

# Report for the purposes of Appropriate Assessment Screening

OPW Modular Homes,  
Doorly Park, Sligo

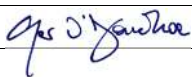
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23 February 2023



On behalf of The Commissioners of Public Works in Ireland on behalf of the Department for  
Children, Equality, Disability, Integration and Youth

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## Abbreviations

AA	Appropriate Assessment
EEC	European Economic Community
EPA	Environmental Protection Agency
EU	European Union
GIS	Geographical Information System
LAP	Local Area Plan
NHA	Natural Heritage Area
NIS	Natura Impact Statement
NPWS	National Parks and Wildlife Service
OSI	Ordnance Survey Ireland
pNHA	proposed Natural Heritage Area
SAC	Special Area of Conservation
SPA	Special Protection Area
SuDS	Sustainable Drainage System
WFD	Water Framework Directive

# 1. Introduction

## 1.1. General Introduction

This report for the purposes of Appropriate Assessment (AA) Screening contains information required for the competent authority to undertake screening for Appropriate Assessment (AA) in respect of the construction and operation of a development of modular homes at Doorly Park, Sligo (hereafter referred to as the Proposed Development) to determine whether it is likely individually or in combination with other plans and projects to have a significant effect on any European sites, in light of best scientific knowledge.

Having regard to the provisions of the Planning and Development Act 2000 – 2021 (the “Planning Acts”) (section 177U), the purpose of a screening exercise under section 177U of the PDA 2000 is to assess, in view of best scientific knowledge, if the proposed development, individually or in combination with another plan or project is likely to have a significant effect on a European site.

If it cannot be *excluded* on the basis of objective information that the proposed development, individually or in combination with other plans or projects, will have a significant effect on a European site then it is necessary to carry out a Stage 2 appropriate assessment under section 177V of the Planning Acts.

When screening the project, there are two possible outcomes:

- the project poses no potential for a likely significant effect and as such requires no further assessment; and
- the project has potential to have likely significant effect (or this is uncertain) unless mitigation measures are applied, and therefore an AA of the project is necessary.

This report has been prepared by Moore Group - Environmental Services to enable the competent authority to carry out AA screening in relation to the Proposed Development. The report was compiled by Ger O'Donohoe B.Sc. Applied Aquatic Sciences (ATU Galway, 1993) & M.Sc. Environmental Sciences (TCD, 1999) who has 30 years' experience in environmental impact assessment and has completed numerous Appropriate Assessment Screening Reports and Natura Impact Statements on terrestrial and aquatic habitats for various development types.

## 1.2. Legislative Background - The Habitats and Birds Directives

Article 6(3) and 6(4) of the Habitats Directive is transposed into Irish Law inter alia by the Part XAB of the Planning Acts (in particular section 177U and 177V) which governs the requirement to carry out appropriate assessment screening and appropriate assessment, where required, per Section 1.1 above.

The Habitats Directive (Council Directive 92/43/EEC of 21 May 1992) on the conservation of natural habitats and of wild fauna and flora) is the main legislative instrument for the protection and conservation of biodiversity in the European Union (EU). Under the Habitats Directive, Member States are obliged to designate Special Areas of Conservation (SACs) which contain habitats or species considered important for protection and conservation in a EU context.

The Birds Directive (Council Directive 2009/147/EC) on the conservation of wild birds), transposed into Irish law by the Bird and Natural Habitats Regulations 2011 as amended, and the Wildlife Act 1976, as amended, is concerned with the long-term protection and management of all wild bird species and their habitats in the EU. Among other things, the Birds Directive requires that Special Protection Areas (SPAs) be established to protect migratory species and species which are rare, vulnerable, in danger of extinction, or otherwise require special attention.

SACs designated under the Habitats Directive and SPAs, designated under the Birds Directive, form a pan-European network of protected sites known as Natura 2000. The Habitats Directive sets out a unified system for the protection and management of SACs and SPAs. These sites are also referred to as European sites.

Articles 6(3) and 6(4) of the Habitats Directive set out the requirement for an assessment of proposed plans and projects likely to have a significant effect on Natura 2000 sites.

Article 6(3) establishes the requirement to screen all plans and projects and to carry out an appropriate assessment if required (Appropriate Assessment (AA)). Article 6(4) establishes requirements in cases of imperative reasons of overriding public interest:

**Article 6(3):** *“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subjected to an appropriate assessment of its implications for the site in view of the site’s conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.”*

## 2. Methodology

The Commission’s methodological guidance (EC, 2002, 2018, 2021 see Section 2.1 below) promotes a four-stage process to complete the AA and outlines the issues and tests at each stage. An important aspect of the process is that the outcome at each successive stage determines whether a further stage in the process is required.

Stages 1 and 2 deal with the main requirements for assessment under Article 6(3). Stage 3 may be part of Article 6(3) or may be a necessary precursor to Stage 4. Stage 4 is the main derogation step of Article 6(4).

**Stage 1 Screening:** This stage examines the likely effects of a project either alone or in combination with other projects upon a Natura 2000 site and considers whether it can be objectively concluded that these effects will not be significant. In order to screen out a project, it must be excluded, on the basis of objective information, that the Proposed Development, individually or in combination with other plans or projects, will have a significant effect on a European site.

**Stage 2 Appropriate Assessment:** In this stage, there is a consideration of the impact of the project with a view to ascertain whether there will be any adverse effect on the integrity of the Natura 2000 site either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives. Additionally, where there are predicted impacts, an assessment of the potential mitigation of those impacts is considered.

**Stage 3 Assessment of Alternative Solutions:** This stage examines alternative ways of implementing the project that, where possible, avoid any adverse impacts on the integrity of the Natura 2000 site.

**Stage 4 Assessment where no alternative solutions exist and where adverse impacts remain:** Where imperative reasons of overriding public interest (IROPI) exist, an assessment to consider whether compensatory measures will or will not effectively offset the damage to the sites will be necessary.

To ensure that the Proposed Development complies fully with the requirements of Article 6 of the Habitats Directive and all relevant Irish transposing legislation, Moore Group compiled this report to enable the competent authority to carry out AA screening in relation to the Proposed Development to determine whether it can be excluded, on the basis of objective information, that the Proposed Development, individually or in combination with other plans or projects, will have a significant effect on a European site(s).

## 2.1. Guidance

This report has been compiled in accordance with guidance contained in the following documents:

- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities. (Department of Environment, Heritage and Local Government, 2010 rev.)(soon to be superseded by EC Guidance in prep.).
- Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities. Circular NPWS 1/10 & PSSP 2/10.
- Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC (EC, 2018).
- Guidance document on the strict protection of animal species of Community interest under the Habitats Directive (EC, 2021).
- Assessment of plans and projects in relation to Natura 2000 sites - Methodological guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC (EC, 2021).

- Office of the Planning Regulator (OPR) Practice Note PN01 Appropriate Assessment Screening for Development Management (OPR, 2021).

## 2.2. Data Sources

Sources of information that were used to collect data on the Natura 2000 network of sites, and the environment within which they are located, are listed below:

- The following mapping and Geographical Information Systems (GIS) data sources, as required:
  - National Parks & Wildlife (NPWS) protected site boundary data;
  - Ordnance Survey of Ireland (OSI) mapping and aerial photography;
  - OSI/Environmental Protection Agency (EPA) rivers and streams, and catchments;
  - Open Street Maps;
  - Digital Elevation Model over Europe (EU-DEM);
  - Google Earth and Bing aerial photography 1995-2022;
- Online data available on Natura 2000 sites as held by the National Parks and Wildlife Service (NPWS) from [www.npws.ie](http://www.npws.ie) including:
  - Natura 2000 - Standard Data Form;
  - Conservation Objectives;
  - Site Synopses;
- National Biodiversity Data Centre records;
  - Online database of rare, threatened and protected species;
  - Publicly accessible biodiversity datasets.
- Status of EU Protected Habitats in Ireland. (National Parks & Wildlife Service, 2019); and
- Relevant Development Plans;
  - Sligo County Development Plan 2017-2023

## 3. Description of the Proposed Development

The Proposed Development will consist of 22 single storey semi-detached units; all units will front onto a new cul-de-sac which will run parallel to and have access from, Doorly Park. Each unit will have private rear garden spaces and semi-private front curtilage areas. Works will include pavements, public lighting, planting strips and verges, roads and on street parking. The development will be connected to the existing wastewater treatment infrastructure.

A habitat survey was carried out by Moore Group on 12 October 2022. Areas which were highlighted during desktop assessment were investigated in closer detail according to the Heritage Council Best Practice Guidance



for Habitat Survey and Mapping (Smith *et al.*, 2011). Habitats in the proposed development area were classified according to the Heritage Council publication “A Guide to Habitats in Ireland” (Fossitt, 2000). This publication sets out a standard scheme for identifying, describing and classifying wildlife habitats in Ireland. This form of classification uses codes to classify different habitats based on the plant species present. Species recorded in this report are given in both their Latin and English names. Latin names for plant species follow the nomenclature of “An Irish Flora” (Parnell & Curtis, 2012).

Signs of mammals such as badgers and otters were searched for while surveying the study area noting any sights, signs or any activity in the vicinity especially along adjacent boundaries.

Birds were surveyed using standard transect methodology and signs were recorded where encountered during the field walkover surveys.

The development is on land which previously was the site of a number of local authority maisonettes, arranged in three cul-de-sacs. The site now consists of an area of amenity grassland (GA2), bordered on the south by a hedgerow of predominantly native species.

No flora or terrestrial fauna species or habitats of national or international conservation importance were noted on site during the survey.

There were no invasive species recorded at the proposed development site.

Figure 1 shows the Proposed Development location and Figure 2 shows a detailed view of the Proposed Development boundary on recent aerial photography. Figure 3 shows the layout of the Proposed Development.

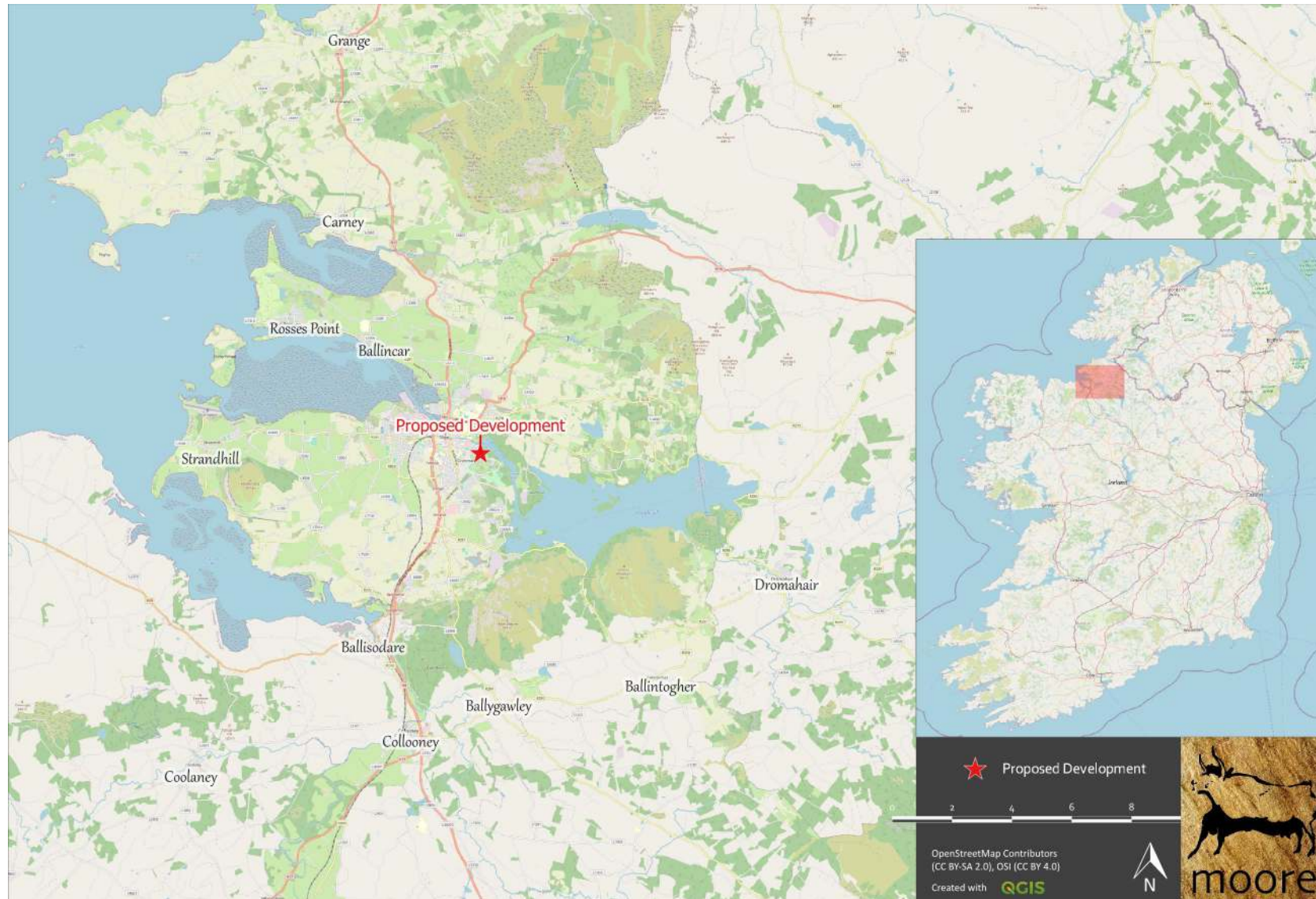


Figure 1. Showing the Proposed Development location at Sligo Town.



Figure 2. Site of proposed development on recent aerial photography



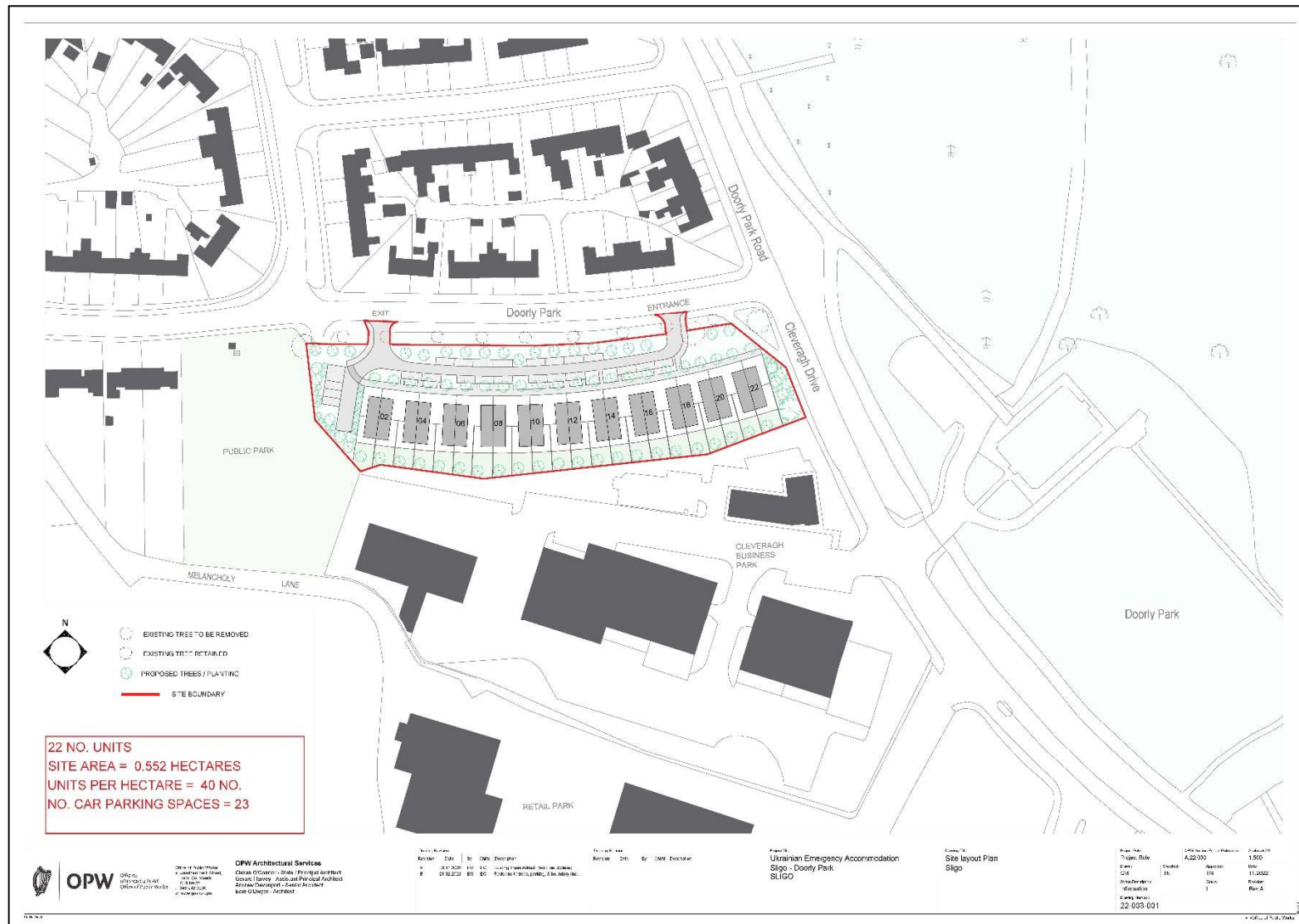


Figure 3. Plan of the Proposed Development.

## 4. Identification of Natura 2000 Sites

### 4.1. Description of Natura Sites Potentially Significantly Affected

A Zone of Influence (Zoi) of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. In accordance with the OPR Practice Note, PN01, the Zoi should be established on a case-by-case basis using the Source- Pathway-Receptor framework.

The European Commission's "Assessment of plans and projects in relation to Natura 2000 sites guidance on Article 6(3) and (4) of the Methodological Habitats Directive 92/43/EEC" published 28 September 2021 states at section 3.1.3:

*Identifying the Natura 2000 sites that may be affected should be done by taking into consideration all aspects of the plan or project that could have potential effects on any Natura 2000 sites located within the zone of influence of the plan or project. This should take into account all of the designating features (species, habitat types) that are significantly present on the sites and their conservation objectives. In particular, it should identify:*

- *any Natura 2000 sites geographically overlapping with any of the actions or aspects of the plan or project in any of its phases, or adjacent to them;*
- *any Natura 2000 sites within the likely zone of influence of the plan or project Natura 2000 sites located in the surroundings of the plan or project (or at some distance) that could still be indirectly affected by aspects of the project, including as regards the use of natural resources (e.g. water) and various types of waste, discharge or emissions of substances or energy;*
- *Natura 2000 sites in the surroundings of the plan or project (or at some distance) which host fauna that can move to the project area and then suffer mortality or other impacts (e.g. loss of feeding areas, reduction of home range);*
- *Natura 2000 sites whose connectivity or ecological continuity can be affected by the plan or project.*

*The range of Natura 2000 sites to be assessed, i.e. the zone in which impacts from the plan or project may arise, will depend on the nature of the plan or project and the distance at which effects may occur. For Natura 2000 sites located downstream along rivers or wetlands fed by aquifers, it may be that a plan or project can affect water flows, fish migration and so forth, even at a great distance. Emissions of pollutants may also have effects over a long distance. Some projects or plans that do not directly affect Natura 2000 sites may still have a significant impact on them if they cause a barrier effect or prevent ecological linkages. This may happen, for example, when plans affect features of the landscape that connect Natura 2000 sites or that may obstruct the*

*movements of species or disrupt the continuity of a fluvial or woodland ecosystem. To determine the possible effects of the plan or project on Natura 2000 sites, it is necessary to identify not only the relevant sites but also the habitats and species that are significantly present within them, as well as the site objectives.*

The Zone of Influence may be determined by considering the Proposed Development's potential connectivity with European sites, in terms of:

- Nature, scale, timing and duration of all aspects of the proposed works and possible impacts, including the nature and size of excavations, storage of materials, flat/sloping sites;
- Distance and nature of potential pathways (dilution and dispersion; intervening 'buffer' lands, roads etc.); and
- Location of ecological features and their sensitivity to the possible impacts.

The potential for source pathway receptor connectivity is firstly identified through GIS interrogation and detailed information is then provided on sites with connectivity. European sites that are located within a potential Zone of Influence of the Proposed Development are listed in Table 1 and presented in Figures 4 and 5 below. Spatial boundary data on the Natura 2000 network was extracted from the NPWS website ([www.npws.ie](http://www.npws.ie)) on 2 February 2023. This data was interrogated using GIS analysis to provide mapping, distances, locations and pathways to all sites of conservation concern including pNHAs, NHA and European sites.

The nearest European site to the Proposed Development is the Lough Gill SAC (Site Code 001976). It is located across the local road from Doorly Park and the adjacent Garvoge River which is designated as part of the Lough Gill SAC. The Garvoge discharges into the estuarine environment of Sligo which is designated as part of the Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC and Cummeen Strand SPA. A review of aerial photography, Ordnance Survey Ireland (OSI) mapping and OSI Geographical Information System (GIS) data for rivers and streams indicates that there are no notable surface water features onsite and no direct hydrological pathways to offsite surface water bodies. This was confirmed during fieldwork on habitat assessment on 12 October 2022.

Table 1 European Sites located within the potential Zone of Influence<sup>1</sup> of the Proposed Development.

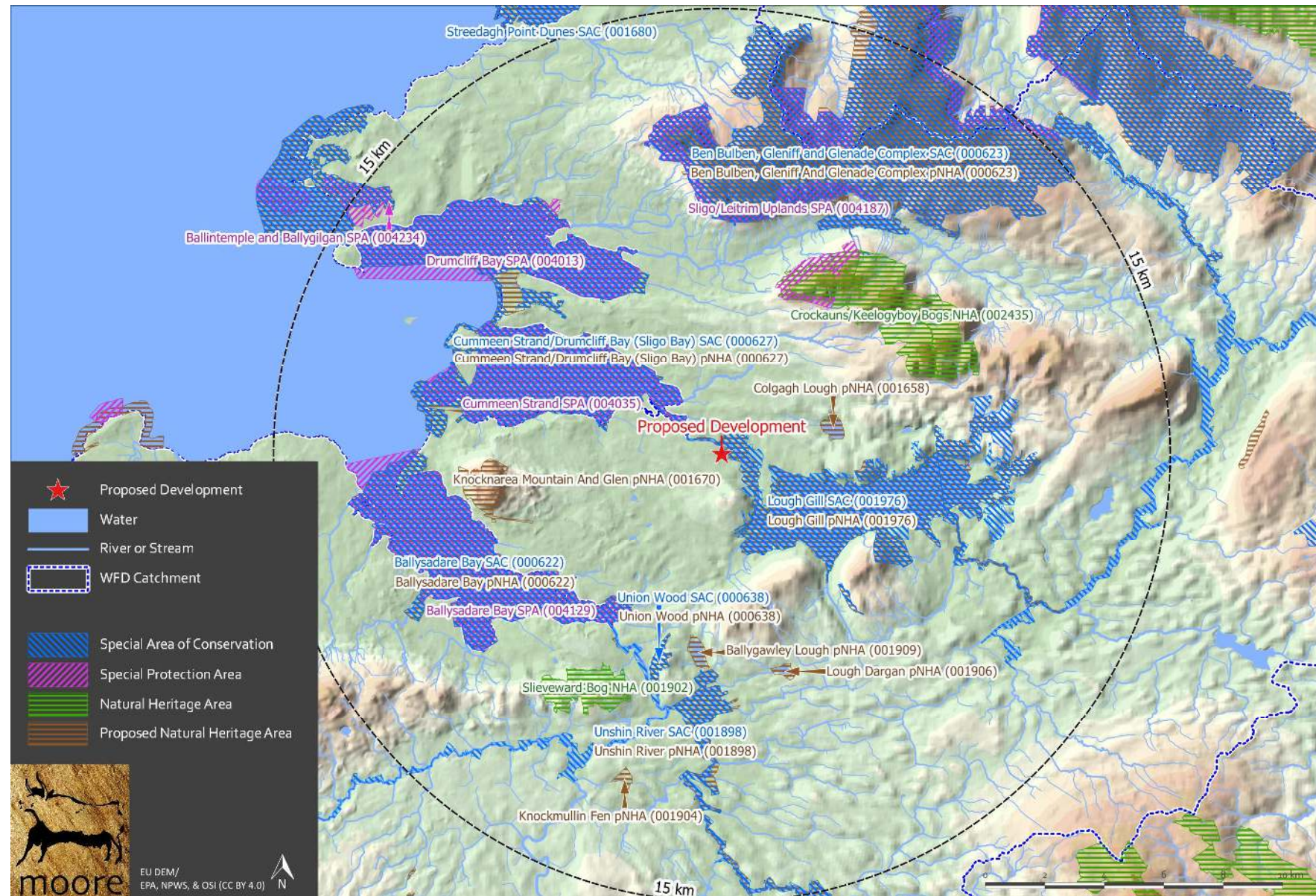
Site Code	Site name	Distance (km) <sup>2</sup>
000627	Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC	1.21
001976	Lough Gill SAC	0.02
004035	Cummeen Strand SPA	1.60

The Qualifying Interests (QIs) and Special Conservation Interests (SCIs) of the European sites in the Zone of influence of the Proposed Development are provided in Table 2 below.

<sup>1</sup> All European sites potentially connected irrespective of the nature or scale of the Proposed Development.

<sup>2</sup> Distances indicated are the closest geographical distance between the Proposed Development and the European site boundary, as made available by the NPWS.







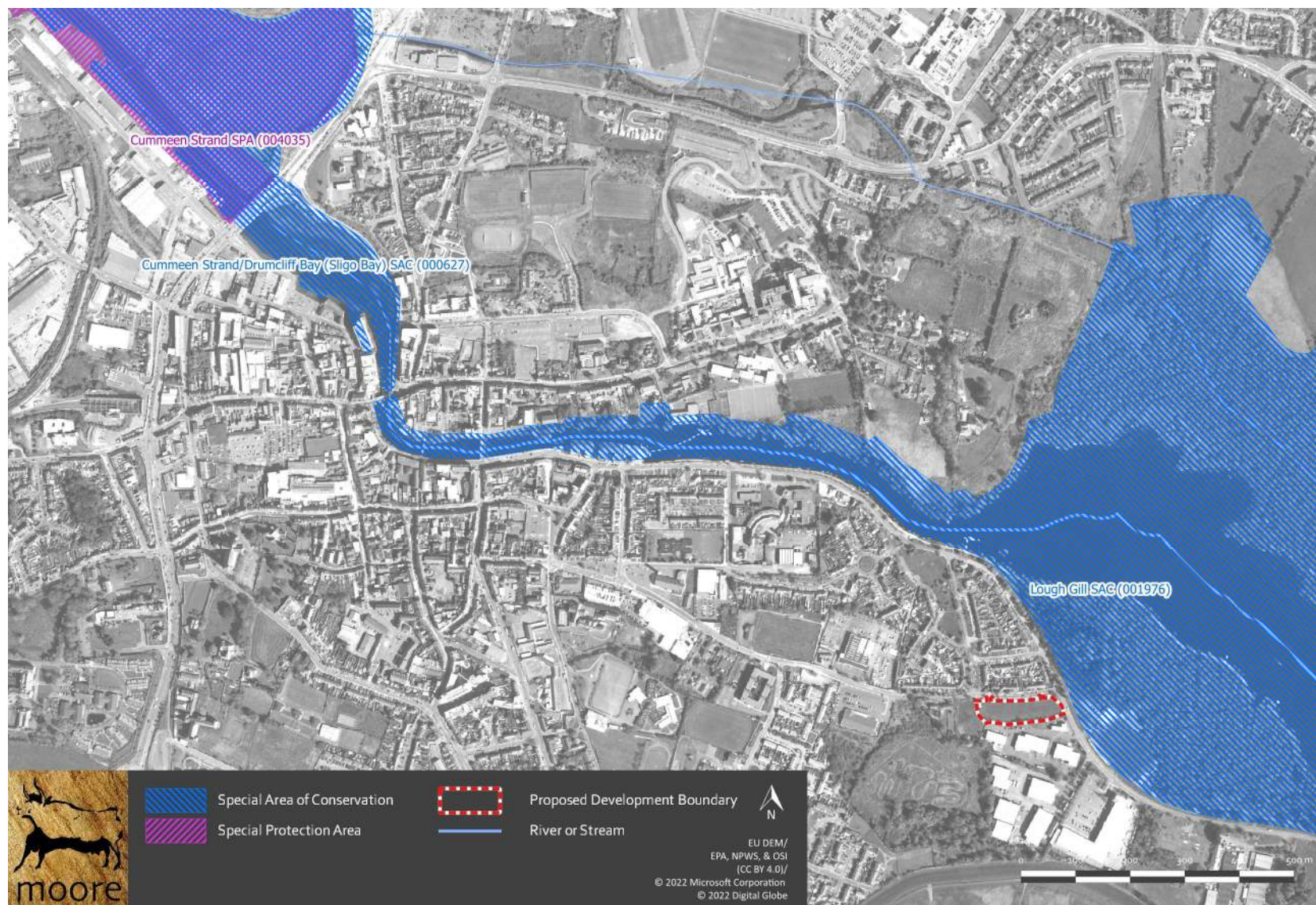


Figure 5. Showing European sites within the nearer Potential Zone of Influence of the Proposed Development.



*Table 2 Identification of relevant European sites using Source-Pathway-Receptor model and compilation of information QIs and conservation objectives. \*Priority Habitats*

European site name & Site code	Location Relative to the Proposed Development Site	Connectivity – Source-Pathway-Receptor	Considered further in Screening – Y/N
<p><b>Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC (000627)</b></p> <p>1014 Marsh Snail <i>Vertigo angustior</i></p> <p>1095 Sea Lamprey <i>Petromyzon marinus</i></p> <p>1099 River Lamprey <i>Lampetra fluviatilis</i></p> <p>1130 Estuaries</p> <p>1140 Mudflats and sandflats not covered by seawater at low tide</p> <p>1365 Harbour seal <i>Phoca vitulina</i></p> <p>2110 Embryonic shifting dunes</p> <p>2120 Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes)</p> <p>2130 Fixed coastal dunes with herbaceous vegetation (grey dunes)</p> <p>5130 <i>Juniperus communis</i> formations on heaths or calcareous grasslands</p> <p>7220 Petrifying springs with tufa formation (Cratoneurion)*</p> <p>NPWS (2013) Conservation Objectives: Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC 000627. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.</p>	1.21km to the northwest of the Proposed Development	Existing surface water is collected in urban drainage systems and there will be no adverse emissions to the Garvoge River, and thus no connectivity to this SAC	Yes, see Table 3 below.
<p><b>Lough Gill SAC (001976)</b></p> <p>1092 White-clawed Crayfish <i>Austropotamobius pallipes</i></p> <p>1095 Sea Lamprey <i>Petromyzon marinus</i></p> <p>1096 Brook Lamprey <i>Lampetra planeri</i></p> <p>1099 River Lamprey <i>Lampetra fluviatilis</i></p> <p>1106 Salmon <i>Salmo salar</i></p> <p>1355 Otter <i>Lutra lutra</i></p> <p>3150 Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation</p> <p>6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites)</p>	0.02km to the east of the Proposed Development	Existing surface water is collected in urban drainage systems and there will be no adverse emissions to the Garvoge River, and thus no connectivity to this SAC	Yes, see Table 3 below.

European site name & Site code	Location Relative to the Proposed Development Site	Connectivity – Source-Pathway-Receptor	Considered further in Screening – Y/N
91A0 Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles  91E0 Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae)  NPWS (2021) Conservation Objectives: Lough Gill SAC 001976. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.			
<b>Cummeen Strand SPA (004035)</b>  A046 Brent Goose <i>Branta bernicla hrota</i>  A130 Oystercatcher <i>Haematopus ostralegus</i>  A162 Redshank <i>Tringa totanus</i>  A999 Wetlands  NPWS (2013) Conservation Objectives: Cummeen Strand SPA 004035. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht	1.60km to the northwest of the Proposed Development	Existing surface water is collected in urban drainage systems and there will be no adverse emissions to the Garvoge River, and thus no connectivity to this SPA.	Yes, see Table 3 below.

#### 4.2. Ecological Network Supporting Natura 2000 Sites

A concurrent GIS analysis of the proposed Natural Heritage Areas (pNHA) and designated Natural Heritage Areas (NHA) in terms of their role in supporting the species using Natura 2000 sites was undertaken along with GIS investigation of European sites. It was assumed that these supporting roles mainly related to mobile fauna such as mammals and birds which may use pNHAs and NHAs as ecological corridors or “stepping stones” between Natura 2000 sites.

Article 10 of the Habitats Directive and the Habitats Regulations 2011 place a high degree of importance on such non-Natura 2000 areas as features that connect the Natura 2000 network. Features such as ponds, woodlands and important hedgerows were taken into account in the decision process and during the preparation of this AA Screening report.

The NHAs and pNHAs identified in Figure 4 are located outside the Zone of Influence. There are no areas of supporting habitat that will be impacted by the proposed development.

## 5. Identification of Potential Impacts & Assessment of Significance

The Proposed Development is not directly connected with or necessary to the management of the sites considered in the assessment and therefore potential impacts must be identified and considered.

### 5.1. Assessment of Likely Significant Effects

The proposed development is situated in Sligo town. The site of the development was previously occupied by a number of local authority maisonettes. These buildings were demolished, and the land laid out as amenity grassland. The proposed development is situated approximately 20m to the east of the Lough Gill SAC (Site Code 001976), which lies on the opposite side of the Doorly Park Road. At this point, the SAC consists of the Garvogue River and its adjacent riparian woodland. There are no watercourses within the boundary of the proposed development, and no connectivity to this, or any European sites within the zone of influence of the proposed development.

The consideration of all potential direct and indirect impacts that may result in significant effects on the conservation objectives of a European site, taking into account the size and scale of the Proposed Development are presented in Table 3.

*Table 3. Assessment of Likely Significant Effects.*

<b>Identification of all potential direct and indirect impacts that may result in significant effects on the conservation objectives of a European site, taking into account the size and scale of the project.</b>	
<b>Impacts:</b>	<b>Significance of Impacts:</b>
<b>Construction phase e.g.</b>  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	None  The Proposed Development site is located within the boundary of a field of improved amenity grassland.  Any gathering surface water will be directed to the combined sewer.  Excavations will be planned ahead and scheduled/sequenced to minimise excavation on site when wet weather present on site.  Pumping to grassland or other soak away, as far away as practicable from excavations to avoid recirculation will be considered as suitable for unpolluted water containing only silt.

<p>Pests</p>	<p>Pumping to a settlement tank will be considered.</p> <p>A filtration / treatment system to remove the silt / contaminants prior to discharging to the foul drainage system with consent from the sewage provider will be put in place.</p>
<p><b>Operational phase e.g.</b></p> <p>Direct emission to air and water</p> <p>Surface water runoff containing contaminant or sediment</p> <p>Lighting disturbance</p> <p>Noise/vibration</p> <p>Changes to water/groundwater due to drainage or abstraction</p> <p>Presence of people, vehicles and activities</p> <p>Physical presence of structures (e.g. collision risks)</p> <p>Potential for accidents or incidents</p>	<p>All foul and surface water runoff, once the facility is operational, will be contained on site and discharged to urban drainage systems.</p> <p>Surface water runoff from the roads and car parking bays will drain through permeable block paving.</p> <p>Surface water runoff from the footpaths will drain through planted swales (wet) adjacent the car parking bays</p> <p>There is no real likelihood of any significant effects on European Sites in the wider catchment area.</p> <p>The facility is located at a distance of removal such that there will be no disturbance to qualifying interest species in any European sites.</p>
<p><b>Describe any likely changes to the European site:</b></p>	
<p><b>Examples of the type of changes to give consideration to include:</b></p> <p>Reduction or fragmentation of habitat area</p> <p>Disturbance to QI species</p> <p>Habitat or species fragmentation</p> <p>Reduction or fragmentation in species density</p> <p>Changes in key indicators of conservation status value (water quality etc.)</p> <p>Changes to areas of sensitivity or threats to QI</p> <p>Interference with the key relationships that define the structure or ecological function of the site</p> <p>Climate change</p>	<p>None</p> <p>The Proposed Development site is located almost adjacent to a European site, however there is no risk of habitat loss or fragmentation or any effects on QI habitats or species directly or ex-situ.</p>

On the basis of the information supplied, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

It may be concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

## 5.2. Assessment of Potential In-Combination Effects

In-combination effects are changes in the environment that result from numerous human-induced, small-scale alterations. In-combination effects can be thought of as occurring through two main pathways: first, through persistent additions or losses of the same materials or resource, and second, through the compounding effects as a result of the coming together of two or more effects.

As part of the Screening for an Appropriate Assessment, in addition to the Proposed Development, other relevant plans and projects in the area must also be considered at this stage. This step aims to identify at this early stage any possible significant in-combination effects of the Proposed Development with other such plans and projects on European sites.

A review of the National Planning Application Database was undertaken. The first stage of this review confirmed that there were no data gaps in the area where the Proposed Development is located. The database was then queried for developments granted planning permission within 500m of the Proposed Development within the last three years, these are presented in Table 4 below.

*Table 4. Planning applications granted permission in the vicinity of the Proposed Development.*

Planning Ref.	Description of development	Comments
19242	development consisting of (a) retention of the change of use from retail showroom to gym on ground floor (b) retention of a mezzanine level utilised as a gym (c) new external escape stairway to serve mezzanine (d) external signage and all associated site development works.	No potential for in-combination effects given the scale and location of the project.
19386	for development consisting of alterations to existing elevations	No potential for in-combination effects given the scale and location of the project.
19392	for development consisting of t2 extensions to the rear and side of the existing house	No potential for in-combination effects given the scale and location of the project.

Planning Ref.	Description of development	Comments
19414	for development consisting of a change of use from existing industrial unit to gymnasium and associated signage	No potential for in-combination effects given the scale and location of the project.
21167	Development consisting of the retention of a single storey extension to side and rear of dwelling house with all associated works	No potential for in-combination effects given the scale and location of the project.
21290	Development consisting of construction of a new two-storey pitched roof extension to the side of existing dwelling which will incorporate existing first floor flat roof extension (the proposed extension will comprise of an additional 5.46 sq. m to the first floor and 17.81 sq. m to the ground floor)	No potential for in-combination effects given the scale and location of the project.
21338	Development consisting of amendments to planning application Reference 18/198: The gross floor area increases from 2416sqms to 2537sqms. The trolley bay moves next to the entrance to the store; revised parking layout and pedestrian walkways (parking changes from 140 spaces to 135 spaces); revised mechanical plant area; ESB sub-station building; cycle parking to the same location (under cover) as the trolley bay;; the inclusion of 2 EV parking spaces and the provision of 10 additional "ready to go" EV charging point spaces for future conversion; replace the permitted "Totem" sign at the proposed vehicular entrance with a "Flagpole" sign and other proposed signage with an area of 75sqms; and, the addition of Photovoltaic (PV) panels on the roof of the foodstore. All associated works, drainage landscaping (hard and soft) to facilitate the development.	No potential for in-combination effects given the scale and location of the project.
21494	Development consisting of alterations and change of use on Unit No 2 from retail warehouse to gym / group fitness centre. The proposed development will include combining Unit No. 2 and Unit No 2A to extend the existing gym in Unit No 2A. Floor area subject to change of use will be 946 sqm.	No potential for in-combination effects given the scale and location of the project.
2194	development consisting of the following 1. Demolish existing single storey rear extension and shed 2. construct single storey extension to the rear of existing dwelling house 3. construct new vehicular entrance to dwelling house with all associated works	No potential for in-combination effects given the scale and location of the project.
2219	Development consisting of the following; (1) permission for change of use of Unit 10B from previously permitted office use under PD 05/70138, for use as Health Day Care Facility with associated offices and all associated works including internal alterations to link with unit 10A attached to the rear (total floor area of this unit 252m2) (2) permission for alterations to elevations of existing Unit 10A and all associated internal alterations to link with Unit 10B as described above to form one single occupancy unit	No potential for in-combination effects given the scale and location of the project.
22198	development consisting of (1) to retain the subdivision of existing dwelling into two dwelling units (2) demolish the existing garage (3) the construction of a dwelling attached to the side of existing dwelling (4) extension to the rear of existing dwelling unit (5) to alter the existing site access entrances to the existing buildings and to upgrade the existing entrance to the new proposed dwelling (6) changes to front elevation of existing dwelling together with all associated ancillary works	No potential for in-combination effects given the scale and location of the project.

There are no predicted in-combination effects given that it is predicted that the Proposed Development will have no effect on any European site.

The Sligo County Development Plan in complying with the requirements of the Habitats Directive requires that all Projects and Plans that could affect the Natura 2000 sites in the same potential Zone of Influence of the Proposed Development site would be initially screened for Appropriate Assessment and if requiring Stage 2 AA,

that appropriate employable mitigation measures would be put in place to avoid, reduce or ameliorate negative impacts. In this way any, in-combination impacts with Plans or Projects for the proposed development area and surrounding townlands in which the proposed development site is located, would be avoided.

The listed developments have been granted permission in most cases with conditions relating to sustainable development by the consenting authority in compliance with the relevant Local Authority Development Plan and in compliance with the Local Authority requirement with regard to the Habitats Directive. The development cannot have received planning permission without having met the consenting authority requirement in this regard.

Any new applications for the Proposed Development area will be assessed on a case by case basis *initially* by Sligo County Council which will determine the requirement for AA Screening as per the requirements of Article 6(3) of the Habitats Directive.

## 6. Conclusion

There are no predicted effects on any European sites given:

- The Proposed Development is to be connected to the existing public sewer network for the treatment of wastewater.
- There are no predicted emissions to air, water or the environment during the construction or operational phases that would result in significant effects.

It has been objectively concluded by Moore Group Environmental Services that:

1. The Proposed Development is not directly connected with, or necessary to the conservation management of the European sites considered in this assessment.
2. The Proposed Development is unlikely to either directly or indirectly significantly affect the Qualifying interests or Conservation Objectives of the European sites considered in this assessment.
3. The Proposed Development, alone or in combination with other projects, is not likely to have significant effects on the European sites considered in this assessment in view of their conservation objectives.
4. It is possible to conclude that significant effects can be excluded at the screening stage.

It can be *excluded*, on the basis of objective information, that the Proposed Development, individually or in combination with other plans or projects, will have a significant effect on a European site.

An appropriate assessment is not, therefore, required.

A final determination will be made by the consenting authority in this regard.

## 7. References

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