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ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT FOR A PROPOSED MODULAR HOUSING DEVELOPMENT, DOORLY PARK, SLIGO TOWN

Report Prepared For

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

Report Prepared By

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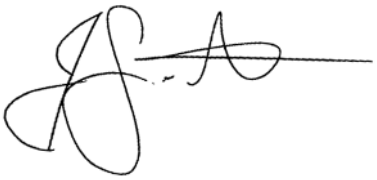
Signature		
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TABLE OF CONTENTS

Page

TABLE OF FIGURES

TABLE OF TABLES

APPENDICES

1.0 INTRODUCTION

On behalf of The Commissioners of Public Works in Ireland on behalf of the Department for Children, Equality, Disability, Integration and Youth ('the Applicant'), AWN Consulting Limited ('AWN') has prepared the following Environmental Impact Assessment (EIA) Screening Report as part of a Modular Housing Development Application to the Minister for Housing (MOH) in relation to a proposed temporary emergency modular housing development located at Doorly Park Road, Sligo Town, County Sligo.

The proposed development will consist of the construction of 22 no. modular units to provide emergency temporary accommodation for up to 96 Ukrainian refugees.

The proposed development is in the outer Sligo Town centre on the the junction of Doorly Park Rd and Cleveragh Drive. The site (hereafter referred to as 'the Site') is outlined in red on Figure 1.1. The proposed development is described in further detail in Section 2.

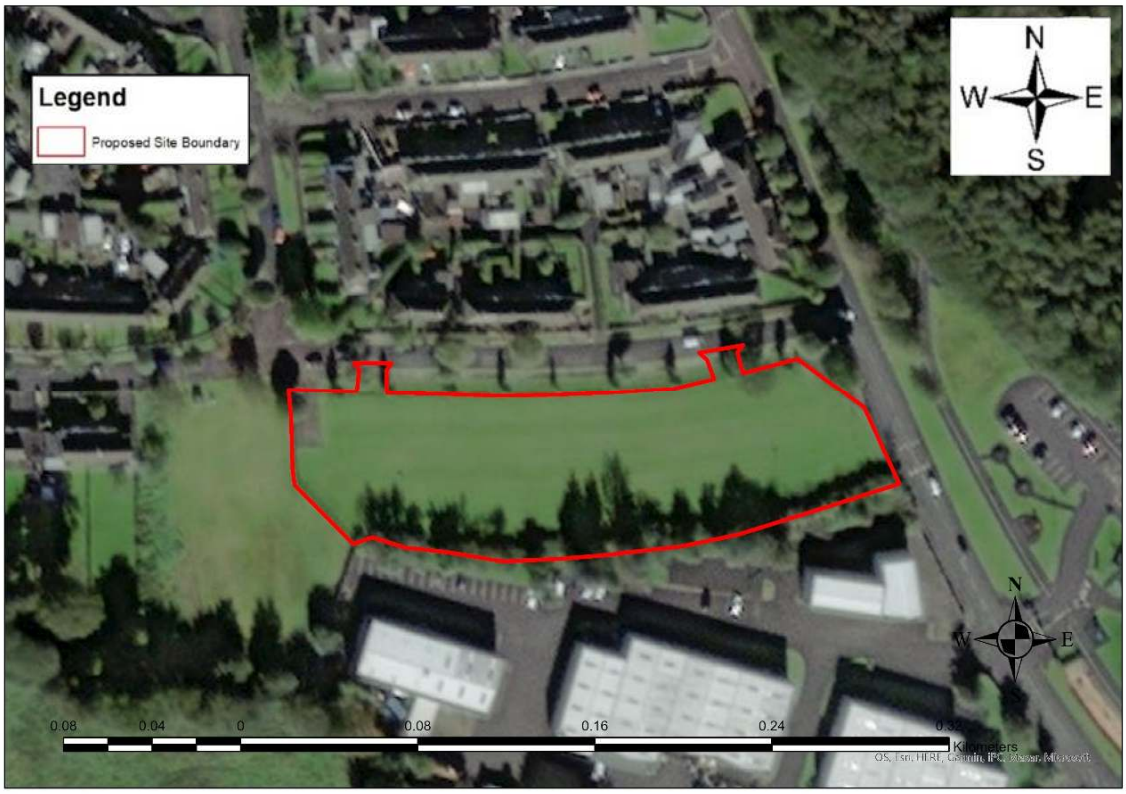

Figure 1.1 *Proposed development site (indicative in red) (Source: Google Earth)*

1.1 REQUIREMENT FOR EMERGENCY HOUSING

The European Union (Planning and Development) (Displaced Persons From Ukraine Temporary Protection) Regulations (S.I. No. 306 of 2022) are made under Section 3 of the European Communities Act 1972 (No. 27 of 1972) for the purpose of giving effect to Council Directive No 2001/55 EC (the Temporary Protection Directive), and Council Implementing Decision EU 2022/382 of 4 March 2022, to provide immediate protection

in EU countries for persons displaced by the Russian invasion of Ukraine, including the need to provide emergency accommodation and support to these displaced persons.

The Regulations relate to the non-application of the Planning and Development Act 2000 to certain classes of development by or on behalf of a State authority, which is defined as a Minister of the Government or the Commissioners of Public Works in Ireland. The provisions of the Planning and Development Act 2000 shall not apply to the specified classes of temporary development in the Schedule only for so long as the regulations are in force. After this time the removal, demolition or alteration of any temporary structure and the discontinuance of any temporary use and, in so far as is practicable, the restoration of the land to its condition prior to the commencement of the development, shall be required, unless the development is permitted, exempted, or otherwise regularised by a provision of the Planning and Development Act 2000, or the Regulations thereto. The classes of development listed in the Schedule may include the change of use and repurposing of existing buildings and facilities, and temporary newbuild accommodation and structures to address the urgent need to provide emergency accommodation and support to displaced persons from the conflict in Ukraine.

In accordance with the Temporary Protection Directive 2001/55/EC, the duration of temporary protection activated by European Union Council Decision EU 2022/382 of 4 March 2022 should be for an initial period of one year. Unless terminated under the terms of Article 6(1), point (b), of that Directive, that period should be extended automatically by six monthly periods for a maximum of one year. At any time, the European Commission may propose to the Council to end the temporary protection, based on the fact that the situation in Ukraine is such as to permit the safe and durable return of those granted temporary protection, or propose that the Council extend the temporary protection by up to one year. As such, the maximum extended period for the duration of Temporary Protection Decision EU 2022/382, of 4 March 2022, shall be three years.

1.2 PURPOSE OF THIS REPORT

There is a mandatory requirement for an Environmental Impact Assessment Report (EIAR) to accompany a project for some types of development that meet or exceed the relevant “thresholds” specified in Schedule 5 to the Planning and Development Regulations. In addition to the mandatory requirement, there is a case-by-case assessment necessary for sub-threshold developments as they may be likely to have significant effects on the environment. If a sub-threshold development is determined to be likely to have a significant effect on the environment, then an EIAR will be required.

The proposed development and component parts have been considered, as documented in Section 2, against the thresholds for EIA as outlined in the Planning and Development Regulations 2001 (as amended). The proposed development is a sub-threshold development and is not mandatory for EIA.

The second reason for this report is to document the studies undertaken by the Applicant, and the design team, to consider whether the development would be likely to have significant effects on the environment.

AWN, along with the project team, have undertaken an assessment of the effects on the environment from the proposed development and has concluded that there is no real likely significant environmental effects on the receiving environment for the

proposed development, therefore a subthreshold EIA is not required. The assessment is documented in Section 3.0, 4.0 and 5.0 and covers each aspect of the environment in accordance with guidance including Population and Human Health; Biodiversity; Land, Soils, Geology, Hydrogeology, and Hydrology; Air Quality and Climate; Noise and Vibration; Landscape and Visual Impact; Cultural Heritage, and Archaeology; Traffic and Transportation; Material Assets, and Waste.

The information presented in this report will enable the competent authority (OPW) to undertake a screening determination in respect of the need for an Environmental Impact Assessment Report (EIAR) for the proposed development.

1.3 EIA SCREENING LEGISLATION AND GUIDANCE

The legislation and guidance listed below has informed this report and the method to EIA Screening:

- Guidelines on the Information to be contained in Environmental Impact Assessment Reports. (2022). Environmental Protection Agency.
- Environmental Impact Assessment Screening, OPR Practice Note PN02 (Office of the Planning Regulator, 2021).
- European Union (Planning & Development) (Environmental Impact Assessment) Regulations 2018.
- Environmental Impact Assessment of Projects – Guidance on Screening. (2017). European Commission.
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment. (August 2018). Department of Housing, Planning and Local Government.
- Advice Notes for preparing Environmental Impact Statements. (Draft, September 2015). Environment Protection Agency.
- European Union (Planning and Development) (Displaced Persons From Ukraine Temporary Protection) Regulations (S.I. No. 306 of 2022).
- European Union Environmental Impact Assessment (EIA) Directive 2011/92/EU as amended by 2014/52/EU.
- Planning and Development Act, 2000 (as amended).
- Planning and Development Regulations 2001 (as amended).

The screening process followed in this report is in accordance with the EIA Directive 2011/92/EU of the European Parliament and of the Council as amended by 2014/52/EU and as transposed by the Act and the Regulations and follows the format as per Section 3.2 of the EPA Guidelines (2022). The potential for significant effects of the proposed Project has been considered against the criteria under Annex II A of the EIA Directive 2011/92/EU as amended by 2014/52/EU and Schedule 7 of the *Planning and Development Regulations, 2001* as amended.

1.4 SCREENING METHODOLOGY

The screening process followed in this report is in accordance with the EIA Directive 2011/92/EU of the European Parliament and of the Council as amended by 2014/52/EU and follows the format as per Section 3.2 of the EPA Guidelines (2022).

The key steps to screen for an EIA is set out in Section 3.2 of the EPA Guidelines are as follows:

1. Is the development a type that that requires EIA?

2. Is it of a type that requires mandatory EIA?
3. Is it above the specified threshold?
4. Is it a type of project that could lead to effects? and/or
5. Is it a sensitive location? and/or
6. Could the effects be significant?

The information required to be submitted by the developer for the Planning Authority to make a determination on EIA Screening is set out in Schedule 7A of the Regulations of 2001 (see also Annex IIA of the EIA Directive).

However, it is important to note that Schedule 7A states '*The compilation of the information at paragraphs 1 to 3* [of Schedule 7A] *shall take into account, where relevant, the criteria set out in Schedule 7*.' Having regard to this for the purposes of compiling the relevant information on the likely effects of the proposed development and in order to address points 4 to 6 above, an evaluation of the characteristics of the project, the sensitivity of the location of the proposed development, and the potential for significant impacts has been made with regard to Schedule 7 of the Regulations.

Schedule 7 of the Regulations of 2001 sets out the criteria for the Planning Authority to determine whether a development would or would not be likely to have significant effects on the environment. The criteria are broadly set out under the three main headings:

1) *Characteristics of proposed development* (Report Section 3.0)
   - *a. the size and design of the whole of the proposed development,*
   - *b. cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of Section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,*
   - *c. the nature of any associated demolition works,*
   - *d. the use of natural resources, in particular land, soil, water and biodiversity,*
   - *e. the production of waste,*
   - *f. pollution and nuisances,*
   - *g. the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge, and*
   - *h. the risks to human health (for example, due to water contamination or air pollution).*

2) *Location of proposed development* (Report Section 4.0)
   - *a. the existing and approved land use,*
   - *b. the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,*
   - *c. the absorption capacity of the natural environment, paying particular attention to the following areas:*
     - *i. wetlands, riparian areas, river mouths;*
     - *ii. coastal zones and the marine environment;*
     - *iii. mountain and forest areas;*
     - *iv. nature reserves and parks;*
     - *v. areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;*

vi. areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;
vii. densely populated areas;
viii. landscapes and sites of historical, cultural or archaeological significance.

3) *Types and Characteristics of Potential Impacts* (Report Section 5.0)

The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in Section 171A of the Act, taking into account—

a. the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),
b. the nature of the impact,
c. the transboundary nature of the impact,
d. the intensity and complexity of the impact,
e. the probability of the impact,
f. the expected onset, duration, frequency and reversibility of the impact,
g. the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of Section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and
h. the possibility of effectively reducing the impact.

However, it is important to note that Schedule 7A states '*The compilation of the information at paragraphs 1 to 3 [*of Schedule 7A*] shall take into account, where relevant, the criteria set out in Schedule 7*.' The main body of this report (Sections 3.0, 4.0 and 5.0) will cover Schedule 7A fully, but it has been set out to present the information under the headings provided for in Schedule 7 in order to assist in the screening assessment.

1.5 PROJECT TEAM AND CONTRIBUTORS TO THE EIA SCREENING REPORT

This EIA Screening Report and the proposed development has been informed by the accompanying documents submitted with the application (and the relevant listed mitigation measures as included therein). The preparation and co-ordination of this screening report has been completed by AWN and has relied on specialist input from the project design team and applicant, as per Table 1.1.

Table 1.1 *Applicants project team*

Role	Contributor
Applicant	Office of Public Works
Architectural Design	Office of Public Works
Civil Engineering Design	Horganlynch Consulting Engineers and DBFL Consulting Engineers
Population and Human Health; Land, Soils, Geology, Hydrogeology, and Hydrology; Air Quality and Climate; Material Assets; Operational Waste Management; Noise and Vibration	AWN Consulting Limited

Role	Contributor
Appropriate Assessment Screening	Moore Group Ltd.
Archaeological Assessment	CRDS Limited

Each environmental specialist of the applicants project team was commissioned having regard to their previous experience in EIA; their knowledge of relevant environmental legislation relevant to their topic; familiarity with the relevant standards and criteria for evaluation relevant to their topic; ability to interpret the specialised documentation of the construction sector and to understand and anticipate how their topic will be affected during the construction phase and operational phases of development; ability to arrive at practicable and reliable measure to mitigate or avoid adverse environmental impacts; and to clearly and comprehensively present their findings.

This EIA Screening report was prepared by Conor McGrath and Jonathan Gauntlett. Conor is a Senior Environmental Consultant in AWN Consulting with expertise in impact assessment, licensing, environmental compliance and project management. Recent projects include; EIA for SHD and planning applications, EPA Licencing and waste management. Conor has over 10 years' experience in environmental compliance and environmental licensing. Jonathan is a Principal Environmental Consultant in AWN Consulting with expertise in impact assessment, licensing, environmental compliance and project management. Jonathan has a BSocSc (Environmental Planning) and BBA (Economics) from the Waikato University in New Zealand and has experience working in the environmental consultancy, planning, and regulatory fields from Ireland, the UK and New Zealand.

2.0 SCREENING EVALUATION

Schedule 5 of the Planning & Development Regulations 2001, as amended, sets out a number of classes and scales of development that require EIA. In considering the wider context and the component parts of the project the proposed development the thresholds of relevance to the proposal from Part 2 of Schedule 5 are set out below:

Under Part 2 of Schedule 5, in relation to Infrastructure projects, Class 10(b)(i) of Part 2 refers to residential developments as follows:

> *10. Infrastructure projects -*
>
> *(b)(i) Construction of more than 500 dwelling units;*
>
> *iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere;*
>
> *(In this paragraph, 'business district' means a district within a city or town in which the predominant land use is retail or commercial use).*

The total site area for the proposed works is 0.552 hectares (ha), and the proposed development comprises 22 no. single storey semi-detached units. The site location is not within a business district. The proposed development site is not equal to, nor does it exceed the limit, quantity or threshold set out in Class 10(B) (i) and (iv); therefore, an EIA is not mandatory.

Furthermore, an EIA is still required by Schedule 5, Part 2, Class 15 of the Regulations for sub-threshold development which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.

> *15. Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development, but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.*

The following Sections 3.0, 4.0 and 5.0 of this report will provide information on the characteristics of the proposed development; In order to provide information on the 15 the likelihood of the project to have significant effects on the environment from these works, having regard to the criteria set out in Schedule 7.

2.1 CONCLUSION – SUB THRESHOLD DEVELOPMENT

The proposed development is '*of a type set out in Part 2 of Schedule 5 [in the Planning and Development Regulations, 2001 (as amended)] which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development*'. The development is outside the mandatory requirements for EIA and is considered to be sub-threshold for the relevant project type.

An EIA Report is still required by to accompany a planning application for sub-threshold development which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7. Therefore, it is also necessary to consider whether an EIAR is required because the development will be likely to have significant effects on the environment, even though it does not meet nor exceed the relevant thresholds in Schedule 5 to the Planning and Development Regulations.

The remainder of this report presents the information required by Schedule 7A and Annex II A of the Directive to demonstrate the likely effects on the environment, having regard to the criteria set out in Schedule 7 and Annex II A of the Directive.

The following Sections 3.0, 4.0 and 5.0 will provide information on the characteristics of the proposed development, the location and context, and its likely impact on the environment. These sub sections also include in accordance with Article 299B(1)(c) a description of any features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development.

These sections present the information required under Schedule 7A of the Regulations, to ensure that each aspect for consideration is robustly addressed and to enable a screening to be carried out in accordance with the criteria in Schedule 7 to the Regulations.

3.0 CHARACTERISTICS OF PROPOSED DEVELOPMENT

This section addresses the characteristics of proposed development by describing the physical characteristics of the whole proposed development and, where relevant and a description of the location of the proposed development, with regard to the environmental sensitivity of geographical areas likely to be affected.

The description is not exhaustive, and as such the report should be read in conjunction with full application package that includes complete elevations and floor plans site, layout plans including utilities and building drawings.

3.1 SIZE AND DESIGN OF THE PROPOSED DEVELOPMENT

The development will consist of the installation of 22 no. single storey semi-detached units (each 2-bed, 45 m^2 units), 23 no. off-street car-parking spaces, bin store pavements, public lighting, landscaping, ESB substation, foul water, surface water, and potable water connections, and all ancillary site development works. The total site area for the proposed works is 0.552 hectares.

The development site is currently vacant grass land, the site previously was the site of a number of local authority maisonettes, arranged in three cul-de-sacs, that have previously been demolished.

The proposed landscaping measures includes will include:

- 53 no. new specimen trees to be planted including Hawthorn, Rowan and Maple species.
- 300 linear metres of native beech hedging is proposed.
- c600sqm of open green space to be provided as part of the development.

Vehicular access to the proposed development will be via proposed private lane way leading from Doorly Park Rd to Cleveragh Drive.

The modular houses are high spec bungalows, with a BER rating of A2 with renewables. Each of the dwellings will have a private rear garden and semiprivate front curtilage areas. The existing trees located to the north of the site will be retained with the exception of 3 no. trees located at the vehicular entrance and exit that will be removed (as shown on Figure 3.1 below).

The design of the stormwater drainage network for the proposed development has taken cognisance of the guidelines and requirements set out by the Sligo County Council (SCC) Drainage Division, which requires all new developments to incorporate the principles of Sustainable Urban Drainage Systems (SuDS).

Foul water (combined sewer), surface water, and potable water connections to existing mains will be utilised. Connections will comply with Local Authority and Irish Water's requirements, specification and standard required to withstand any surcharging effect to the internal network.

The proposed site layout is shown in Figure 3.1 below.

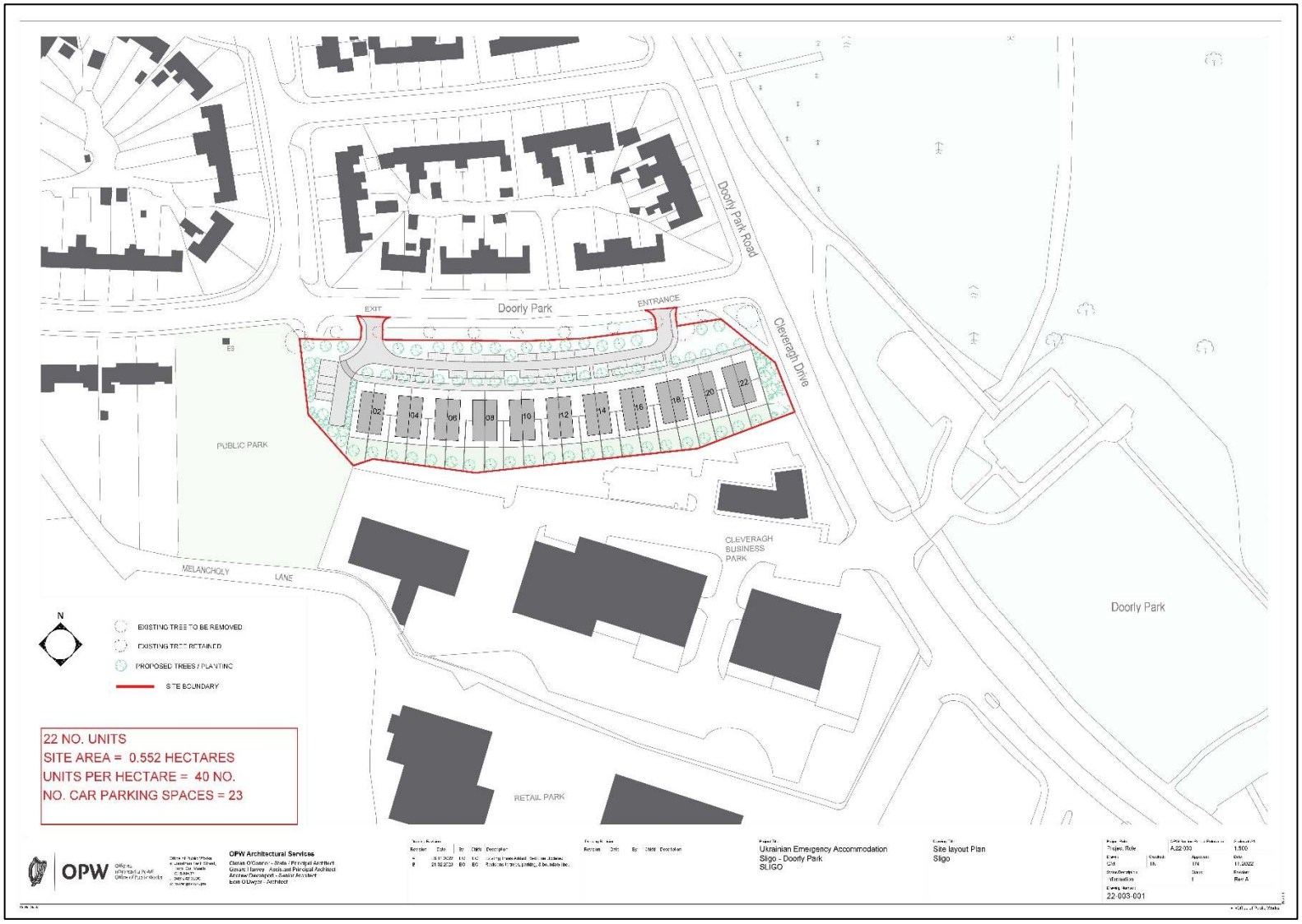

Figure 3.1 Proposed Site Layout

3.1.1 Construction Phase

As the proposed development is for modular units, the majority of the construction works will occur off site. The estimated duration of onsite construction works is 4- 6 months, there are no demolition works proposed. Construction staff numbers are anticipated to be between 5 - 30 dependant on stage. Construction traffic will access the site via existing entrances; there will be an average 20 cars / vans, and 5 – HGV per day during peak periods.

A temporary construction compound, site office and welfare facilities will be established on site at an agreed location within the Site boundary. All plant, machinery and equipment will be stored on site within the works area or within the temporary construction compound.

During construction, contractors will require temporary power for onsite accommodation, and construction equipment / plant. The power requirements will be relatively minor. It is anticipated that generators will be provided on site to provide temporary power.

There will be a requirement for deliveries of imported engineering fill, and other construction materials. Other construction activities will include site storage of cement and concrete materials, fuels for construction vehicles.

Water will be required for welfare facilities, dust suppression and general construction activities. There will also be foul wastewater requirements associated portable sanitary facilities within the construction compound. A combination of tankered water and bottled water will be used. Water will be required for Contractor welfare facilities and construction activities.

Welfare facilities (canteens, toilets etc.) will be available within the construction compound on site. Temporary connections to the existing services will be utilised to provide service and utilities subject to relevant applications and approvals.

There shall not be any discharge of untreated, silty, or contaminated water from the works to any watercourse or to the stormwater network. Should any discharge of contaminated construction water be required during the construction phase, the discharge will be to the combined sewer following agreement with Sligo County Council / Irish Water. There are no construction works within a minimum distance of 48 m of the Garavogue River. For the duration of the proposed infrastructure works the maximum working hours shall be 07:00 to 18:00 Monday to Friday (excluding bank holidays) and 08:00 to 14:00 Saturdays. No working will be allowed on Sundays and Public Holidays.

A Construction and Environmental Management Plan (CEMP) will be prepared by the construction contractor which will set out the construction techniques and methodologies which will be implemented during construction of the proposed development. The CEMP will implement the mitigation measures set out within this EIA Screening report and accompanying appendices to ensure that pollution and nuisances arising from site clearance and construction activities is prevented where possible and managed in accordance with best practice environmental protection. The CEMP will be implemented and adhered to by the construction Contractor and will be overseen, and updated as required if site conditions change, by the Project Manager, Environmental Manager and Ecological Clerk of Works where relevant. All personnel working on the Site will be trained in the implementation of the procedures.

Table 3.1 *Summary of key construction works*

Activity	Description of Activity
Site Preparation Works and Establishment of Construction Services	The primary activities that will be required during the Site preparation phase for the development will be the establishment of construction fencing and hoarding and site compound. The Site compound will provide office, portable sanitary facilities, equipment storage, parking etc for contractors for the duration of the works. All areas under construction will be fenced for security and safety purposes and temporary lighting supplied, as necessary. Tree protection areas will be established at an early stage in line with the project arborists recommendations.
Site clearance and earthworks	This phase will include site clearance, vegetation removal, excavations and levelling of the Site to the necessary base level for construction. Surveying and setting out for structures. All required enabling works and site investigations, surveying and setting out for structures, archaeological impersonation (if required) etc. are carried out. Install granular fill for roads and footpaths The existing trees located to the north of the site will be retained with the exception of 3 no. trees located at the vehicular entrance and exit that will be removed (as shown on Figure 3.1). All spoil retained on site where possible and stockpiled on site. The excavation depth during construction will be c. 1.0 m below ground level.
Installation of Services	New electricity and telecommunications services ducts / infrastructure will be put in place to serve the various dwellings. This will be connections to existing mains and carried out in accordance with the requirements of the various service providers / authorities.
Foundations and Installation of Modular Houses	Foundations will generally be reinforced concrete pad footings incorporated into the concrete strips of pad foundations. The modular homes will be constructed off site in a series of and components and transported to the site. They will be assembled in place by the construction contractor utilizing a variety of plant equipment including lifting crane. The estimated duration of onsite construction works is 4- 6 months.
Landscaping	After the main construction works are completed the hard and soft landscaping and reinstatement works for that phase will be carried out in accordance with the proposed landscaping design.

3.1.2 Operational Phase

The most significant environmental effects are expected to arise during the construction phase, with the potential impacts with the proposed developments operational phase relatively minor.

The proposed development, when operational, will generate typical anthropogenic impacts associated with the usual operation of a residential estate. The main potential impacts due to changes from the current undeveloped site to a build environment are associated with additional traffic (associated air emissions), and surface wastewater and foul wastewater emissions, visual impacts, biodiversity, and wastes generation.

In its operational phase, the proposed development will generate regular vehicular trips on the surrounding road network. The proposed development will be accessed via a new site entrance and separate exit, both from Doorly Park. Within the development site, the private single lane layout design ensures low vehicle speeds are maintained on the development roads providing a safe environment. Pedestrian footpaths are currently provided to the north of the site and these will be maintained, to provide good pedestrian linkage with Sligo Town. Traffic movements would be predominately from the residents themselves, but also from ancillary users such as waste collection, maintenance of private units and communal areas. Car parking is provided for residential, staff and visitor uses, 23 no. on-street car parking spaces will be provided.

The proposed development will be served from the variety of public transport options available to visitors and residents at the subject site. There are pedestrian routes, cycle routes and bus routes within reach of the development, providing connectivity to Sligo Town Centre.

Connection to the existing mains that are located in close proximity to the site will be established for foul water, surface water, and potable water. The proposed SuDS method of stormwater disposal at the Site will incorporate permeable pavement and planted swales, attenuation storage will be provided for the 1 in 100 yrs storm event with a 20% allowance for climate change restricted to 2l/s before discharging to the public stormwater network. These design measure ensure that no negative impacts to stormwater leaving the Site will arise due to the SuDS measures planned. Connections will comply with Local Authority and Irish Water's requirements, specification and standard required to withstand any surcharging effect to the internal network.

The proposed development will give rise to a variety of waste streams during the operational phase, i.e., when the project is completed, and fully operational. There will be designated waste collection areas on site, skips, bins, recycling etc.

In the context of the Temporary Protection Decision EU 2022/382 the maximum extended period for the duration of the permitted use (temporary protection for displaced persons from the Ukraine) of the units is three years; therefore, the operational effects of the proposed development, in the context of this EIA Screening report are deemed to be Short-term Effects (Effects lasting one to seven years.)

3.2 CUMULATION WITH OTHER EXISTING OR PERMITTED DEVELOPMENT

This section outlines the potential cumulation with other existing or permitted development. As part of the assessment of the impact of the proposed development, account has been taken of any relevant developments that are currently permitted, or under construction and substantial projects for which planning has been submitted within the surrounding areas, as well as existing local land uses.

The National Planning Application Map was consulted for the previous 5 years to identify notable applications (proposed development), or applications granted permission (permitted development) within that period within 500m of the development site. The National Planning Application Map includes planning application data sourced from the 31 individual local authorities across Ireland. This list of consented development is shown in Appendix A at the end of this report.

There is no specific guidance available on an appropriate study area to focus the assessment of existing land use and/or permitted projects. The research area has been established using expert judgement and based on the accessibility of data and taking into consideration the potential for impact from the proposed development.

It is acknowledged that projects like the one proposed can have an impact on activity in a larger area that only the Site itself. Generally, the closer to the works, the greater the potential for impacts. The most significant environmental impacts are likely to be confined within 50-150 m of the proposed development. Some effects from the Proposed Development, including air quality and traffic, might have a larger area of effect, and these are addressed in further detail in the corresponding expert assessments that set out the reports submitted with the planning application.

The project being considered, is not expected to have Regional, National or International, or Transboundary impacts. Therefore, a general study area of 500 m

from the Site location is included; this distance within an urban area is sufficient to capture any permitted development that may give rise to significant cumulative effects.

The proposed development, according to the Sligo County Development Plan 2017-2023 is within an area zoned for *'*R3 - medium/high-density residential areas*''* as shown in Figure 3.2 below.

The objective of this land zone is 'Promote the development of housing within a gross density range varying between 35 and 50+ dwellings per hectare (14 to 18+ dwellings per acre). R3 zones are of particular importance, being generally located close to the city centre, employment sources, transport corridors and neighbourhood centres. Innovative layout and design will be required in R3 zones, with high-quality landscaping and pedestrian/cycle connections with the surrounding areas.

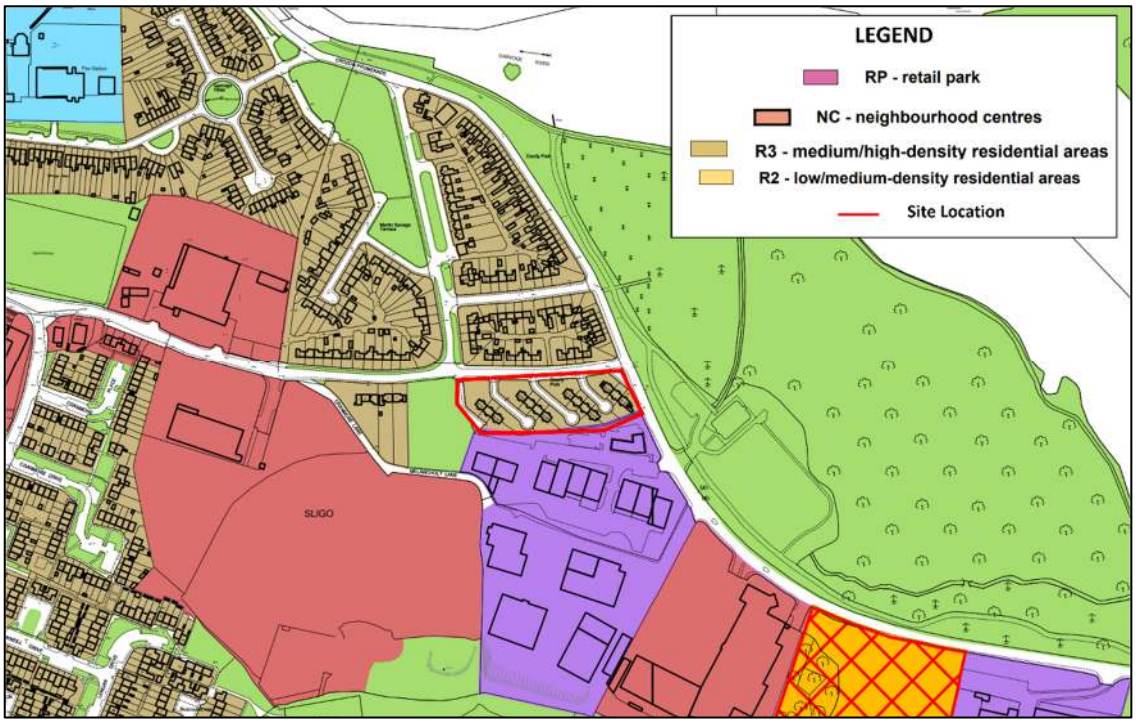

Figure 3.2 *Sligo County Council Planning Zones (Source: Sligo County Development Plan 2017-2023)*

3.3 NATURE OF ANY ASSOCIATED DEMOLITION WORKS

There are no structural demolition works proposed. The creation of the new entrance and exit will require the removal of 3 no. trees along the site boundary of Doorly Park, and the existing boundary fence.(as shown on Figure 3.1).

3.4 USE OF NATURAL RESOURCES (LAND, SOIL, WATER, BIODIVERSITY)

This section describes the proposed development in terms of the use of natural resources, in particular land, soil, water, and biodiversity.

Other resources used will be construction materials which will be typical raw materials used in construction of residential developments. The scale and quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment.

Land and Soil

The proposed development will require the excavation and disturbance of soils and stone materials for the purposes of levelling, excavation for foundations, landscaping, access and services.

The proposed development is an effective use of the land, due to the existing availability of critical infrastructure, such as sewage, roads, and public transportation systems.

The proposed development is infill development on a previously developed site, and the change of use of this land is not considered significant in the context of Ireland available land area.

There will be a requirement for deliveries of imported engineering fill, and other construction materials. Other construction activities will include site storage of cement and concrete materials, fuels for construction vehicles.

The proposed development will require the excavation and disturbance of soils and stone materials for the purposes of levelling, excavation for foundations, landscaping, access and services.

Any waste soils prior to being exported off-site, shall be classified as inert, non-hazardous or hazardous in accordance with the EPA's Waste Classification Guidance – List of Waste & Determining if Waste is Hazardous or Non-Hazardous document dated 1st June 2015 to ensure that the waste material is transferred by an appropriately permitted waste collection permit holder and brought to an appropriately permitted or licensed waste facility. Materials that can be reused will be notified to the EPA as a by-product. This ensures that waste and other materials removed from the Site will have no significant effect on the environment.

Water Consumption

The construction and operation of the scheme will not use such a quantity of water to cause concern in relation to significant effects on the environment.

During construction of the scheme, water will be required for offices and welfare facilities, this will be provided by either tanker or temporary connection to the public main by agreement between the Main Contractor and Irish Water. The construction phase will not use such a quantity of water to cause concern in relation to significant effects on the environment.

Once the development is completed and the development is occupied there will be a water primary demand for domestic for usage for showers, toilets and cooking, as well as for commercial consumption.

There is no proposed extraction of groundwater at the Site during the operational phase.

Horganlynch Consulting Engineers have calculated that the average daily domestic demand for potable water will be 8.91 m^3/day.

Biodiversity

Investigations into the implications on existing biodiversity including species and habitats has been undertaken through the Appropriate Assessment (AA) Screening Report that have been prepared by Moore Group and included in Appendix B to this EIA Screening Report.

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.

3.5 PRODUCTION OF WASTE

Construction Phase

During the construction phase, waste will be produced from surplus materials such as broken or off-cuts of timber, plasterboard, concrete, tiles, bricks, etc. Waste from packaging (cardboard, plastic, timber) and oversupply of materials may also be generated. The construction contractor will be required to ensure that oversupply of materials is kept to a minimum and opportunities for reuse of suitable materials is maximised.

Waste will also be generated from construction workers e.g., organic/food waste, dry mixed recyclables (wastepaper, newspaper, plastic bottles, packaging, aluminium cans, tins and Tetra Pak cartons), mixed non-recyclables and potentially sewage sludge from temporary welfare facilities provided onsite during the construction phase. Waste printer/toner cartridges, waste electrical and electronic equipment (WEEE) and waste batteries may also be generated infrequently from site offices.

If material is removed off-site, it could be reused as a by-product (and not as a waste). If this is done, it will be done in accordance with Regulation 15 (By-products)

(Previously Article 27 and referred to as Article 27 in this report) of S.I. No. 323/2020 - European Union (Waste Directive) Regulations 2020, which requires that certain conditions are met and that by-product notifications are made to the EPA via their online notification form. Excavated material should not be removed from site until approval from the EPA has been received. The potential to reuse material as a by-product will be confirmed during the course of the excavation works, with the objective of eliminating any unnecessary disposal of material.

If any soils/stones are imported onto the Site from another construction site as a by-product, this will also be done in accordance with Article 27. Article 27 will be investigated to see if the material can be imported onto this site for beneficial reuse instead of using virgin materials.

It should be noted that until final materials and detailed construction methodologies have been confirmed it is difficult to predict with a high level of accuracy the construction waste that will be generated from the construction of the proposed development as the exact materials and quantities may be subject to some degree of change and variation during the construction process.

Operational Phase

The proposed development will give rise to a variety of everyday waste and recycling from the development during the operational phase, i.e., when the project is completed, and fully operational. The typical non-hazardous and hazardous wastes that will be generated at the proposed development will include the following:

- Dry Mixed Recyclables (DMR) - includes wastepaper (including newspapers, magazines, brochures, catalogues, leaflets), cardboard and plastic packaging, metal cans, plastic bottles, aluminium cans, tins and Tetra Pak cartons;
- Organic waste – food waste and green waste generated from internal plants / flowers;
- Glass; and
- Mixed Non-Recyclable (MNR)/General Waste.

In addition to the typical waste materials that will be generated at the development on a daily basis, there will be some additional waste types generated less frequently / in smaller quantities which will need to be managed separately including:

- Green / garden waste may be generated from external landscaping;
- Batteries (both hazardous and non-hazardous);
- WEEE (both hazardous and non-hazardous);
- Printer cartridges / toners;
- Chemicals (paints, adhesives, resins, detergents, etc.);
- Light bulbs;
- Textiles;
- Waste cooking oil (if any generated by the residents, crèche tenants, commercial tenants or work studio tenants);
- Furniture (and, from time to time, other bulky wastes); and
- Abandoned bicycles.

Wastes should be segregated into the above waste types to ensure compliance with waste legislation and guidance while maximising the re-use, recycling and recovery of waste with diversion from landfill wherever possible.

Table 3.2 sets out the estimated waste generation for the proposed development for the main waste types.

Table 3.2 *Estimated waste generation for the proposed development for the main waste types*

Waste type	Total Volume m3/annually
Organic Waste	19.17
Mixed Dry Recyclables	131.10
Glass	3.71
Mixed Municipal Waste	76.22
Total	230.20

All waste contractors collecting waste from the Site must hold a valid collection permit to transport waste must be held by each waste contractor which is issued by the National Waste Collection Permit Office (NWCPO) and waste will only be brought to suitably registered/permitted/licenced facilities. It is essential that all waste materials are dealt with in accordance with regional and national legislation, as outlined previously, and that time and resources are dedicated to ensuring efficient waste management practices.

These measures will ensure the waste arising from the development is dealt with in compliance with the provisions of the *Waste Management Act 1996*, as amended, associated Regulations, the *Litter Pollution Act 1997* and the *EMR Waste Management Plan (2015 - 2021)*. It will also ensure optimum levels of waste reduction, reuse, recycling and recovery are achieved.

3.6 POLLUTION AND NUISANCES

There are potential short-term nuisances such as dust, noise, as well as the potential for pollution of groundwater associated with construction activities. The construction activities shall only take place in accordance with standard construction times or as otherwise specified in planning conditions. No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, will take place outside of these hours. If there is any occasion when work must be complete outside these hours advance notice will be provided to the local authority, businesses and residents in the vicinity.

A CEMP will be prepared by the construction contractor to include the measures set out within this EIA Screening report and accompanying appendices, as well as best practice construction measures for the mitigation and management of air quality control (dust), noise and vibration, surface water runoff, dewatering of excavations, traffic, spills and leaks and sediment control that will be undertaken during the construction phase. All mitigation measures outlined therein will be implemented

This CEMP will be maintained by the contractors during the construction and operational phases and covers all potentially polluting activities and include an emergency response procedure. All personnel working on the Site will be trained in the implementation of the procedures.

3.7 RISK OF MAJOR ACCIDENTS AND/OR DISASTERS

Landslides, Seismic Activity and Volcanic Activity

There have been no recorded landslide events at the Site. Due to the local topography and the underlying strata, there is a negligible risk of a landslide event occurring at the Site. There is a very low risk of seismic activity to the proposed development site. There are no active volcanoes in Ireland so there is no risk from volcanic activity.

Flooding/Sea Level Rise

The potential risk of flooding on the Site was reviewed with regard to incidences of historical, regional and local flooding relevant to the area of the subject site. Flood maps and CFRAM maps provided by Floodinfo.ie were consulted to assess the potential risk of flooding on the site.

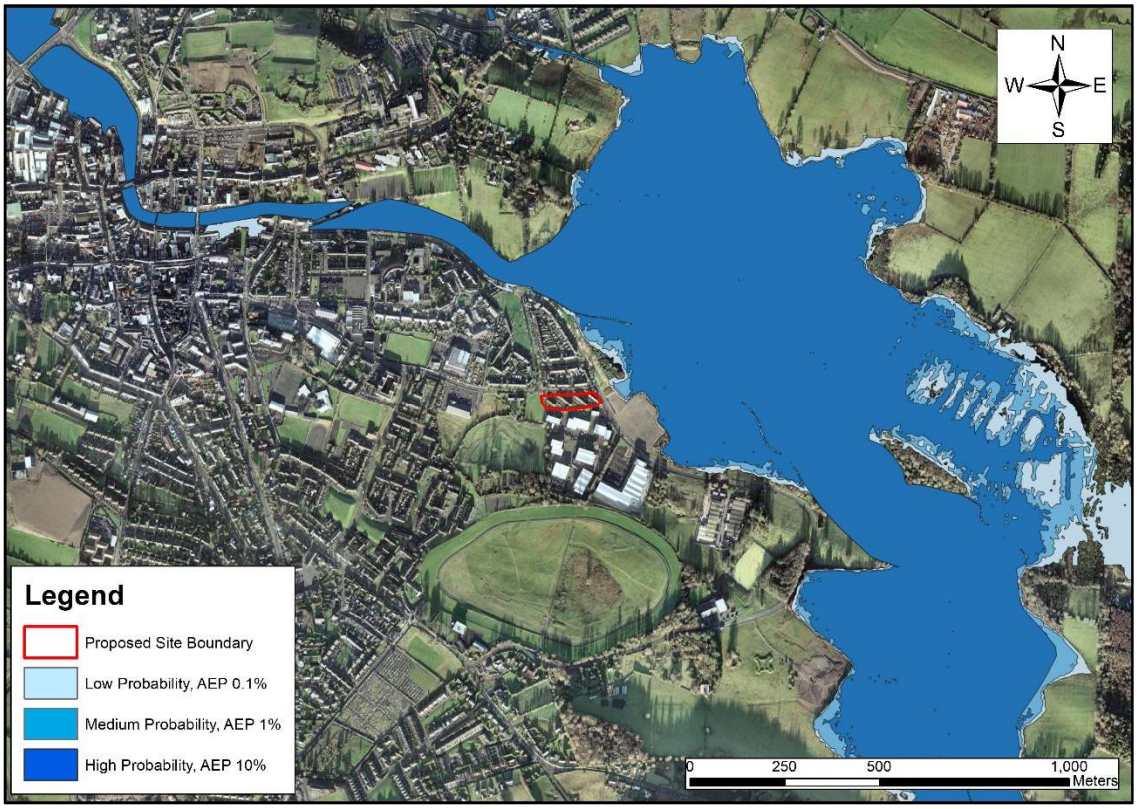

Figure 3.3 *CFRAM River Flood Extent Map*

The record of historic flood events in the vicinity of the proposed site was extracted from the National Flood Hazard Mapping Website www.floodmaps.ie. It is observed from OPW Flood Map Report for the Area that there have been no recorded historic flood events on the proposed site, while there are thirteen prominent historic flooding locations within 2500 metres of the site the development lands are not within the extent of any of those events.

The review concludes that the overall site is classed as a highly vulnerable development defined by *The Planning System and Flood Risk Management – Guidelines for Planning Authorities* and the overall development site is located on lands classified to Flood Zone C (low probability). The latest CFRAM Flood Zone mapping from OPW floodinfo.ie is shown on Figure 3.3. The review of the OPW floodinfo.ie maps revealed there is little or no risk of Fluvial, Tidal/Coastal or Groundwater flooding.

The Proposed Development has been designed so that all residential units remain outside any of the Flood Zone designations located on the site. Therefore, avoiding all areas that are risk of flooding. The Proposed Development is acceptable for this location in accordance with *The Planning System and Flood Risk Management – Guidelines for Planning Authorities.*

Major Accidents/Hazards

The proposed development is not within the consultation distance of any Seveso Site, nor is the proposed development a Seveso/COMAH facility.

The closest Seveso site to the proposed development is the European Refreshments (t/a Ballina Beverages) site, an Upper Tier establishment located c. 50 km west of the development site at Killala Road, Ballina, Co. Mayo. The proposed development is not within the consultation distance of the site therefore due to the separation distance there is no interaction with the proposed development at this location.

The proposed development has been designed in accordance with the Safety, Health and Welfare at Work Act 2005 (S.I. 10 of 2005) as amended and the Safety, Health and Welfare at Work (General Application) Regulations 2007 to 2016 (S.I. 299 of 2007, S.I. 445 of 2012, S.I. 36 of 2016) as amended and associated regulations.

Minor Accidents/Leaks

There is a potential impact on the receiving environment as a result of minor accidents/leaks of fuel/oils during the construction. However, the implementation of the mitigation measures set out in this report (Section 5, below) and the CEMP accompanying the application will ensure that the residual effect on the environment is imperceptible.

3.8 RISKS TO HUMAN HEALTH

The EPA guidance explains that the scope of population and human health is project dependant but should consider significant impacts likely to affect aspects such as: convenience (expanded range of transport options); nuisance/ disturbance from lighting; displaced settlement patterns (residential); employment opportunities; settlement patterns; land use patterns; access for tourism, amenity, health impacts and/or nuisance due to noise, dust or water pollution; and health and safety.

The characteristics of the proposed development, in terms of the risks to human health (for example, due to water contamination or air pollution) have been considered. The primary potential impacts of the proposed development on human health would be the potential for increased air pollution, noise, or pollution of groundwater/watercourses as a result of the proposed development during the construction phase. Once the proposed development is operational there are potential impacts in respect of visual impact and traffic are also potential but perhaps lesser significant impacts (based on the location and the nature of the proposed development).

The CEMP will include the measures set out within this EIA Screening report and accompanying appendices, as well as best practice construction measures for the mitigation and management for the control of dust generation, traffic and noise, as well as the management of impacts on groundwater or the existing drainage ditches during the construction phase. Any impacts associated with construction dust generation, traffic, and noise will be short term.

The proposed development is small in scale and mass, by way of a considered architectural approach, combined with due regard to the zoning of the Site, and the surrounding residential properties, will have an insignificant impact on the local landscape amenity.

There will be no significant negative impact on local parks , the nearby amenity space and Doorly Park. It is not anticipated that the proposed development will have a significant negative on local tourism or shopping amenities.

Geological Survey of Ireland (GSI) data indicates that the Site does not lie within a drinking water protection area. The area is serviced by mains water supply therefore it is unlikely that any wells are used for potable water supply. The proposed mitigation measures during the construction phase (Section 5.2.1), and their implementation via the contractors CEMP will ensure that there are no impacts on groundwater or the stormwater mains.

The design of the stormwater drainage network for the proposed development has taken cognisance of the guidelines and requirements set out by the Sligo County Council (SCC) Drainage Division, which requires all new developments to incorporate the principles of Sustainable Urban Drainage Systems (SuDS).

Foul wastewater from the proposed development will be of domestic origin and will connect to the combined foul sewer located to the north of the site and will be treated off-site at Sligo Town (D0014-01) Wastewater Treatment Plant (WWTP).

Horganlynch Consulting Engineers have calculated that the average wastewater discharge from the proposed development will be 11.88 m³/day. Following treatment at Sligo Town WWTP this wastewater will not have a potential impact on local amenities or the local population. Consultation has taken place with IW to confirm capacity, and Irish Water have confirmed the Sligo Town WWTP has capacity to deal with the additional demand.

Reference to the 2020 Annual Environmental Report shows that it has a peak hydraulic capacity of 37,500 m³/day and the current hydraulic loading annual max is 81,340 m³/day. The average hydraulic loading to the Treatment Plant 25,233 m³/day.

The proposed development does not pose any significant risk to human health, given its nature, scale and location. The potential impacts likely to affect population and human health have been considered in Section 5.1 below.

4.0 LOCATION AND CONTEXT OF THE PROPOSED DEVELOPMENT

4.1 EXISTING AND APPROVED LAND USE

The site exists at present as a brownfield (previously developed) site off Doorly Park Road. The proposed development is located at the junction of Doorly Park Rd and Cleveragh Drive and was chosen for its proximity to schools and health services. The development site is currently vacant grass land, the site previously was the site of a number of local authority maisonettes, arranged in three cul-de-sacs, that have previously been demolished.

The proposed development will be served from a variety of public transport options available to visitors and residents at the subject site. There are pedestrian routes, cycle

routes and bus routes within reach of the development, providing significant connectivity to Sligo Town Centre.

Nearby recreational facilities include numerous public parks including Doorly Park Playground, Zero Gravity Skateboard Park, Sligo Regional Sports Centre Sligo Regional Park, Sligo Racecourse and Markievicz Park GAA Stadium, are all located in close proximity (less than 1.5 km) to the Site.

4.2 RELATIVE ABUNDANCE, AVAILABILITY, QUALITY AND REGENERATIVE CAPACITY OF NATURAL RESOURCES IN THE AREA AND ITS UNDERGROUND

4.2.1 Hydrogeology

Presently, from the GSI (2022) National Bedrock Aquifer Map, the GSI classifies the bedrock aquifer beneath the subject site as a 'Regionally Important Aquifer - Karstified (conduit)'. The proposed development is within the 'Carrowmore East' groundwater body (Figure 4.1) (EPA Code: IE_WE_G_0042) the majority of which is classified as 'moderately productive bedrock only in local zones'. The most recent WFD groundwater status for this water body (2013-2018) is 'Good' with a current WFD risk score of 'Not at risk' (Figure 4.2).

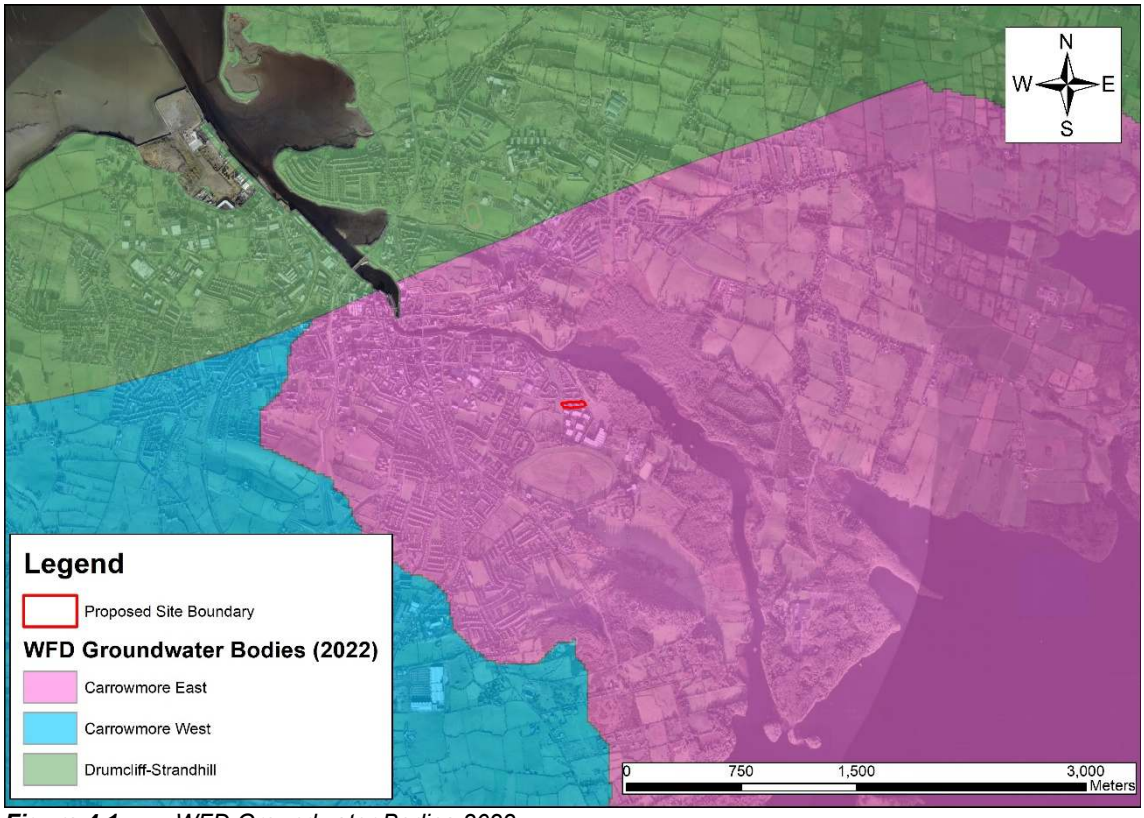

Figure 4.1 *WFD Groundwater Bodies 2022*

Figure 4.2 Aquifer Classification

The GSI/Teagasc (2022) mapping database of the quaternary sediments in the area of the subject site describes the principal subsoil type in the area as Made Ground/Urban.

Figure 4.3 *Bedrock Geology*

Mapping from the Geological Society of Ireland (GSI, 2022) indicates the majority of bedrock underlying the Site is part of the Dartry Limestone Formation (code CDDART)

Figure 4.4 *GSI Well Card Index Map*

The GSI Well Card Index is a record of wells drilled in Ireland, water supply and site investigation boreholes. It is noted that this record is not comprehensive as licensing of wells is not currently a requirement in the Republic of Ireland. This current index does not show any wells drilled or springs at the Site, there are a number of wells and springs in the general area (See Figure 4.4) which are listed for Agriculture and Domestic use however it is unsure if they are still active. The area is serviced by Local Authority mains therefore it is unlikely that any wells are used for potable supply. The site is not located near any public groundwater supplies or group schemes. The nearest Group Scheme Source Protection Area is the Keelogyboy GSSPA located c. 7.4 km Northwest. There are no groundwater source protection zones in the immediate vicinity of the Site.

There are no sensitive soil receptors, no identified areas of geological heritage or groundwater supplies in the vicinity of the Site boundary.

4.2.2 Hydrology

The proposed development site lies within the Sligo Bay Catchment (Hydrometric Area 35) (WFD name: Bonet_SC_030) (EPA, 2022).

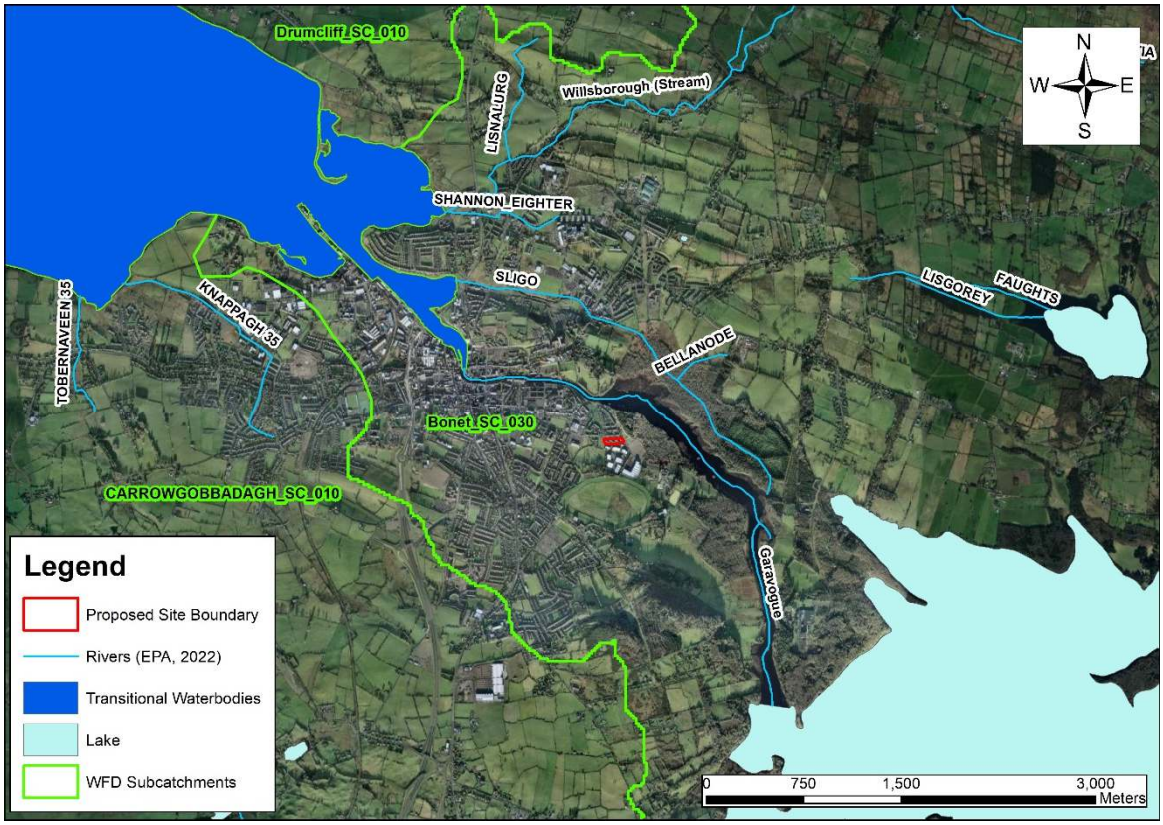

Figure 4.5 *EPA Rivers*

There are no waterbodies within the Site of the proposed development (Figure 4.5). The closest named surface water feature borders the development to the west named the Garavogue (EPA Name) River. The Sligo River flows for approximately 1.5 km before discharging into the Garavogue Estuary, which in turn is connected to Sligo Bay and the Atlantic Ocean.

The Environmental Protection Agency (EPA, 2022) on-line mapping presents the available water quality status information for water bodies in Ireland. The Garvogue River has a 2013-2018 WFD status of poor and belongs to the Sligo_010 WFD surface waterbody which has a 'good' Status (EPA, 2022) and its WFD risk score is 'under review'. The nearest Water quality monitoring station to the proposed development is beside John F. Kennedy Parade located c. 900m downstream from the development site (ID: RS35G010200), the most recent River Q Value score was recorded in 2019, this section of the Sligo River recorded a 3 which gives it a Q Value Status of "Poor."

The foul water during operational phase will be pumped to Sligo Town WWTP Wastewater Treatment Plant (WWTP) where it will be treated to EPA Licence standards and discharged to the Sligo Bay.

There is, therefore, an indirect pathway from the proposed development to the designated European sites at Cummeen Strand SPA and SAC via the Sligo Town WWTP.

Figure 4.6 *European Protected Sites*

4.2.3 Biodiversity and Areas of Conservation

The potential ecological impacts of proposed development have been considered in terms of the sensitivity of the location through the Appropriate Assessment (AA) Screening Report that have been prepared by Moore Group and included as Appendix B to this report.

A habitat survey was carried out by Moore Group on 12 October 2022. 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.

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.

The accompanying AA Screening Report (Moore Group, 2022) has assessed the potential for significant effects of the construction phase and operational phases of the proposed development on Natura 2000 sites and habitat loss/alteration, habitat/species fragmentation, disturbance and/or displacement of species, change in population density and changes in water quality. 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.*

4.3 ABSORPTION CAPACITY OF THE NATURAL ENVIRONMENT

The proposed development due to its size and localised nature will not have any significant negative effect on wetlands, riparian areas, river mouths, coastal zones and the marine environment, mountain and forest areas, nature reserves and parks, or densely populated areas.

EPA maps (https://gis.epa.ie/EPAMaps/default) confirm that the development site is not located within or adjoining an Architectural or General Conservation Area; is not located within or adjoining a Native Woodland Trust; and is not covered by protected views, scenic routes, or viewpoints.

5.0 TYPES AND CHARACTERISTICS OF POTENTIAL IMPACTS

This section sets out the likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2 (as set out in Sections 4 and 5 above), with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in Section 171A of the Act (as amended).

The quality, magnitude and duration of potential impacts are defined in accordance with the criteria provided in the *Guidelines on Information to be Contained in Environmental Impact Assessment Reports* (EPA 2022) this criteria is duplicated in Table 5.1.

Table 5.1 *Schedule of Impacts following EPA Guidelines*

Characteristic	Term	Description
Quality of Effects	Positive	A change which improves the quality of the environment
	Neutral	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
	Negative/Adverse	A change which reduces the quality of the environment

Describing the Significance of Effects	Imperceptible	An effect capable of measurement but without significant consequences
	Not significant	An effect which causes noticeable changes in the character of the environment but without significant consequences
	Slight Effects	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities
	Moderate Effects	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends
	Significant Effects	An effect, which by its character, magnitude, duration or intensity alters a sensitive aspect of the environment
	Very Significant	An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment.
	Profound Effects	An effect which obliterates sensitive characteristics
Describing the Extent and Context of Effects	Extent	Describe the size of the area, the number of sites, and the proportion of a population affected by an effect.
	Context	Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)
Describing the Probability of Effects	Likely Effects	The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.
	Unlikely Effects	The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.
Describing the Duration and Frequency of Effects	Momentary Effects	Effects lasting from seconds to minutes
	Brief Effects	Effects lasting less than a day
	Temporary Effects	Effects lasting less than a year
	Short-term Effects	Effects lasting one to seven years.
	Medium-term Effects	Effects lasting seven to fifteen years
	Long-term Effects	Effects lasting fifteen to sixty years
	Permanent Effects	Effects lasting over sixty years
	Reversible Effects	Effects that can be undone, for example through remediation or restoration
	Frequency of Effects	Describe how often the effect will occur. (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually)
Describing the Type of Effects	Indirect Effects (a.k.a secondary or Off-site effects)	Effects on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway.
	Cumulative Effects	The addition of many minor or insignificant effects, including effects of other projects, to create larger, more significant effects.
	‘Do Nothing Effects	The environment as it would be in the future should the subject project not be carried out
	`Worst case’ Effects	The effects arising from a project in the case where mitigation measures substantially fail
	Indeterminable Effects	When the full consequences of a change in the environment cannot be described
	Irreversible Effects	When the character, distinctiveness, diversity, or reproductive capacity of an environment is permanently lost
	Residual Effects	The degree of environmental change that will occur after the proposed mitigation measures have taken effect

	Synergistic Effects	Where the resultant effect is of greater significance than the sum of its constituents (e.g. combination of Sox and Nox to produce smog)

5.1 POPULATION AND HUMAN HEALTH

5.1.1 Construction phase

The potential impacts of the proposed development on population human health and populations would be nuisances such as increased air pollution (dust), noise, traffic, and visual impact of the construction and demolition phases. The likely potential impact of the proposed development with respect to population and human health during the demolition and construction phase can be considered to be ***negative, not significant*** and ***temporary.***

These potential short-term impacts during the construction will be mitigated in accordance with the CEMP, and through implementation of binding hours of construction set out in Section 5.5.1.

There is no significant risk of pollution of soil, groundwater or watercourses associated with the proposed development. The demolition and construction phase of the proposed development will provide for the temporary employment of construction workers which will provide benefits for local businesses providing retail or other services to construction workers and potential additional employment in the area.

The construction contractor will develop a CEMP that will implement the mitigation measures set out in this EIA Screening Report; in the form of requirements and standards in relation to construction noise, traffic, and dust generation that must be met during the construction phase. All mitigation measures outlined therein will be implemented. The development will be undertaken in accordance with current European and British industrial standards, with all mitigation and safety measures put in place to ensure a responsibly managed construction process.

The residual impact of the proposed development with respect to population human health during the demolition and construction phase after the implementation of mitigation measures set out in this report, is ***negative***, ***not significant***, and ***temporary***.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of population and human health impacts during the demolition and construction phase. Therefore, a requirement for subthreshold EIA does not arise.

5.1.2 Operational Phase

The proposed development will not result in any off-site exceedance of the relevant ambient air quality standards, see Section 5.5 for further detail. The proposed development is not a noise sensitive use.

There are no planned direct discharges to water or land, although the risk of accidental discharge or spills exists. Design measures are proposed to prevent the contamination of groundwater during the operational phase as described in Section 5.2.

The design of the proposed development has due regard of the sensitivity of the surroundings, and is not likely to adversely impact on local populations. Landscape and Visual impacts are discussed further in Section 5.6.

The residual impact of the proposed development with respect to populations and human health during the operational phase is ***positive***, ***not significant*** and ***short-term***.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of population and human health impacts during the operational phase. Therefore, a requirement for subthreshold EIA does not arise.

5.2 LAND, SOILS, GEOLOGY, HYDROGEOLOGY, HYDROLOGY

5.2.1 Construction phase

Potential for increased sediment and runoff from excavation, soil handling, removal and compaction

Land clearing, earthworks and excavations will be required construction phase operations to facilitate site clearance, construction of new buildings, foundations and installation of services. This will include site levelling, construction, and building foundation excavation, and will necessitate the removal of vegetation cover and the excavation of soil and subsoils.

The gradual introduction of impermeable surfaces and the compaction of soils across the construction site will reduce the infiltration capacity and increase the rate and volume of direct surface run-off. The potential impact of this is a possible increase in surface water run-off and sediment loading, which could potentially impact local drainage if not adequately mitigated.

The construction contractor will put in place a treatment system to to ensure adequate silt removal prior to discharging to the foul drainage system subject to approval from Sligo County Council / Irish Water.

Movement of material will be minimised to reduce the degradation of soil structure and generation of dust. Excavations will remain open for as little time as possible before the placement of fill. This will help to minimise the potential for water ingress into excavations. Soil from works will be stored away from existing drainage features to avoid any potential impact.

The site preparation, excavations and levelling works required to facilitate construction of foundations, access roads and the installation of services will require excavation of soil, stones, made ground and bedrock (if encountered). Excavated soil will arise during the construction period and will be stored (if required) on site prior to being removed by a specialist contractor. Any material, which is exported from site, if not correctly managed or handled, could impact negatively on human beings (onsite and offsite) as well as water and soil environments.

All excavated materials will be visually assessed for signs of possible contamination such as staining or strong odours. Should any unusual staining or odour be noticed, samples of this soil will be analysed for the presence of possible contaminants to ensure that historical pollution of the soil has not occurred. Should it be determined

that any of the soil excavated is contaminated, this will be disposed of by a licensed waste disposal contractor.

Stockpiles of soil and construction aggregate can have the potential to cause negative impacts on air and water quality. The effects of soil stripping and stockpiling will be mitigated against through the implementation of appropriate earthworks handling protocol during construction.

In respect of the foregoing, the residual impact because of the potential for increased sediment and runoff from excavation works on, land, soils, geology, hydrogeology, and hydrology during construction phase is considered to be ***negative, imperceptible*** and ***short-term.***

Potential for contamination from Accidental Spills and Leaks

There is potential for water (rainfall and/or discontinuous perched groundwater) to become contaminated with pollutants associated with construction activity. Contaminated water which arises from construction sites can pose a significant short-term risk to water quality for the duration of the construction if contaminated water is allowed percolate to the aquifer or accidental discharges into surface water.

Machinery activities on site during the construction phase may result in runoff of contaminated waters into surface water networks or ground water. Potential impacts could arise from accidental spillage of fuels, oils, paints, cement, etc. which could impact surface water if allowed to runoff into surface water systems and/or receiving watercourses or groundwaters.

The potential impacts during the construction phase are required to be mitigated by ensuring best practice construction with respect to storage of any hazardous substances (fuels, chemicals and other construction materials that may pose a risk to the environment).

In respect of the foregoing, the residual impact in respect of the potential for impacts related to contamination from accidental spills on, soils, geology, hydrogeology, and hydrology during construction phase is considered to be ***negative, imperceptible*** and ***temporary.***

Dewatering, Run-off and Sediment Loading

There is the potential for contaminated surface water run-off from site preparation, levelling, landscape contouring and excavations during the construction phase may contain increased silt levels or become polluted from construction activities. Silt water can arise from excavations, exposed ground, stockpiles, and access roads.

Construction water containing large amounts of silt or other contaminants such as hydrocarbons has the potential to cause negative, and short-term impacts receiving surface water bodies, or surface water networks, if not adequately mitigated.

The CEMP will ensure that management of surface water during construction does not lead to contamination as a result of construction activities including as a result of:

- Suspended solids: arising from ground disturbance and excavation;
- Hydrocarbons: accidental spillage from construction plant and storage depots;
- Faecal Coliforms: contamination from coliforms can arise if there is inadequate containment and treatment of onsite toilet and washing facilities; and

- Concrete /cementitious products: arising from construction materials.

Where dewatering is required during the construction phase, dirty water will be fully and appropriately attenuated being appropriately discharged. No silty or contaminated water from the construction works will be discharged to any stormwater network. The construction contractor will put in place a treatment system to to ensure adequate silt removal prior to discharging to the foul drainage system subject to approval from Sligo County Council / Irish Water.

In respect of the foregoing, the residual impact in respect of the potential for impacts related to dewatering on, soils, geology, hydrogeology, and hydrology during construction phase is considered to be ***negative, imperceptible*** and ***temporary.***

Foul Water During Construction

Welfare facilities will be provided for the contractors on site during the construction works. During construction, portable sanitary facilities will be provided with waste collected and disposed of appropriately. There are no predicted adverse impacts on wastewater during construction.

No silty or contaminated water from the construction works will be discharged to any stormwater network but should any discharge of contaminated construction water be required during the construction phase, the discharge will be to foul sewer following agreement with Sligo County Council / Irish Water.

With due consideration to the characteristics of the proposed development and the Site location, there are no likely potential significant impacts of the proposed development in relation to foul water during construction, under the environmental factor of land, soils, geology, hydrogeology, and hydrology.

Conclusions

Having regard to the foregoing, there is no real likelihood of significant effects on the environment arising from the proposed development in respect of land, soils, geology, hydrogeology and hydrology impacts during the construction phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.2.2 Operational Phase

Storm Wastewater Discharges

The design of the stormwater drainage network for the proposed development has taken cognisance of the guidelines and requirements set out by the Sligo County Council Drainage Division, which requires all new developments to incorporate the principles of Sustainable Urban Drainage Systems (SuDS. The proposed SuDS method of water disposal at the Site will ensure that no negative impacts to stormwater leaving the Site will arise due to the attenuation measures planned, with the proposal improving the water environment at the location.

The proposed SuDS method of stormwater disposal at the Site will incorporate permeable pavement and planted swales, the attenuation storage will be provided for the 1 in 100 yrs storm event with a 20% allowance for climate change restricted to 2l/s before discharging to the public stormwater network. These design measure ensure that no negative impacts to stormwater leaving the Site will arise due to the attenuation design measures planned.

The surface water runoff from the roads and car parking bays will drain through permeable block paving. Porous surfacing (paving block) can treat rainwater, at source, and allow infiltration through to an underlying porous sub-base where water can be stored within the voids of the sub-base before being slowly released to the drainage collection system. As well as reducing the amount of run-off from the surface, permeable paving will slow down the rate of runoff from the pavement in extreme rainfall events contributing to attenuation of flows. In addition, permeable paving will increase the quality of water which is intercepted by the system through filtration, biodegradation, pollutant adsorption and settlement and retention of solids, also the reduction in peak flows to the outfall will enhance settlement and biodegradation of pollutants.

The surface water runoff from the footpaths will drain through planted swales (wet) adjacent the car parking bays. Planted Swales are Broad, shallow drainage channels covered in grass which can treat, convey and attenuate runoff, at source, and can infiltrate to the ground where the subgrade is suitable. Swales also can promote biodiversity. These are located adjacent to footpaths and car parking bays.

The implementation of the SuDS are best practice stormwater management systema and not relied upon for the protection of downstream European sites.

The surface water from the Site will ultimately discharge to the existing surface watermain in the bed of Doorly park road. The residual impact on land, soils, geology, hydrogeology, and hydrology during operation is considered to be ***neutral, imperceptible*** and ***short-term.***

Foul Wastewater Discharges

Foul wastewater from the proposed development will be of domestic origin and will connect to the combined foul sewer located to the north of the site and will be treated off-site at Sligo Town (D0014-01) Wastewater Treatment Plant (WWTP). Horganlynch Consulting Engineers have calculated that the average wastewater discharge from the proposed development will be 11.88 m³/day.

There is, therefore, an indirect pathway from the proposed development to the designated European sites at Cummeen Strand SPA and SAC via the Sligo Town WWTP. Consultation has taken place with IW to confirm capacity, and Irish Water have confirmed the Sligo Town WWTP has capacity to deal with the additional demand. Reference to the 2020 Annual Environmental Report shows that it has a peak hydraulic capacity of 37,500 m³/day and the current hydraulic loading annual max is 81,340 m³/day. The average hydraulic loading to the Treatment Plant 25,233 m³/day.

Following treatment at Sligo Town WWTP (for which there is capacity) this wastewater will not have a potential impact on local amenities or downstream designated European sites.

The foul wastewater from the Site will ultimately discharge to Sligo Town WWTP. The residual impact on land, soils, geology, hydrogeology, and hydrology during operation is considered to be ***neutral, imperceptible*** and ***short-term.***

Conclusions

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of land, soils, geology,

hydrogeology, and hydrology during the operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.3 BIODIVERSITY

5.3.1 Construction phase

The potential impact from the proposed development on biodiversity with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive has been considered as a part of the Appropriate Assessment (AA) Screening Report that have been prepared by Moore Group and included as Appendix B.

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.

The measures associated with the construction phase required to avoid or reduce any potential harmful effects on biodiversity are set out below These measures are not included as mitigation to protect European Sites.

- The Site manager shall ensure that all personnel working on-site are trained and aware of the mitigation measures detailed below;,
- If protected or notable species are encountered during operations at the Site the EcoW or NPWS will be contacted for advice.
- Trees that are to be retained, both within and adjacent to the proposed development boundary (where the root protection area of the tree extends into the proposed development boundary), will be fenced off at the outset of works and for the duration of construction to avoid structural damage to the trunk, branches or root systems of the trees. Temporary fencing will be erected at a sufficient distance from the trees to be retained so as to enclose the Root Protection Area (RPA) of the tree. The RPA will be defined based upon the recommendation of a qualified arborist.
- Where fencing is not feasible due to insufficient space, protection for the tree/hedgerow will be afforded by wrapping hessian sacking (or suitable equivalent) around the trunk of the tree and strapping stout buffer timbers around it
- The area within the RPA will not be used for vehicle parking or the storage of materials (including soils, oils and chemicals). The storage of hazardous materials (e.g. hydrocarbons) or concrete washout areas will not be undertaken within 10 m of any retained trees, hedgerows and treelines
- Ideally and where feasible, vegetation (*e.g.,* hedgerows, trees, scrub and grassland) will not be removed, between the 1st March and the 31st August, to avoid direct impacts on nesting birds. Where the construction programme does not allow this seasonal restriction to be observed, then these areas will be inspected by a suitably qualified ecologist for the presence of breeding birds prior to clearance. Areas found not to contain nests may be cleared within 3 days of the nest survey, otherwise repeat surveys will be required.

On the basis of the foregoing, and with regard to the evidence set out within AA Screening Report, the potential effects on local biodiversity and ecology are ***neutral***, ***imperceptible,*** and ***temporary*** for the construction phase.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of biodiversity impacts during the construction phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.3.2 Operational Phase

The proposed development will result in small areas of habitat loss within the proposed development boundary. Considering the relatively small areas of habitat lost and the proposed retention of trees and proposed rear garden spaces, this will not be significant at any geographic scale.

The relevant mitigation measures which will be incorporated and adhered to during the operational phase of the proposed development include:

- Any light spill affecting habitats outside of the proposed development boundary will be minimised as far as is practically possible. Public lighting design in circulation and car parking areas will be designed in accordance with EN13201-2 and Local Authority requirements. Light overspill will be minimised by the use of appropriate siting, column height and choice of luminaires. The landscape design will ensure that the biodiversity value of the habitats to be retained and created as part of the proposed development are maximised in order to compensate for any habitat loss.

On the basis of the above with regard to the evidence set out within the AA Screening Report, the potential effects on local biodiversity and ecology are ***neutral***, ***slight,*** and ***short-term*** for the operational phase.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of biodiversity impacts during the operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.4 AIR QUALITY AND CLIMATE

5.4.1 Construction phase

Construction stage traffic is expected to be the dominant source of greenhouse gas emissions as a result of the construction phase of the development. Construction vehicles, generators etc., may give rise to some CO_2 and N_2O emissions. However, due to short-term nature of these works, the impact on climate will be ***not significant***, and ***temporary***.

Nevertheless, some site-specific mitigation measures will be implemented during the construction phase of the proposed development to ensure emissions are reduced further. In particular the prevention of on-site or delivery vehicles from leaving engines idling, even over short periods. Minimising waste of materials due to poor timing or over ordering on site will aid to minimise the embodied carbon footprint of the Site.

The greatest potential impact on air quality during the construction phase of the proposed development is from construction dust emissions and the potential for nuisance dust and PM10/PM2.5 emissions. While construction dust tends to be deposited within 350 m of a construction site, the majority of the deposition occurs within the first 50 m based on Transport Infrastructure Ireland (TII) guidance (2011).

The scheme has limited potential for dust impacts during construction due to the separation distance between the Site and the nearest sensitive receptors. The key sensitive receptor are the residences located at Doorly Park on the northern boundary of the site. Therefore, during construction, there is limited potential for dust impacts on these sensitive receptors which would be considered in the absence of mitigation ***negative, moderate*** and ***temporary.***

In summary the measures which will be implemented will include:

- A speed restriction of 20 km/hr shall be applied as an effective control measure for dust for on-site vehicles using unpaved haul roads.
- Construction access to the Site will be directly from the Doorly Park Road to the north of the Site.
- Bowsers or suitable watering equipment will be available during periods of dry weather throughout the construction period.
- Hard surface roads will be swept to remove mud and aggregate materials from their surface while any un-surfaced roads will be restricted to essential site traffic.
- Any road that has the potential to give rise to fugitive dust must be regularly watered, as appropriate, during dry and/or windy conditions.
- During periods of very high winds (gales), construction activities likely to generate significant dust emissions should be postponed until the gale has subsided.
- Overburden material will be protected from exposure to wind by storing the material in sheltered regions of the Site. Where possible storage piles should be located downwind of sensitive receptors
- Where feasible, hoarding will be erected around site boundaries. This will have the benefit of reducing the impact of larger particles on nearby sensitive receptors.
- Material handling systems and site stockpiling of materials will be designed and laid out to minimise exposure to wind. Water misting or sprays will be used as required if particularly dusty activities such as rock blasting or earthworks are necessary during dry or windy periods.
- Vehicles exiting the Site will be adequately inspected and will make use of a wheel wash facility where appropriate, prior to entering onto public roads.
- Vehicles delivering or collecting material with potential for dust emissions shall be enclosed or covered with tarpaulin at all times when practicable to restrict the escape of dust.
- Public roads outside the Site shall be regularly inspected for cleanliness, as a minimum on a daily basis, and cleaned as necessary.

At all times, these procedures will be strictly monitored and assessed. In the event of dust nuisance occurring outside the Site boundary, movements of materials likely to raise dust would be curtailed and satisfactory procedures implemented to rectify the problem before the resumption of construction operations.

During construction, the proposed development will give rise to dust in the short term. Mitigation measures proposed in the accompanying CEMP will ensure dust suppression techniques so as to remain within acceptable levels. These include road sweeping, wheel washing and covered vehicles.

The residual effects on air quality and climate will be ***negative, slight,*** and ***temporary*** during the construction phase***.***

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of air quality impacts during the construction phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.4.2 Operational Phase

In relation to the operational phase of the proposed development, the proposed development will not result in any significant emissions of air quality pollutants or greenhouse gases once operational. Therefore, the potential impact to air quality from the operational phase of the proposed development is expected to be insignificant. Therefore, no site specific mitigation measures are required.

Current EPA guidance states that a development may have an influence on global climate where it represents "a significant proportion of the national contribution to greenhouse gases" (EPA, 2003). The "*Guidelines On The Information To Be Contained In Environmental Impact Assessment Reports*" (EPA 2022) states that impacts relevant to adaptation to climate change should be assessed and that projects should be assessed in terms of their vulnerability to climate change Therefore, the impact to climate from the operational phase of the proposed Project is expected to be imperceptible in terms of national CO_2 emissions and Ireland's agreed limit under the Kyoto Protocol (Framework Convention on Climate Change, 1997, 1999) and the EU Effort Sharing Agreement ("20-20-20" Targets). The proposed Project will not result in any impacts relevant to adaptation therefore the project will not be vulnerable to climate change.

On the basis of the above the potential effects on Air Quality are ***neutral***, ***imperceptible,*** and ***short-term*** for the operational phase. Therefore, the residual impact of the proposed project on ambient air quality is deemed to be ***imperceptible***.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of air quality impacts during the operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.5 NOISE AND VIBRATION

5.5.1 Construction phase

During construction phase it is expected that there will be some temporary impact on the nearest residential nearest residential receptors, such as residences on Doorly Park Road to the north of the site, due to noise emissions from the plant equipment required for construction.

The magnitude of noise generated will be dependent on a number of factors including the proximity of noise sensitive receptors, construction methods employed, the selection of plant and the construction programming. A variety of items of construction methods and plant items will be required during the various phases of the construction project. Noise will be generated primarily from the onsite construction activity however noise can be generated during haulage of construction and waste materials to and from site.

There is no published statutory Irish guidance relating to the maximum permissible noise level that may be generated during the construction phase of a project.

The application of avoidance measures, such as binding hours of construction, along with implementation of appropriate noise and vibration control measures, will ensure that noise and vibration impact will not be excessively intrusive. Any impacts will be short term in duration for the construction phase. The CEMP prepared by the construction contractor will include minimisation measures to ensure nuisance noise arising from, site clearance and construction activities is prevented where possible and managed in accordance with best practice..

The relevant measures include the following that will be adhered to, and implemented via the contractors CEMP:

- No plant used on site will be permitted to cause an ongoing public nuisance due to noise.
- All vehicles and mechanical plant will be fitted with effective exhaust silencers and maintained in good working order for the duration of the contract.
- All site access roads will be kept even to mitigate the potential for noise and vibration from lorries.
- Compressors will be attenuated models fitted with properly lined and sealed acoustic covers which will be kept closed whenever the machines are in use and all ancillary pneumatic tools shall be fitted with suitable silencers.
- Machinery that is used intermittently will be shut down or throttled back to a minimum during periods when not in use.
- Noise and vibration during the construction phase will be controlled with reference to the best practice control measures within BS 5228 (2009 +A1 2014) Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 and 2. The contractor will ensure that all best practice noise and vibration control methods will be used as necessary in order to ensure impacts to nearby residential noise sensitive locations are not significant. This will be particularly important during site preparation works and piling works.
- Limiting the hours during which site activities which are likely to create high levels of noise or vibration are permitted.
- Monitoring levels of noise and vibration during critical periods and at sensitive locations.
- Establishing channels of communication between the contractor/ developer, Sligo County Council and residents so that receptors are aware of the likely duration of activities likely to generate higher noise or vibration.
- The Contractor appointing a Site Environmental Manager (SEM) responsible for matters relating to noise and vibration.
- The duration of the proposed infrastructure works will be undertaken withing maximum working hours shall be 07:00 to 18:00 Monday to Friday (excluding bank holidays) and 08:00 to 14:00 Saturdays. No working will be allowed on Sundays and Public Holidays.

Noise and vibration effects on the environment following the implementation of standard construction mitigation measures, the residual impact can be characterised as ***negative***, ***slight to moderate,*** and ***temporary*** for the construction phase.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of noise and vibration impacts during the construction phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.5.2 Operational Phase

The operation of the proposed development will remain consistent with the residential area and activity of the surrounding area.

The proposed development will give rise to additional road traffic on public roads; this additional traffic from residential developments can give rise to ***slight to moderate*** impacts in respect of noise to residential receptors.

There is no likelihood of potential significant effects, and therefore no mitigation measures are proposed during the operational phase for noise and vibration. The residual effects on noise and vibration are considered to be ***neutral***, ***imperceptible***, and ***short term*** for the operational phase.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of noise and vibration impacts during the operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.6 LANDSCAPE AND VISUAL IMPACT

5.6.1 Construction phase

The change of use of the Site from its existing use to that of a construction site will give rise to short term and substantially localised effects on landscape character. The initial construction operations created by the clearance of the Site and the construction of the modular buildings will give rise to short-term impacts on the landscape character, through the introduction of new structures, machinery, ancillary works etc. There will also be a change to the landscape character as a result of a land-use change.

It is likely that construction equipment will be visible from the Site during construction. This will have a temporary slight negative impact.

The residual impact on landscape and visual impact during demolition and construction will be ***neutral to negative, moderate,*** and ***temporary***.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of landscape and visual impacts during the construction phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.6.2 Operational Phase

The proposed infill development development is small in scale and mass, by way of a considered architectural approach, combined with due regard to the zoning of the Site, and the surrounding residential properties, will have an insignificant impact on the local landscape amenity.

There will be no significant negative impact on local parks , the nearby amenity space and Doorly Park. It is not anticipated that the proposed development will have a significant negative on local tourism or shopping amenities.

The objective of this land zone is ‘Promote the development of housing within a gross density range varying between 35 and 50+ dwellings per hectare (14 to 18+ dwellings per acre). R3 zones are of particular importance, being generally located close to the

city centre, employment sources, transport corridors and neighbourhood centres. Innovative layout and design will be required in R3 zones, with high-quality landscaping and pedestrian/cycle connections with the surrounding areas.

The proposed development would result in a positive contribution to the townscape character and urban fabric of Sligo Town and the wider area.

In this regard, the significance of impacts from the development is predicted to be ***negative, moderate,*** and ***short-term.***

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of landscape and visual impacts during the operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.7 CULTURAL HERITAGE AND ARCHAEOLOGY

5.7.1 Construction phase

The Archaeological, Architectural and Cultural Heritage Preliminary Appraisal prepared by CRDS (2022) (Appendix C to this Report).

The proposed development will include the excavation of topsoil from the site for the digging of pad foundations and services, up to a depth of c. 1 m. As the site has been developed in the past and the risk of sub-surface archaeological remains surviving is very low, no archaeological or architectural heritage mitigation is required for this development. The residual impact on cultural heritage and archaeological are considered to be ***neutral, imperceptible*** and ***permanent.***

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of cultural heritage and archaeology during the construction phase. The residual effect is not significant, and therefore a requirement for sub-threshold EIA does not arise.

5.7.2 Operational Phase

The operational phase of the proposed development is not predicted to have any impact on archaeological, architectural and cultural heritage.

In this regard any impacts upon cultural heritage and archaeological are considered to be ***neutral, imperceptible*** and ***short-term*** in nature.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of cultural heritage and archaeology impacts during the operational phase. Therefore a requirement for sub-threshold EIA does not arise.

5.8 MATERIAL ASSETS

5.8.1 Construction phase

Utilities: Foul Sewer, Stormwater and Potable Water

The proposed development will have an impact upon other material assets and 'built services and infrastructure' (set out in the EPA Guidelines 2022) such as electricity, telecommunications and water supply.

Welfare facilities (canteens, toilets etc.) will be available within the construction compound and this will remain in place for the construction of the proposed development. The offices and site amenities will initially need to have their own power supply (generator), water deliveries and foul water collection until connections are made to the mains networks.

Electrical connections will be made by suitably qualified personnel following consultation with the relevant authorities and will be cognisant of subsequent construction works. High voltage connections will be established for heavy duty equipment and site facilities, as required. All electrical works, including connection to the ESB network will be carried out by a suitably qualified contractor. The power and electrical supply requirements during construction phase are relatively minor, and there is no potential impact anticipated on existing users.

Water supply required for welfare facilities, dust suppression and general construction activities will be sourced from the existing public piped supplies running into the Site. Although before connections are established to the water supply it may need to be trucked onto site. As with electrical works, this will be carried out by a suitably qualified contractor. It will be necessary to service the Site with a reliable and safe water supply.

Site welfare facilities will be established to provide sanitary facilities for construction workers on site. The main contractor will ensure that sufficient facilities are available at all times to accommodate the number of employees on site. Foul water from the offices and welfare facilities on the Site will be self-contained and foul water collected by a licensed waste sewerage contractor.

In respect of the foregoing, the predicted impacts upon foul sewer, stormwater and potable water are considered to be ***neutral, imperceptible*** and ***temporary***.

Traffic and Transportation

During the construction phase of the proposed development, there will be additional traffic movements to/from the Site from construction personnel, security staff, professional staff (i.e. design team, utility companies), excavation plant, dumper trucks and deliveries/removal of materials (waste/spoil).

The frequency of vehicles accessing the Site will vary throughout the construction phase. A site-specific Construction Traffic Management Plan will be prepared by the contractor..

Following the implementation of the CEMP inclusive of standard construction traffic management the potential impacts on Traffic and Transportation are ***negative, moderate,*** and ***short term*** for the construction phase.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of traffic and transportation impacts during the construction phase. Therefore, a requirement for sub-threshold EIA does not arise.

Waste and Waste Management

There will be some waste materials produced in the construction of the proposed scheme which will be disposed of using licensed waste disposal facilities and contractors. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant effects on the environment.

The construction contractor will prepare a Construction and Demolition Waste Management Plan also known as a Resource Waste Management Plan (RWMP) in accordance with EPA guidance this will detail the methodologies employed for the control, management, monitoring and disposal of waste from the Site. The RWMP will be prepared in line with the *'Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for Construction & Demolition Projects'* published by the EPA in 2021.

Other than waste generated from materials necessary for the construction of the building the proposed development will not produce significant volumes of waste.

All waste arising during the construction phase will be managed and disposed of in a way that ensures the provisions of the Waste Management Act 1996 as amended and associated amendments and regulations and the Waste Management Plan. In the event, there is excess material with no defined purpose, it will be transported to an authorised soil recovery site or notified to the EPA as a by-product when it will be beneficially used.

It is considered that the proposed development will not have any significant impact in terms of resources or waste generation.

A carefully planned approach to waste management will ensure that the impact on the environment will be ***neutral***, ***imperceptible and temporary.***

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of material assets impacts during the construction phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.8.2 Operational Phase

Utilities: Foul Sewer, Stormwater and Potable Water

The proposed development will have an impact upon other material assets such as 'built services and infrastructure' (set out in the EPA Guidelines 2022) such as electricity, telecommunications, gas and water supply.

The proposal will have an impact on servicing and utilities infrastructure in the area, requiring connections to water and electricity, as well as connecting to the existing road network.

Foul water, and potable water connections to existing mains will be utilised. Connections will comply with Local Authority and Irish Water's requirements, specification and standard required to withstand any surcharging effect to the internal network. Consultation has taken place with Irish Water, and ESB and they have confirmed that there is capacity within their respective networks to facilitate the proposed development. Surface water will be managed on site through use of Sustainable Urban Drainage Systems.

In respect of the foregoing, the predicted impacts upon foul sewer, stormwater and potable water are considered to be ***neutral, imperceptible*** and ***short-term***.

Traffic and Transportation

The site is within proximity to public transport networks, including frequent bus services. The application site also has good connectivity to the local and strategic road network. The subject site is easily accessible to pedestrians who benefit from a comprehensive range of retail / business / leisure and educational facilities within Sligo Town centre a convenient walk / cycle distance.

On the basis of the above the potential effects on Traffic and Transportation are ***neutral***, ***imperceptible***, and ***short term*** for the operational phase.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of traffic and transport impacts during the operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

Waste and Waste Management

The proposed development will give rise to a variety of waste streams during the operational phase, i.e., when the project is completed, and fully operational. The majority of waste will be generated from packaging for equipment deliveries to the facility which is likely to be at its peak in the early months of operation.

During the operational phase, a structured approach to waste management will promote resource efficiency and waste minimisation. Provided the mitigation measures are implemented and a high rate of waste prevention, reuse, recycling and recovery is achieved, the predicted impact of the operational phase on the environment will be ***short term, neutral*** and ***imperceptible***.

5.9 ASSESSMENT OF POTENTIAL IMPACTS FROM INTERACTIONS

This section discusses the potential interactions and inter-relationships between the environmental factors discussed in the preceding sections. This section covers both the construction phase and operational phases of the proposed development.

In accordance with the guidance not only are the individual significant impacts required to be considered when assessing the impact of a development on the environment, but so must the interrelationships between these factors be identified and assessed.

The majority of the interactions that are considered to have a neutral effect (i.e., no effects or effects that are imperceptible, within the normal bounds of variation or within the margin of forecasting error).

The interaction of the foregoing impacts, described above, would not give rise to any significant negative impacts on the environment. The principal cumulative effect with other existing or approved development will be during the construction phase.

There is a potential interaction between land, soil geology, hydrogeology and hydrology through poorly managed surface water run-off during the construction phase of the proposed development. There is a potential for the construction activity in terms of air quality and of dust generated to impact on human health and biodiversity. There is a potential impact of noise and vibration on human health.

However, these potential interactions are short-term and associated with the construction phase. The CEMP will outline mitigations measures to ensure that pollution and nuisances arising from site clearance and construction activities is prevented where possible and managed in accordance with best practice and any subsequent planning conditions relevant to the proposed development.

It is considered that there will be no likely significant interactions which would warrant preparation of an EIAR.

5.10 ASSESSMENT OF POTENTIAL FOR CUMULATIVE IMPACTS

As part of the assessment of the proposed development, the likelihood of potential cumulative impact of the proposed development has been considered with any future development (as far as practically possible) and the cumulative impacts with developments in the locality (including planned and permitted developments).

As outlined in Section 3.2, above, a list of notable consented developments located in close proximity to the development site is included in Appendix A of this report.

Cumulative impacts are those impacts that relate to incremental / additive impacts of the planned development in addition to historical, present, or foreseeable future actions. Cumulative impacts 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 because of the coming together of two or more effects.

Mitigation is included in the project design to minimise impacts on the receiving environment. Each project currently permitted in the wider area is subject to planning conditions which include appropriate mitigation measures to minimise environmental impacts. Provided that mitigation measures for other developments are implemented as permitted, there will be no significant cumulative effects.

Any future development will be required to incorporate appropriate mitigation measures (e.g. noise management, dust management, traffic management, management of water quality in run-off water, landscape, etc) during the construction phase as such any cumulative development will not have a significant effect on human health, material assets, land, soils, geology, hydrogeology, and hydrology.

Any future development proposed on the surrounding lands should be cognisant with the zoning and will be subject to EIA and/or planning conditions which include appropriate mitigation measures to minimise environmental impacts.

Based on the assessment of the environmental sensitivities in the existing environment and consideration of potential cumulative impacts, it is concluded that there are no likely cumulative environmental impacts which would warrant preparation of an EIAR.

6.0 FINDINGS AND CONCLUSIONS

On the basis of the evaluation set out in Section 2.0 an EIA for the proposed Project is not mandatory. The proposed project is considered to be a sub-threshold development and therefore it is required to assess whether the proposed development is likely to have significant effects on the environment in order to determine whether the submission of an EIAR is required. The information necessary to enable this screening assessment has been provided in this report and the methodology used has been informed by the available guidance, legislation and directives.

It is concluded having regard to the nature, scale and location of the subject site, there is no real likelihood of significant effects on the environment arising from the proposed development on the environment (direct, indirect or cumulatively with other development) and therefore it is considered that the requirement for sub-threshold EIA does not arise.

The EIA Screening prepared by AWN Consulting has been reviewed and based on the information provided in this report the OPW, as the competent authority, have determined that EIA is not required for the Proposed Development.

7.0 REFERENCES

European Union. Environmental Impact Assessment of Projects Guidance on Screening. EU Luxembourg: 2017.

European Union. Guidance on the preparation of the Environmental Impact Assessment Report. EU Luxembourg: 2017.

Department of Housing, Planning and Local Government. Guidelines for Planning Authorities and An Bord Pleanala on carrying out Environmental Impact Assessment. DHPLG: 2018.

Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impact Assessment Report, European Commission, 2017 http://ec.europa.eu/environment/eia/eia-support.htm

Environmental Impact Assessment Screening, OPR Practice Note PN02 (Office of the Planning Regulator, 2021).

Environmental Protection Agency. Guidelines on the Information to be contained in Environmental Impact Assessment Reports. EPA 2022.

Report for the purposes of Appropriate Assessment Screening, OPW Sligo Modular Homes. Moore Group, 2022.

Guidelines for the Treatment of Air Quality During the Planning and Construction of National Road Schemes. Transport Infrastructure Ireland (2011).

Appendix A - Relevant Permitted Development

Application details	Description	Decision & Date
Applicant: Novot Holdings Ltd **Reference**: 2297 / PL21.314280 **Location**: Cairns Road, Sligo, Co. Sligo	Development consisting of: (1) Construction of 74 no. residential units comprising: • 5 no. 1-bed own-door apartments, • 19 no. 2-bed own-door apartments, • 8 no. 3-bed terrace houses, • 14 no. 3-bed semi-detached houses, • 2 no. 4-bed terrace houses, • 26 no. 4-bed semi-detached houses. (2) Provision of all associated surface water and foul drainage services and connections with all associated site works and ancillary services. (3) Pedestrian, cycle, and vehicular access/egress with Cairns Road, and pedestrian and cycle access/egress with the adjoining Ardcairn residential estate. (4) Provision of public open space, communal open space, private open space, site landscaping, public lighting, refuse storage, resident and visitor car parking including electric vehicle charging points, bicycle parking, boundary treatments, and all associated site development works. (5) Demolition of existing bungalow dwellinghouse and outbuildings located to the north-east of the development site. (6) This application is accompanied with a Natura Impact Statement (NIS).	**Decision**: Appealed **Due Date**: 08/12/2022
Applicant: Noel McTiernan **Reference**: 22181 **Location**: Newtownholmes Road, Caltragh, Sligo, Co. Sligo	Development consisting of the following: a) a total of 26 No. residential units consisting of 16 No. - Type A/A1 - 3 bed semi detached houses, 8 No. - Type B/B1 - 2 bed semi detached houses, 2 No. - Type C - 2 bed semi detached houses. b) pedestrian, cycle and vehicular access/egress with Newtownholmes Road, c) all car parking, landscaping, boundary treatments, pedestrian links, public lighting, service connections and all associated site works	**Decision**: Grant Permission with Conditions **Date**: 28/09/2022 (Decision Date)
Applicant: Abbeyclare Construction Ltd **Reference**: 2214 **Location**: Hawthorns, Tullynagracken North, Carrowroe, Sligo	Development consisting of construction of nine dwelling houses on a vacant site. The development will consist of one detached and eight semi-detached houses, each with connections to the existing public services	**Decision**: Grant Permission with Conditions **Date**: 16/09/2022
Applicant: Noel & Mary McLoughlin **Reference**: 217 / PL21.311083 **Location**: Ardaghowen Lane, Rathquarter Td, Sligo	Development consisting of the construction of a new single-family, two-storey dwelling house with a detached shed to the rear, new vehicular entrance onto Ardaghowen Lane, together with all ancillary siteworks and services	**Decision**: Grant Permission with Conditions **Date**: 17/08/2022
Applicant: K & D Developments Ltd **Reference**: 21402 **Location**: Burton Street, Sligo, Co. Sligo	Development consisting of (a) demolition of the former Currid's Public House and Off Licence building (b) construction of a new 3 storey apartment building consisting of 3 no. 1 bed apartments and 3 no. 2 bedroom apartments (c) all associated site works and service connections	**Decision**: Grant Permission with Conditions **Date**: 13/06/2022
Applicant: The Cleveragh Partnership (Edel Smith & Emma Kielty) **Reference**: 2219 **Location**: Units 10A and 10B Cleveragh Business Park, Cleveragh Demesne, Sligo	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	**Decision**: Grant Permission with Conditions **Date**: 20/05/2022
Applicant: Rom Fitness Sligo Ltd **Reference**: 21494 **Location**: Cleveragh Retail Park, Cleveragh Drive, Cleveragh, Sligo	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.	**Decision**: Grant Permission with Conditions **Date**: 22/04/2022

Applicant: Lidl Ireland GmbH **Reference**: 21338 **Location**: Lidl Foodstore, Cranmore Road, Sligo, Co. Sligo	Development consisting of amendments to planning application Reference 18/198: the overall layout of the site stays generally the same as before with the foodstore (including ancillary off-licence sales area) with all adjustments to the orientation and movement closer to the western boundary. The gross floor area increases from 2416sqms to 2537sqms. The trolley bay moves from the car park to a location next to the entrance to the store; revised parking layout and pedrestrian walkways (parking changes from 140 spaces to 135 spaces); revised mechanical plant area; ESB sub-station building; cycle parking relocated from the front of the store to the same location (under cover) as the trolley bay, next to the access doors; 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, drainagae landscaping (hard and soft) to facilitate the development.	**Decision**: Grant Permission with Conditions **Date**: 16/02/2022
Applicant: Bridgestock Care Ltd **Reference**: 20445 **Location**: Globe House, Chapel Hill, Abbeyquarter South, Co. Sligo	Development consisting of the construction of 64 accomodation units in 5 seperate blocks with the following typology: 2 no. accomodation blocks with 8 no. Three bed units and 3 no. accommodation blocks with 16 no. Two bed units. Additional works to the site include landscaping, play areas, proposed 204 car parking spaces, boundary treatment, proposed new main entrance and all associated site works and services within the curtilage of a protected structure RPS Ref 12 SE and 13 SE/NIAH 32012037 as identified in the Sligo County Development Plan 2017-2023	**Decision**: Grant Permission with Conditions **Date**: 26/01/2022
Applicant: The Trustees of the Masonic Lodge **Reference**: 21407 **Location**: The Masonic Lodge, The Mall, Sligo	Development consisting of the demolition of derelict sheds, provide new yard area, build new bathroom, and a new entrance door. Provide new metal gate to match existing in rebuilt yard wall and all necessary ancillary works. The building is on R.P.S no 216SE	**Decision**: Grant Permission with Conditions **Date**: 13/01/2022
Applicant: Westcoast Quality Homes Ltd **Reference**: 21190 **Location**: Tonaphubble Road, Sligo, Co. Sligo	Development consisting of the following: (a) a total of 34 no. residential units consisting of 1 no. - Type A - 2 Bed Bungalow House 1 No. - Type A1 - 2 Bed Bungalow House 1 No. - Type A2 - 2 Bed Bungalow House 2 no. - Type A3 - 2 Bed Bungalow Houses 7 no. - Type B - 3 Bed Semi Detached Houses 5 no. - type B1 - 2 Bed Mid Terrace/Semi Detached Houses 1 no. - type B2 - 3 Bed Semi Detached House 5 No. - Type C - 3 Bed Semi Detached / Detached Houses 4 no. - Type C1 - 3 Bed Semi Detached/Mid Terrace Houses 1 no. - Type C2 - 4 Bed Semi Detached House 3 no. - Type D - 4 Bed Semi Detached Houses 3 no. -Type D1 - 4 bed semi detached houses (b) all car parking, landscaping, entrance improvements, pump station and all associated site works	**Decision**: Grant Permission with Conditions **Date**: 23/12/2021
Applicant: Sligo Rowing Club CLG & Sligo Kayak Club **Reference**: 20373 **Location**: Doorly Park, Cleaveragh Demesne, Sligo	Development consisting of (1) removal of existing boat storage containers, (2) construction of new boat house consisting of boat storage to the ground floor with dressing rooms, gymnasium and meeting rooms to the first floor and associated siteworks and services. Please note this application will be accompanied by a Natura Impact Statement.	**Decision**: Grant Permission with Conditions **Date**: 23/09/2021
Applicant: Hazelwood Demsne Ltd **Reference**: 20127 **Location**: Hazelwood, Calry, Co Sligo	Development consisting of the construction of a new flat roof, 2-storey, 4-bedroom, 430.55sqm house with open first floor balcony/deck to the south together with associated works, all located to the west of the existing main house on the footprint of an existing derelict house. The house will be connected to previously approved treatment plant reg. ref. 18/412. The proposed development is in the curtilage of Hazelwood House, a protected structure (RPS ref. 293SE). A Natura Impact Statement accompanies this application.	**Decision**: Grant Permission with Conditions **Date**: 18/05/2021

Applicant: Hazelwood Demsne Ltd **Reference**: 20180 **Location**: Hazelwood, Calry, Co Sligo	Development consisting of the construction of a 1.262m2 sprinkler water and spillage run off retention pond (volume 3,428m3), to the west of previously approved whiskey distillery (reg. ref. 15/296), together with associated drainage, pump kiosk and ancillary site works and services. The proposed development is in the curtilage of Hazelwood House, a protected structure (RPS ref. 293SE). A Natura Impact Statement accompanies this application	**Decision**: Grant Permission with Conditions **Date**: 25/03/2021
Applicant: Institute of Technology Sligo **Reference**: 20363 **Location**: Ballytivnan Townland, Co Sligo, F91 YW50	Development consisting of a new four storey extension and plant room to the south and west of the existing Block B. The works include the demolition of the existing single storey structure, Block J and part of Block B, partial refurbishment of the remaining 'B' Block, the construction of new administration, science and research facilities, IT facilities, together with a glazed link to the adjoining E(02) building, raising of ground level to the west of the building to facilitate accessibility, modification to existing external staircase and steps, provision of PV panels on the roof of the existing building Block A, the provision of disability accessible car parking space, the provision of soft and hard landscape, site lighting, signage and all ancillary site works.	**Decision**: Grant Permission with Conditions **Date**: 18/03/2021
Applicant: Institute of Technology Sligo **Reference**: 20356 **Location**: Ballytivnan Townland, Co Sligo, F91 YW50	Development consisting of alterations and refurbishment to the existing Block L and three-story extension with roof plant area, 50 number car park spaces covering the overall campus requirement, signage, PV Panels and all associated site development works. The development is within the curtilage of a protected structure St. Columba's Hospital Ref: 0953-23	**Decision**: Grant Permission with Conditions **Date**: 18/03/2021
Applicant: Health Service Executive **Reference**: 20375 **Location**: Sligo University Hospital, The Mall, Rathquarter, Sligo, F91 H684	Development consisting of alterations to the previously approved application reference number PL18/392. The development will consist of alterations to the previously approved single tier multi storey car parking area located above the existing parking area to the northern boundary of the hospital complex. The proposed alteration includes the provision of an additional 74 car parking spaces to provide a total of 164 parking spaces above the existing car park, direct access from the existing circulation road within hospital grounds, associated landscaping, site works and services. Sligo University Hospital is a Protected Structure. The proposed car park is not in immediate contact with the protected structure.	**Decision**: Grant Permission with Conditions **Date**: 09/02/2021
Applicant: Mayo, Sligo, Leitrim Education and Training Board **Reference**: 20142 **Location**: Sligo College of Further Education / Ballinode Community College, Clarion Road, Ballytivnan, Sligo	Development consisting of the removal of existing single-storey detached prefabricated classrooms and the construction of a new single-storey prefabricated building containing further educated classrooms and ancillary accomodation, together with a roof canopy between proposed and existing buildings, relocated hard play area, modified car parking, and all other associated site works and services	**Decision**: Grant Permission with Conditions **Date**: 13/01/2021
Applicant: The Health Service Executive (HSE North West) **Reference**: 20298 **Location**: South East Corner of Sligo Regional Hospital, The Mall, Rathquarter, Sligo	Development consisting of the construction of a 332.5m2 development at Level 8 & roof level of the multi-storey block over the existing Paediatric Department on level 7. The development shall comprise (1) New 258 m2 extension to the existing Intensive Care Ward at level 8 consisting of 4 new isolation rooms with associated stores, utility rooms, circulation areas and access off existing isolation ward (2) Construction of new 74.5m2 associated plant room at roof level, with all associated connections to existing site services infrastructure. Sligo University Hospital Campus contains a Protected Structure RPS no 217SE. The proposed extensions not in immediate contact with the protected structure.	**Decision**: Grant Permission with Conditions **Date**: 30/11/2020
Applicant: The Estates Manager, Health Service Executive Estates	Development consisting of the construction of an LPG gas compound consisting of 3 x 2 Tonne underground gas storage tanks with connection to existing boiler houses, truck	**Decision**: Grant Permission with Conditions

Reference: 20199 **Location**: Markievicz House, Barrack Street, Rathquarter, Sligo	set down/filling area and 4 additional car park spaces on the site at Markievicz House, Barrack Street, Rathquarter, Sligo. Constance Markievicz House is a Protected Structure on the site and the proposed development lies within its curtilage	**Date**: 23/09/2020
Applicant: North West Hospices CLG **Reference**: 2046 **Location**: Sligo University Hospital, The Mall, Sligo	Development consisting of the construction of a new part single storey/part 2 storey 12 bed residential Hospice Facility extension adjoining Connaught Road, including associated support accommodation. Refurbishment and minor demolitions of the existing hospice facility including existing house and inpatient areas to become support accommodation. The developemnt involves the construction of an undercroft car park, reconfiguration of existing associated car park, extensive landscape scheme to west and south and general minor associated works. The new extension is within the curtilage of a protected structure.	**Decision**: Grant Permission with Conditions **Date**: 09/07/2020
Applicant: Seafield Securities Ltd **Reference**: 19447 / PL21.306509 **Location**: Cornageeha, Pearse Road, Sligo	Development consisting of the construction of 6 no. new dwelling houses (1 no. detached, 2 no. semi-detached and a terrace of 3 no. houses), new vehicular entrances onto Pearse Road and all associated site works and services	**Decision**: Grant Permission with Conditions **Date**: 21/05/2020
Applicant: Hazelwood Demesne Ltd **Reference**: 18412 **Location**: Hazelwood, Calry, Co Sligo	For development consisting of amendments to previously permitted development PL 15/296. The changes sought are for: 1) an onsite waste water treatment plant (pop equivalent of 104); 2) Change to the cooling water supply as previously permitted to include for a new pump and use of water from the Garavogue River; with associated works. Following a requirement of the Planning Authority, a Natura Impact Statement (NIS) was submitted to the Planning Authority in connection with the application.	**Decision**: Grant Permission with Conditions **Date**: 16/03/2020
Applicant: Travac Developments Ltd **Reference**: 19446 **Location**: Swanpoint, Fish Quay, Sligo, Co. Sligo	Development at this site of 0.24 hectares at Swanpoint, including works to the existing quay wall a protected structure in the Sligo County Development Plan 2017-2023 Record of Protected Structures. The development will consist of: a) amendments and completion of unfinished Swanpoint building previously approved under planning ref 0470099 to provide 54 no. hotel bedrooms and circa. 2,946 m2 of office space in place of the previously approved 64 no. apartments and 2 no. retail units, b) retention of as constructed elevations, c) ground and first floor extensions circa. 136 m2 to form part of the proposed office space, d) new 2nd floor link between existing hotel and Swanpoint building circa 37 m2, e) refurbishment of the existing quay wall a protected structure as per the Sligo County Development Plan 2017-2023), f) extension of 2 no. existing staircores and associated link corridors, g) proposed roof top services including heat pumps and solar panels, h) proposed landscape plan and all associated site works. The documents to be submitted as part of this planning application will include a Natura Impact Statement.	**Decision**: Grant Permission with Conditions **Date**: 31/01/2020
Applicant: carbury National School and Sligo Grammar School Ltd **Reference**: 19291 **Location**: Mercy College Sligo, Chapel Street, Sligo, F91 CF80	Development consisting of amendments to previously granted planning ref:17/144 including proposed change in level of new artificial grass area and amended boundary treatments between Carbury N.S. And Sligo Grammar School. And all associated site development works and services provision.	**Decision**: Grant Permission with Conditions **Date**: 30/09/2019
Applicant: The Board of Management, Mercy College, Sligo **Reference**: 19265 **Location**: The Mall, Sligo, Co Sligo	Development consisting of the provision of a 150m2 single storey prefab building comprising 2 no. ASD classrooms and ancillary accommodation along with all associated site works and site services	**Decision**: Grant Permission with Conditions **Date**: 13/09/2019

Applicant: Sligo Park Hotel **Reference**: 19182 **Location**: Pearse Road, Cornageeha Td, Sligo	Development consisting of demolition of the old Staff Quarters Building and for permission to erect a Storage Building at the rear of the site.	**Decision**: Grant Permission with Conditions **Date**: 26/07/2019
Applicant: Shared Access Limited **Reference**: 19130 **Location**: Ray McSharry Park, Cranmore Road, Cranmore, Co. Sligo	Development consisting of the removal of an existing 19.5m floodlight pole and replacement with a new 22.5 m multi-user free standing pole carrying floodlights, telecommunications equipment together with associated exchange cabinets, fencing and all associated site development works. The development will provide for 3G and 4G wireless data and broadband services for Eir mobile.	**Decision**: Grant Permission with Conditions **Date**: 02/07/2019
Applicant: Sligo Tourist Dev Association Ltd **Reference**: 19111 **Location**: Upper Garavogue River, Doorly Park, Cleveragh Demesne Td, Sligo	Development consisting of the construction and installation of 4 floating Angling Stands and associated site works. The proposed Angling stands, varying in lengths are to be located along the existing riverside walk. The Angling Stands comprises of a galvanised access ramp, connected to a 'T' shaped floating platform. each floating stand will be anchored to 2 no. concrete pads which will be placed on the river bed, shore side of the Angling Stand. The documents to be submitted as part of this planning application will include a Natura Impact Statement.	**Decision**: Grant Permission with Conditions **Date**: 11/06/2019
Applicant: The Health Service Executive (HSE North West) **Reference**: 18327 **Location**: Sligo Regional Hospital, The Mall, Rathquarter, Sligo	Development consisting of a new gas compound and demolition of brick chimney with associated works (consisting of new 100m2 concrete base with perimeter fencing and retaining wall for 1 no lpg tank, new gas pipe to fill point at proposed layby with protective fencing, new footpath to access existing staff car park, new layby to existing high access road with associated new steps from proposed layby down to proposed tank base level, new boiler house of 4.0m2 area and 2.9m height with associated ductwork and demolition of existing 18.1m high brick chimney at existing boiler house)	**Decision**: Grant Permission with Conditions **Date**: 26/10/2018
Applicant: Abbvie NL Ireland B.V. **Reference**: 18185 **Location**: The Old Bundoran Road, Ballytvinan, Sligo	For the development consisting of a) Internal alterations to accommodate an integrated Bio-Chemical manufacturing facility sized 3,476 sq m, within the existing Abbvie Ballytivnan building. B) New roof-mounted plant and Penthouse Louvres 1.8m high and removal of existing roof-mounted equipment. c) The construction of additional plant room internal mezzanines, sized 645 sq.m within the existing building and an external single storey extension sized 20 sq.m and 9.6 metres high, located to the north of the existing facility. d) A revised yard layout, located to the north of the existing facility, including a new single storey electrical room extension sized 155 sqm. and 7.1 metres high. e) The enclosure of an existing walled yard area with a new roof and cladding, sized 150 sqm, to house chillers. f) The addition of 4 no. new boiler flues, 17.5 metres high above ground level and 500mm diameter. g) 2 no. new above-ground bunded waste water holding tanks, housed in a building sized 110 sq.m and 9 m high, and associated tanker un-loading area. h) 2 no. bunded underground tanks housed in a building sized 75 sq.m and 4 metres high. i) 3 no. cooling towers 9 metres high. A nitrogen tank sized 8 m high and 2 m. diameter, and an emergency generator and its associated diesel tank and its 10 m. high stack. j) Site works include revised road and car parking layouts, additional temporary contactor related car parking for 109 cars located to the east of the existing electrical substation. Underground and over-ground utilities, landscaping and a landscaped berm. A single storey sprinkler pumphouse sized 24 sqm. and 6 m. high. New sprinkler tank and site fencing. This application consists of an activity for which a licence under Part IV of the Environmental Protection Agency Act 1992 (as amended) is required and full details of the proposed development and its anticipated environmental impacts will be notified to the Environmental Protection	**Decision**: Grant Permission with Conditions **Date**: 07/08/2018

	Agency. An Environmental Impact Assessment Report accompanies this application	
Applicant: HSE Estates Department North West **Reference**: 17487 **Location**: Sligo University Hospital, The Mall, Rathquarter, Sligo	For development consisting of the construction of a single storey extension, 27sqm, to the existing CSSD department, replacement of existing windows to powder coated aluminium glazing on the south elevation, provision of a single story temporary CSSD unit for use during construction, 190 sqm, ancillary site works and all associated ground works. the new building is within the curtilage of a protected structure	**Decision**: Grant Permission with Conditions **Date**: 26/03/2018
Applicant: Sligo County Council **Reference**: JP21.JP0048 **Location**: Co. Sligo	N4-N15 Sligo Urban Improvement Scheme upgrading the existing dual-carriageway for a distance of 670 metres from a point just north of Hughes Bridge to a point just north of the N15/R291 Rosses Point road junction. Increased right-turning provision and improved facilities for pedestrians and cyclists at the three signalised junctions within the proposed development.	**Decision**: Grant Permission with Conditions **Date**: 28/02/2018
Applicant: Sligo Grammar School Ltd **Reference**: 17406 **Location**: The Mall, Sligo	Development consisting 1) The demolition of an existing storage building 47 sqm in area, 2) The creation of a new access road to tie in with the future eastern garavogue bridge and approach roads scheme by Sligo County Council, asociated open space and landscaping works along the river garavogue	**Decision**: Grant Permission with Conditions **Date**: 15/01/2018
Applicant: Sligo Institute of Technology **Reference**: 17390 **Location**: Institute of Technology, Ballytivnan, Sligo	For development consisting of the alterations and extension to the existing building Block K, including a new roof, major renovations and associated site development works	**Decision**: Grant Permission with Conditions **Date**: 22/12/2017
Applicant: Starrus Eco Holding Ltd **Reference**: 17243 **Location**: Deepwater Quay, Sligo	Development consisting of an increase in the amount of waste accepted annually from 25,000 tonnes to 50,000 tonnes; the acceptance of commercial and domestic non-hazardous wastes; the acceptance of household hazardous waste at the civic amenity area and commercial hazardous waste in the transfer building; the provision of additional waste receptacles in the civic amenity area and 3 no. secure hazardous waste storage containers in the south-eastern yard at its existing Materials Recovery Facility. The development will require the review of the Industrial Emissions Licence granted by the Environmental Protection Agency. An Environmental Impact Statement (EIS) accompanies the application	**Decision**: Grant Permission with Conditions **Date**: 16/09/2017

Appendix B – Appropriate Assessment Screening Report (Moore Group, 2022)

Report for the purposes of Appropriate Assessment Screening

OPW Modular Homes, Doorly Park, Sligo

Prepared by: Moore Group – Environmental Services

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

Project Proponent	Office of Public Works
Project	OPW Modular Homes Doorly Park
Title	Report for the purposes of Appropriate Assessment Screening OPW Modular Homes Doorly Park

Project Number	22161	**Document Ref**	22161 OPW Mod Homes Doorly Pk AAS1 Rev2	
Revision	**Description**	**Author**		**Date**
Rev2	Revised Layout	G. O'Donohoe		23 February 2023
Moore Archaeological and Environmental Services Limited				

Table of Contents

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 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 with 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 with 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.

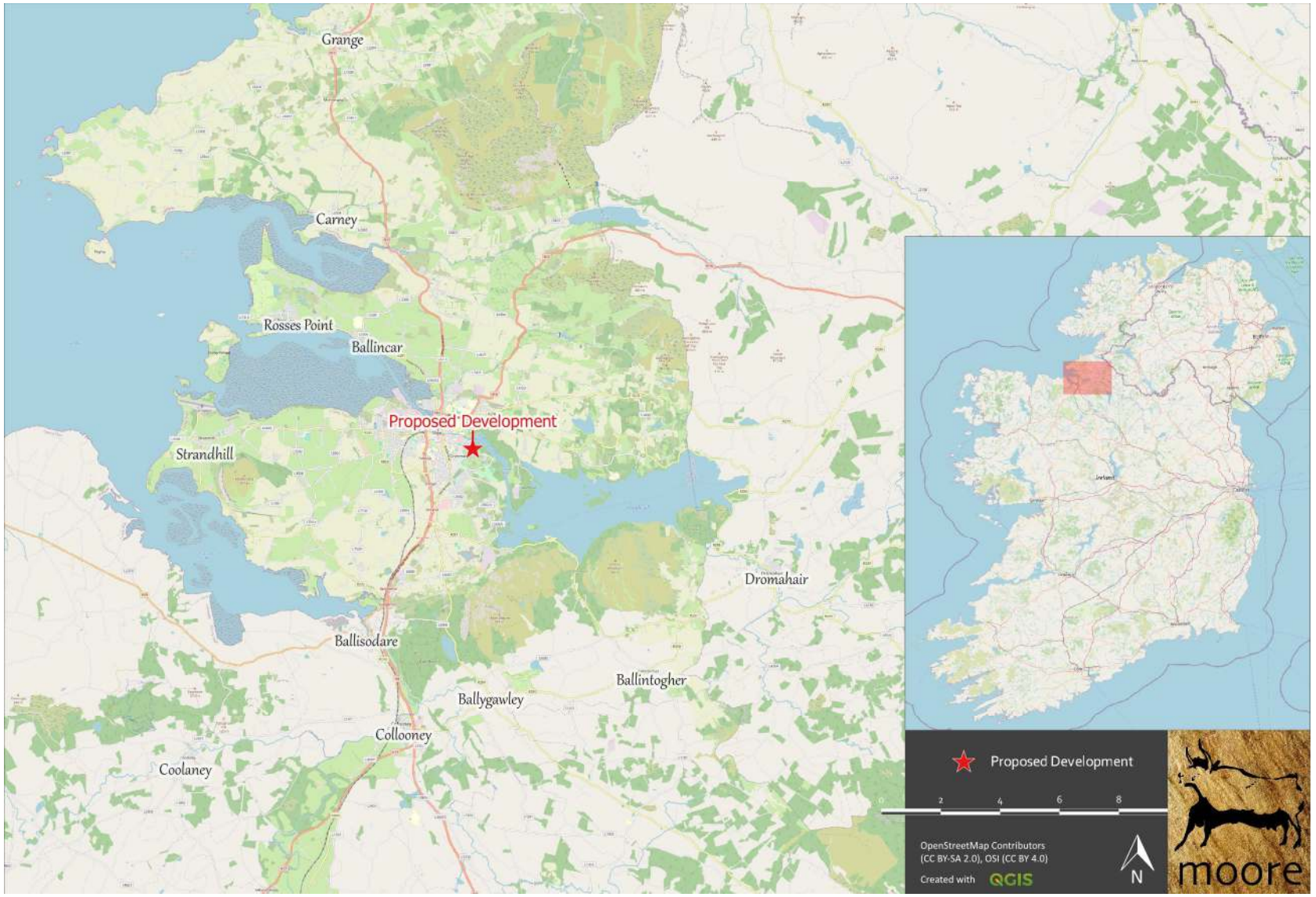

Figure 1. Showing the Proposed Development location at Sligo Town.

Figure 2. Site of proposed development on recent aerial photography

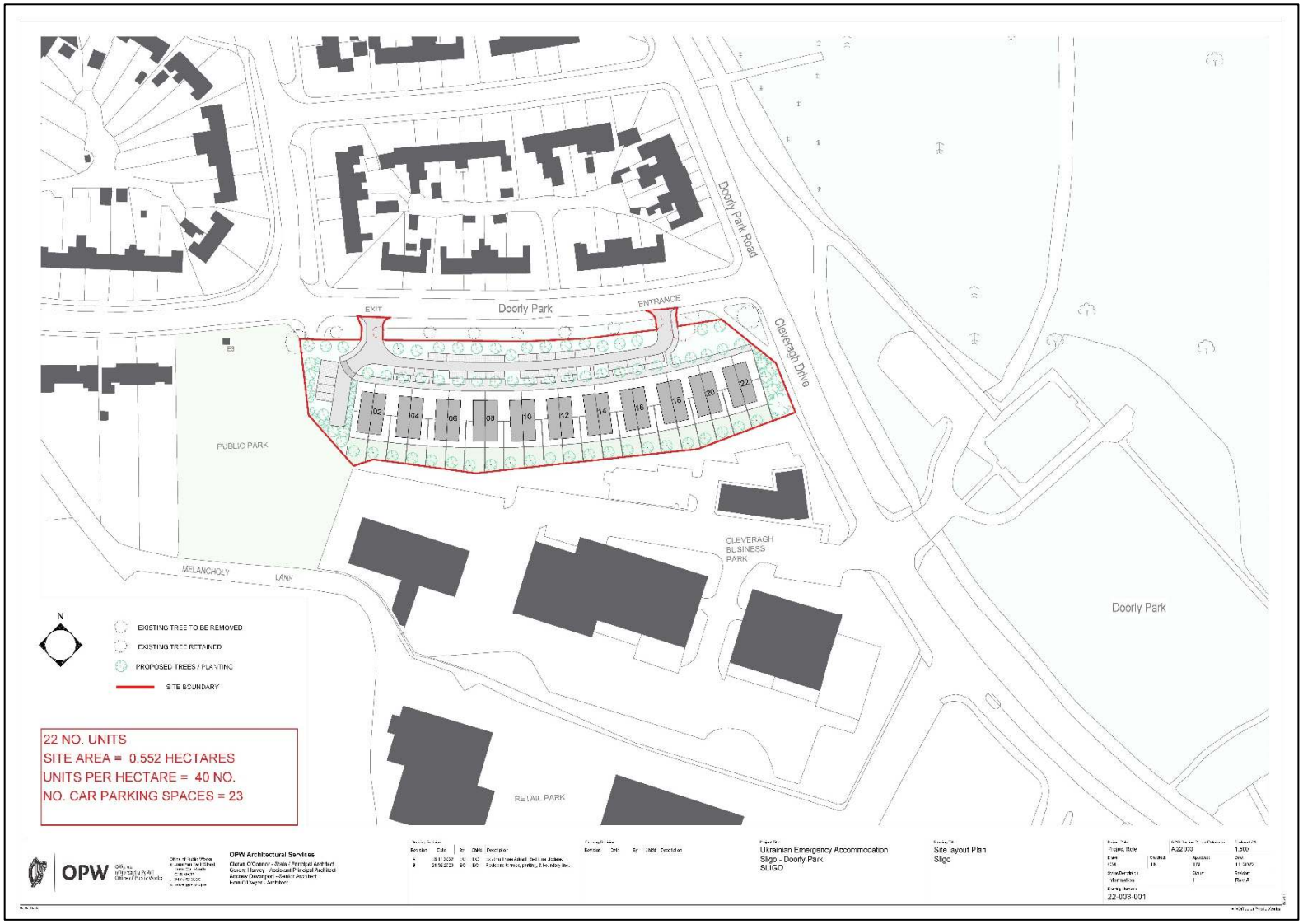

Figure 3. Plan of the Proposed Development.

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) 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[1] of the Proposed Development.

Site Code	Site name	Distance (km)[2]
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.

[1] All European sites potentially connected irrespective of the nature or scale of the Proposed Development.
[2] Distances indicated are the closest geographical distance between the Proposed Development and the European site boundary, as made available by the NPWS.

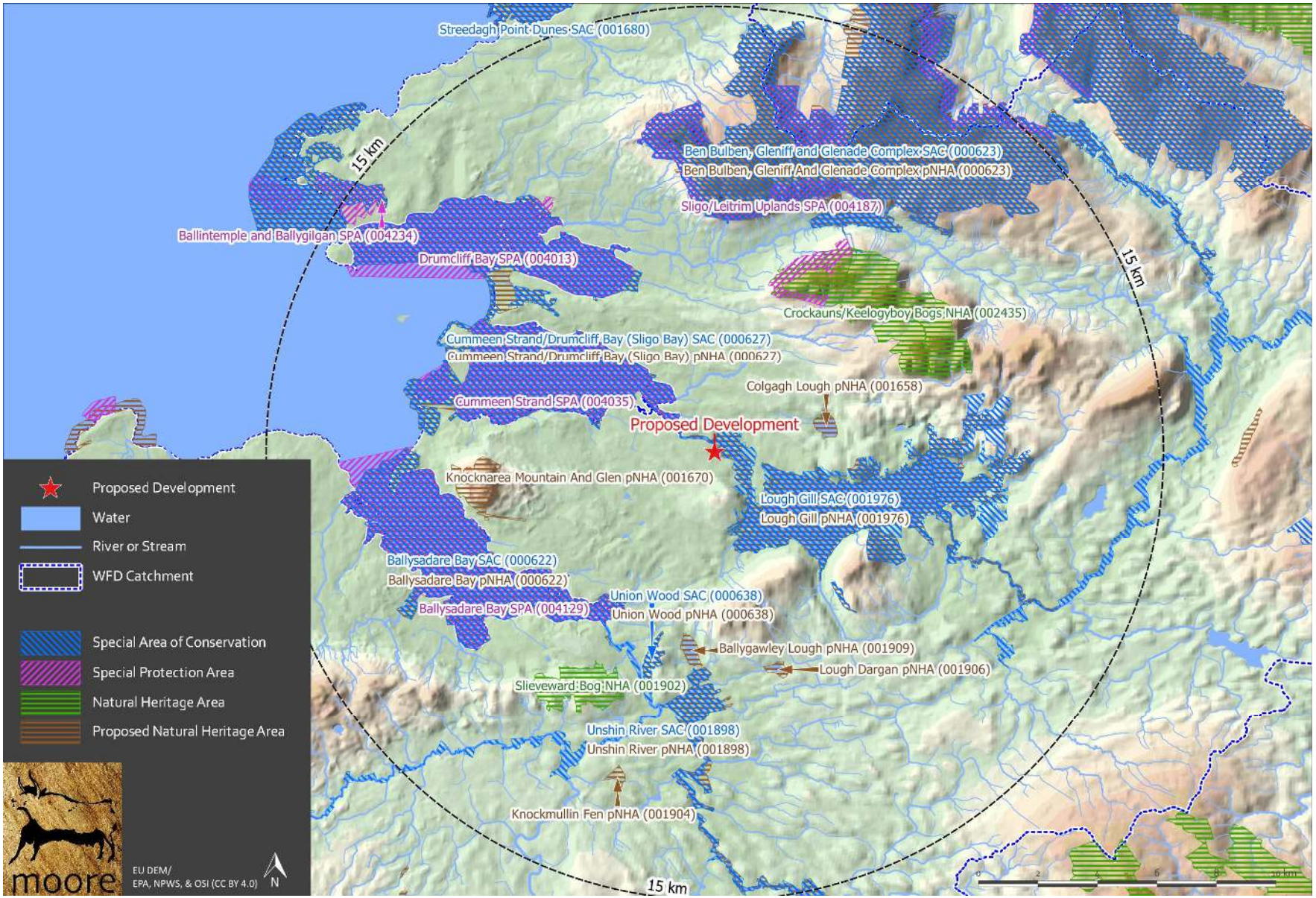

Figure 4. Showing European sites and NHAs/pNHAs within the wider Potential Zone of Influence of the Proposed Development.

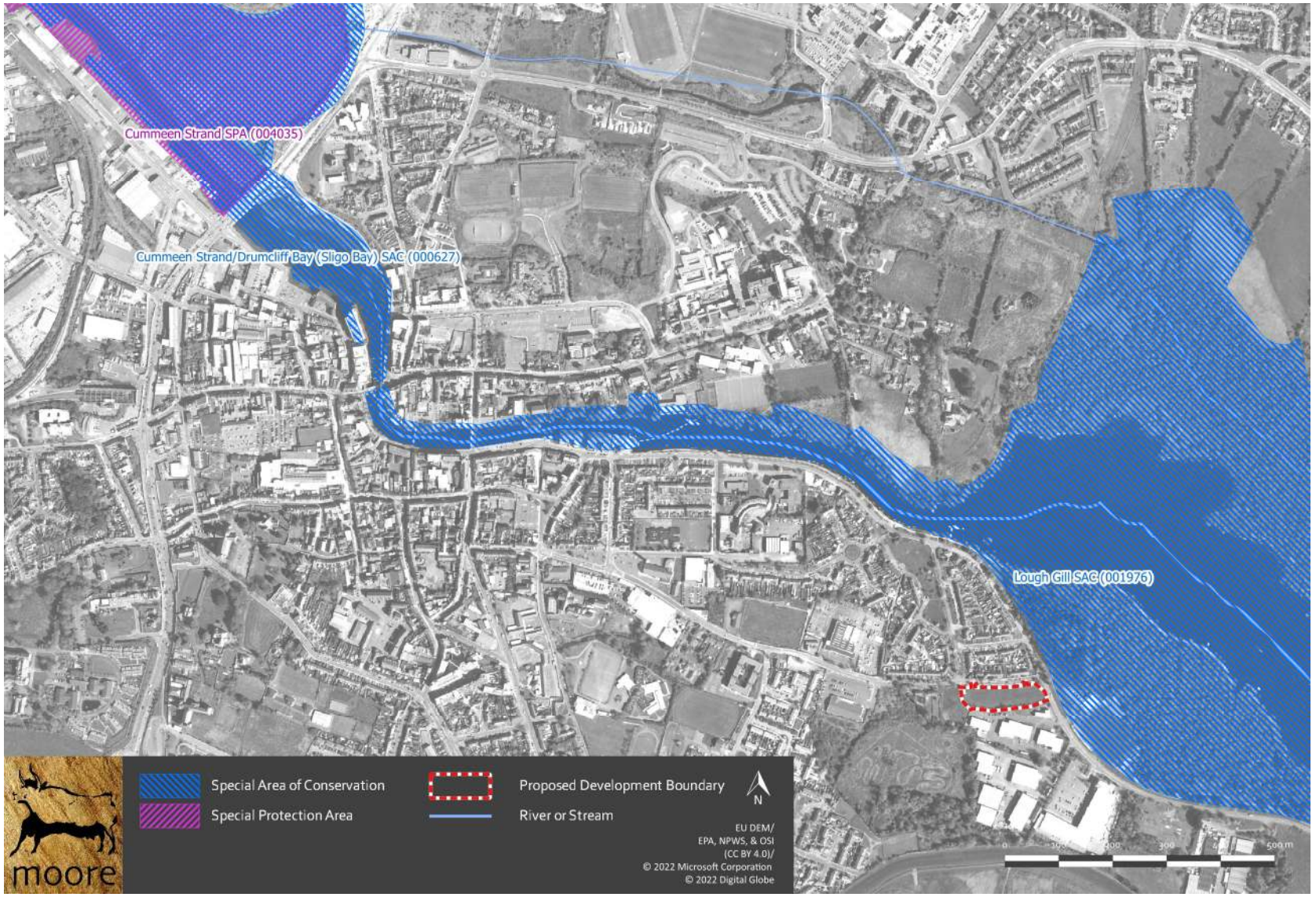

Figure 5. Showing European sites within the nearer Potential Zone of Influence of the Proposed Development.

*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
Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC (000627) 1014 Marsh Snail *Vertigo angustior* 1095 Sea Lamprey *Petromyzon marinus* 1099 River Lamprey *Lampetra fluviatilis* 1130 Estuaries 1140 Mudflats and sandflats not covered by seawater at low tide 1365 Harbour seal *Phoca vitulina* 2110 Embryonic shifting dunes 2120 Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) 2130 Fixed coastal dunes with herbaceous vegetation (grey dunes) 5130 *Juniperus communis* formations on heaths or calcareous grasslands 7220 Petrifying springs with tufa formation (Cratoneurion)* 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.	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.
Lough Gill SAC (001976) 1092 White-clawed Crayfish *Austropotamobius pallipes* 1095 Sea Lamprey *Petromyzon marinus* 1096 Brook Lamprey *Lampetra planeri* 1099 River Lamprey *Lampetra fluviatilis* 1106 Salmon *Salmo salar* 1355 Otter *Lutra lutra* 3150 Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites)	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 *Ilex* and *Blechnum* in the British Isles 91E0 Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (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.			
Cummeen Strand SPA (004035) A046 Brent Goose *Branta bernicla hrota* A130 Oystercatcher *Haematopus ostralegus* A162 Redshank *Tringa totanus* 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.

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.	
Impacts:	**Significance of Impacts:**
Construction phase e.g. 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 planed 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.

Pests	Pumping to a settlement tank will be considered. 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.
Operational phase e.g. 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	All foul and surface water runoff, once the facility is operational, will be contained on site and discharged to urban drainage systems. Surface water runoff from the roads and car parking bays will drain through permeable block paving. Surface water runoff from the footpaths will drain through planted swales (wet) adjacent the car parking bays There is no real likelihood of any significant effects on European Sites in the wider catchment area. The facility is located at a distance of removal such that there will be no disturbance to qualifying interest species in any European sites.
Describe any likely changes to the European site:	
Examples of the type of changes to give consideration to include: 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 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 Climate change	None 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.

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 singe 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 pedrestrian 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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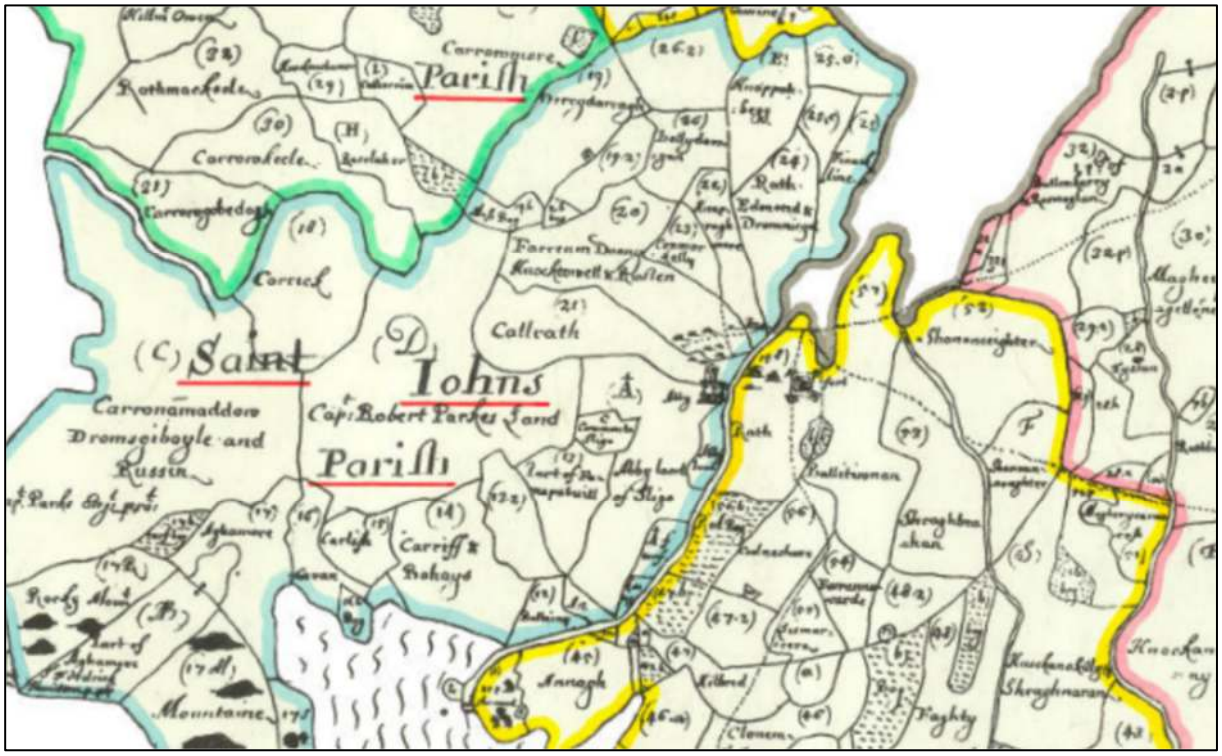
Appendix C – Archaeological, Architectural and Cultural Heritage (CRDS Limited, 2022)

CRDS Ltd., 2 Grosvenor Terrace, Monkstown, Co. Dublin, Ireland.
Tel: +353 (0)87 853 9909 Email: info@crds.ie Web: ww

Archaeological, Architectural and Cultural Heritage

SCOPING REPORT



Doorly Park,

Cleaveragh Demsne,

County Sligo

October 2022

Dr Stephen Mandal MIAI PGeo EurGeol

Table of Contents

List of Figures

List of Tables

List of Appendices

1. Executive Summary

On behalf of AWN Consulting (for the OPW), CRDS Ltd have undertaken an archaeological scoping assessment for the proposed development lands at Doorly Park, Cleavergh Demense, County Sligo (ITM 570265 835480). The study comprised an examination of available archaeological, architectural heritage and historical sources, including the following:

- Recorded archaeological sites and monuments
- Topographical finds
- Archaeological Excavations
- Architectural Heritage
- Cartographic sources
- Aerial Photography

The potential archaeological, architectural and cultural heritage risk at the site can be summarised as follows:

- There are no recorded archaeological site within the proposed development lands.
- There are five recorded archaeological sites within the study area. None of these sites will be impacted, either directly or indirectly, by the proposed development works. However, together with stray finds of stone and bronze axeheads, they are indicative of the landscape having been populated since at least the Neolithic Period, the Bronze Age and into the Early Medieval Period.
- There are records of six archaeological excavations in the area in advance of development works, of which two uncovered archaeological remains.
- A desk-top survey of the lands proposed for development, did not highlight any additional, previously unrecorded, archaeological features.
- However, given the fact that the site has been developed in the past, the potential for previously unrecorded archaeological remains to survive sub-surface is very low.
- There are six recorded architectural heritage sites within the study area, as listed in the National Inventory of Architectural Heritage, of which three are listed in the Record of Protected Structures. None of these sites will be impacted, either directly or indirectly, by the proposed development works.

The risk of previously unrecorded sub-surface archaeological remains surviving on site is very low.

The proposed development will include the excavation of topsoil from the site for the digging of pad foundations and services, up to a depth of c. 1m. As noted above, as the site has been developed in the past, The risk of previously unrecorded sub-surface archaeological remains surviving on site is very low.

As the site has been developed in the past and the risk of sub-surface archaeological remains surviving is very low, no archaeological or architectural heritage mitigation is required for this development.

Please note that the recommendations given here are subject to the approval of the National Monuments Service, Department of the Culture, Heritage and the Gaeltacht.

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2. Baseline Survey

2.1. Introduction

The proposed development is located in Doorly Park, in the townland of, Cleavergh Demense, County Sligo (ITM 570265 835480); see Figure 1). To set the proposed development within its wider archaeological, architectural and cultural heritage landscape, and to assess the potential of encountering such features on the site, a high level paper survey of archaeological, architectural heritage, historical and cartographic sources was undertaken. A study area of approximately 500m radius around the proposed development site was chosen.

2.2. Recorded archaeological sites and monuments

The Record of Monuments and Places was consulted for the relevant parts of Co. Sligo. This is a list of archaeological sites known to the National Monuments Service. The relevant files for these sites contain details of documentary sources and aerial photographs, early maps, OS memoirs, OPW Archaeological Survey notes and other relevant publications. There are five recorded archaeological monuments within the study area (see Figure 1, Table 1 and Appendix 1).

2.3. Topographical finds

Published catalogues of prehistoric material were studied: Raftery (1983 - Iron Age antiquities), Eogan (1965; 1993; 1994 - bronze swords, Bronze Age hoards and goldwork), Harbison (1968; 1969a; 1969b - bronze axes, halberds and daggers) and the Irish Stone Axe Project Database (Archaeology Dept., U.C.D.). Two finds were recorded from near Sligo (see Table 2). It is important to note that numerous artefacts would have been recorded during the excavation of archaeological sites as listed below (Section 2.4). It is also important to noted that the topographical files in the National Museum of Ireland were not consulted. This is the National archive of all known finds recorded by the National Museum. It relates primarily to stray artefacts.

2.4. Archaeological Excavations

The excavation bulletin website (www.excavations.ie) was consulted to identify previous excavations that have been carried out within the study area. This database contains summary accounts of excavations carried out in Ireland from 1970 to 2022. There are six archaeological excavations recorded from the study area, of which two were deemed to be of archaeological significance (see Figure 1, Table 3 and Appendix 2).

2.5. Down Survey

Taken in the years 1656-1658, the Down Survey of Ireland is the first ever detailed land survey on a national scale anywhere in the world. The survey, led by William Petty, sought to measure all the land to be forfeited by the Catholic Irish in order to facilitate its redistribution to Merchant Adventurers and English soldiers (www.downsurvey.tcd.ie). The Down Survey 'Barony of Carbury, in the County of Sligo' is given as Figure 2.

2.6. Architectural Heritage

The National Inventory of Architectural Heritage (NIAH) is a systematic programme of identification, classification, and evaluation of the architectural heritage of the State. The Minister for Arts, Heritage and the Gaeltacht is currently using the Inventory as the basis for making recommendations for the NIAH. There are five structures included in the NIAH within the study area (see Figure 1, Table 4 and Appendix 3).

2.7. Cartographic sources

Analysis of cartographic sources is important in tracing the development of the site. Sources included:

- Ordnance Survey 1st Edition – Scale 6 inches: 1 mile (1838-1842). The first comprehensive series of maps covering the whole of Ireland, which was the first country in the world to be mapped in this manner (Figure 3).
- Ordnance Survey 25-inch Maps: Scale 25-inches: 1 mile. Mostly date from the 1890s up to c. 1915 with later printings (Figure 4)

2.8. Aerial Photography

Available online sources for aerial photography were consulted, including the Ordnance Survey, Geological Survey and National Monuments Service collections (see Figure 5).

2.9. County Development Plan

The Sligo County Development Plan 2017-2023 was also consulted (see Figure 6). The plan includes policy objectives for the protection of the County's archaeological, architectural and cultural heritage (www.sligococo.ie/cdp/). The Record of Protected Structures (RPS) contained within the plan includes every structure which is of special architectural, archaeological, artistic, cultural, scientific, social or technical interest within the county boundaries. There are three RPSs within the study area (see Table 4).

3. Archaeological and historical background

3.1. Introduction

The proposed development is located in the townland of Cleavergh Demense, in the Civil Parish of St. John's, in the Barony of Carbury, in the County of Sligo. The Irish for Cleavergh is Cliabhrach (http://www.logainm.ie/en/45160).

The recorded archaeology within approximately 500m of the proposed development lands is shown below in Tables 1-4 (see also Figure 1 and Appendices 1, 2 and 3).

SMR No.	Class	Townland	Next RMP
SL014-127----	Ringfort - unclassified	Abbeyquarter South	Yes
SL014-128----	Crannog	Garvoge River	Yes
SL014-129----	Children's burial ground	Cleaveragh Demesne	No
SL014-130----	Crannog	Garvoge River	Yes
SL014-266----	Megalithic tomb - passage tomb	Abbeyquarter North	Yes

Table 1. Recorded archaeological monuments and places within the study area (source www.archaeology.ie; see Figure 1 and Appendix 1)

ID	Reference	Object	Location
B.M. 49.3-1.21	Eogan 1994	Unaccomplished Gold Lunulae	Near Sligo
B.M. 49.3-1.22	Eogan 1994	Unaccomplished Gold Lunulae	Near Sligo

Table 2. Recorded archaeological finds from the vicinity of the proposed development.

Excavation no.	Site Name	SMR	Site type
2001:1171	Magheraboy	N/A	Enclosure
2002:1663	Garavogue Villas	N/A	No archaeological significance
2004:1522	Hazelwood Demesne	SL015-023	No archaeological significance
2008:1073	Abbeyquarter South	SL014-127	No archaeological significance
2009:722	Abbeyquarter South, Cranmore	N/A	No archaeological significance
2013:197	Bellanode, Rathquarter, Cleaveragh Demesne & Abbeyquarter North	N/A	Prehistoric activity

Table 3. Recorded archaeological excavations within the study area (source www.excavations.ie; www.heritagemaps.ie; see Appendix 2)

Reg No	Location:	Cat of Special Interest	Original Use	Date	RPS
32008009	Rathquarter	Architectural	House	1880 - 1900	295 SE
32008010	Abbeyquarter North	Architectural, Artistic, Historical, Social, Technical	Prison/jail	1810 - 1820	-
32008011	Abbeyquarter North	Architectural	Unknown	1810 - 1820	-
32013001	Abbeyquarter North	Architectural, Artistic, Social	Church/chapel	1950 - 1970	20 SE
32013002	Abbeyquarter South	Architectural, Historical, Social	Prison/jail	1825 - 1830	-
32013003	Abbeyquarter North	Architectural, Artistic, Historical, Social	Prison governor's house	1810 - 1820	49 SE

Table 4. Recorded architectural heritage sites within the study area (source www.archaeology.ie; www.buildingsofireland.ie; www.sligococo.ie/cdp/; see Appendix 3).

3.2. Pre-history (c. 9,000 BC – 400 AD)

The earliest evidence for human activity in the study area dates to the Neolithic Period (*c.* 4000–2500 BC). The passage tomb (SL014-266----) unusually located on a roundabout at Abbeyquarter North (see Figure 1), as it represents the great tradition of megalithic tomb building that commenced with the arrival of the first farmers to Ireland. Four types of megalithic tomb have been classified (portal tombs, court tombs, passage tombs, and the later wedge tombs). These were originally classified by Evans (1966), the classifications were subsequently refined by de Valera and Ó Nualláin (1972). More than 1350 megalithic tombs have been recorded in Ireland.

Test excavations undertaken in advance of road construction uncovered a group of four prehistoric pits and a burnt mound at Rathquarter, north of the Garvogue River (see Appendix 2 and Figure 1). Burnt mounds or fulacht fiadh comprise mounds of charcoal rich soil, heat-fractured stones accompanied by a trough sometimes lined with wooden planks, stone slabs or even clay (Waddell 1998). They are generally located close to water sources including streams, rivers, lakes or marshy ground. The exact use of these sites is still somewhat ambiguous with their traditional interpretation as cooking places coming into question in recent years. They date predominantly to the Bronze Age but date ranges from the Mesolithic period to the medieval period have been returned.

Two gold lunulae found near Sligo probably date to the Bronze Age (c. 2,500 BC – 500 BC) and also indicate continued activity in the area into this period (see Table 2).

3.3. Early Medieval (c. 400 – 1100 AD)

During the early medieval period, defensive enclosures known as ringforts were constructed to protect farmsteads. These are one of the most frequently recorded archaeological site types and c. 50,000

examples are recorded in the Irish landscape. Ringforts are regarded as defended family homesteads and the dating evidence to date suggests they were primarily built between the 7th and 9th centuries AD (Stout 1997, 22–31). Many ringforts have been partially or completely destroyed since the 1960s and often the only indication of the former presence of a ringfort is preserved in townland name elements such as Dún, Rath, Cashel or Lios. However, monuments which have experienced above-ground disturbance continue to be of archaeological interest due to the potential for subsurface remains to exist at their locations. A ringfort has been identified in the study area (SL014-127----; see Figure 1 and Appendix 1), located c. 500m to the south-southwest of the proposed development site.

Two crannógs (SL014-128---- and SL014-130----) have been recorded in the study area, both to the east of the proposed development within the Garvogue River. Crannógs are known to date from the Mesolithic period to the late post-medieval period, but are typically settlement sites of the early medieval period comprising an island, partly or wholly artificial, built up by dumping timber, earth and stones onto a lake or river bed, often revetted with timber piles or a palisade (O'Sullivan 2004).

3.1. Later Medieval (c. 1150 – 1550 AD)

Ireland was invaded by the Anglo-Norman's in May 1169, with the conquest starting in county Wexford in the southeast. The expansion into Leinster had an impact on the Irish landscape that lasts to this day. Most of the province of Leinster came under Strongbow's control after the conquest. During this period, the Anglo-Normans built castles of stone construction or large flat-topped mounds or mottes with timber structures atop (Harbison 1992) in order to defend their recently acquired lands. By the end of the 12th century Norman settlement was effective over the whole county.

3.2. Post- Medieval (c. 1550 –)

The Down Survey map of the Barony of Carbury depicts the Garvoge River and the development of Sligo town (see Figure 2). The 1641 Depositions lists the townland of Cleaveragh Demesne as 'Rosborne', comprising 135 plantation acres, in the ownership of Edward Crofton (a Catholic) in 1641 and the Earl of Strafford (a Protestant) in 1670. The forfeiting of land by a Catholic to a Protestant is typical of the time.

Sligo Gaol, or more correctly the County Prison, was constructed between 1815 and 1818, on a six and a half acre greenfield site to the east of Sligo town (see Figure 1, Table 4 and Appendix 3). It replaced an earlier,smaller 18th century 'house of correction' at the old county courthouse, on the modern Teeling Street. This older gaol was considered 'wretched', and unregulated, holding up to 120 prisoners in just nine cells. Sligo Gaol was one of about five new gaols erected around Ireland during the period 1812 to 1820 (www.sligogaol.ie/general).

The land in which the proposed development is sited is shown as being in a triangular plat of planted forest on the first edition Ordnance Survey map, dating to the 1830s (see Figure 3). Interestingly, this forest is depicted as no longer present by the time of the second edition map (1910s; see Figure 4).

Modern aerial photography shows that the site of the proposed development has been developed in the past, prior to the 1995 edition (see Figure 5).

4. Archaeological, Architectural and Cultural Heritage Risk

The potential archaeological, architectural and cultural heritage risk at the site can be summarised as follows:

- There are no recorded archaeological site within the proposed development lands.

- There are five recorded archaeological sites within the study area. None of these sites will be impacted, either directly or indirectly, by the proposed development works. However, together with stray finds of stone and bronze axeheads, they are indicative of the landscape having been populated since at least the Neolithic Period, the Bronze Age and into the Early Medieval Period.
- There are records of six archaeological excavations in the area in advance of development works, of which two uncovered archaeological remains.

- A desk-top survey of the lands proposed for development, did not highlight any additional, previously unrecorded, archaeological features.

- However, given the fact that the site has been developed in the past, the potential for previously unrecorded archaeological remains to survive sub-surface is very low.

- There are six recorded architectural heritage sites within the study area, as listed in the National Inventory of Architectural Heritage, of which three are listed in the Record of Protected Structures. None of these sites will be impacted, either directly or indirectly, by the proposed development works.

The risk of previously unrecorded sub-surface archaeological remains surviving on site is very low.

5. Potential Impact of the Proposed Development

The proposed development will include the excavation of topsoil from the site for the digging of pad foundations and services, up to a depth of c. 1m. As noted above, as the site has been developed in the past, The risk of previously unrecorded sub-surface archaeological remains surviving on site is very low.

6. Recommended Mitigation Measures

As the site has been developed in the past and the risk of sub-surface archaeological remains surviving is very low, no archaeological or architectural heritage mitigation is required for this development.

Please note that the recommendations given here are subject to the approval of the National Monuments Service, Department of the Culture, Heritage and the Gaeltacht.

7. References

de Valera, R. and Ó Nualláin, S., 1972. *Survey of the Megalithic Tombs of Ireland*. Stationery Office, Dublin

Eogan, G., 1965. *A catalogue of Irish Bronze swords*. Dublin.

Eogan, G., 1983.*Hoards of the Irish Later Bronze Age*. Dublin.

Eogan, G., 1994. *The Accomplished Art, Gold and Gold working in Britain and Ireland during the Bronze Age (c. 2300 - 650 BC)*. Oxbow Monograph 42, Oxford.

Harbison, P. 1968. Catalogue of Irish Early Bronze Age associated finds containing copper or bronze. *Proceedings of the Royal Irish Academy* 67C, 35-91.

Harbison, P. 1969a. The daggers and the halberds of the Early Bronze Age in Ireland. *Prähitorische Bronzefunde, Abteilung VI*, Band 1. C.H. Munich: Beck.

Harbison, P. 1969b. The axes of the Early Bronze Age in Ireland. *Prähitorische Bronzefunde, Abteilung IX,* Band 1. Munich.

Harbison, P. 1992 *Guide to the National and Historic Monuments of Ireland*. Dublin. Gill and Macmillan.

O'Sullivan, A. 2004 The social and ideological roles of crannogs in early medieval Ireland. Unpublished PhD thesis. Department of History, NUI Maynooth.

Raftery, B., 1983. *A catalogue of Irish iron age antiquities*. Marburg

Stout, M. 1997. *The Irish Ringfort*. Dublin: Four Courts Press.

Waddell, J. 1998. *The Archaeology of Prehistoric Ireland*. Galway University Press. Galway.

Online resources:

- www.archaeology.ie
- www.buildingsofireland.ie
- www.downsurvey.tcd.ie
- www.heritagemaps.ie
- www.logainm.ie/en/42304
- www.sligogaol.ie/general
- www.sligococo.ie/cdp/

Figures

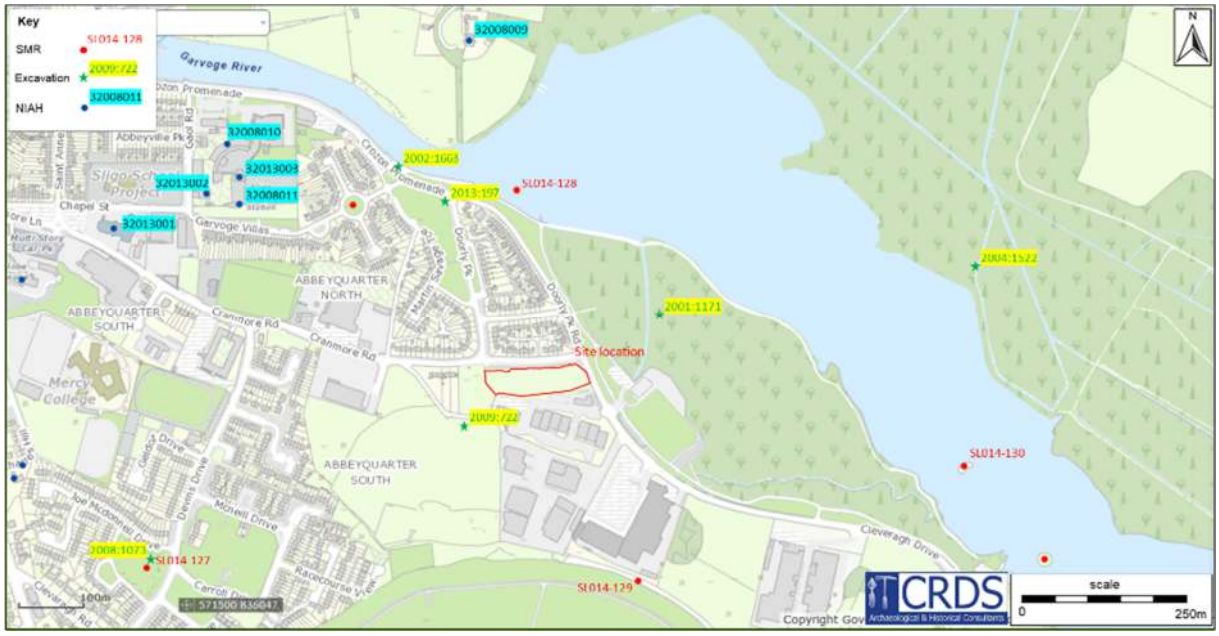


Figure 1. Site location map showing recorded archaeological monuments and places, archaeological excavations and architectural heritage sites the study area (source www.archaeology.ie; www.excavations.e; www.buildingsofireland.ie).

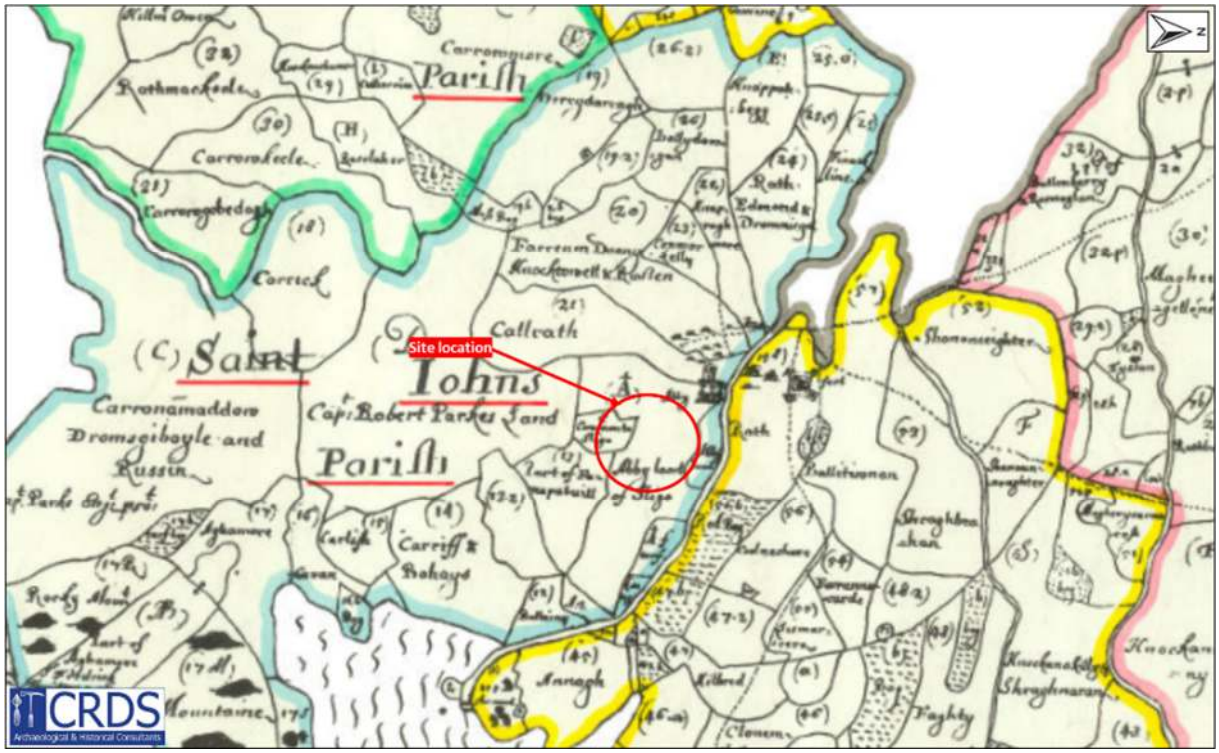


Figure 2. Extract from William Petty's (1660) map of Sligo (source www.downsurvey.tcd.ie).

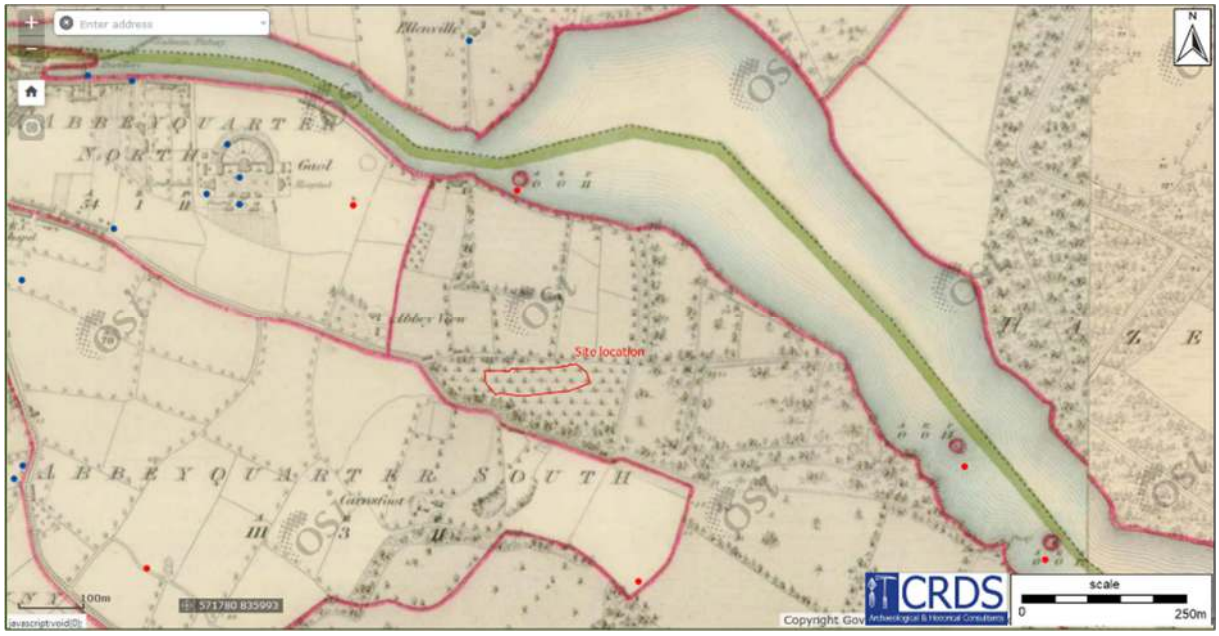


Figure 3. Extract from 1st edition Ordnance Survey map (1830s; source www.archaeology.ie).

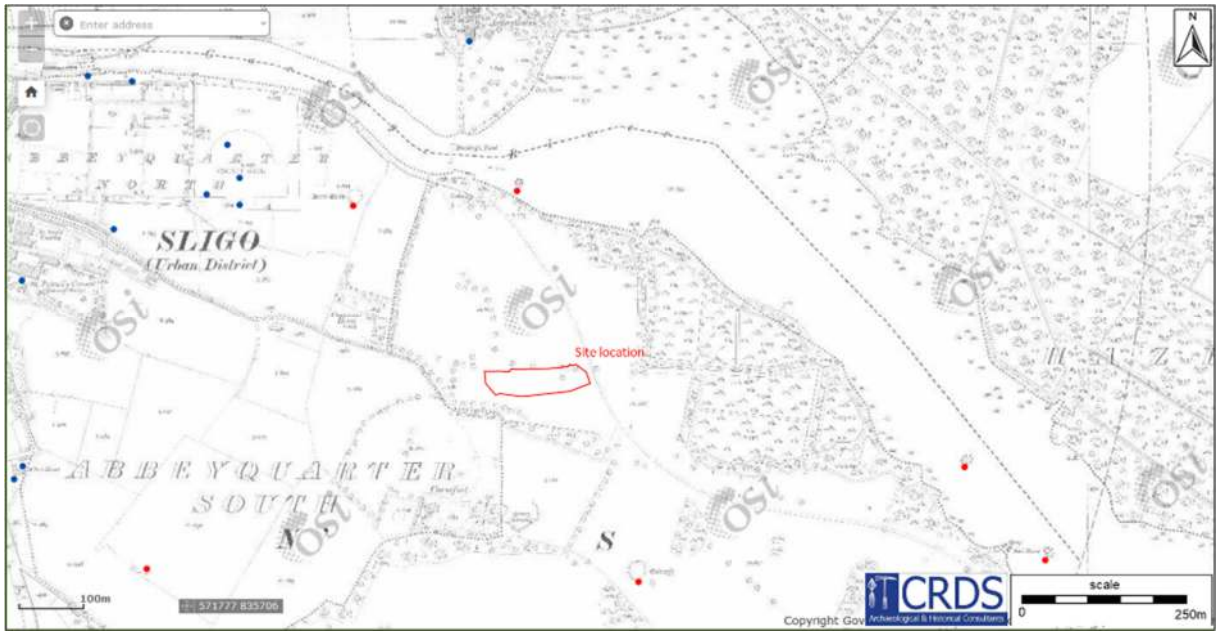


Figure 4. Extract from 2nd edition Ordnance Survey map (1910s; source www.archaeology.ie).

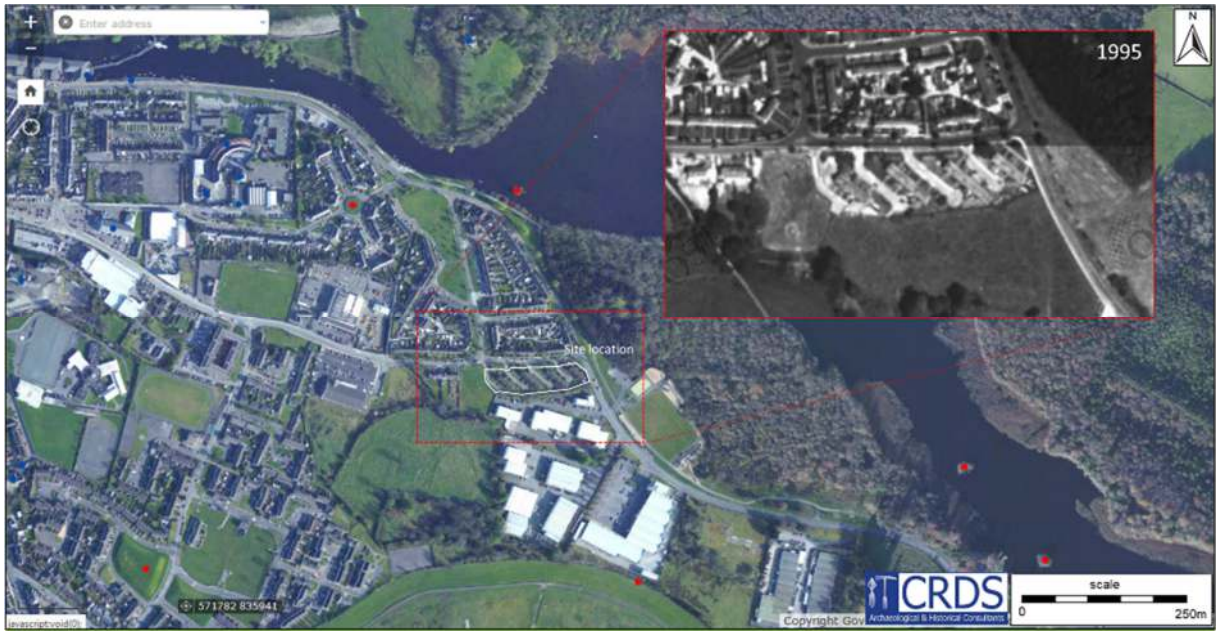


Figure 5. Aerial photograph of the proposed development lands (source www.google.ie/maps/).

Appendices

Appendix 1. Recorded Archaeological Monuments and Places (source www.archaeology.ie).
Appendix 2. Archaeological Excavations (www.excavations.ie; www.heritagemaps.ie).
Appendix 3. National Inventory of Architectural Heritage (www.archaeology.ie; www.buildingsofIreland.ie).

Appendix 1. Recorded Archaeological Monuments and Places

The recorded monuments and places within the study area are listed below, all noted in the Record of Monuments and Places for Sligo (source www.archaeology.ie).

SMR No.: SL014-127----
Class: Ringfort - unclassified
Townland: ABBEYQUARTER SOUTH
Description: The Archaeological Survey of Ireland (ASI) is in the process of providing information on all monuments on The Historic Environment Viewer (HEV). Currently the information for this record has not been uploaded. To access available information for research purposes please make an appointment in advance with the Archive Unit (open Fridays 10.00 am – 5.00 pm), Department of Culture, Heritage and the Gaeltacht, The Custom House, Dublin 1 D01W6XO or email nmarchive@chg.gov.ie.
Scheduled for inclusion in the next revision of the RMP

SMR No.: SL014-128----
Class: Crannog
Townland: GARVOGE RIVER
Description: The Archaeological Survey of Ireland (ASI) is in the process of providing information on all monuments on The Historic Environment Viewer (HEV). Currently the information for this record has not been uploaded. To access available information for research purposes please make an appointment in advance with the Archive Unit (open Fridays 10.00 am – 5.00 pm), Department of Culture, Heritage and the Gaeltacht, The Custom House, Dublin 1 D01W6XO or email nmarchive@chg.gov.ie.
Scheduled for inclusion in the next revision of the RMP

SMR No.: SL014-129----
Class: Children's burial ground
Townland: CLEAVERAGH DEMESNE
Description: The Archaeological Survey of Ireland (ASI) is in the process of providing information on all monuments on The Historic Environment Viewer (HEV). Currently the information for this record has not been uploaded. To access available information for research purposes please make an appointment in advance with the Archive Unit (open Fridays 10.00 am – 5.00 pm), Department of Culture, Heritage and the Gaeltacht, The Custom House, Dublin 1 D01W6XO or email nmarchive@chg.gov.ie.
Scheduled for inclusion in the next revision of the RMP

SMR No.: SL014-130----
Class: Crannog
Townland: GARVOGE RIVER
Description: The Archaeological Survey of Ireland (ASI) is in the process of providing information on all monuments on The Historic Environment Viewer (HEV). Currently the information for this record has not been uploaded. To access available information for research purposes please make an appointment in advance with the Archive Unit (open Fridays 10.00 am – 5.00 pm), Department of Culture, Heritage and the Gaeltacht, The Custom House, Dublin 1 D01W6XO or email nmarchive@chg.gov.ie.
Scheduled for inclusion in the next revision of the RMP

SMR No.: SL014-266----
Class: Megalithic tomb - passage tomb
Townland: ABBEYQUARTER NORTH
Description: See linked document with details from Seán Ó Nualláin, Survey of the Megalithic Tombs of Ireland. Volume V. County Sligo. (Dublin: Stationery Office, 1989)
Scheduled for inclusion in the next revision of the RMP
Date of upload: 9 January 2012

Appendix 2. Archaeological Excavations

The excavation bulletin website (www.excavations.ie) was consulted to identify previous excavations that have been carried out within the study area. This database contains summary accounts of excavations carried out in Ireland from 1970 to 2022.

Excavation no.: 2001:1171
Site name: Magheraboy
SMR No.: N/A
Licence No.: 01E1063
Author: Frank Ryan, 28 Cabinteely Way, Cabinteely, Dublin 18, on behalf of Mary Henry Archaeological Services Ltd.
Site type: Enclosure
ITM: E 570463m, N 835575m
Description: This site, located during field-walking prior to test-trenching of the Sligo Inner Relief Road, is defined by a low circular bank approximately 33m in diameter. Three trenches were dug, one outside the bank, one across and one inside the bank. The outside trench revealed no archaeological evidence. A fosse, measuring 2.6m in width and at least 1.1m in depth, was recorded on the outside of the bank. The trench in the centre of the enclosure revealed a small suboval feature, measuring 1.08m by 0.6m by 0.2m in depth, which contained heated stones, flecks of charcoal and fragments of burnt bone.

Although test-trenching revealed the existence of archaeological activity here, the nature of that activity, whether burial or occupational, has yet to be established.

Excavation no.: 2002:1663
Site name: Garavogue Villas, Sligo
SMR No.: N/A
Licence No.: 02E1377
Author: Eoin Halpin, ADS Ltd, Unit 48, Westlink Enterprise Centre, 30–50 Distillery Street, Belfast BT12 5BJ.
Site type: No archaeological significance
ITM: E 570058m, N 835805m
Description: Two trenches excavated beneath the footprint of the proposed buildings revealed nothing of archaeological significance. A mixture of topsoil and modern building rubble lay directly on the natural glacial till, suggesting that the area had previously been stripped, presumably before the construction in the 1950s and 1960s of the nearby housing estates. The third trench, along the line of the proposed services, proved that this area had not been significantly disturbed in the past; however, the steepness of the slope may have militated against its significant use in the past. The basal break in slope coincided with a change in the natural subsoil, from a hard, compact till to a relatively soft, gravelly silt. This combination of break in slope and change in subsoil can be seen as evidence of an older shoreline of the Garavogue River.

Excavation no.: 2004:1522
Site name: HAZELWOOD DEMESNE
SMR No.: SMR 15:23
Licence No.: 04E0002
Author: Martin A. Timoney, B—thar an Chorainn, Keash, Co. Sligo.
Site type: No archaeological significance
ITM: E 570935m, N 835652m
Description: It is proposed to use part of a large field for a house in the space between an existing modern house to the west and a ringfort to the east. The only possible access drive is to hug the boundary wall, with the property to the west, and this is 17m from the ringfort.

Testing was carried out on 14 January. A digger with a toothless bucket was used to remove the sod and soil down to the natural glacial deposits in 1.2mwide trenches. Three areas within a 20m limit of the ringfort were tested. Trench 1 was 22m long, Trench 2 was 10m long and Trench 3 was 69m long. The full length of this eastern boundary was stripped and there was no indication of a fosse to the ringfort within the trench opened. Towards the northern end of

Trench 3 was a shallow ditch, 0.2m deep and 0.7m wide. There was nothing of an archaeological nature in the fill and examination of the adjacent ground and subsequent re-examination of the aerial photos did not confirm a continuation on either side.

The soil sequence was consistent in the trenches opened. There was 0.15m of sod over 0.15m of brown soil over the natural glacial daub, grey and orange in colour and gravelly in texture. There were many parallel striations or shallow narrow cuts in this surface, running north-south, slightly off parallel to Trench 3. These initially gave cause for concern. However, re-examination of a 1951 photo, V.203/36, showed cropmarks of intense tillage of mid-20th-century vintage on the same line as those seen on the surface of the glacial daub; the conclusion is that the striations are of no archaeological concern. The May 1973 GSI photo shows a minor circular cropmark immediately outside of the ringfort on the northwest, but this is outside of the development area and will not be interfered with.

There were no archaeological finds in the area tested.

Excavation no.: 2008:1073
Site name: Abbeyquarter South, Sligo
SMR No.: SL014–127
Licence No.: 08E0318
Author: Aaron Johnston, for Archaeological Development Services Ltd, 110 Amiens Street, Dublin 1.
Site type: No archaeological significance
ITM: E 569680m, N 835199m
Description: At the request of Sligo Borough Council, pre-development testing was undertaken on May 1–2 2008 within Cranmore housing estate to the south of Sligo town, across the approximate area of a possible enclosure or unclassified ringfort. Sligo Borough Council plan to redevelop and landscape the area around the Cranmore and Cleveragh housing estates, as part of the Cranmore Regeneration Project. An initial desk-based assessment undertaken in 2005 selected areas of higher archaeological potential where testing was deemed appropriate, based on proximity to known archaeological sites.

One area highlighted in the assessment was located within the Cranmore housing estate near the junction of John Fallon Drive and Devins Drive. The north-eastern corner of a large flat, grass-covered mound in the centre of the housing estate was previously recorded as the location of a possible enclosure or unclassified ringfort (SL014–127). A second, slightly smaller flat, grass-covered mound was also located a short distance to the east. Four test-trenches and five trial pits were excavated across both of the landscaped mounds to investigate any possible archaeological remains. No archaeological features or artefacts of any kind were exposed during testing. It was evident that both mounds had been extensively landscaped, possibly during the construction of the estate between 1970 and 1985.

Excavation no.: 2009:722
Site name: ABBEYQUARTER SOUTH, CRANMORE
SMR No.: N/A
Licence No.: 09E0473
Author: Angela Wallace, Connacht Archaeological Services, 19 The Meadows, Enniscrone, Co. Sligo.
Site type: No archaeological significance
ITM: E 570158m, N 835405m
Description: The overall area for a proposed development here measures c. 2.1 acres. There are no monuments within or in the immediate vicinity (i.e. 50m radius) of the site). The adjacent townland of Abbeyquarter North forms part of the historic core of Sligo town and has a high density of recorded monuments.

A total of six test-trenches were excavated across the site. Three trenches measured 60m in length by 1.5m in width, orientated east–west, and three were orientated north–south measuring c. 50m in length. Trenches were excavated using a machine with a grading bucket. Topsoil was spread out and examined for possible finds. Fill material with crockery and modern debris to a depth of 1.5m was evident in the south-western area of the site. No archaeological finds or features were encountered during testing.

Excavation no.:	**2013:197**
Site name:	Bellanode, Rathquarter, Cleaveragh Demesne & Abbeyquarter North
SMR No.:	N/a
Licence No.:	E004525
Author:	Fintan Walsh
Site type:	Prehistoric activity
ITM:	E 570130m, N 835750m
Description:	Testing was carried out in advance of the Eastern Garavogue Bridge Project, Co. Sligo. The testing (Stage (i)) was undertaken on behalf of Sligo County Council and took place between 25 and 29 November 2013. Testing was proposed in 11 greenfield areas (Fields 1–11) in the townlands of Bellanode, Rathquarter, Cleaveragh Demesne and Abbeyquarter North. A total of 1835 linear metres of trenches were excavated. Four of the fields could not be tested due to the presence of woodland and/or existing modern ruined buildings (Fields 5, 9, 10 and 11). Two archaeological sites were discovered during the course of the works (Rathquarter 1 and 2). They comprised a group of four prehistoric pits (Rathquarter 1) and a burnt mound (Rathquarter 2). In addition to these the remains of a 19th-century settlement (Newtown Anderson) was also identified. An area (c. 13m by 15.5m) was stripped of topsoil around the pits at Rathquarter 1 to determine the full extent of the site. This was undertaken as part of the Stage (ii) works. Additional trenches were excavated around the burnt mound (Rathquarter 2) to determine the full extent of the site as part of the Stage (ii) works. This additional trenching was undertaken instead of an area strip as the immediate environs of the burnt mound were occupied by mature and sapling trees. IAC Ltd, Unit G1, Network Enterprise Park, Kilcoole, Co. Wicklow

Appendix 3. National Inventory of Architectural Heritage

The recorded architectural heritage sites within the study area are listed below, all noted in the National Inventory of Architectural Heritage (NIAH) for Co. Sligo (www.archaeology.ie; www.buildingsofireland.ie/).

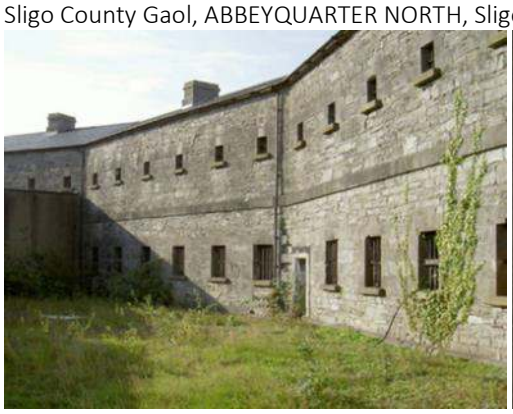
Reg No **32008009**

Ardaghowen House, Ardaghowen Lane, RATHQUARTER, Sligo, SLIGO

Rating	Regional
Cat of Special Int.	Architectural
Previous Name	Ardaghowen
Original Use	House
Date	1880 - 1900
Coordinates	170207, 335996
Date Recorded	27/08/2004
Date Updated	--/--/--
Description	Detached multi-bay two-storey house, built c. 1890, now derelict. South-facing four-bay main block with single-storey flat-roofed canted bay window to east, linked by two-storey flat-roofed building (with single-storey flat-roofed porch to west and octagonal sun room to east) to, lower, two-storey block to north. Hipped slate roof, clay ridge and hip tiles to main block, lead-capped hip rolls to north block, painted smooth-rendered corbelled chimneystacks with octagonal yellow clay pots, painted timber fascias and soffits, cast-iron rainwater goods. Painted smooth-rendered ruled-and-lined walling, chamfered plinth, crenellations to porch. Square-headed window openings, painted stone sills, hood moulding over porch window, painted six-over-six timber sash windows to first floor, ground floor windows boarded up. Four-centred-arched door openings to north and south sides of porch, plain-glazed fanlights, painted timber double doors each with three panel with vertical sub-division, limestone steps to threshold, cobbled paving. Painted timber sun room, engaged colonettes at angles, round-headed windows, oblong overlights with square coloured glass leaded panes, glazed roof, wrought-iron finial. Set in overgrown grounds on elevated site overlooking town and Garavogue River, approached from north by sweeping driveway leading to crenellated gate screen with curved flanking walls terminating in octagonal crenellated piers, outbuildings including stables to north.
Appraisal	This rambling house is located on the site of an earlier house known as Ellenville part of which may have been absorbed into the present building. Basically classical in style, it also has a Tudor Gothic porch and gate screen. The late-Victorian sun room is elaborately detailed. Original sash windows survive. Cobbled surfaces around the entrance porch are also of interest.

Reg No 32008010

Sligo County Gaol, ABBEYQUARTER NORTH, Sligo, SLIGO




Rating	National
Cat of Special Int.	Architectural, Artistic, Historical, Social, Technical
Original Use	Prison/jail
Date	1810 - 1820
Coordinates	169832, 335811
Date Recorded	12/10/2004
Date Updated	--/--/--

Description: Remains of gaol, built 1815-8; opened 1818, including series of five six-bay two-storey cell blocks on a polygonal plan; six-bay three-storey "pavilion" on a rectangular plan with six-bay three-storey rear (west) elevation. Occupied, 1901; 1911. Closed, 1956. Partly demolished, 1981. Now disused. Pitched slate roofs with clay ridge tiles, limestone chimney stacks on repointed cut-limestone chamfered bases having cut-limestone stringcourses below capping, and cast-iron rainwater goods on cut-limestone eaves retaining cast-iron downpipes; hipped slate roof ("pavilion") with clay ridge tiles, and cast-iron rainwater goods on cut-limestone eaves retaining cast-iron downpipes. Part creeper- or ivy-covered coursed rubble limestone walls on overgrown cut-limestone plinth with cut-limestone stringcourse; part creeper- or ivy-covered coursed rubble limestone walls ("pavilion") with margined tooled hammered limestone flush quoins to corners. Paired square-headed door openings with overgrown thresholds, and margined tooled hammered limestone block-and-start surrounds framing replacement timber boarded doors having overlights behind cast-iron bars. Square-headed window openings (ground floor) with margined tooled cut-limestone sills, and margined tooled hammered limestone block-and-start surrounds centred on keystones framing six-over-six timber sash windows behind cast-iron bars. Square-headed window openings (first floor) with margined tooled cut-limestone sills, and margined tooled hammered limestone block-and-start surrounds framing cast-iron bars. Square-headed window openings ("pavilion") with margined tooled cut-limestone sills, and margined tooled hammered limestone block-and-start surrounds centred on keystones framing six-over-six or six-over-three (top floor) timber sash windows behind cast-iron bars. Square-headed window openings (west) with margined tooled cut-limestone sills, and margined tooled hammered limestone block-and-start surrounds centred on keystones framing six-over-six timber sash windows behind cast-iron bars. Square-headed window openings (top floor) with margined tooled cut-limestone sills, and margined tooled hammered limestone block-and-start surrounds framing cast-iron bars. Set in shared grounds.

Appraisal: A gaol erected by John Lynn (d. 1864) to designs by Richard Ingleman (1777-1838) representing an important component of the early nineteenth-century built heritage of County Sligo with the architectural value of the composition, one given as the best surviving Irish example of the "Panopticon" developed by the philosopher and social theorist Jeremy Bentham (1747-1832), confirmed by such attributes as the polygonal plan form centring on a governor's house (see 32013003); the construction in unrefined local fieldstone with "sparrow pecked" deep grey Ballysadare limestone dressings demonstrating good quality workmanship; and the diminishing in scale of the openings on each floor producing a graduated tiered visual effect with those openings showing stolid Georgian glazing patterns behind characteristic bars. Although long vacant following the Sligo Prison Closing Order (1956), and thereafter subject to piecemeal demolition, the form and massing survive intact together with substantial quantities of the

original fabric, both to the exterior and to the interior where vaulted cells show graffiti and inscriptions highlighting the modest artistic potential of the composition. NOTE: The gaol has known celebrated detainees including Michael Davitt (1846-1906) who was briefly imprisoned in 1879 following his speech to the first meeting of the Land League held in Gurteen; Michael Collins (1890-1922) who was sentenced to three weeks solitary confinement following his arrest and trial for making a seditious speech calculated to cause disaffection in County Longford; Francis Joseph "Frank" Carty (1897-1942) who was the subject of a daring prison break at the height of the War of Independence (1919-20); and the boxer-cum-thespian Joseph "The Gorgeous Gael" Doyle (1913-78) who was sentenced to four months in prison for issuing a "bounced cheque" (1947).

Reg No 32008011

Sligo County Gaol, ABBEYQUARTER NORTH, Sligo, SLIGO

Rating	Regional
Cat of Special Int.	Architectural
Original Use	Unknown
Date	1810 - 1820
Coordinates	169810, 335793
Date Recorded	12/10/2004
Date Updated	--/--/--
Description	Remains of detached three-bay two-storey pedimented guard house, built 1815-8, on a symmetrical plan. Demolished, 1981. Margined limestone ashlar wall on margined limestone ashlar chamfered plinth with cut-limestone stringcourse on blind frieze. Square-headed (ground floor) or round-headed (first floor) blind openings in round-headed recess with margined rusticated limestone ashlar piers centred on margined rusticated cut-limestone keystone. Road fronted at entrance to grounds of Sligo County Gaol.
Appraisal	The remains of a guard house making a pleasing visual statement at the entrance on to the Sligo County Gaol complex.

Reg No 32013001

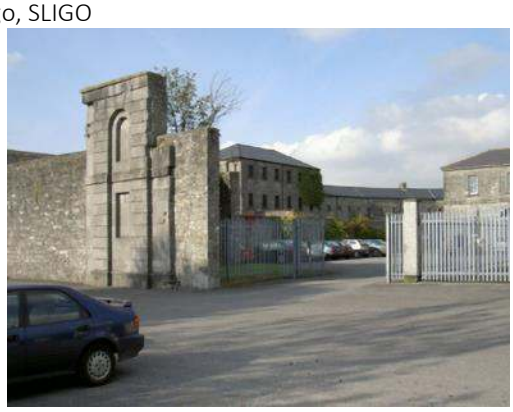
Saint Anne's Catholic Church, Chapel Street, Cranmore Road, ABBEYQUARTER NORTH, Sligo, SLIGO

Rating	Regional
Cat of Special Int.	Architectural, Artistic, Social

Original Use	Church/chapel
In Use As	Church/chapel
Date	1950 - 1970
Coordinates	169667, 335706
Date Recorded	13/10/2004
Date Updated	--/--/--
Description	Detached eleven-bay single-storey roughcast Catholic church, built c. 1960. Rectangular on plan with tall free-standing louvred campanile to north-east linked to church by first floor link corridor, forward thrusting gable fronted entrance porch to west end and various flat-roofed porches, confessionals and other ancillary accommodation projecting from sides and to rear (east). Pitched slate roof to main building, pitched standing-seam copper-sheet roofs to porch and campanile, half-round metal gutters, painted timber fascias, soffits and barges. Painted roughcast walling with projecting painted smooth-rendered plain quoins, horizontal recessed bands to porch, modillion frieze to eaves, plain rectangular cornice on coupled brackets projects below louvred belfry. Round-headed window openings to main building, square-headed elsewhere, painted masonry sills, leaded light windows. Square-headed door openings, hardwood five-panel doors. Coffered ceiling to interior, painted plaster walls. Occupies island site bounded by roads, set in expanse of bitmac paving, largely divorced from its surroundings.
Appraisal	The rather plain exterior of this church, notable only for its fine belfry, leaves the visitor unprepared for the dramatic interior enlivened by the coffered ceiling and splendid leaded-light windows.

Reg No **32013002**

Sligo County Gaol, ABBEYQUARTER SOUTH, Sligo, SLIGO



Rating	Regional
Cat of Special Int.	Architectural, Historical, Social
Original Use	Prison/jail
In Use As	Office
Date	1825 - 1830
Coordinates	169801, 335759
Date Recorded	12/10/2004
Date Updated	--/--/--
Description	Detached three-bay three-storey marshalsea, built 1826, on a T-shaped plan; single-bay (two-bay deep) two-storey central return (west). Vacated, 1956. Now in alternative use. Hipped slate roof; hipped slate roof (west), clay ridge tiles, and cast-iron rainwater goods on cut-limestone eaves retaining cast-iron octagonal or ogee hoppers and downpipes. Part repointed coursed rubble limestone walls with margined tooled cut-limestone flush quoins to corners. Remodelled square-headed central door opening with margined tooled cut-limestone block-and-start surround centred on keystone framing six-over-six timber sash window. Square-headed window openings with margined dragged cut-limestone sills, and margined tooled cut-limestone block-and-start surrounds framing six-over-six or six-over-three (top floor) timber sash windows. Square-headed window openings (west) with margined dragged cut-limestone sills, and margined tooled cut-limestone block-and-start surrounds framing six-over-six timber sash windows. Set in shared grounds.

Appraisal A marshalsea surviving as an interesting relic of the Sligo County Gaol complex with the architectural value of the composition, one originally forming a self-contained group alongside an opposing hospital (1826; demolished 1981) with the resulting ensemble framing the central governor's house (see 32013003), confirmed by such attributes as the compact symmetrical footprint centred on a modified doorcase; the "sparrow pecked" deep grey Ballysadare limestone dressings demonstrating good quality workmanship; and the diminishing in scale of the openings on each floor producing a graduated visual impression.

Reg No **32013003**

Sligo County Gaol, ABBEYQUARTER NORTH, Sligo, SLIGO

Rating Regional
Cat of Special Int. Architectural, Artistic, Historical, Social
Original Use Prison governor's house
In Use As Office
Date 1810 - 1820
Coordinates 169854, 335788
Date Recorded 12/10/2004
Date Updated --/--/--

Description Detached three-bay two-storey governor's house, built 1815-8, on a T-shaped plan with two-bay two-storey side elevations; single-bay (two-bay deep) two-storey central return on an elongated half-octagonal plan (north). Modified, 1854, producing present composition. Occupied, 1901; 1911. Vacated, 1956. Now in alternative use. Hipped slate roof on a U-shaped plan abutting half-octagonal slate roof behind parapet (north), lichen-spotted clay ridge tiles, rendered central chimney stack having stringcourse below ogee cornice capping supporting yellow terracotta tapered pots, and cast-iron rainwater goods on cut-limestone eaves retaining cast-iron octagonal or ogee hoppers and downpipes. Part repointed coursed rubble limestone walls on cut-limestone chamfered plinth with margined tooled cut-limestone flush quoins to corners; part repointed coursed rubble stone walls (north) on cut-limestone chamfered plinth with margined tooled cut-limestone quoins to corners supporting cut-limestone stringcourse below parapet. Square-headed central door opening with three margined tooled cut-limestone steps, cut-limestone doorcase with tapered pilasters on plinths supporting pediment on blind frieze on entablature framing timber panelled door. Square-headed window openings with margined dragged cut-limestone sills, and margined tooled cut-limestone block-and-start surrounds centred on keystones framing two-over-two timber sash windows. Square-headed window openings (north) with margined dragged cut-limestone sills, and margined tooled cut-limestone block-and-start surrounds centred on keystones framing replacement uPVC casement windows replacing two-over-two timber sash windows. Set in shared grounds.

Appraisal A governor's house erected by John Lynn (d. 1864) to designs by Richard Ingleman (1777-1838) surviving as the centrepiece of the Sligo County Gaol complex with the architectural value of the composition confirmed by such attributes as the compact symmetrical footprint centred on a Classically-detailed doorcase; the "sparrow pecked" deep grey Ballysadare limestone dressings demonstrating good quality workmanship; and the very slight diminishing in scale of the openings on each floor producing a feint graduated visual impression. Having been well maintained, the form and massing survive intact together with substantial quantities of the original fabric, both to the exterior and to the interior, thus upholding the character or integrity

of a governor's house occupied by a succession of governors including the first governor John Beatty (d. 1867); and the last governor John Francis Moody (1898-1958) who oversaw the transfer of the remaining prisoners to Mountjoy Gaol following the Sligo Prison Closing Order (1956).