

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. 132

Proposed storm water management system to separate the existing combined sewer to facilitate the re-development of the former Officers Building, Abbeycarton, Longford, Co. Longford, a Protected Structure, situated within the grounds of Sean Connolly Barracks.

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

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 and the Longford Town Local Area Plan 2025-2031.

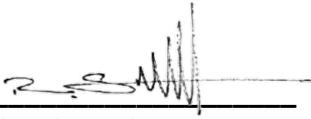
I am satisfied that all issues have been fully considered in the evaluation and that the proposed development is consistent with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the Longford County Development Plan 2021-2027 and the Longford Town Local Area Plan 2025-2031, 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.
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:

20 August 2025

A handwritten signature in black ink, appearing to read 'R. Smith', is written over a solid black horizontal line.

Richard Smith
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. 132

**“Proposed storm water management system to separate
the existing combined sewer to facilitate the re-
development of the former Officers Building,
Abbeycarton, Longford, Co. Longford, a Protected
Structure, situated within the grounds of Sean Connolly
Barracks.”**

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 Abbeycarton and in the development envelope of Longford Town as identified in the Longford County Development Plan 2021 – 2027. The application site is situated at the former Sean Connolly Barracks, Longford, Co. Longford, with the development located to the rear of the existing building.

The former Sean Connolly Barracks is a Protected Structure.

It is appraised and described by the Buildings of Ireland website as:

Description:

“Detached nineteen-bay barracks on H-shaped plan, built 1815. Originally in use as main military accommodation building and officers’ mess. Composed of a central five-bay three-storey block, flanked to either side (north and south) by six-bay two-storey ranges, and with advanced single-bay two-storey gable-fronted end blocks. Two-storey returns and single-storey extensions to rear (west). Single-storey extension to north elevation. Porch extension to front elevation (east) of south flanking range. Auxiliary buildings to rear (west). Hipped and pitched slate roofs with cast-iron rainwater goods, rendered and dressed coursed limestone chimneystacks. Roughcast rendered walls with rusticated coursed limestone to ground floor to central and advanced end blocks. Dressed limestone plinth and raised dressed limestone quoins. Dressed limestone string courses, sills and sill courses. Square-headed window openings having timber frame windows with hinged panes. Wyatt windows to front elevation of end blocks at first floor level, now with timber casement windows. Square-headed main entrance opening to centre of main block with replacement glazed timber door, accessed via concrete steps. Situated within the grounds of Sean Connolly Barracks, to the west side of the parade ground and barrack complex, and located to the north of Longford Town centre. Rubble stone boundary wall and complex of single-storey outbuildings to the rear (west).”

Appraisal:

“This monumental, classically-inspired former cavalry barrack building forms the principal element of the Sean Connolly Barrack complex (13008016 – 20). It retains its early character, form, massing and much of its important early fabric. Fine craftsmanship and attention to detailing are evident throughout. It was built to designs by John Behan and was built to provide accommodation for 9 officers and 222 non-commissioned officers and privates. The impressive scale of the building and the repetition of simple, well-proportioned elements create a powerful and striking architectural effect. Its form, with classical proportions, is very typical of the military architecture of the time and similar buildings are to be found at Custume Barracks, Athlone, and at Columb Barracks, Mullingar, dating to the same period. The complex of single-storey outbuildings and the rubble stone boundary wall to the rear complete the setting and add to this fine composition. This building forms the centrepiece of a group of related structures within the Sean Connolly Barracks complex (13008016 - 20) that together represents an important element of the architectural heritage of the area and is of considerable social and historical importance to County Longford. Sean Connolly Barracks is named after Brigadier Sean Connolly, of the Longford Brigade, who was fatally wounded in action in 1921 by British forces during the War of Independence.”



Existing structure former Sean Connolly Barracks



Fig1

Development site (Above and below)

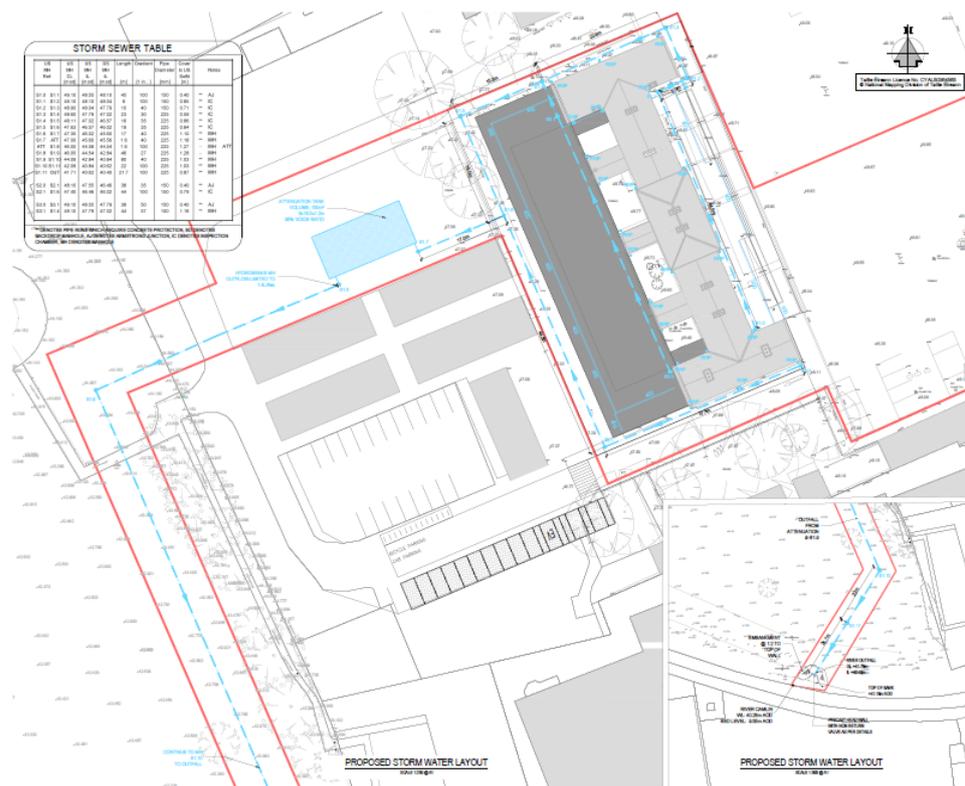
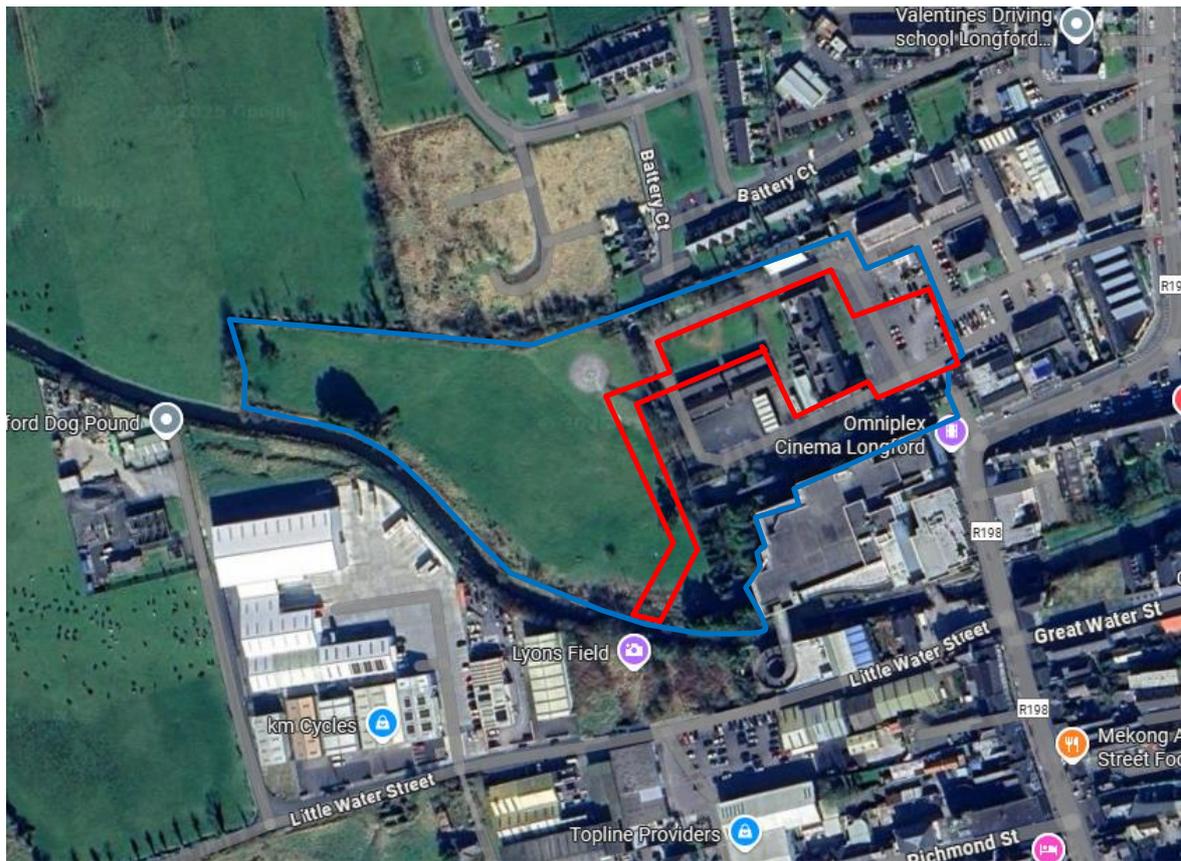


Fig2 - Site layout plan



2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT

The proposed development consists of the upgrade of the existing Stormwater Management System to include on site Stormwater storage and outfall to the adjoining Camlin River, all of which is to be provided with the redevelopment, and extension works of Connolly Barracks.

The storm water management system proposed for the development consists of a piped gravity system discharging to an attenuation system, which will discharge through a flow control device to Camlin River. The proposed storm water management system is shown to have sufficient capacity, and a connection to the Camlin River can be established, thus ensuring adequate drainage for the proposed development.

A CCTV survey was carried out by Glancy Enviro of the existing sewers to establish the condition and composition of existing services from source at Connolly Barracks to the connection to the site boundary. The CCTV identified that a combined sewer is in use within the site, which would be typical of a building of this age. It was also established that the majority of the main line pipework installed consists of clay pipes which have displaced joints, longitudinal cracks and are in generally poor condition.

With the refurbishment works, it is proposed to provide gravity sewers on site with outflow controlled via a hydrobrake prior to discharge to the Camlin River. All excess volume is to

be stored within an attenuation tank located within the curtilage of the site and in turn discharging to the existing Watercourse to the West of the site.

The proposed route to the outfall to the Camlin River was selected to ensure minimal impact on the adjoining lands. The overall drainage required to cross the agricultural lands to the West in a North – South, and East – West direction, of some 117 and 122m respectively.

The project documents include an archaeological study report. The report was undertaken by Horizon Archaeology, the company that was engaged by Longford County Council for the previous Part VIII project for the Connolly Barracks. The company had undertaken an Archaeological Impact Assessment for the site including the building and adjoining lands. The report concluded that a programme of pre-construction archaeological test trenching be undertaken at locations of proposed new infrastructure and ground disturbance.

In respect of the proposed stormwater drainage project Horizon Archaeology Ltd were asked to review the proposals and the receiving environment. Horizon Archaeology Ltd have identified that the proposed new drainage system and associated infrastructure for the Officers Building will not directly impact on any known and legally protected archaeological sites. The ground disturbance works for the project will potentially impact on subterranean (unknown) archaeology. As such, archaeological mitigation in the form of archaeological test trenching is recommended, to ameliorate the risk of impacting on subterranean archaeology.

3. PLANNING CONSIDERATION/ EVALUATION

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

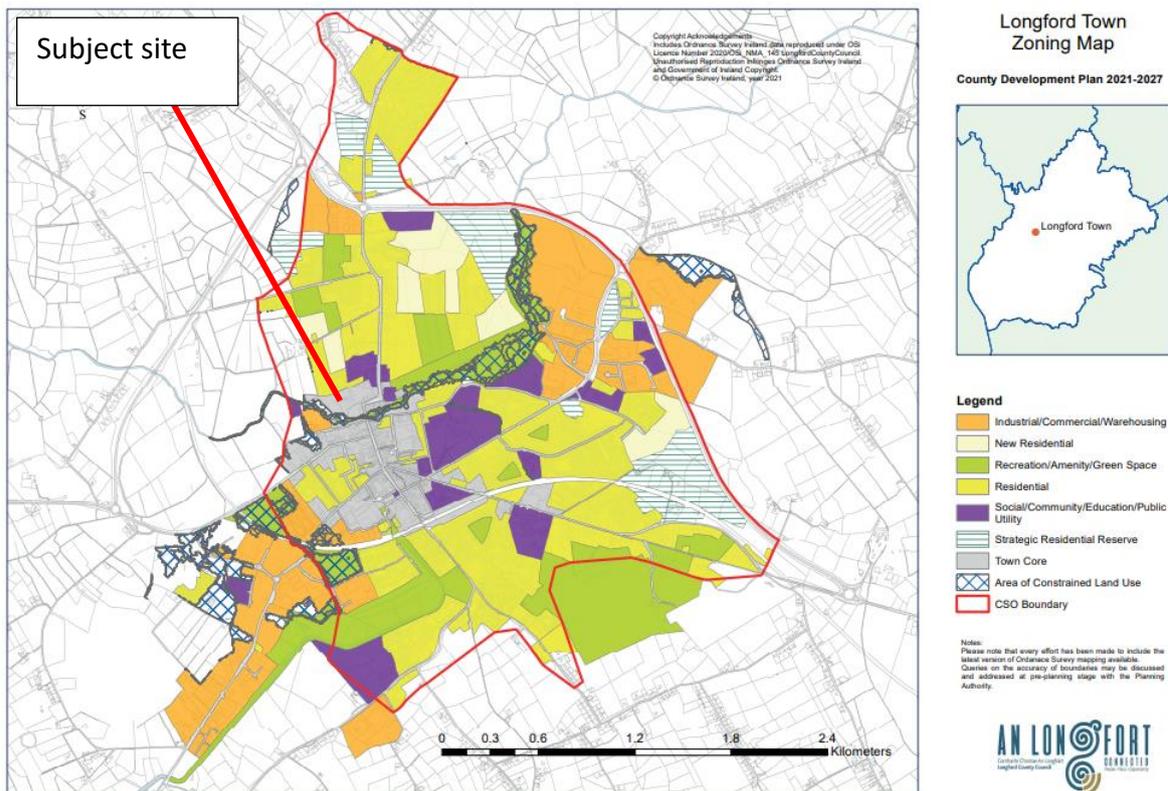


Fig 3 – Longford town land zonings

The lands are zoned Town Core – *“To provide for the development and enhancement of town core uses including retail, residential, commercial, civic and other uses”*.

The purpose of this zoning is to protect and enhance the special character of the town centre and to provide for and improve retailing, residential, commercial, cultural and other uses appropriate to the centre of Longford. This zoning provides for the consolidated development and growth of the town centre, allowing for a broad range of compatible and complementary uses which will be encouraged to locate in this area. Development will be expected to contribute to a dynamic, vibrant and pedestrian focused town core with a strong urban design approach. The Council will encourage the appropriate re-use, adaptation and regeneration of buildings, backlands, derelict and obsolete lands including residential development above retail and commercial premises in the town centre.

Development carried out under this zoning should have regard to the mix of uses of the zoning, and, in particular, shall have regard to the retail policy for the County. Developers should be cognisant of the high-profile locations of this zoning and design, wherein siting and materials should be chosen accordingly. All development in this regard will be subject to sequential test.

It is envisioned that much of the proposed retail / commercial development in the town would take place in the existing commercial core, revitalising the centre of Longford and include provision for car parking.

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.

CPO 6.71 Connect educational, recreational, employment, civic and town centre economic activity, and in particular improve the relationship between the Albert Reynolds Peace Park (the Mall) and the town core.

CPO 6.75 Develop the Camlin Quarter (including Connolly Barracks, Church St. Great Water Street, Little Water Street onto the Albert Reynolds Peace Park (the Mall), by enhancing the public realm, investigation of potential land uses, landbank assembly and connectivity improvements.

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 Longford 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 and that the project will support the already approved Connolly Barracks Part VIII project.

Longford Town Local Area Plan 2025-2031

4. Tourism

Strategic Aim:

to encourage and provide for the continued expansion of the tourism sector by the continued sustainable development and enhancements of visitor attractions and activities capitalising on our natural and cultural assets in a sustainable manner.

5. Regeneration and Placemaking

Strategic Aim:

to tackle problems of population decline, lack of investment and physical dereliction in an integrated and cross cutting way, through several policy areas including integrated land use, heritage led regeneration and socio-economic measures to address the physical, economic, social and environmental problems associated with dereliction and decay.

8. Built and Cultural Heritage

Strategic Aim:

to conserve and manage Longford's unique heritage assets for the benefit of present and future generations and to promote such assets as generators of economic development and regeneration while adhering to best practice conservation principles and the relevant statutory obligations.

Tourism:

TOU 08: Promote the location of the Camlin River, Connolly Barracks and the unique Mall Park on the town trail as part of the various Longford tourism trails and the Royal Canal Greenway.

Regeneration:

REG 02: Support and prioritise Longford Town regeneration opportunities and the associated co-ordination of relevant stakeholders in recognition of its 'Key Town' status within the County.

REG 07 Support social inclusion measures including the revitalisation of areas by physical regeneration, planning, investment and community development.

REG 08 Support the plan-led development and regeneration of publicly owned land banks in the town for residential, employment, education, community, cultural and recreational opportunities.

REG 09 Support the consolidation of the town centre and the enhancement and linking of brownfield and outlying sites to the town centre, with a focus on the regeneration of underused buildings and strategic sites.

REG 18: Support the development of projects identified in the Military Assets as Public Spaces Integrated Action Plan and any other relevant plan or strategy for Longford Town.

Built Heritage and protected Structures:

PS 02 Ensure the protection and preservation of all protected structures (or parts of structures), including the curtilage and attendant grounds of structures contained in the

Record of Protected Structures (see Protected Structures and Architectural Conservation Area Map).

PS 09 Support the public access to Connolly Barracks as a tourist and heritage destination and to support the preparation of a conservation management plan for the building to avoid loss of historic building fabric and authenticity through appropriate repair and restoration work.

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 proposed 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 the Friday 4th of July 2025 up to and including Thursday the 31st of July 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 15th of August 2025.

4.1 Submissions:

3 no. submission was received during the consultation timeframe:

- 1. HSE** – Report received 25/07/2025. The development shall not be a source of pollution to watercourses and shall not negatively impact the quality of groundwater or surface water at all stages.

2. **Department of Housing Local Government and Heritage** – Report received on the 14/08/2025. The Department note that the development site is located within the zone of notification associated with the historic town of Longford Recorded Monument LF013-026---- : Historic town and also located in close proximity to two other Recorded Monuments LF013-026008- : Market-house LF013-026003- : Castle - tower house, all of which is subject to statutory protection in the Record of Monuments and Places, established under section 12 of the National Monuments (Amendment) Act 1994.

Given the extent and location of the proposed development it could impact on subsurface archaeological remains. In line with national policy, see Section 3.7 of Framework and Principles for the Protection of the Archaeological 1999, the Department recommends that the following archaeological conditions be included in any grant of planning permission that may issue.

Archaeological Impact Assessment should be undertaken prior to the grant of any planning. This is recommended in order that the Planning Authority and the Department 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.

3. **Uisce Éireann** - report received 28/07/2025 connection agreement to be entered into to provide service connections for public water supply/public wastewater services. The submission is noted but the application is for a stormwater project for the site.

4.2 Internal Reports

4.2.1 Environment: Report received the 18/07/2025 the contents are noted. Report identifies that it may be feasible to replace the tank with a wetland/retention pond. The report states that no significant effects arising from the proposed development are likely individually or in combination to adversely affect the integrity of any European sites and the Natura 2000 network of SAC and SPA.

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.

Dust – mitigation measures should be adopted for the cutting of concrete/tarmac.

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

The survey work undertaken for the sewer and drainage should be provided to Uisce Éireann for their IUDMP for the Camlin Urban Drainage Project.

5. APPROPRIATE ASSESSMENT

The proposed development was the subject of a Stage 1 Appropriate Assessment Screening, a report was undertaken by Green Track Environmental Consultants in which it has identified potential source-pathway-receptor links to the following Natura 2000 sites:

Lough Forbes Complex SAC 001818 c. 4.5 km west

Ballykenny-Fisherstown Bog SPA 004101 c. 4.5 km west

Site Name & Code	Ois/SCIs	Source-Pathway Receptors (SPR) Chain	Consider further Screening
Lough Forbes Complex SAC 001818 c. 4.5 km west	<ul style="list-style-type: none"> Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation [3150] Active raised bogs [7110] Degraded raised bogs still capable of natural regeneration [7120] Depressions on peat substrates of the Rhynchosporion [7150] Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) [91E0] 	Potential hydrological link to the SAC through surface water drainage from the site directed to the Camlin River, and potential throughflow and shallow groundwater flow from the site to	Y
Ballykenny-Fisherstown Bog SPA 004101 c. 4.5 km west	<ul style="list-style-type: none"> Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) [A395] 	Outside known core ranges of SCI's Potential hydrological link to the SPA through surface water drainage from the site directed to the Camlin River, and potential throughflow and shallow groundwater flow from the site to the Camlin River. The approximate hydrological distance from the site to the SPA is 5.68 km.	Y

The AA Report undertook an Impact Assessment of the proposed development on the two identified Natura 2000 sites above. This concluded that *“The proposed project as detailed, either individually or in combination with other plans or projects, will have no significant adverse effects on the integrity of any European sites. The proposed development as described will not alter the structure or function of any Natura 2000 site or negatively impact the conservation of any qualifying interest/ special conservation interest therein.”*

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 a development type listed under Part 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 7A PDR and as a consequence the project underwent a preliminary examination for EIA screening. The preliminary examination investigated the likelihood of significant effects on the environment.

The preliminary examination investigated the following:

- The nature of the development including the production of wastes and pollutants
- The size of the development or,
- The location of the development including the potential to impact on certain ecologically sensitive sites and the potential to affect other environmentally sensitive sites in the area. This will require consideration of the overlap with Appropriate Assessment (AA) and consideration will need to be given to hydrological and other connections to Natura 2000 sites.

The report concludes that on the basis of that the proposed development at the former Officer's Building Connolly Barracks, Longford, is assessed as having no real likelihood of significant effects on the environment. It is determined on this basis that EIA is not required.

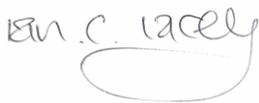
7. RECOMMENDATION

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 now be proceeded with, subject to all additional requirements indicated in the submissions received from HSE, the Department of Housing, Local Government and Heritage and the Environment Section of Longford County Council being included in the proposed development.

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



18/08/2025

Ian Lacey – Executive Planner

Date:



18/08/25

A/Senior Planner

Date:

Appendix 1 AA and EIAR Screening

AA Screening Form

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

(a) File Reference No:	Part 8 No.132
(b) Brief description of the project or plan:	Permission for Proposed storm water management system to separate the existing combined sewer to facilitate the re-development of the former Officers Building,
(c) Brief description of site characteristics:	Abbeycartron, Co. Longford
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	None
(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 Forbes Complex (001818)	https://www.npws.ie/protected-sites/sac/001818/	4.5km	None	N
Ballykenny-Fisherstown Bog SPA 004101 c. 4.5 km west	https://www.npws.ie/protected-sites/sac/004101/	4.5km	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.	NA

<ul style="list-style-type: none"> • Vegetation clearance • Demolition • 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.	<input checked="" type="checkbox"/>	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 18/08/2025	

EIA Screening Form

Form 1

EIA Pre-Screening Establishing a development is a 'sub-threshold development':	
Planning Reference:	Part 8 No.132
Development Summary:	Permission for Proposed storm water management system to separate the existing combined sewer to facilitate the re-development of the former Officers Building.
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

APPENDIX 2 -Site Photographs





