural habitat will be taken as 'favourable' when: its natural range and areas it covers within that range are stable or increasing, and the specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future. Article 1 (i) Conservation status of a species means the sum of the influences acting on the species concerned that may affect the long-term distribution and abundance of its

populations within the territory referred to in Article 2; The conservation status will be taken as 'favourable' when: population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

The Conservation Objectives for the Natura 2000 sites have been prepared by the National Parks and Wildlife Service (NPWS) of the Department of Arts, Heritage and the Gaeltacht (NPWS,). The overall aim of the Habitats Directive is to maintain or restore the favourable conservation status of habitats and species of community interest. These habitats and species are listed in the Habitats and Birds Directives and SACs and SPAs are designated to afford protection to the most vulnerable of them. These two designations are collectively known as the Natura 2000 network. European and national legislation places a collective obligation on Ireland and its citizens to maintain habitats and species in the Natura 2000 network at favourable conservation condition. The Government and its agencies are responsible for the implementation and enforcement of regulations that will ensure the ecological integrity of these sites. Site-specific conservation objectives aim to define favourable conservation condition for a particular habitat or species at that site. The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Favourable conservation status of a habitat is achieved when: • its natural range, and area it covers within that range, are stable or increasing, and • the specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future, and • the conservation status of its typical species is favourable: The favourable conservation status of a species is achieved when:

- population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and
- the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and
- there is, and will probably continue to be, a sufficiently large habitat to maintain its population on a long-term basis.

In the document outlining the conservation objectives for the natura 2000 sites identified (NPWS,), each conservation interest is discussed separately as a conservation objective. Attributes and targets given in these conservation objectives were based on best available information at the time of writing. The proposed development works at Lanesborough have been identified as having no potential for

water quality impacts due to the works on the proposed site. The proposed works will not affect the conservation objectives of these sites or have an adverse effect on the requirements to meet the conservation objectives with regard to the restoration of Annex I habitats and Annex II species to favourable conservation status. Water quality is identified as a key sensitivity of the water-dependent qualifying interests of the SAC/SPA sites. The provisions of Article 6 of the 'Habitats' Directive 92/43/EC (2000) defines 'integrity' as the: 'coherence of the site's ecological structure and function, across its whole area, or the habitats, complex of habitats and/or population of species for which the site is or will be classified'. The proposed works are limited in scale and will comply with best practice guidelines to ensure that there will be no further impacts arising which would affect the coherence of the SAC/SPA's ecological structure and function; particularly with regard to the Annex II populations recorded from within the study area. The proposed works are not identified as having the potential to adversely affect the conservation objectives of the identified Natura 2000 sites

CONCLUSION

The current EIAR has been undertaken to evaluate the potential impacts of the proposed development with regard to the effects upon the conservation objectives and qualifying interests (including habitats and species) of both the identified Natura 2000 sites and the local environment. The proposed development is at Knock, Lanesborough, Co. Longford.. This report details how the procedures will adhere to best practice guidelines.

Article 6 of the 'Habitats' Directive 92/43/EC (2000) defines 'integrity' as the 'coherence of the site's ecological structure and function, across its whole area, or the habitats, complex of habitats and / or population of species for which the site is or will be classified'. Best practice guidelines are thought to be sufficient to ensure that potential impacts regarding water quality, invasive species and disturbance are avoided. From the evidence presented in the current assessment, it is concluded that the potential direct, indirect and cumulative impacts that may arise from the proposed works do not have the potential to affect the integrity of the SAC./SPA or the local environment.

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P1 Overview of site (fire station top of frame)



P2 Wet Grassland



P3 Gorse on northern boundary

