

LONGFORD COUNTY COUNCIL

**SECTION 179 OF THE PLANNING AND DEVELOPMENT ACT 2000
(as amended)**

**PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001
(as amended)**

PROPOSAL TO CARRY OUT A DEVELOPMENT REFERRED TO AS –

PART VIII – NO. 131

Ballymahon - Pobal le Cheile Regeneration Project

Report in Accordance with
Section 179 of the Planning and Development Act 2000 (as amended)
and
Part 8 of the Planning & Development Regulations 2001
(as amended)

To: The Cathaoirleach and Members of Longford County Council.

Being satisfied that the requirements of subsections (1) and (2) of Section 179 of the Planning and Development Act 2000 as amended, and Articles 79 to 85 inclusive of the Planning and Development Regulations 2001 (as amended) have been fully complied with in relation to the

above proposed development, I have prepared the attached report in accordance with the requirements of subsection (3) of Section 179 of the Planning and Development Act 2000 as amended and formally submit same to the Cathaoirleach and members of Longford County Council at the Full Council Meeting for consideration.

1. Introduction / Site Location of the proposed development.
2. The nature and extent of the proposed development and the principal features thereof are as set out in Section 2 of the Report.
3. Section 3 of the Report evaluates the consistency of the development with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the Longford County Development Plan 2021-2027.

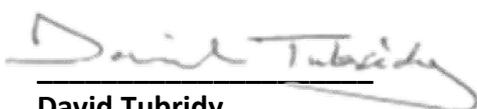
I am satisfied that all issues have been fully considered in the evaluation and that the proposed development is consistent with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the Longford County Development Plan 2021-2027, for the reasons set out in the report.

4. The persons and bodies who made submissions or observations with respect to the proposed development in accordance with the provisions of the above Act and Regulations are listed at Section 4. Section 4 includes a response from the Regeneration section.
5. Section 5 sets out details in relation to Appropriate Assessment.
6. Section 6 sets out the EIA Screening Determination.
7. Section 7 sets out the recommendation of the Planning Authority in relation to the proposed development regarding the planning considerations and submissions and observations received.

In accordance with the provisions of Section 179(3)(b)(v) of the Planning and Development Act 2000 (as amended) I recommend that the proposed development should be proceeded with subject to the modifications/amendments listed in Section 7 of the attached report.

Dated this the:

13 August 2025



David Tubridy
A/Director of Services.

Note:

Planning and Development Act 2000 (as amended) – Subsection 4 of Section 179.

- (4) (a) The members of the local authority shall, as soon as may be, consider the proposed development and the report of the Chief Executive under subsection (3).
- (b) Following consideration of the Chief Executive's Report under paragraph (a), the proposed development may be carried out as recommended in the Chief Executive's Report, unless the local authority, by resolution, decides to vary or modify the development, otherwise than as recommended in the Chief Executive's Report, or decides not to proceed with the development.
- (c) A resolution under paragraph (b) must be passed not later than 6 weeks after receipt of the Chief Executive's Report.



Longford County Council
PLANNING DEPARTMENT

PART VIII – NO. 131

Ballymahon - Pobal le Cheile Regeneration Project

Report in Accordance with
Section 179 of the Planning and Development Act 2000
(as amended)
and
Part 8 of the Planning & Development Regulations 2001
(as Amended)

August 2025

1. INTRODUCTION/ SITE LOCATION:

The subject lands are located within the Townland of Ballymahon and in the development envelope of Ballymahon Town as identified in the Longford County Development Plan 2021 – 2027. The application site is situated at the former Convent of Mercy building and the associated lands.

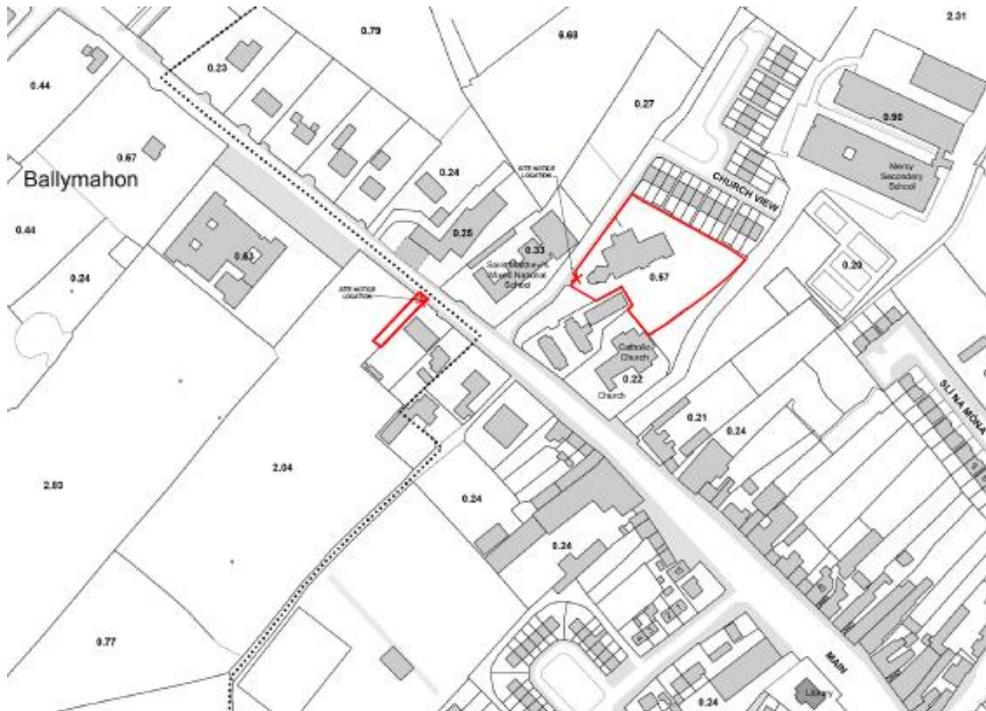
The former Convent of Mercy building is a building listed on the National Inventory of Architectural Heritage and the building has a reference No. 13316005. It is appraised and described by the Buildings of Ireland website as:

Description: *Detached seven-bay two-storey over basement former convent with attic storey, built c. 1882 and extended in 1895, having central three-bay gable-fronted breakfront and advanced single-bay gable-fronted breakfronts to either end of the main façade (southeast). Now in use as a day care centre. Multiple-bay two-storey over basement return with additional three-storey flat-roofed extension to the northeast and various flat-roofed single-storey extensions to the southeast. Pitched slate roofs with ridge tiles, overhanging eaves, brick chimneystacks, wrought-iron finial to central breakfront gable and cast-iron rainwater goods. Cut stone kneeler stones to gables to front elevation and corbelled eaves courses. Lined-and-ruled rendered walls over projecting plinth with moulded cut stone detailing. Round-headed niche to first floor central bay having trefoil-headed canopy with spired roof and containing statue on cut limestone plinth, the latter a continuation of the adjoining limestone sills and supported by a marble column and console bracket. Pointed arch openings to attic storey of gable-fronts, containing sheet metal vents. Pointed arch window openings to first floor having tooled limestone sills and replacement windows. Segmental-headed windows to ground floor with tooled cut limestone sills and replacement windows. Pointed arch door opening to central breakfront having square-headed doorway with timber panelled door, cut stone surround, plain overlight and flanking pointed arch sidelights with cut stone surrounds. Doorway approached by flight of cut limestone steps. Set back from road in extensive grounds to the northwest end of Ballymahon with garden to south and southeast of site, with cast-iron railings and pedestrian gate leading to St. Matthew's Roman Catholic church (13316007). Modern school buildings to site. Convent graveyard to the northeast.*

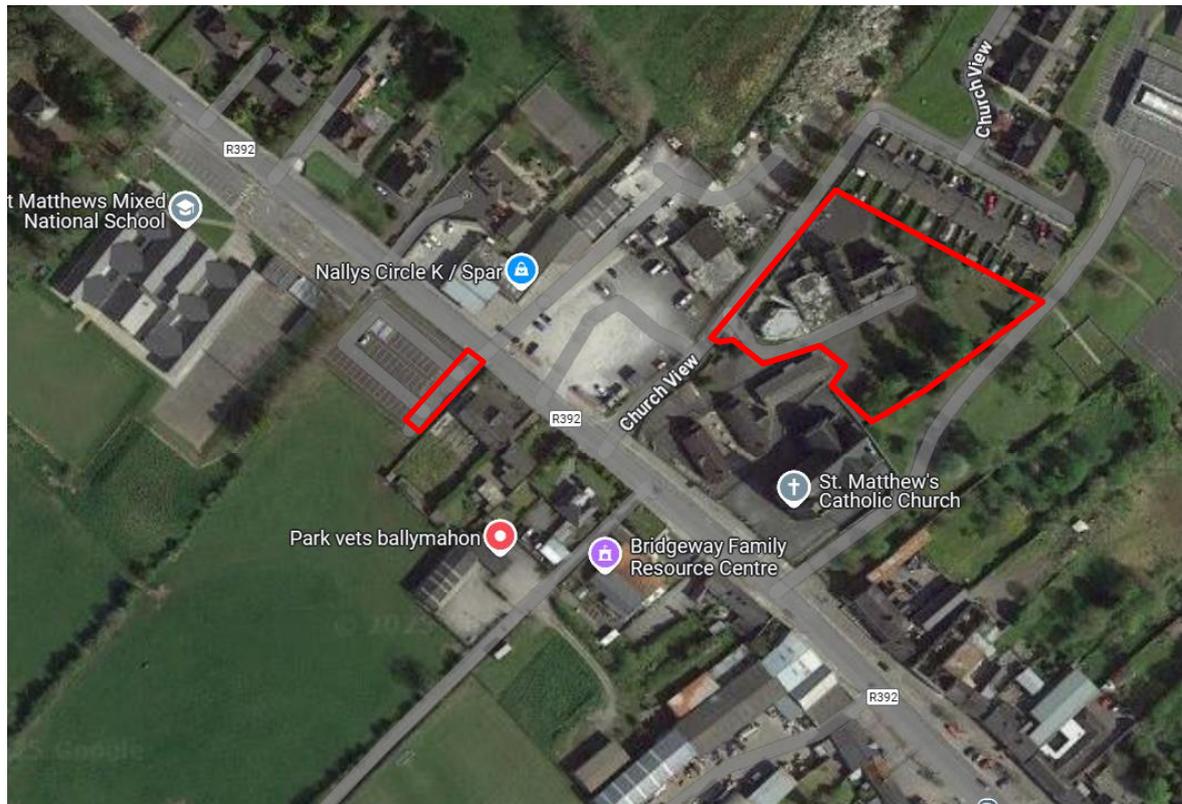
Appraisal: *This substantial and well-proportioned late nineteenth-century convent retains its original imposing form and character despite recent conversion to a new use. The Institutional Gothic form of this building is characteristic of the convent architecture in Ireland during the second half of the nineteenth century, a period when a great many buildings of this type were constructed. The plain front façade is enlivened by the advanced gable-fronted breakfronts, the variety and treatment of the window openings and by the Gothic detailing to the canopied statue niche. It forms part of a group of related structures along with the Roman Catholic church (13316007) to the south and the convent school buildings (13316006) to the southwest. This building is of social importance to the local community as a school and is an historical reminder of the role of the Sisters of Mercy in Ballymahon. The simple railings, gates and the convent graveyard complete the setting and add to this composition.*



Existing structure former Convent of Mercy building.

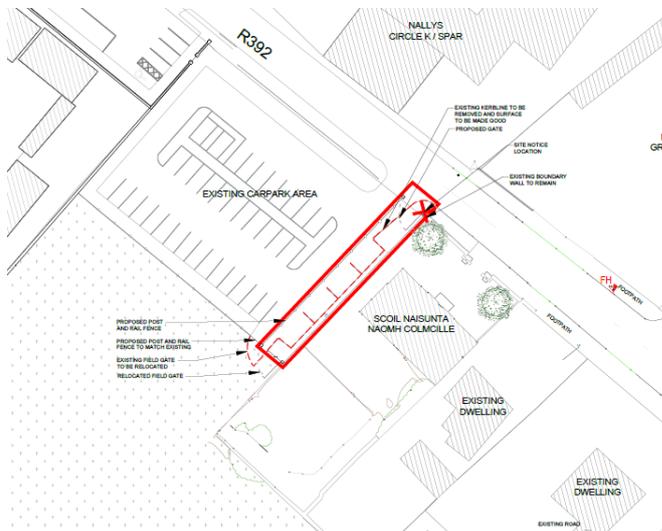


Development site (Above and below)





Site Layout Former Convent



Site Layout Field Entrance

2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT:

The proposed development consists of the following:

- The refurbishment of the Convent of Mercy NIAH Reg. No. 13316005, demolition of existing side extension, construction of new extensions to the South West and North East of the Convent of Mercy.
- The construction of a new community hall, parking and set down area on the grounds of the Convent of Mercy
- The provision of all groundworks, service connections, site drainage, internal paths, paving, parking, public lighting, public open space; and all associated site development works to complete the development.

The project aims to transform the Convent site into a vibrant community hub. It will house the Bridgeways Family Resource Centre and the Ballymahon Day Care Centre within the renovated and expanded convent building. A new Community Hall will also be constructed on the grounds, alongside improved parking and drop-off facilities. The refurbishment seeks to reactivate the disused convent, reinforcing connections between key community services. The goal is to create a clearly defined and functional community campus that serves as a focal point for the town.

The site, centrally located in Ballymahon, is approximately 0.473 hectares. It is bordered by residential development to the north, with Mercy Secondary School and St. Matthew's Church to east and south. The site is mostly flat, with a slight slope at the rear. The project will establish a distinctive community zone within Ballymahon, enhancing the visibility and accessibility of local support services. This transformation will foster a stronger sense of place and identity for the area.

In addition the proposed development includes the provision of a new gated access to agricultural fields located to the south of the existing car park servicing the St Matthews Mixed National School. A section of this car park will be fenced off and segregated to create a designated access point to the farmland located to the rear of the site. This secure field access gate will ensure safe and managed entry to the agricultural lands, while maintaining the overall functionality of the public car park.

DESIGN STATEMENT The Convent of Mercy listed in the National Inventory of Architectural Heritage (Ref: 13316005) will undergo sensitive renovation and extension to accommodate the expanded Bridgeways Family Resource Centre, the enhanced Day Care Centre, and additional community facilities.

The existing extension will be partially demolished and replaced with a reconfigured layout, including a new vertical circulation core to improve accessibility. Renovation works will adhere to conservation best practices to preserve the building's architectural character and ensure its long-term sustainability.

Site access, parking, and drop-off areas will be redesigned to support the updated building functions. A new Community Hall, designed to complement the existing convent architecture, will provide a much-needed multi-use space for the town.

MATERIALITY & FINISHES The project will employ a carefully selected palette of materials that complement the original convent structure and reinforce the site's identity within the town. Durable, low-maintenance finishes will be prioritized to reduce weathering and maintain a high-quality appearance over time.

The extension to the convent will feature contrasting materials such as fibre cement cladding--to distinguish new elements from the historic structure in accordance with conservation principles. The convent building will be refurbished in a thoughtful, cohesive manner. Materials used for the new Community Hall will draw from the overall project palette to ensure a harmonious integration with the site and the broader urban context.

3. PLANNING CONSIDERATION/ EVALUATION

The site is located within the functional area of Longford County Council and lies within the Designated Development Envelope of Ballymahon town. As such the provisions of the Longford County Development Plan 2021 – 2027 apply.

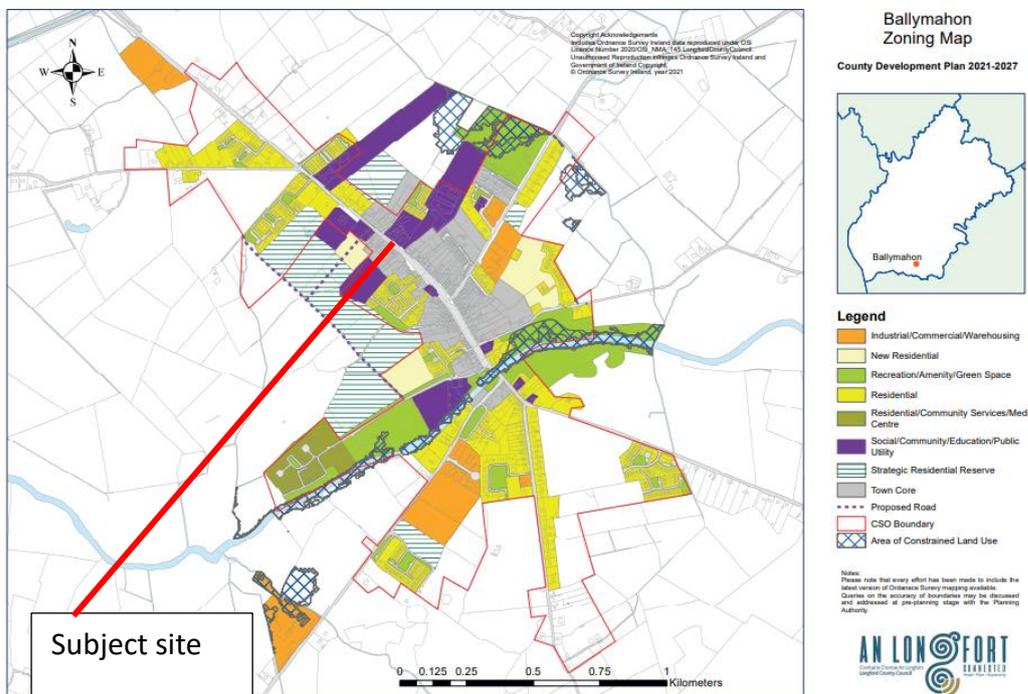


Fig 4 – Ballymahon land zonings

The lands are zoned - Social/Community/Education/Public Utility

To primarily provide for educational, health, social, cultural, religious and community facilities.

This zoning encompasses community uses (such as schools, churches, OPDs etc.), public utility and social/administrative designations such as the Fire and Garda Stations. Expansion of these services will be facilitated where needed and compatible with adjoining land uses.

Longford County Development Plan 2021-2027 Policy Objectives:

Chapter 6 – Regeneration:

CPO.6.15 Support the consolidation of the town centres of Longford, Edgeworthstown, Granard, Ballymahon, Lanesborough and Drumlish and the enhancement and linking of brownfield and outlying sites to the town centres, with a focus on the regeneration of underused buildings and strategic sites.

CPO.6.16 Support the development and regeneration of publicly owned land banks in the ‘Key Town’ of Longford and the self-sustaining and growth towns of Ballymahon, Edgeworthstown, Lanesborough and Granard; and Drumlish for residential, employment, education, community, cultural and recreational opportunities, and target the utilisation of available funding where available.

CPO.6.17 Support social inclusion measures including the revitalisation of areas by physical regeneration, planning, investment and community development. In particular attention will be given to deprived areas in the urban areas of Longford Town, Edgeworthstown, Granard, Lanesborough, Ballymahon and Drumlish.

CPO.6.32 Promote the sensitive and adaptive reuse of Protected Structures, historic building stock and industrial structures, where appropriate

Chapter 7 – Placemaking:

CPO 7.18 Support investment in town and village centres so that they can become more sustainable places for communities to live, work and enjoy.

CPO 7.26 Work collaboratively with relevant service providers and stakeholders to facilitate the provision of community services and social infrastructure, where appropriate, in order to meet the needs of new and existing communities.

CPO7.29 Encourage shared use and co-location of social and community facilities, in order to align service provision, use land more efficiently and facilitate opportunities for further inclusion and community participation.

The proposed development is considered to support the Regeneration and Placemaking policy objectives of the Longford County Development Plan 2021-2027 and the land use zoning objectives of Ballymahon town.

As such it is considered that the proposed development is substantially in keeping with the zoning as outlined in the Longford County Development Plan 2021-2027.

4. PUBLIC/ STATUTORY BODIES CONSULTATION, SUBMISSIONS, REPORTS, ETC.

The proposed works were duly and properly notified as required by Section 179 of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended).

The plans and particulars for the Ballymahon - Pobal le Cheile Regeneration Project consisting of the refurbishment of the Convent of Mercy NIAH Reg. No. 13316005, demolition of existing side extension, construction of new extensions to the South West and North East of the Convent of Mercy. The construction of a new community hall, parking and set down area on the grounds of the Convent of Mercy; and the provision of all groundworks, service connections, site drainage, internal paths, paving, parking, public lighting, public open space; and all associated site development works to complete the development; were made available for public inspection at the offices of Longford County Council, Áras an Chontae, Great Water Street, Longford Ballymahon Library during official public opening hours, excluding weekends and bank holidays, and online from Friday 30th of May 2025 up to and including Friday the 27th of June 2025. The plans and particulars for the development were also available to view online at www.longfordcoco.ie

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, were invited to be made in writing to the Planning Section, Longford County Council, Áras an Chontae, Great Water Street, Longford, Co. Longford to arrive not later than 4pm on Friday the 11th of July 2025. The received submission are listed below and a response from Regeneration Section of Longford County Council is provided and a summary of the responses is provided at Appendix 1.

4.1 Submissions:

- 2 no. submissions were received during the consultation timeframe:

4.1.1 HSE – Report received 19/06/2025. The submission identifies that limited information was submitted in respect of a Construction Management Plan. The Plan is required which should include an assessment of noise and vibration – dust management-effects on soils, geology and hydrogeology – waste management including measures for the segregation, storage and disposal of waste arising onsite – pest control.

In respect of the Meals on Wheels proposal the applicant shall contact the Principal Environmental Health Officer to ascertain the structural and other requirements necessary for providing this service.

Longford County Council Regeneration response: It is confirmed that a detailed CMP will be prepared which shall address all of the environmental health concerns. In respect of the proposed Meal on Wheels service the Principal Environmental Health officer will be consulted and their requirements included into the detailed design.

4.1.2 Department of Housing Local Government and Heritage 11/07/2025. The Department note that the development site is located within the zone of notification associated with the Historic Town of Ballymahon LF027-003006 and as such an Archaeological Impact Assessment should be undertaken prior to the grant of any planning. This is recommended in order that the Planning Authority and the Depart can prepare an appropriate archaeological recommendation before a planning decision is taken.

Archaeological Investigations

- (a) The applicant is required to engage the services of a suitably qualified archaeologist to carry out an archaeological assessment of the development site. No sub-surface developmental work, including geotechnical test pits, should be undertaken until the archaeological assessment has been completed and commented on by this office.
- (b) The archaeologist shall carry out any relevant documentary research and inspect the development site. As part of the assessment a programme of test excavation shall be carried out at locations chosen by the archaeologist

(licensed under the National Monuments Acts 1930-2004), having consulted the site drawings and the Department.

- (c) Having completed the work, the archaeologist shall submit a written report stating their recommendations to the Planning Authority and to the Department. Where archaeological material/features are shown to be present, preservation in situ, preservation by record (excavation) or monitoring may be required.

Longford County Council Regeneration response: It is confirmed that a qualified archaeologist will be engaged to conduct an AIA including test excavations. Findings will be submitted to the Planning Authority and Department. Preservation measures will be implemented as required.

4.2 Internal Reports:

4.2.1 Road Design:

Roads Design report dated 10/07/2025. The report highlighted four observations in respect of the proposed development. The applicant was requested to review the proposed disabled parking space on Church View Road the L-1128 – this shall be removed from the plans and located within the new car park development.

The site layout plan shall be reviewed and revised in order to include the provisions for pedestrian and cyclist access.

The site layout plan, parking area vehicular access routes shall be reviewed and revised and measures incorporated and implemented to ensure the traffic movements are managed appropriately.

The applicants are requested to review and revise the surface-water drainage design for the project. The details submitted are inadequate and a design should include full calculations, surface-water run-off rates, hydro brake details. The overall design shall be in full accordance with the specifications of “Dublin Corporation Stormwater Management Policy Technical Guidelines”.

Longford County Council Regeneration response:

Disabled parking will be relocated to the new car park. The Site layout will be revised at the detailed design phase to include pedestrian and cyclist access by using road markings to delineate the connections. The internal access road will provide for dwell areas on each approach so that vehicles can wait until the roadway is clear to proceed. The detailed Surface Water Drainage Plan design will be submitted in compliance with guidelines.

4.2.2 Environment:

Applicant to submit a pre-connection agreement and receive a confirmation of feasibility from Uisce Éireann.

Applicant to do a thorough and detailed assessment of existing pipelines for stormwater drainage prior to any connections on-site.

Construction Environmental Management Plan to be prepared and submitted and that a Refurbishment & Demolition Asbestos Survey to be completed.

Designated 3 bin waste storage facility provided and turning area provided for waste truck vehicle.

Noise – all construction activities should be undertaken between reasonable hours given proximity to residential areas.

Flora and Fauna – full ground survey to confirm potential presence of Japanese Knotweed. Bat Survey to be undertaken across the site.

Longford County Council Regeneration response: Connection to the Ballymahon wastewater treatment plant will be confirmed with Uisce Éireann. Stormwater system will include SuDS and petrol interceptors. CEMP will be submitted with waste management protocols. Asbestos, Japanese knotweed, and bat surveys will be conducted. Dust and noise mitigation measures will be implemented.

5. APPROPRIATE ASSESSMENT:

The proposed development was the subject of a Stage 1 Appropriate Assessment Screening, a report was undertaken by Panther Ecology Ltd Environmental Consultants in

which it has identified potential source-pathway-receptor links to the following Natura 2000 sites:

Lough Ree SAC (00440)
Lough Ree SPA (004064)

Site Name & Code	Qis/SCIs	Source-Pathway Receptors (SPR) Chain	Consider further Screening
Lough Ree SAC 00440 5.4kmt	Rich pondweed lake habitat [3150] Calcareous grassland (*orchid-rich) [6210] Active raised bogs [7110] Degraded raised bogs still capable of natural regeneration [7120] Alkaline Fens [7230] Limestone Pavements [8240] Bog Woodland [91Do] Old Oak Woodlands [91Ao] Otter [1355]	Potential hydrological link to the SAC through surface water drainage from the site directed to the Camlin River via the public stormwater system, and potential throughflow and shallow groundwater flow from the site to the Inny River. The approximate hydrological distance from the site to the SAC is 5.4 km.	Yes
Lough Ree SPA (004064) 4.9km	Little Grebe Wigeon Teal Shoveler Whooper Swan Mallard Goldeneye Common Scoter Coot Golden Plover Lapwing Common Tern Wetland and Wetland Birds	Outside known core ranges of SCI's Potential hydrological link to the SPA through surface water drainage from the site directed to the Inny River via the public stormwater system,) and potential throughflow and shallow groundwater flow from the site to the Inny River. The approximate hydrological distance from the site to the SPA is 4.9 km.	Yes

The AA Report undertook an Impact Assessment of the proposed development on the two identified Natura 2000 sites above. This concluded that “There would be no potential for a significant impact upon the qualifying interest/special conservation interest of the Lough Ree SAC and the Lough Ree SPA during both the construction and operational phases of the proposed development. It can be objectively concluded that no significant effects arising

from the proposed development are likely to occur in relation to Lough Ree SAC and Lough Ree SPA or indeed any other Natura 2000 site in the wider hinterland.”

Therefore, on the basis of the detailed report and the assessment undertaken by the Planning Authority and given the nature and extent of the proposed development, as well as its location, it is not considered that the development would result in any significant impacts on the Natura 2000 network.

Having reviewed the qualifying interests (habitats and species related interests) of the Natura 2000 sites closest to the proposed development, it is considered that there are no likely adverse impacts arising from the proposed development on the integrity of the Natura 2000 network. Accordingly, it is considered that there is no requirement to progress to a full Appropriate Assessment in this case.

6. EIA SCREENING:

An EIA Screening Report was undertaken by Panther Ecology Ltd. The report concluded It is considered that the proposed development is not a development type listed under Part 1 or 2 of Schedule 5 of the Planning & Development Regulations (PDR) 2001 (as amended) and was considered to be a sub-threshold development for the purposes of Schedule 7 PDR and will not on its own or cumulatively with other projects result in significant effects on the environment and as such an EIAR is not required.

The report identified that a refurbishment/ Demolition survey be undertaken along with an Asbestos Survey prior to the works commencing.

7. RECOMMENDATION:

Having regard to the above-mentioned planning considerations and to the submissions and observations received, it is considered that the proposed development would be in accordance with the proper planning and sustainable development of the area and that the proposals align with the policy objectives and the development management standards

of the Longford County Development Plan 2021-2027. It is therefore recommended that the proposed development shall now be proceeded with; subject to the attached modifications and amendments and that all additional requirements indicated in the HSE and the Department of Housing Local Government and Heritage submissions being included in the proposed development. In addition, the further requirements raised by the Longford County Council Roads and the Environment Section shall be fully implemented.

Any site layout alterations as a result of these additional requirements shall be submitted to the Planning Authority for file purposes.

Modifications and Amendments:

- 1) The Longford County Council Roads Design Section shall be consulted and engaged in the detailed design stage for the project and the matters raised and identified in their report and shall be addressed in full.
- 2) The Longford County Council Environment Section shall be consulted and engaged in the detailed design stage for the project and the matters raised and identified in their report shall be addressed in full.
- 3) The applicant shall enter into a Connection Agreement with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement.
- 4) A suitably qualified Archaeologist shall be employed and engaged and an Archaeological Impact Assessment undertaken in respect of the site and lands and all findings recorded.

Ian C. Lacey

Ian Lacey – Executive Planner

Date: 06/08/2025

Kathryn Hosey

A/Senior Planner

Date: 11/08/25

Appendix 1

Longford County Council Regeneration response to Submissions received.

Response to Submissions for Part VIII development - Pobal le Chéile Project, Ballymahon
 Report prepared by: Paul Newell, Senior Engineer, Regeneration

05 August 2025:

Submission No. Name	Observation Summary	Regeneration Response
1. NEHS (HSE)	Limited information on Construction Management Plan (CMP). CMP should address noise, vibration, dust, soil/hydrogeology, waste management, and pest control. Potable water system must ensure water quality. 'Meals on Wheels' room must meet structural and health standards.	A detailed CMP will be prepared addressing all environmental health concerns. Potable water system will be designed to ensure water quality. Developer will consult with Principal Environmental Health Officer regarding 'Meals on Wheels' room requirements.
2. Department of Housing, Local Government & Heritage	Site lies within zone of notification for Historic Town of Ballymahon (LF027-003006). Potential impact on subsurface archaeological remains. Requires Archaeological Impact Assessment (AIA) including test excavations and report submission.	A qualified archaeologist will be engaged to conduct an AIA including test excavations. Findings will be submitted to the Planning Authority and Department. Preservation measures will be implemented as required.
3. Road Design Section, LCC.	Disabled parking space on Church View Road should be relocated. Lack of pedestrian/cyclist access provisions. Rear car park access too narrow for two-way traffic, risking unsafe reversing. Surface water drainage design lacks detail and must comply with Dublin Corporation guidelines.	Disabled parking will be relocated to the new car park. Site layout will be revised to include pedestrian and cyclist access by using road markings to delineate the connections. Access road will provide for dwell areas on each approach so that vehicles can wait until the roadway is clear to proceed. Surface water drainage design will be submitted in compliance with guidelines.
4. Environment Section, LCC.	Wastewater connection to Ballymahon treatment plant must be confirmed. Stormwater system must include SuDS and petrol interceptors. CEMP required with proper bin systems and licensed waste removal. Asbestos survey recommended. Dust and noise mitigation measures needed. Surveys for Japanese knotweed and bats recommended.	Connection to Ballymahon treatment plant will be confirmed with Uisce Éireann. Stormwater system will include SuDS and petrol interceptors. CEMP will be submitted with waste management protocols. Asbestos, Japanese knotweed, and bat surveys will be conducted. Dust and noise mitigation measures will be implemented.

AA Screening Form

STEP 1. Description of the project/proposal and local site characteristics:

(a) File Reference No:	Part 8 No.131
(b) Brief description of the project or plan:	Ballymahon - Pobal le Cheile Regeneration Project
(c) Brief description of site characteristics:	Ballymahon, Co. Longford
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	DHLGH (NPWS), EPA, OPW
(e) Response to consultation:	NA

STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.

European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptor)	Considered further in screening Y/N
Lough Ree SAC (00440)	https://www.npws.ie/protected-sites/sac/000440/	5.4km	None	N
Lough Ree SPA (004064)	https://www.npws.ie/protected-sites/sac/004064/	5km	None	N

¹ Short paraphrasing and/or cross reference to NPWS is acceptable – it is not necessary to reproduce the full text on the QI/SCI.

² If the site or part thereof is within the European site or adjacent to the European site, state here.

STEP 3. Assessment of Likely Significant Effects

(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:	
Impacts:	Possible Significance of Impacts: (duration/magnitude etc.)
Construction phase e.g. <ul style="list-style-type: none"> • Vegetation clearance • Demolition 	NA

<ul style="list-style-type: none"> • Surface water runoff from soil excavation/infill/landscaping (including borrow pits) • Dust, noise, vibration • Lighting disturbance • Impact on groundwater/dewatering • Storage of excavated/construction materials • Access to site • Pests 	
<p>Operational phase e.g.</p> <ul style="list-style-type: none"> • Direct emission to air and water • Surface water runoff containing contaminant or sediment • Lighting disturbance • Noise/vibration • Changes to water/groundwater due to drainage or abstraction • Presence of people, vehicles and activities • Physical presence of structures (e.g. collision risks) • Potential for accidents or incidents 	NA
In-combination/Other	NA

(b) Describe any likely changes to the European site:	
<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> • Reduction or fragmentation of habitat area • Disturbance to QI species • Habitat or species fragmentation • Reduction or fragmentation in species density • Changes in key indicators of conservation status value (water or air quality etc.) • Changes to areas of sensitivity or threats to QI • Interference with the key relationships that define the structure or ecological function of the site 	NA

(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	No

Step 4. Screening Determination Statement

The assessment of significance of effects:

Describe how the proposed development (alone or in-combination) is/is **not likely** to have **significant** effects on European site(s) in view of its conservation objectives.

Given the nature and scale of the development proposed, and given that there is no direct hydrological link to a Natura 2000 site, it is considered that there is no potential for significant effects on the Natura 2000 network arising from the proposed works either alone or in combination with other plans and/or projects by way of a loss fragmentation, disruption, disturbance to habitats, species or habitats of species that are of conservation interest.

Conclusion:

	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	X	The proposal can be screened out: Appropriate assessment not required.
(ii) It is uncertain whether the proposal will have a significant effect on a European site.	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
(iii) Significant effects are likely.	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer:	Ian Lacey – Executive Planner 06/08/2025	

EIA Screening Form

Form 1

EIA Pre-Screening Establishing a development is a 'sub-threshold development':	
Planning Reference:	Part 8 No.131
Development Summary:	Ballymahon - Pobal le Cheile Regeneration Project
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes, no further action required <input checked="" type="checkbox"/> No, Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
<input type="checkbox"/> Yes, specify class _____	EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
<input checked="" type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2	No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): _____ [specify class & threshold here]	EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : _____ [insert here]	Proceed to Part C
C. If Yes , has Schedule 7A information/screening report been submitted?	
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required