



**PROVISION OF 22 No. HOUSING UNITS  
AT  
LANESBOROUGH  
COUNTY LONGFORD**

**SCREENING FOR ENVIRONMENTAL IMPACT  
ASSESSMENT**

**July 2024**

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**LONGFORD COUNTY COUNCIL**  
**PROVISION OF 22 NO. UNITS AT LANESBOROUGH COUNTY LONGFORD**  
**SCREENING FOR ENVIRONMENTAL IMPACT ASSESSMENT**

**CONTENTS**

1	INTRODUCTION.....	1
1.1	Purpose of this Statement.....	1
1.2	Statement of Authority.....	2
2	THE PROPOSED DEVELOPMENT AND ENVIRONMENTAL SENSITIVITIES.....	2
2.1	The Proposed Development .....	2
3	LOCATION.....	4
3.1	Land, Soils and Flooding.....	5
3.1.1	Geology and Soils .....	5
3.1.2	Hydrology and Hydrogeology.....	6
3.2	Air and Climate.....	7
4	EIA SCREENING .....	8
5	CONCLUSION .....	10

## 1 INTRODUCTION

Jennings O'Donovan & Partners Limited have been commissioned by Longford County Council to carry out a Stage I Appropriate Assessment Screening under Article 6(3) of Council Directive 92/43/EEC (Habitats Directive) for the Provision of Works of a 22 No. Units at Lanesborough, County Longford. The works hereafter in this report will be identified as 'the Proposed Development'.

This report provides an Environmental Impact Assessment screening for a Part 179A housing development consisting of an area of land measuring 0.873 ha located at Lanesborough, Co. Longford. The 179A measure was implemented to allow for accelerated delivery of social, affordable and cost-rental housing by local authorities by way of exemption from the local authority own development 'Part 8' process in the section 179 of the Planning and Development Act 2000, as amended (the Act) in strictly defined circumstances.

The amendments to the Act and the Planning and Development Regulations 2001, as amended (the regulations) are balanced with the need to provide for the accelerated delivery of social and affordable housing while also ensuring proper planning and sustainable development by means of the introduction of a temporary time-bound exemption from the 'Part 8' process for the approval of local authority own development housing projects on local authority or State owned lands. This planning amendment will assist local authorities to accelerate housing delivery and is being utilised for this screening process.

This Part 179A process is being pursued by Longford County Council Housing Section.

The EIA Screening Report has been prepared to assess the potential impacts on the environment of the Proposed Development at the subject site and to assess the requirement or otherwise from an EIA.

The proposal is for a residential development consisting of the construction of 22 No. new residential units.

### 1.1 Purpose of this Statement

The purpose of this Environmental Impact Assessment Screening Statement is to determine whether an Environmental Impact Assessment Report is required for the Proposed Development and to identify any environmental issues that might arise. It is worth noting that this Proposed Development is below any threshold, and we do not consider a Schedule 7A screening process will be required as per Schedule 5 Parts 1 & 2 of the Planning Development Regulations 2001 (S.I. No. 600 of 2001), as amended.

This report is supported and informed by accompanying documentation including an Appropriate Assessment Screening Report prepared by JOD.

## 1.2 Statement of Authority

This Stage I Appropriate Assessment Screening has been prepared by Siobhan Roddy and Sarah Moore and Reviewed by David Kiely.

Siobhan Roddy is a Junior Environmental Scientist with a BSc in Environmental Science and Technology from Dublin City University. She has experience through various projects since joining JOD with a current focus on the environmental sector. Siobhan's key capabilities are in report writing of EIAR Chapters, Appropriate Assessments, Natura Impact Statements, Feasibility Studies and using software such as ArcGIS Pro.

Sarah Moore is an Environmental Scientist in JOD with over 17 years of environmental consultancy experience. She has obtained a MSc in Environmental Engineering from Queens University, Belfast, and a BSc in Environmental Science from University of Limerick. Since joining JOD, Sarah has been involved as a Project Environmental Scientist on a range of renewable energy, wastewater, structures and commercial projects. She has experience in the preparation of Appropriate Assessments, Ecological Impact Assessments, Environmental Impact Assessments and Geographic Information Systems.

David Kiely is a Director of JOD who holds a BE in Civil Engineering from University College Dublin and MSc in Environmental Protection from IT Sligo. He is a Fellow of Engineers Ireland, a Chartered Member of the Institution of Civil Engineers (UK) and has over 41 years' experience. He has extensive experience in the preparation of EIARs and EISs for environmental projects including Wind Farms, Solar Farms, Wastewater Projects, and various commercial developments. David has also been involved in the construction of over 60 wind farms since 1997.

## 2 THE PROPOSED DEVELOPMENT AND ENVIRONMENTAL SENSITIVITIES

### 2.1 The Proposed Development

It is proposed to construct a new housing development of 22 houses with associated services, access roads and car parking at the proposed site. The site is currently a greenfield site. The proposed construction is envisaged to consist of conventional foundations and pavement make up, with some local excavations for services and plant.

The proposal is for a residential development on a net site area of c. 0.837 ha. The proposal consists of the following:

- 13 No. 2 bed, 2 storey units
- 2 No. 2 bed, single storey units
- 5 No. 1 bed, single storey units
- 2 No. 3 bed, two storey units
- All associated site development works including landscaping, boundary treatments, public lighting, site services, drainage works and all associated infrastructure.

All units will have a nap plaster and grey brick finish. Windows and doors will be dark grey in colour. All units will include heat pumps with underfloor heating to ground floors and radiators to first floors.

Key construction activities will include;

- Site Clearance
- Stripping topsoil
- Placing foundations
- Building works
- Boundary erection
- Connection to existing services
- Hard surfaces and roads
- Finishes
- Landscaping

The site will be accessed via the existing road to the adjoining housing development. The mature hedgerow on the southern edge of the development will be retained shown in **Figure 2.1**. The layout of the development was designed using best practice principles to enhance the durability and function of the site, while minimising its visual intrusion where possible.

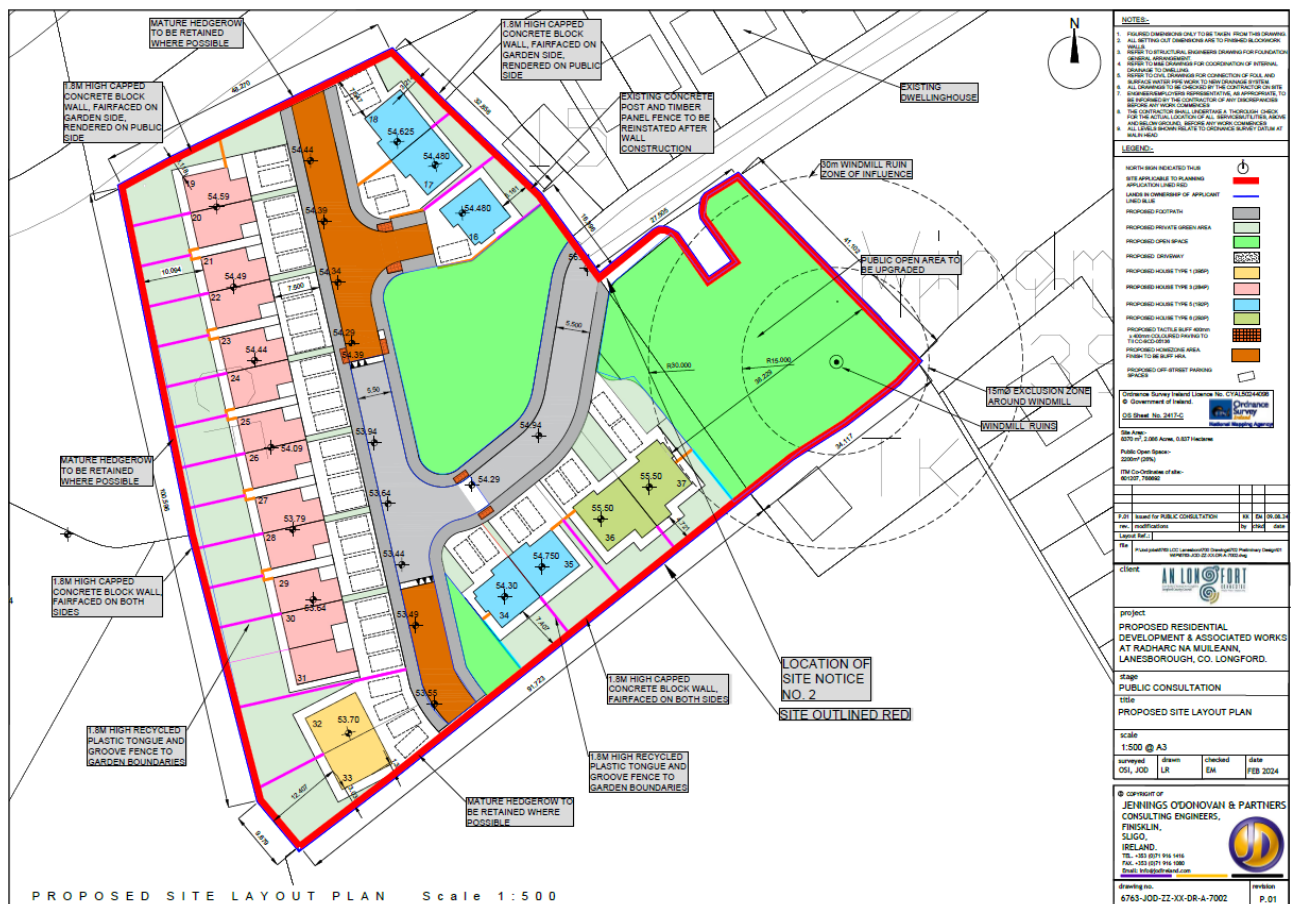


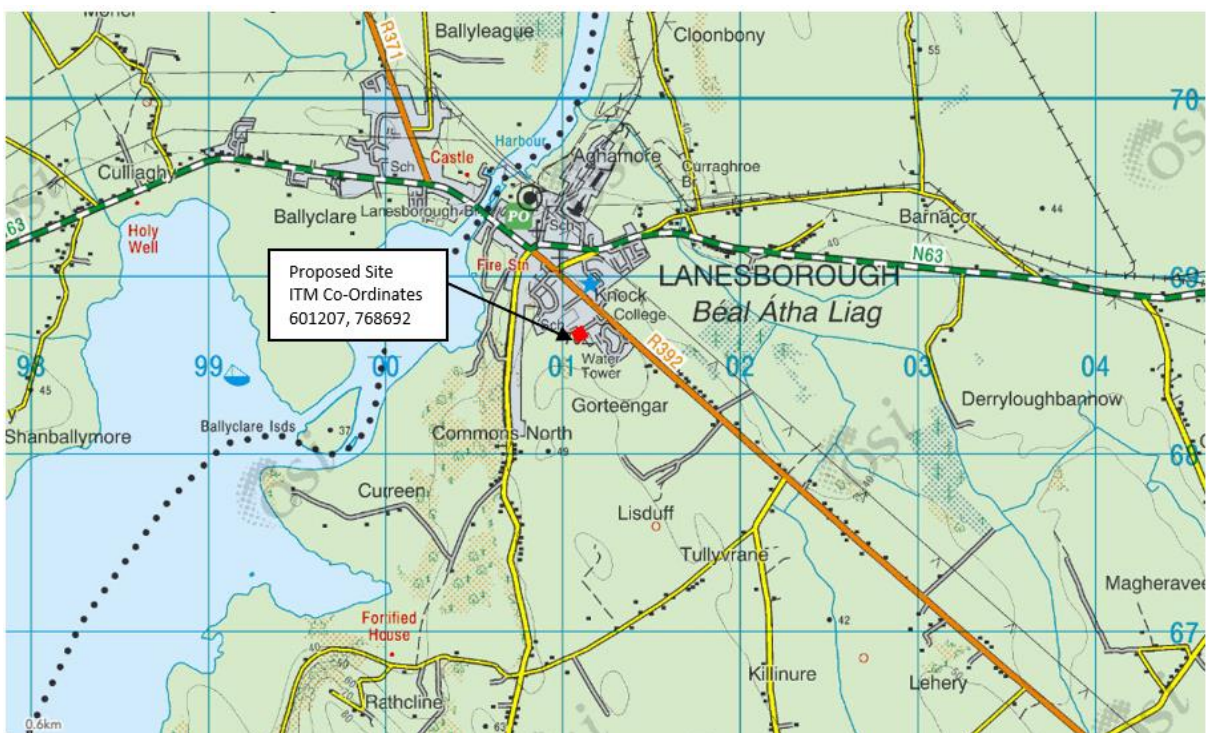
Figure 2.1: Proposed Site Plan



### 3 LOCATION

The site (0.837 hectares) is located in the townland of Knock, approximately 600m from the town centre of Lanesborough, County Longford and 700m from National Road N63 (**Figure 2.2**). The site had planning permission in place under planning reference PL04/745 for the construction of 34 units. 14 no. of the original 34 houses were constructed. A further 2 no 3 bed units were constructed under planning reference PL18/182. All 16 no existing houses are completed and occupied. These adjoin the Proposed Development.

The site is zoned for residential development in the Longford County Development Plan 2021-2027, it is currently not used and contains grass and scrub growth with some sapling trees. The site slopes in a southwest direction from 56m AOD in the north to 54m AOD in the south and west corners.



**Figure 2.2:** Location of the Proposed Development Site



**Figure 2.3:** Site Location Map

### **3.1 Land, Soils and Flooding**

#### **3.1.1 *Geology and Soils***

The Proposed Development is located entirely within Visean Limestones (undifferentiated). This bedrock formation is described by the Geological Survey of Ireland as a '*Undifferentiated limestone*'. The bedrock indicated is a Regionally Important Aquifer - Karstified (conduit). The groundwater vulnerability was determined to be rock at or near Surface or Karst, extreme and high.

The Office of Public Works (OPW) website and the EPA mapping services were accessed (10 July, 2024) to determine flood areas within and near the Proposed Development. The EPA mapping service shows that the Proposed Development site is outside of any low, medium or high risk of flooding areas (**Figure 2.4**).





**Figure 2.4:** Flood map in the vicinity of the Proposed Development (Source: [www.floodinfo.ie](http://www.floodinfo.ie), 2024)

### 3.1.2 Hydrology and Hydrogeology

There are no watercourses occurring at or in the vicinity of the project site (**Figure 2.5**). The nearest watercourse is the order 3 Lough Bannow Stream (Segment Code: 26\_558) which lies approx. 790m northeast of the Proposed Development. There are no karst features in the vicinity the groundwater vulnerability was determined to be high to extreme. The bedrock aquifer is described as 'Regionally Important Aquifer - Karstified (conduit)'.

The Proposed Development site is located within the Water Framework Directive (WFD) Upper Shannon (Catchment ID 26C) catchment area which has an area of 1,500 km<sup>2</sup>. Lanesborough is identified as a community of very low risk with no fluvial flood risk to any properties within Lanesborough<sup>1</sup>.

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<sup>1</sup> Office of Public Works. (2018). Flood Risk Management Plan for the Shannon Upper & Lower River Basin (UOM25-26) <https://www.floodinfo.ie/publications/?a=644>



**Figure 2.5:** Watercourses and waterbodies adjacent to the Proposed Development

**3.2 Air and Climate**

The EPA designate the area as Air Zone D: Rural Ireland. County Longford has one air quality monitoring station located in Longford Town (213826.5266E, 275101.3485N). Particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>) and nitrogen oxide are measured at the Longford town station. The Longford town site is located on the Dublin road, less than a mile outside Longford town centre.

In relation to the Proposed Development, the monitoring station is located approx. 29km north. The EPA Air Quality site was accessed on 11 July 2024 and the following ratings noted:

1. The latest recording at Longford town air monitoring station 43. Longford town had a PM<sub>2.5</sub> average of 3.21 µg/m<sup>3</sup> and PM<sub>10</sub> of 11.39 µg/m<sup>3</sup>.

There is no significant impact on air pollution expected from the Proposed Development outside of potential temporary dust impact. Air and Climate are not likely to be significantly affected by the Proposed Development.

**4 EIA SCREENING**

Establishing if the proposal is a '22 Unit Residential Development at Lanesborough Co. Longford':	
Development Summary:	<p>It is proposed to construct a new housing development of 22 houses with associated services, access roads and car parking at the proposed site. The site is currently a greenfield site. The proposed construction is envisaged to consist of conventional foundations and pavement make up, with some local excavations for services and plant.</p> <p>The proposal is for a residential development on a net site area of c. 0.837 ha. The proposal consists of the following:</p> <ul style="list-style-type: none"> <li>• 13 No. 2 bed, 2 storey units</li> <li>• 2 No. 2 bed, single storey units</li> <li>• 5 No. 1 bed, single storey units</li> <li>• 2 No. 3 bed, two storey units</li> <li>• All associated site development works including landscaping, boundary treatments, public lighting, site services, drainage works and all associated infrastructure.</li> </ul>
Was a Screening Determination carried out under Section 176A-C?	<p><input type="checkbox"/> Yes, no further action required.</p> <p><input checked="" type="checkbox"/> No, Proceed to <b>Part A</b></p>
<p><b>A. Schedule 5 Part 1</b> - Does the development comprise a project listed in Schedule 5, <b>Part 1</b>, of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)</p>	
<input type="checkbox"/> Yes, specify class _____	<p><b>EIA is mandatory.</b></p> <p>No Screening required</p>
<input checked="" type="checkbox"/> No	Proceed to <b>Part B</b>
<p><b>B. Schedule 5 Part 2</b> - Does the development comprise a project listed in Schedule 5, <b>Part 2</b>, of the Planning and Development Regulations 2001 (as amended) <b>and</b> does it meet/exceed the thresholds? (Tick as appropriate)</p>	
<input type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2	<b>No Screening required</b>
<input type="checkbox"/> Yes, The Proposed Development is listed in Schedule 5, Part 2 <b>and</b> meets/exceeds the threshold, specify class (including threshold): [specify class & threshold here]	<p><b>EIA is Mandatory</b></p> <p>No Screening required</p>
<input checked="" type="checkbox"/> Yes, The Proposed Development is of a type listed <b>but</b> is <i>sub-threshold</i> :	Proceed to <b>Part C</b>

	<b>Preliminary Examination:</b>	The planning authority shall carry out a preliminary examination of, at the least, the <b>nature, size or location of the development.</b>
	<b>Yes/No/ Uncertain:</b>	<b>Comment:</b>
<p><b>Nature of the development:</b> <i>Is the nature of the proposed development exceptional in the context of the existing environment?</i></p> <p><i>Will the development result in the production of any significant waste, or result in significant emissions or pollutants?</i></p>	No	<p>The existing environment is a green field site.</p> <p>Waste:</p> <ul style="list-style-type: none"> <li>• General household waste.</li> <li>• Constructional waste and materials which may be excavated from site during development.</li> </ul> <p>Emissions: none</p> <p>Pollutants: low risk of pollutants</p>
<p><b>Size of the development:</b> <i>Is the size of the proposed development exceptional in the context of the existing environment?</i></p> <p><i>Are there cumulative considerations having regard to other existing and/or permitted projects?</i></p>	No	<p>There are other housing estates within the vicinity of the site (Moymews housing estate is within 100m). There are many mixed-use buildings (residential and commercial) around the site.</p> <p>Having regard to the scale of the permitted developments in the vicinity, the AA Screening Assessment noted that there will be no in-combination effects with local planning applications.</p>
<p><b>Location:</b> <i>Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?<sup>2</sup></i></p> <p><i>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</i></p>	No	<p>An Appropriate Assessment Screening Report (AASR) has been prepared. The AASR found that: "It can be objectively concluded that there are not likely to be any significant effects on any European Site as a result of the construction or operation of The Proposed Development at Lanesborough, Co. Longford."</p> <p>The proposed development will be constructed in accordance with the design and best practice that is described within this report, therefore significant effects on biodiversity are not anticipated at any geographic scale.</p>

<sup>2</sup> Sensitive locations or features includes European sites, NHA/pNHA, Designated Nature Reserves, land designated as a refuge for flora and fauna, and any other ecological site which is the objective of a CDP/LAP (including draft plans).



<b>Conclusions</b>		
Based on a preliminary examination of the nature, size or location of the development, is there a real likelihood of significant effects on the environment?		
There is <b>no real likelihood</b> of significant effects on the environment.	EIA is not required	X
There is significant and realistic doubt in regard to the likelihood of significant effects on the environment.	Screening Determination Required	N/A
	Schedule 7A information required	N/A
There is no real likelihood of significant effects on the environment.	EIA not required	N/A
The preliminary examination as required by Article 120 of the Planning and Development Regulations 2001 (as amended) has determined that formal EIA Screening is not required therefore it is not necessary to proceed to Step 3. It is considered that a sub-threshold EIAR is not required for the Proposed Development as the proposal is below the thresholds of Schedule 5 of the Planning and Development Regulations.		

**5 CONCLUSION**

This EIA screening report has been prepared in relation to a part 179a residential development on land situated at Lanesborough, Co. Longford in accordance with Article 120 (1) (b) of the Planning & Development Regulations, 2001 as amended, having regard to the following:

- The location, size and nature of this serviced site located in an urban setting and distanced from protected and/or environmentally sensitive sites.
- The Proposed Development is below the threshold of a mandatory EIA which would require an Environmental Impact Assessment Report (EIAR)
- The modest scale and quantum of the residential development proposed and integration with the adjoining community of Lanesborough.
- The description of possible effects on the environment are not considered significant and therefore further assessment pursuant to the Planning and Development Regulations 2001 as amended are not considered necessary.
- An Appropriate Assessment Screening has been carried out. It concluded that the Proposed Development will not cause significant impacts on any Natura 2000 sites, and that an Appropriate Assessment is not required.



All standard practices will be employed throughout the construction and operation phase of the development to ensure that the Proposed Development will not create any significant impacts on the quality of the surrounding environment.