



Forestry, Ecology & Environment

Environmental Impact Assessment Screening Report

Proposed Housing Development
Owenmore Crescent, Collooney, Co. Sligo

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Prepared for: Rhatigan Architects.

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Describe scope of contribution in preparing this report

Desktop Survey, Screening, Ecological and Environmental Assessment, Finalising report.

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Section 1: Introduction

Veon Ltd. (Veon Ecology) has been appointed by Rhatigan Architects, on behalf of Sligo County Council (SCC), to carry out an Environmental Impact Assessment (EIA) Screening Report for the proposed development of 31 no. social housing units, together with all associated infrastructure works, hereafter referred to as ‘the proposed development’. The location of the proposed development is presented in **Figure 2.1**. The scheme aims to provide social and affordable residential developments. The project aims to deliver 31 no. social and affordable residential units at Owenmore Crescent, Collooney, Co. Sligo. The proposed development is designed and laid out to work with the existing topography and the gentle slopes of the surrounding to integrate appropriately within its immediate vicinity and wider urban context.

This report has been prepared to ascertain whether or not the proposed scheme should be subject to Environmental Impact Assessment (EIA) and, if so, whether an Environmental Impact Assessment Report (EIAR) should be prepared in respect of it.

Environmental Impact Assessment (EIA) is a procedure established under the terms of European Directives on the assessment of the effects of certain public and private projects on the environment. In accordance with the provisions of Part X of the Planning and Development Act 2000 (as amended), an EIA must be carried out in respect of an application for development which is specified in Schedule 5 of the Planning and Development Regulations 2001 (as amended) [the Regulations]. A mandatory EIA is required for developments which fall within the remit of Schedule 5.

Additionally, a ‘sub-threshold’ EIA may be required, if the competent authority determines that the development is likely to have significant effects on the environment. Schedule 7 of the Regulations, details the criteria for determining whether a development would, or would not be likely to have significant effects on the environment considering the characteristics of the proposed development, its location and the potential impacts.

Having regard to the above, the first step in the EIA process is to carry out a screening exercise to determine whether or not EIA is required for a particular project. This report evaluates this requirement in accordance with European best practice guidance.

As outlined in the Ministerial guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, EIA screening is a matter of professional judgement based on objective information relating to the proposed project and its receiving environment. It is not intended that special studies or technical evaluations will be necessary for the purpose of making a decision. In this context, this screening exercise has relied on information supplied by the project designers at the time of its preparation.

An EIA Screening for the proposed project has been prepared and is provided in **Section 6**. The screening assessment concludes as follows:

It is considered that the proposed development would not be likely to have significant negative effects on the environment, and therefore does not need to be subject to Environmental Impact Assessment (EIA), and no Environmental Impact Assessment Report (EIAR) is required.

This EIA Screening Report is structured to assess the relevant project and environmental criteria as follows:

- Description of the proposed development location
- Description of the proposed project
- Legislative basis for EIA
- Mandatory EIAR threshold review
- Preliminary examination
- Screening
- Conclusion

Section 2: Proposed Development

2.1 Project Location

The proposed development site is located at Owenmore Crescent, Collooney, Co. Sligo. The Site is located within an urban built environment. The site covers a small construction envelope of existing grassland and built surfaces. The site is approximately centred at Easting 567,789 and Northing 825,825 (ITM), encompassing an area of approximately 1.2 hectares (redline boundary). The site location is shown in **Figure 2.1** below.

The proposed development site is situated within a well built-up residential area of Colloney. The existing boundaries comprise a mix of palisade fencing, post-and-wire fencing, and stone walls, along with adjacent residential land to the north, south, east, and west. The site is accessible via Riverwalk (L-76096-0) and Church View (L-76093-0). There are numerous amenities nearby as well as a number of schools and public parks. The site footprint is surrounded by buildings, parking spaces and footways.

The site features low-lying, undulating topography, with an elevation range of approximately 52m to 44m Above Ordnance Datum (AOD).

The area has a rural character, with residential housing surrounding the site and the Owenmore Gaels GAA centre located to the southeast. The site is characterised by agricultural grassland fields bordered by treelines. The grassland fields, which comprise the majority of the site are used for grazing, while the unused sections of the site are being colonised by dense scrub and recolonising bare ground habitat.

The proposed development footprint is not located within any Special Areas of Conservation (SACs) or Special Protection Areas (SPAs). The closest European site is the Unshin River SAC (001898), located c. 177m northwest of the proposed development site (nearest point). No annex I habitats are recorded onsite or in the immediate vicinity.

There are no watercourses located within or adjoining the proposed development site. The nearest watercourse, according to the EPA mapping, is the Knockbeg_East (EPA Code: 35K32), which is located c. 200m east of the proposed development site. The Knockbeg_East stream flows in a north-westerly direction before joining the Owenmore [Sligo] River (River waterbody code: IE_WE_350060900; Segment code 35_4770), located c. 244m northwest of the proposed development site.

Baseline information on habitats and the species they support was obtained from ecological surveys conducted at on the 19th of September 2024 by Pascal McKenna (B.Sc., MSIF), Head of Division at Veon Ecology.

The proposed development site lies within the 2km² Grid Square “G62S” of the Biodiversity Ireland Database. During the ecological walkover of the project area no invasive plant species listed in Part 1 of the Third Schedule of S.I No. 477 of 2011, European Communities (Birds and Natural Habitats) Regulations (2011) were recorded within the proposed development site footprint.

Based on a review of EPA noise mapping¹, the subject site is located within noise contours for National Roads, with Lden levels between 55-59 dB and Lnight levels between 45-49 dB.

The subject lands are designated in the Sligo County Development Plan 2024-2030 and the Collooney Village Plan as follows:

- Settlement Consolidation Site (SCS)
- Zoned for Residential (RES)

¹ <https://gis.epa.ie/EPAMaps/>. Accessed 09/10/2024.



Figure 2.1: Project Site Location Map.

2.2 Project Description

The proposed development is for the construction of 31 no. residential units along with all associated ancillary development works, including the undergrounding of the existing 38KV ESB overhead electricity line traversing the site. The development will also include access roads, footpaths, parking, drainage, landscaping, and amenity areas.

The overall development will comprise of:

- The provision of 31 no. housing units.
- External home zone and landscaped areas.
- Open space and soft landscaping to private amenity space.
- Boundary works including construction/remedial works and new boundaries.
- Alteration to existing and construction of new site services including connection to service providers.
- All associated site works.

The key objectives of the scheme are:

- To achieve a cohesive urban layout of blocks and streets with sustainable residential densities, making the best use of existing local services and infrastructure.
- To provide quality sustainable homes and a sustainable residential development.
- Ensure that the new development integrates into the existing surrounding built environment.
- Achieve high quality residential units and public realm spaces.
- Create a visually attractive development that will provide appropriate accommodation and good quality living environments.
- The proposed development is to fully meet all current requirements of the Building Control Regulations.
- The proposed development is to be in accordance with the planning permission and the Fire Certificate and Disability Access Certificate where applicable.

An Arboricultural Site Appraisal and Tree Protection Plan (TPP) was completed by Beith Tree Consultancy. Surveys were undertaken on site in September 2024. Trees were visually assessed from ground level, with all data recorded in accordance with BS 5837: 2012, *Trees in Relation to Design, Demolition and Construction*. The primary objective of the site appraisal and TPP is to outline construction control measures to protect trees both within and adjacent to the site.

2.3 Environmental Sensitivity of the Project Site

Hydrology

On a regional scale, the site is located within Hydrometric Area 35 within the Sligo Bay catchment, and the Owenmore[Sligo]_SC_030 sub-catchment under the Water Framework Directive (WFD). The proposed development site does not contain any mapped watercourses, and none were identified during site walkovers. The Knockbeg_East Stream (EPA Code: 35K32) is located approximately 200m east of the Site. The Knockbeg_East Stream flows in a north-westerly direction and adjoins the Owenmore [Sligo] River (River waterbody code: IE_WE_35O060900; Segment code 35_4770), and component areas of the Unshin River SAC.

Groundwater and Flooding

Based on the GeoHive ESM (Environmental Sensitivity Mapping) web resources, the WFD (Water Framework Directive) Groundwater Status notes the area is classified as 'Karstic' and is assessed as WFD status 'Not at risk'.

The GeoHive ESM resource notes the Bedrock Aquifer is described as 'Regionally Important Aquifer - Karstified (conduit)' (Geological Survey of Ireland). The Aquifer Vulnerability is generally described as 'Moderate'. Additionally, the National Groundwater Vulnerability of the site is classified as 'Moderate' (Code: M).

Air Quality

The EPA Air Zone designation for the Site is 'Zone D' 'Rural Ireland'. The Air Quality Index Regions indicate that Air Quality is 'Good' (Score: 1) (Source: EPA Maps, Environment and Wellbeing).

Soils and Geology

Based on the GeoHive ESM (Environmental Sensitivity Mapping) web resources, the bedrock in the vicinity of the project comprises of pale grey massive limestone (Oakport Limestone Formation). EPA mapping indicates that the majority of the site's subsoil is classified as shale and sandstone till (Namurian).

Designated Sites

The proposed development site is not located within any Special Areas of Conservation (SACs) or Special Protection Areas (SPAs). However, 2 no. European sites are located within c. 2km of the proposed development site. These include the Unshin River SAC (001898) and Union Wood SAC (000638). The closest European site is the Unshin River SAC, located c. 177m northwest of the proposed development site. A Screening for Appropriate Assessment Report has been prepared for the proposed development and accompanies this application. The screening assessment concluded as follows:

'It can be concluded beyond reasonable scientific doubt, in view of best scientific knowledge on the basis of objective information and in light of the conservation objectives of the relevant European site(s), that the proposed development (i.e. the construction of 31 no. social housing units together with associated site works and services), individually or in combination with other plans and projects, would not have a significant effect on any European Site(s). As a result, a Stage 2 Appropriate Assessment is not required, in respect of the proposed development.'

Cultural Heritage

A small number of sites listed in the National Inventory of Architectural Heritage (NIAH) are located near the site, the closest being Saint Joseph's National School, c. 140m northeast of the site. There are no Sites and Monuments Records (SMR) located within c. 200m of the proposed development area.

Section 3: EIA Screening Process

3.1 Relevant Legislation

The requirements for an EIA derive from Council Directive 85/337/EEC (as amended by Directives 97/11/EC, 2003/35/EC, and 2009/31/EC) as codified and replaced by Directive 2011/92/EU, of the European Parliament and of the Council of 13 December 2011 on the assessment of the effects of certain public and private projects on the environment, as amended by Directive 2014/52/EU; referred to in this report as the EIA Directive. The EIA Directive has been transposed into Irish law under the Planning and Development Act, 2000, as amended and the associated Planning and Development Regulations 2001 and the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

This legislation and regulations identify developments by type and thresholds of scale, for which an EIAR is considered mandatory. Annex I of the EIA Directive identifies projects that require a mandatory EIAR, while Annex II identifies thresholds for projects in which an EIAR is required. These are outlined in Parts 1 and 2 of Schedule 5 of the Planning and Development Regulation 2001.

The basis for this assessment is whether the proposed project exceeds mandatory “thresholds” or is considered to have a potential impact on “sub-threshold” criteria set out under the legislation.

This EIA Screening Report has had regard to the following:

- Planning and Development Act 2000 as amended.
- Planning and Development Regulations 2001 as amended.
- Directive 2014/52/EU of 16 April 2014 amending Directive 2011/92/EU.
- The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018).
- Environmental Impact Assessment of Projects: Guidance on Screening, European Commission, 2017.
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development 2003.
- Circular Letter: PL 05/2018 27th August 2018 Transposition into Planning Law of Directive 2014/52/EU amending Directive 2011/92/EU on the effects of certain public and private projects on the environment (the EIA Directive) and Revised Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.
- Circular Letter: PL 10/2018 22 November 2018 Public notification of timeframe for application to An Bord Pleanála for screening determination in respect of local authority or State authority development.
- Office of the Planning Regulator (May 2021) Environmental Impact Assessment Screening- Practice Note.

3.2 Methodology

Screening is the initial stage in the process to determine whether or not an EIAR is required. This determination is made through review of the mandatory and threshold projects outlined within the Planning and Development Regulations 2001, as amended. This report has had regard to the guidance from the following documents and legislation:

- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment. August 2018. Department of Housing, Planning and Local Government.
- Guidelines on the Information to be contained in Environmental Impact Assessment Reports. May 2022. Environmental Protection Agency.
- Environmental Impact Assessment (EIA): Guidance for Consent Authorities regarding Sub-threshold Development. August 2003. Government of Ireland.
- Guidance on EIA Screening. June 2001. European Commission.

3.3 Preliminary Examination in Context of the proposed development

The Office of the Planning Regulator (OPR) has issued guidance in the form of the Environmental Impact Assessment Screening- Practice Note, May 2021 which aids Planning Authorities as the Competent Authority in this area. This report has had regard to the OPR guidance and methodology which sets out a 3 Step Process (See **Figure 3.1** below).

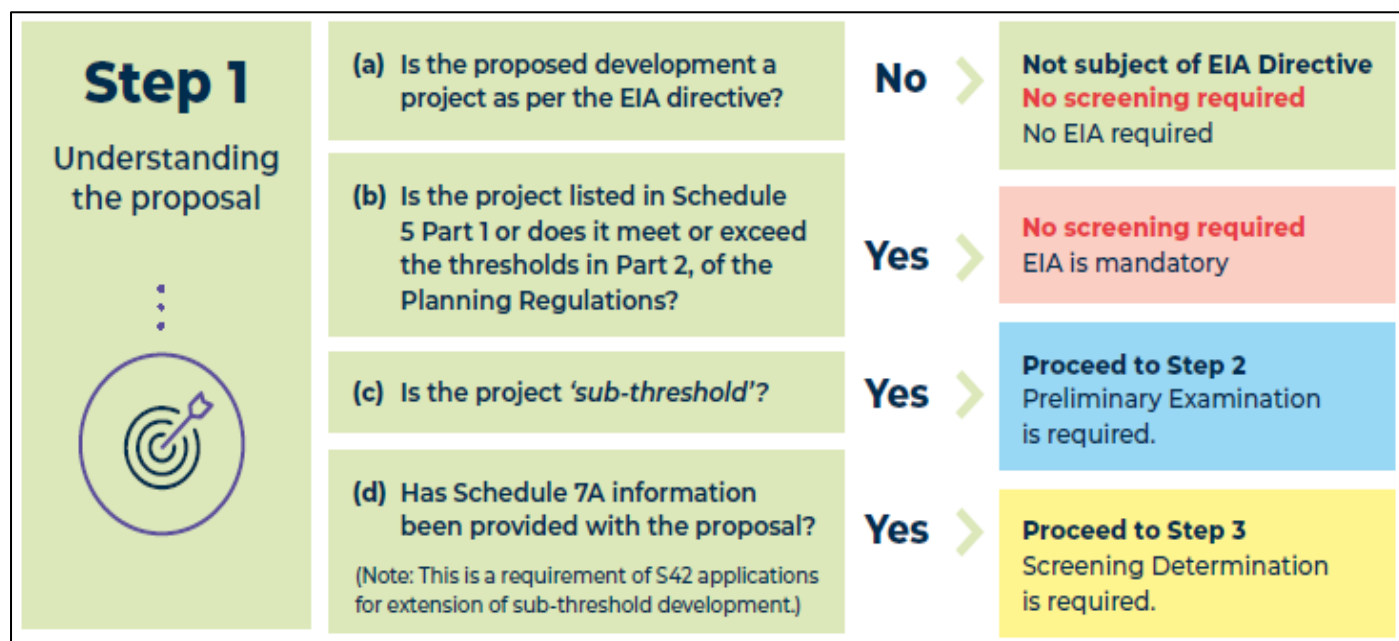


Figure 3.1: Extract from the OPR Guidance Note, Step-by-Step Approach to EIA Screening (Step 1).

3.4 Project Type

From an EIA perspective, proposed developments can generally be placed in one of the following two categories:

- **Projects that exceed the regulatory thresholds** outlined in Schedule 5 of the Planning and Development Act, requiring a mandatory EIA.
- **Sub-threshold projects**, which must be assessed on a case-by-case basis to determine if they are likely to have significant environmental effects.

Developments that do not meet the criteria for either category do not require an EIA for planning approval.

A list of the types or classes of development that require EIA or screening for EIA is provided in Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001, (Regulations) as amended.

Sub-threshold development comprises development of a type that is included in Part 2 of Schedule 5, but which does not equal or exceed a quantity, area or other limit (the threshold).

The proposed development is for 31 no. residential units, on an overall site area of c. 1.2ha.

Section 4: Mandatory EIAR Threshold Review

The specific nature of the proposed development is not stated in Part 1 of Schedule 5 of the Regulations. Sub-threshold projects in Schedule 5 Part 2 require screening for EIA, except in cases where the likelihood of significant effects can be readily excluded.

The proposed development falls within the category of an ‘Infrastructure Project’ within Schedule 5 (10) (b) of the Planning and Development Regulations 2001 (as amended).

Schedule 5 Part 2 provides the following relevant projects/thresholds (See **Table 4.1**).

Table 4.1: Mandatory EIAR requirement as per Planning Regulations 2001-2021, Schedule 5 Part 2.

Mandatory	Regulatory Reference	Response
<p>10. Infrastructure projects</p> <p>(b)</p> <ul style="list-style-type: none"> (i) Construction of more than 500 dwelling units. (ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development. (iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres. (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.) 	<p>Planning and Development Regulations 2001-2024, Schedule 5, Part 2</p>	<p>European Commission guidelines suggest that projects with similar characteristics, which are not explicitly mentioned in the EIA Directive, could include: bus garages, train depots; construction projects such as housing developments, hospitals, universities, sports stadiums, cinemas, theatres, concert halls and other cultural centres. The underlying principle is that all these project categories are of an urban nature and that they may cause similar types of environmental impacts.</p> <p>Projects to which the terms ‘urban’ and ‘infrastructure’ can relate, such as the construction of sewerage and water supply networks, could also be included in this category.</p> <p>Projects for integrated urban transport schemes (e.g. parallel works at different locations to upgrade bus lanes, tramlines, bus, tram and/or metro stops), could also fall under this project category.</p> <p>With a total of 31 units, the proposed development falls significantly below the threshold of 500 dwelling units. In addition, with a site area of c. 1.2 ha, the proposed development is under the applicable threshold. On this basis, the project type is classified as ‘sub-threshold’.</p> <p>Mandatory Threshold Trigger Not Reached.</p>

In relation to proposed development none of the thresholds above are exceeded. Accordingly, the project is sub threshold development and under Step 1(b) of the OPR guidance, a preliminary examination is required under Step 2².

² [S.I. No. 600/2001 - Planning and Development Regulations, 2001 \(irishstatutebook.ie\)](#) Article 120 (a) provides that; where a local authority proposes to carry out a sub-threshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

Section 5: Sub-threshold Development

Developments falling under Schedule 5, Part 2 project types but which are below the established thresholds must undergo screening to determine whether an Environmental Impact Assessment Report (EIAR) is necessary. This determination involves assessing the criteria outlined in Schedule 7 and Schedule 7A of the Planning and Development Regulations 2001 (as amended).

The mandatory requirements for proposed developments are relatively straightforward, based on readily observable and definable quantities of type and scale. Sub-threshold requirements, however, are based on an assessment of the likely significant environmental effects of the project, which will vary on a case-by-case basis and require greater investigation and determination, depending on the complexity of the development and the sensitivity of the receiving environment.

Schedule 7 of the Planning and Development Regulations 2001 (as amended) outlines the criteria for determining whether a project is likely to have significant environmental effects, in which case an EIA would be required.

5.1 Preliminary Examination

Article 120(a)(1) of the Planning and Development Regulations 2001, as amended, requires that:

- (a) *Where a local authority proposes to carry out a sub-threshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.*
- (b) *Where the local authority concludes, based on such preliminary examination, that:*
 - (i) *there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,*
 - (ii) *there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, or*
 - (iii) *there is a real likelihood of significant effects on the environment arising from the proposed development, it shall:*
 - (I) conclude that the development would be likely to have such effects, and*
 - (II) prepare, or cause to be prepared, an EIAR in respect of the development*

The OPR guidance states a number of questions to assist the preliminary examination.

Preliminary Examination:		
The planning authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.		
	Comment:	Yes/No/Uncertain:
<p>Nature of the development: <i>Is the nature of the proposed development exceptional in the context of the existing environment?</i></p> <p><i>Will the development result in the production of any significant waste, or result in significant emissions or pollutants?</i></p>	<p>The site is inner suburban in nature and characterised by built form. It is appropriate that the site is developed for residential use and this is consistent with its zoning. The nature of the development is not exceptional in any way in the existing environment of residential use on zoned land.</p> <p>The proposed residential development by its nature is designed not to cause any significant emissions or pollutants during both construction and operation phases.</p>	No
<p>Size of the development: <i>Is the size of the proposed development exceptional in the context of the existing environment?</i></p> <p><i>Are there cumulative considerations having regard to other existing and/or permitted projects?</i></p>	<p>The size of the development is not exceptional in the context of the existing environment. The existing environment is that of agricultural and residential lands.</p> <p>A review of relevant projects found no connections likely to result in additional or cumulative impacts. No significant cumulative effects have been identified.</p>	No
<p>Location: <i>Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?³</i></p> <p><i>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</i></p>	<p>The proposed development footprint is not located within or adjoining any Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Natural Heritage Areas (NHAs), or proposed Natural Heritage Areas (pNHAs). The closest European site is the Unshin River SAC (001898), located c. 177m northwest of the proposed development site (nearest point). There are no watercourses located within or adjoining the proposed development site. The nearest watercourse, according to the EPA mapping, is the Knockbeg_East (EPA Code: 35K32), which is located c. 200m east of the proposed development site. While the site is not in a SAC or SPA, its proximity raises the possibility of indirect impacts during the construction phase.</p> <p>Bat surveys carried out at the site found small numbers of bats foraging and commuting along the hedgerow and treeline areas. No bats were recorded emerging from any trees within the footprint of the proposed development, and they are unlikely to support large roosts.</p> <p>The proposed development is considered to be located on, in, or adjoining an ecologically sensitive site or location, and does have the potential to impact on an ecologically sensitive site or location.</p>	Y/N
Preliminary Examination Conclusion:		
Based on a preliminary examination of the nature, size or location of the development. (Tick as appropriate)		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>There is no real likelihood of significant effects on the environment.</p> <p>EIA is not required.</p>	<p>There is real likelihood of significant effects on the environment.</p> <p>An EIAR is required.</p>	<p>There is significant and realistic doubt regarding the likelihood of significant effects on the environment.</p> <p>Request the applicant to submit the Information specified in Schedule 7A for the purposes of a screening determination.</p> <p>Proceed to Screening Determination.</p>

5.2 Preliminary Examination Conclusion

Following a preliminary examination of the proposed development, it has been determined that there is some uncertainty regarding the likelihood of significant effects on the environment arising from the proposed development. As a result, a screening determination is required to assess this further.

³ Sensitive locations or features includes European sites, NHA/pNHA, Designated Nature Reserves, land designated as a refuge for flora and fauna, and any other ecological site which is the objective of a CDP/LAP (including draft plans).

Section 6: Screening

6.1 Overview of Schedule 7

Annex III of the EIA Directive (2011/92/EU, as amended) as transposed into Schedule 7 of the Planning and Development Regulations sets out criteria for review of sub-threshold projects to determine if they should be subject to EIA. The criteria for deciding whether or not a proposed development would be likely to have significant effects on the environment are grouped under three headings which correspond to the Schedule 7.

1. Characteristics of the proposed development.
2. Location of the proposed development.
3. Characteristics of the potential impact.

Schedule 7A sets out information which is required to be provided for subthreshold projects to enable review against the Schedule 7 criteria.

6.2 Schedule 7A information

Schedule 7A of the Planning and Development Regulations 2001, as amended, sets out the information to be provided by the applicant or developer for the purposes of screening sub-threshold development for Environmental Impact Assessment. Article 120 of the Planning and Development Regulations 2001 (as amended) confirms that this requirement applies to developments proposed by local authorities.

The specified Schedule 7A information is listed below in **Table 6.1**, the right-hand column shows where the information is provided in this report.

Table 6.1: Schedule 7A information.

Schedule 7A requirement	Section the information is provided in
1. A description of the proposed development	Section 2 of this report
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.	Section 6 of this report
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment	Section 6 of this report
4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7	Section 6 of this report
Additional requirement	
Any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment, including, where relevant, information on how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account.	Because no significant adverse effects are found to be likely, no further information on the characteristics of the proposed scheme and its likely significant effects on the environment is relevant or required. Relevant assessments of potential effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive are set out in Section 6.4 of this report.
Optional Information	
A description of the 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.	Because no significant adverse effects are found to be likely, no such features or measures are necessary.

6.3 Review against Schedule 7 criteria

Screening Statement with reference to Annex III EU Directive 2014/52/EU.

Schedule 7 Criteria	Commentary
<p>1. Characteristics of Proposed Development The characteristics of proposed development, in particular:</p>	
(a) the size and design of the whole of the proposed development.	<p>The proposed development comprises the construction of 31 no. residential units on a grassland site of c. 1.2 ha. The size and design of the project is in keeping with the outer suburban scale of the surrounding environment and no significant negative impacts are likely. The extents of the project are highlighted in red on Figure 2.1.</p>
(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.	<p>There are a number of existing developments of different types in the vicinity of the proposed development, which is typical for a busy suburban area.</p> <p>There are existing live permissions for other, as yet unbuilt, developments in the vicinity of the proposed development. These are detailed in Section 8, Appendix 1.</p> <p>When considered together, the proposed development site and the other permitted developments are not expected to result in significant cumulative effects.</p>
(c) the nature of any associated demolition works.	<p>No demolition works are required.</p>
(d) the use of natural resources, in particular land, soil, water and biodiversity.	<p>Energy, including electricity and fuels, will be required during the construction phase. The construction process will include use of various raw materials. No out of the ordinary use of natural resources are likely during both the construction and operational phases.</p> <p>Overall, no significant negative impacts are likely, and the use of natural resources will remain within typical limits.</p>
(e) the production of waste.	<p>No significant waste streams are expected during the construction or operational phases. Any waste generated will be typical for a residential development of this scale and can be managed using standard waste management practices.</p>
(f) pollution and nuisances.	<p>The proposed development is not expected to generate significant pollution or nuisances. Noise, vibration, dust and lighting arising from construction activities and construction traffic have the potential for pollution or nuisance. Any risk of surface water pollution can be avoided by adherence to best practice construction and environmental management during the construction phase which will ensure that the development would not result in pollution of groundwater or surface water.</p> <p>Dust during construction can be controlled by a dust minimisation plan. No operational impacts in this regard are anticipated. The proposed development is residential, and therefore no significant residues or emissions are expected. Aspects of energy efficiency will be incorporated into the modern design of the buildings.</p> <p>The proposed development will adhere to standard construction working hours to ensure the protection of residential amenity in the surrounding area.</p> <p>Standard dust and noise mitigation measures will be implemented, ensuring that pollution and nuisances are unlikely to cause significant environmental effects.</p>

(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.

There are no major accidents or disasters foreseen, subject to strict compliance with building regulations and environmental controls. Standard construction practices will be employed throughout the construction phase. The proposed development site is not located near any Seveso site⁴.

The proposed development is not expected to increase the risk of flooding. There is no recorded history of flooding directly associated with the subject site itself. A review of the OPW flood map indicates a flood-prone area to the northwest of the site, associated with the Owenmore [Sligo] River (Segment code 35_4770). Based on the Western CFRAM study, no fluvial flooding has been identified at the site, as shown in **Figure 6.1**. The proposed development is located in Flood Zone C, which is considered a low-risk area with less than a 0.1% annual probability of flooding from rivers, estuaries, or the sea, making it suitable for residential development.

h) the risks to human health (for example, due to water contamination or air pollution).

The proposed development is not expected to pose any significant risks to human health. Any risks associated with the construction phase will be temporary and localised in nature. The proposed development is of standard construction method and of appropriate scale. Additionally, the site is not at risk of flooding. The development will be connected to the public water and sewer infrastructure. Overall, the project is unlikely to result in any risks to human health related to contamination or pollution.

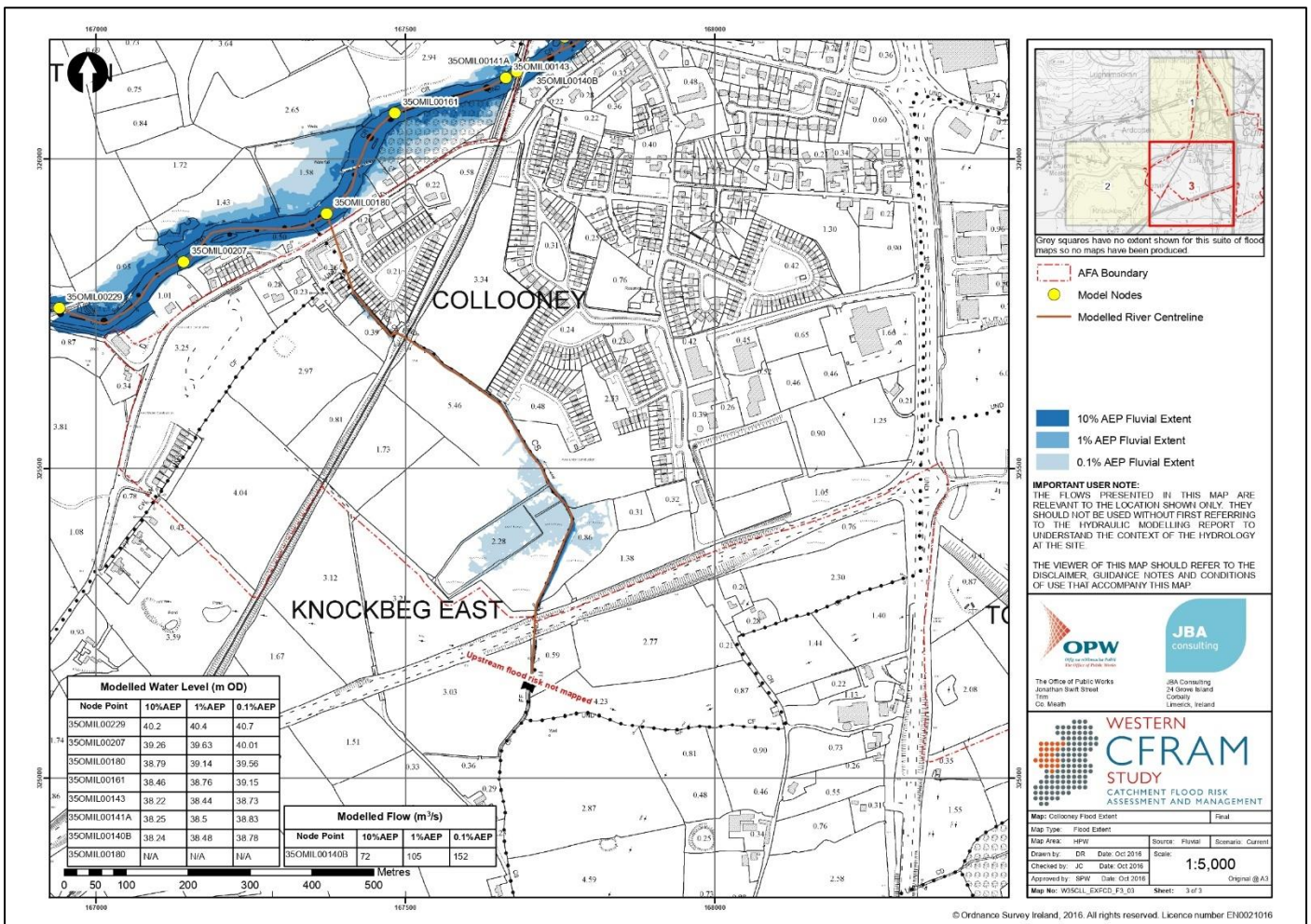


Figure 6.1: Fluvial Flood Extent (Source OPW flood mapping).

⁴ Seveso Sites are defined as Industrial sites that, because of the presence of dangerous substances in sufficient quantities, are regulated under Council Directives 96/82/EC and 2003/105/EC, commonly referred to as the Seveso II Directive.

Schedule 7 Criteria	Commentary
<p>2. Location of proposed development The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to:</p>	
(a) the existing and approved land use.	<p>The land-uses of the surrounding area are mainly residential with some, educational, recreational, and amenity/open space. The site is zoned for residential development under the Sligo County Development Plan 2024-2030 and the Collooney Village Plan.</p> <p>The lands immediately surrounding the site are zoned for residential use and open spaces. The proposed development is aligned with the land use zoning of the site.</p>
(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.	<p>There will be no significant likely effects on the environment related to natural resources in the area as a result of the proposed development. The main use of natural resources will be land. Improved Agricultural Grassland (Fossitt habitat code: GA1) is the dominant habitat within the development site. In the southeastern corner of the site lies an old reservoir, with areas of gravel being recolonized by ruderal plants, classified as Buildings and Artificial Surfaces (BL3) and Recolonizing Bare Ground (ED3). Further details of the on-site habitats are provided in the accompanying Appropriate Assessment Screening Report.</p> <p>There are no watercourses located within or adjoining the proposed development site. The nearest watercourse, according to the EPA mapping, is the Knockbeg_East, located c. 200m east of the proposed development site. The Knockbeg_East stream flows in a north-westerly direction before joining the Owenmore [Sligo] River, located c. 244m northwest of the proposed development site.</p> <p>The site is generally remote from designated European Natura 2000 sites. As detailed in the accompanying Appropriate Assessment Screening Report, there is no likelihood of significant effects on the relevant European sites, namely the Unshin River SAC (001898) or Union Wood SAC (000638).</p> <p>Given the nature and scale of the development, the completed works are not expected to significantly increase surface water runoff. Water usage during the operational phase will not be excessive in scale and consistent with typical domestic use. The scale of natural resource use, both during construction and operation, is not such that it would cause concern in terms of likely significant effects on the environment.</p>
(c) the absorption capacity of the natural environment, paying particular attention to the following areas:	
(i) wetlands, riparian areas, river mouths;	The site is inner suburban in nature and characterised by built form. It is unlikely that the development would give rise to significant effects on wetlands, riparian areas, or river mouths.
(ii) coastal zones and the marine environment;	Not applicable due to scale and location of the proposed development.
(iii) mountain and forest areas;	Not applicable due to scale and location of the proposed development.
(iv) nature reserves and parks;	The nearest nature reserve is Union Wood Nature Reserve, located c. 1.4km north of the proposed development site. It is unlikely that the development would give rise to significant effects on 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;	There are no areas on or adjoining the site classified or protected under National or European legislation, including Natura 2000 sites. The accompanying AA Screening Report (Veon, 2024) confirms that the proposed project is not likely to have any direct/indirect impact on, or provide a pathway for pollutants to any Natura 2000 site.
(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;	The project will not impact any areas where environmental quality standards set by European Union legislation have already failed to be met. There is no indication that the project will contribute to or lead to any failure in meeting these standards.

(vii) densely populated areas;	<p>The proposed development is located in an established suburban residential area with nearby houses, but no other sensitive land uses. It is anticipated that local residents may experience some disruption during the construction phase, while those using the adjacent roadways are likely to face temporary inconveniences due to construction works.</p> <p>Any disruption associated with the construction phase will be temporary and localised in nature.</p>
(viii) landscapes and sites of historical, cultural or archaeological significance.	<p>The project is not expected to negatively impact landscapes, views, material assets, or cultural/heritage artefacts of significance.</p> <p>A small number of sites listed in the National Inventory of Architectural Heritage (NIAH) are located near the site, the closest being Saint Joseph's National School, c. 140m northeast of the site. There are no Sites and Monuments Records (SMR) located within c. 200m of the proposed development area.</p>

Schedule 7 Criteria	Commentary
<p>3. Types and characteristics of potential impacts 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:</p>	
(a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected).	<p>The proposed development is located in an established suburban residential area at Owenmore Crescent, Collooney, Co. Sligo. The net developable area covers c. 1.2 hectares, which is not overly extensive in the context of the area. The intended uses align with the existing land use in this location.</p> <p>During the construction phase, the potential impacts on the immediate area, primarily residential, are expected to be minor. The project will provide accommodation for 31 residential units, and the proposed density is suitable considering the availability of local services, amenities, infrastructure, and public transport.</p> <p>Any potential negative impacts on traffic flows locally will be temporary in nature and suitably managed by way of a construction phase traffic management plan, as required.</p> <p>Overall, no significant negative impacts are likely.</p>
(b) the nature of the impact.	<p>The proposed development has the potential to negatively impact the human environment during the construction phase, primarily through traffic disruption, noise, and dust etc. However, any impacts will be localised and temporary in nature and are not deemed to be significant. Standard environmental protection measures will be implemented to proactively manage these effects.</p> <p>The anticipated levels of noise, dust, and surface water effects during construction are expected to fall within the normal range typically associated with housing developments. With the application of standard construction environmental management techniques, these temporary effects are likely to remain within acceptable standards and can be characterised as imperceptible to slight in significance.</p> <p>Additionally, any temporary effects on the landscape during construction are expected to be similar to those typically arising from such activities, likely ranging from imperceptible to slight in significance.</p>

	<p>During construction, localised changes in availability of footpaths, cycle tracks and vehicular carriageways can be expected to cause temporary effects on access and amenity. It can be reasonably anticipated that such effects will be effectively managed by standard construction traffic management planning and that these effects will be imperceptible to slight.</p> <p>The operational phase will result in the development of 31 no. residential units, which is appropriate for the suburban location and its proximity to existing facilities in Collooney and its surrounding areas.</p> <p>Overall, no significant negative impacts are likely.</p>
(c) the transboundary nature of the impact.	<p>Given the scale, nature, and location of the proposed development, there are no anticipated transboundary effects. Consequently, no measures are necessary to mitigate or prevent such impacts.</p>
(d) the intensity and complexity of the impact.	<p>Construction impacts will be temporary, of low to slight intensity, and not complex. The intensity and complexity of the construction phase is in keeping with modern construction projects.</p> <p>The operational phase of the development is moderate in scale and will be actively managed. Operational effects are expected to be permanent and imperceptible to insignificant.</p> <p>Overall, no significant negative impacts are likely.</p>
(e) the probability of the impact.	<p>Some level of construction impacts is highly probable; however, these impacts will be mitigated through the application of standard best practice techniques.</p> <p>The operational phase of the development is moderate in scale and will be actively managed.</p> <p>Overall, no significant negative impact likely.</p>
(f) the expected onset, duration, frequency and reversibility of the impact.	<p>The construction phase is anticipated to begin within approximately 6 no. months of any subsequent grant of permission. Impacts during this phase will be short-term and subject to planning conditions, such as restricted working hours. No permanent negative impacts are expected as a result of the construction activities.</p> <p>Construction-related impacts will commence with the start of work, occur at varying frequencies, and are expected to be insignificant to slight in nature, lasting temporarily to short-term. While temporary environmental impacts are likely, they are not expected to be significant within the meaning of the Directive.</p> <p>The development will be occupied year-round, and impacts from the operational phase will be irreversible. Overall, these effects will be imperceptible to insignificant.</p> <p>No significant negative impacts are likely.</p>
(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.	<p>As noted previously in 1(b) above, there are several other permitted and proposed projects in the locality.</p> <p>While there is potential for impacts from both known and as-yet-unknown projects to combine with the current proposal, potentially leading to cumulative effects, these have been considered under Schedule 7 criteria 3 (b), (d), (e) and (f) above, where it is found that they will not be significant within the meaning of the EIA Directive.</p> <p>When considered together, the proposed development site and the other permitted developments are not expected to result in significant cumulative effects.</p>

	<p>Active on-site management of the facility will further mitigate any potential negative cumulative impacts.</p> <p>Overall, no significant cumulative negative impacts are likely.</p>
<p>(h) the possibility of effectively reducing the impact.</p>	<p>There is potential to reduce the impact of the project at construction stage with a detailed Construction Environmental Management Plan (CEMP). Construction effects will be managed so as to be within appropriate standards by adherence to standard protocols.</p> <p>A high level of aesthetic design is anticipated to ensure that any visual impact is effectively minimised.</p> <p>The proposed design and landscaping have also incorporated measures to avoid, reduce, or mitigate significant negative effects, as detailed in the accompanying reports.</p> <p>Overall, no significant negative impacts are likely.</p>

Screening Considerations							
Aspect	Phase	Potential Effect	Extent	Probability	Significance of Effect	Quality of Effect	Duration
Landscape	Construction	Perceived negative changes due to landscaping works.	Local	Likely	Moderate	Negative	Temporary
	Operation	The new build is proportionate to the built form in the area and will not give rise to any adverse visual impacts in the local landscape.	Local	Likely	Slight	Neutral	Permanent
Visual	Construction	Perceived negative changes due to emergence of machinery and works on the roads.	Local	Likely	Moderate	Negative	Short Term
	Operation	Changes to existing site character.	Local	Likely	Moderate	Negative	Permanent
Biodiversity	Construction	Construction works may interact with biodiversity.	Local	Not Likely	Slight	Negative	Temporary
	Operation	Enhanced landscaping measures.	Local	Likely	Moderate	Positive	Permanent
Land & Soil	Construction	Loss of subsoil from site.	Local	Likely	Slight	Negative	Permanent
		Potential contamination due to accidental spillage.	Local	Not Likely	Imperceptible	Negative	Short Term
		Increased surface water run-off due to alteration of surface profile and soil compaction.	Local	Likely	Imperceptible	Neutral	Temporary
	Operation	None Predicted	N/A	N/A	N/A	N/A	N/A
Human Health	Construction	Potential for inconvenience of populations depending on the extent and duration of works.	Local	Likely	Moderate	Negative	Temporary
	Operation	The proposed residential scheme will increase the stock of high-quality housing in an accessible location in the area.	Local	Likely	Significant	Positive	Permanent
		Potential for inconvenience and disturbance if the project were to negatively alter local travel patterns.	Local	Not Likely	Slight	Neutral	Permanent
Water	Construction	Accidental pollution events occurring.	Local	Not Likely	Imperceptible	Negative	Short Term
	Operation	Increased surface water run-off to existing surface water network.	Local	Likely	Imperceptible	Neutral	Permanent
Air Quality & Climate	Construction	Potential reduction in air quality due to dust generation and emissions from construction activities, machinery, and vehicles.	Local	Likely	Not Significant	Negative	Short Term
	Operation	None Predicted.	N/A	N/A	N/A	N/A	N/A
Noise	Construction	Increase in noise as a result of construction activity, and operation of plant and machinery.	Local	Likely	Slight	Negative	Temporary
	Operation	Increase in noise generated by residents or related activities.	Local	Likely	Slight	Neutral	Permanent
Cultural Heritage: Built Heritage	Construction	None Predicted.	N/A	N/A	N/A	N/A	N/A
	Operation	None Predicted.	N/A	N/A	N/A	N/A	N/A
Cultural Heritage: Archaeology	Construction	None Predicted	N/A	N/A	N/A	N/A	N/A
	Operation	None Predicted	N/A	N/A	N/A	N/A	N/A

Based on the review against the Schedule 7 criteria, the environmental impacts of the proposed project are anticipated to be insignificant to slight during the temporary construction phase and insignificant and permanent during operational phase. These effects are not likely to be significant within the meaning of the Directive.

Article 120 of the Planning and Development Regulations 2001 (as amended), states that the Schedule 7A information:

- a) 'shall be accompanied by any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment, including, where relevant, information on how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account' and
- b) 'may be accompanied by a description of the 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.'

A review of other relevant assessments was undertaken, as detailed in **Table 6.2** below. The findings from these assessments do not impact the Schedule 7 screening considerations for this proposal.

In relation to point (b), the key measures associated with the proposal are referred to in the final row Schedule 7 criteria 3 (h) in the table above.

6.4 Review under other relevant EU environmental legislation

Other relevant EU environmental legislation may include:

- Air Quality Directive (2008/50/EC)
- SEA Directive (2001/42/EC)
- Birds and Habitats Directives (79/409/EEC, 2009/147/EC & 92/43/EEC)
- Water Framework Directive (2000/60/EC)
- Floods Directive (2007/60/EC)
- Noise Directive (2002/49/EC)
- Waste Framework Directive (2008/98/EC)

Table 6.2: Other relevant EU environmental legislation.

Directive	Comments
Air Quality Directive (2008/50/EC)	There will be no air emissions of significance from the proposed development during operation. Construction impacts will be local, short term, and insignificant. As a result, no assessment is required pursuant to this Directive.
SEA Directive (2001/42/EC)	The proposed development is located on lands which have been zoned under the Sligo County Development Plan 2024-2030. This plan has been subject to Strategic Environmental Assessment.
Birds and Habitats Directives (79/409/EEC, 2009/147/EC & 92/43/EEC)	An Appropriate Assessment (AA) Screening Report has been prepared for the proposed development (Veon, 2024). Taking into consideration the proposed development works and operation, the lack of direct hydrological pathway or biodiversity corridor link to conservation sites and the dilution effect with other effluent and surface runoff, it is concluded that this scheme would not give rise to any significant effects on designated Natura 2000 Sites. Thus, the AA Screening Report finds that the proposed scheme is not likely to have any significant effect (either directly or indirectly) on any European Site, either alone or in combination with other plans or projects.

Water Framework Directive (2000/60/EC)	The proposed development does not have significant potential to cause effects on any relevant watercourse and there is no requirement for any specific assessment pursuant to this Directive.
Floods Directive (2007/60/EC)	A review of the OPW's flood maps show that the proposed development area is not within river or coastal flooding extents. Past flood events have been recorded in the greater surrounding area of the proposed development.
Noise Directive (2002/49/EC)	Construction noise will be local, short term and insignificant. No significant noise effects are likely to occur during the operational phase. As a result, no assessment is required pursuant to this Directive.
Waste Framework Directive (2008/98/EC)	The proposed development is not anticipated to be likely to generate any significant quantities of waste during construction or operation. No assessment is considered to be required pursuant to this Directive.

This review of assessments of potential effects on the environment carried out pursuant to the European Legislation finds that no results arising from such assessments affect the findings of this EIA screening.

6.5 Conclusion

When screened in accordance with EU Screening Guidelines, it has been determined that the proposed development is not a project defined by Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended), which would require a mandatory Environmental Impact Assessment Report (EIAR).

A precautionary approach has been adopted in designing this proposal, considering all identified potential environmental factors. Regarding operational impacts, the proposed residential development at Owenmore Crescent, Collooney, Co. Sligo, is expected to contribute positively to several key policy objectives, aligning with the proper planning and sustainable development of the area. Furthermore, the proposed development has been screened to assess whether an Environmental Impact Assessment (EIA) is necessary, concluding that there is no real likelihood of significant environmental effects arising from the development and that an EIA is not required.

In summary, it is considered that the proposed development would not be likely to have significant negative effects on the environment, and therefore does not need to be subject to Environmental Impact Assessment (EIA) and no Environmental Impact Assessment Report (EIAR) is required for it.

This conclusion is based on an objective review of the proposed development, including its characteristics, location and the likelihood of it causing significant environmental effects. The screening has followed the relevant legislation and has had regard to the relevant guidance.

The accompanying Appropriate Assessment (AA) Screening Report confirms that there will be no significant effect to Natura 2000 sites as a result of the proposed development, alone or in combination with any other permitted or proposed project.

Section 7: References

CIEEM (2018). The Guidelines for Ecological Impact Assessment in the UK and Ireland.

Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora Directive 2009/147/EC on the Conservation of Wild Birds.

Department of Housing, Local Government and Heritage (2000) Planning and Development Act, 2000.

Department of Housing, Local Government and Heritage (2001) Planning and Development Regulations 2001 – 2024.

Department of Housing, Planning and Local Government (2018) Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.

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

Environmental Protection Agency (EPA) Mapping Tool. Available at: <https://gis.epa.ie/EPAMaps/default>.

European Commission (2001) Guidance on EIA Screening.

European Commission (2011) Directive 2011/92/EU of the European Parliament and the Council of 13 December 2011 on the assessment of the effects of certain public and private projects on the environment.

European Commission (2014) Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014 amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment.

European Union (2018) European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

Fossitt, J.A. (2000). A Guide to Habitats in Ireland. The Heritage Council.

Government of Ireland (2003) Environmental Impact Assessment (EIA): Guidance for Consent Authorities regarding Sub-threshold Development.

Government of Ireland (2023) Historic Environment Viewer Mapping tool. Available at: <https://maps.archaeology.ie/HistoricEnvironment/>.

NRA (2009) Guidelines for the Assessment of Ecological Impacts. National Roads Authority.

Office of Public Works Flood Maps. Mapping Tool. Available at: <https://www.floodinfo.ie/map/floodmaps/>.

Office of the Planning Regulator (OPR) (2021) Appropriate Assessment Screening for Development Management.

Office of the Planning Regulator (OPR) (2021). Practice Note on Environmental Impact Assessment (EIA) Screening for Development Proposals.

Section 8: Appendices

Appendix 1. Local Planning Applications⁵ within the Receiving Environment⁶

Planning reference	Development Description	Characteristics of the potential interactions between the projects; sources and pathways	Is there a risk of in-combination effects	Are significant in-combination effects likely
2086	Development consisting of alterations and a two-storey extension to Scoil Mhuire agus Iosaf. The proposed extension will consist of 6 classrooms, an ASD classroom and ancillary accommodation. Floor area of extension will be 937 sq m. Permission is also sought for a new staff car parking area to the rear of the proposed extension and associated site works. 4 No existing prefabricated classrooms will be removed following completion of the extension.	This is a project with a temporary construction phase and is relatively small in scale. Its effects will be localised and consistent with the surrounding environment. No significant cumulative effects have been identified.	No	No
20415	Development consisting of the change of house type of house numbers 9-16 inclusive, from 3 bed semi-detached to 4 bed semi-detached at Abhainn Cuirt housing development, presently under construction under Planning Reference No. PL16/160, with connection to public services and all associated works	This is a project with a temporary construction phase and is relatively small in scale. Its effects will be localised and consistent with the surrounding environment. No significant cumulative effects have been identified.	No	No
16160	Development consisting of the following: (1) retention of raft foundations and site works in place for site numbers 15 & 16 Bru na hAbhainn previously permitted under PL 04/994 & PL 05/996 (2) completion of construction of house numbers 15 & 16 Bru na hAbhainn previously permitted under PL 04/994 & PL 05/996 (3) construction of 8 number 4 bedroom semi-detached dwellings to be numbered 17-24 inclusive, Bru na hAbhainn and construction of 22 dwellings in a mix of 8 no. 3 bed and 14 no. 4 bed 2 storey semi detached dwellings to be numbered 1-22 Abhainn Cuirt, all previously permitted under PL 04/994 & PL 05/996 with all associated works (a total of 32 dwellings to be constructed)(estate services to serve the dwellings have been constructed under the above referenced planning permissions).	This is a project with a temporary construction phase and is relatively small in scale. Its effects will be localised and consistent with the surrounding environment. No significant cumulative effects have been identified.	No	No
2360072	Retain the following: 1) Revised site boundaries that have been amended and extended from that granted under previous planning application PL 07/401 and 2) Boundary treatments to include retaining wall and fencing.	This is a project with a temporary construction phase and is relatively small in scale. Its effects will be localised and consistent with the surrounding environment. No significant cumulative effects have been identified.	No	No
2360287	The development will comprise the following: 1. The construction of new indoor training facility, dressing rooms, toilets, gym and associated areas circa 3125m ² . 2. New Outdoor Training Pitch and all associated site works and service connections.	This is a project with a temporary construction phase and is relatively small in scale. Its effects will be localised and consistent with the surrounding environment. No significant cumulative effects have been identified.	No	No

⁵ The majority of surrounding developments are minor projects with no risk of in-combination effects. Therefore, a summary list is provided here of the relevant projects within the stated parameters.

⁶ Parameters used: Planning application from within the last 5 years, within a radius of c. 200m surrounding the proposed development.

20126	Development consisting of the installation of 22 no. Solar powered luminaires to provide lighting to the existing walking/running track around the perimeter of the main playing pitch.	This is a project with a temporary construction phase and is relatively small in scale. Its effects will be localised and consistent with the surrounding environment. No significant cumulative effects have been identified.	No	No
21211	Development consisting of the completion of an unfinished housing estate (previously granted under PL041502) including the construction of 59 no. new two-storey dwelling houses (18 no. 2-bedroom semi-detached houses, 4 no. 3 bedroom semi-detached houses, 11 no 3-bedroom detached houses, 15 no. 3 bedroom detached houses with integral internal garages, 11 no. 4-bedroom detached houses) together with connection to the existing sewer system, works to the site boundaries, completion of all associated site development works including lighting, hard and soft landscaping.	This is a project with a temporary construction phase. Its effects will be localised and consistent with the surrounding environment. No significant cumulative effects have been identified.	No	No
2460193	Alteration to House Types A and A(H) as granted in previous planning application 21/211. Change integral garage to a den and replace garage door on front elevation with a window. This alteration will apply to all house types A and A(H) on the site (15no. total).	This is a project with a temporary construction phase. Its effects will be localised and consistent with the surrounding environment. No significant cumulative effects have been identified.	No	No

Appendix 2. Standard Descriptions of Effects

Extract from Guidelines on the information to be contained in Environmental Impact Assessment Reports, (EPA, 2022).

<p>Quality of Effects</p> <p>It is important to inform the non-specialist reader whether an effect is positive, negative or neutral.</p>	<p>Positive Effects</p> <p>A change which improves the quality of the environment (for example, by increasing species diversity, or improving the reproductive capacity of an ecosystem, or by removing nuisances or improving amenities).</p>
	<p>Neutral Effects</p> <p>No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.</p>
	<p>Negative/Adverse Effects</p> <p>A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity of an ecosystem, or damaging health or property or by causing nuisance).</p>
<p>Describing the Significance of Effects</p> <p>'Significance' is a concept that can have different meanings for different topics – in the absence of specific definitions for different topics the following definitions may be useful (also see <i>Determining Significance</i>).</p>	<p>Imperceptible</p> <p>An effect capable of measurement but without significant consequences.</p>
	<p>Not Significant</p> <p>An effect which causes noticeable changes in the character of the environment but without significant consequences.</p>
	<p>Slight Effects</p> <p>An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.</p>
	<p>Moderate Effects</p> <p>An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.</p>
	<p>Significant Effects</p> <p>An effect which, by its character, magnitude, duration or intensity, alters a sensitive aspect of the environment.</p>
	<p>Very Significant</p> <p>An effect which, by its character, magnitude, duration or intensity, significantly alters most of a sensitive aspect of the environment.</p>
	<p>Profound Effects</p> <p>An effect which obliterates sensitive characteristics.</p>
<p>Describing the Extent and Context of Effects</p> <p>Context can affect the perception of significance. It is important to establish if the effect is unique or, perhaps, commonly or increasingly experienced.</p>	<p>Extent</p> <p>Describe the size of the area, the number of sites and the proportion of a population affected by an effect.</p>
	<p>Context</p> <p>Describe whether the extent, duration or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)</p>

Describing the Probability of Effects Descriptions of effects should establish how likely it is that the predicted effects will occur so that the CA can take a view of the balance of risk over advantage when making a decision.	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 'Duration' is a concept that can have different meanings for different topics – in the absence of specific definitions for different topics the following definitions may be useful.	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 Types 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).

Appendix 3. Photographs



Photograph 8.1: Improved agricultural grassland (GA1) habitat within the survey site.



Photograph 8.2: Treelines (WL2) habitat within the survey site.



Photograph 8.3: Scrub (WS1) habitat within the survey site.



Photograph 8.4: Stone walls and other stonework (BL1) habitat within the survey site.



Photograph 8.5: Recolonising bare ground (ED3) habitat within the survey site.



Photograph 8.6: Buildings and artificial surfaces (BL3) habitat adjoining the survey site.

Environmental Impact Assessment (EIA) Screening Determination for proposed Local Authority Development

Project Name: 31 Unit Housing Development, Owenmore Crescent, Collooney, Co. Sligo

Ref No:

Description:

Sligo County Council intend to apply for planning permission for a proposed residential development at Owenmore Crescent, Collooney, Co. Sligo. The proposed development consists of the construction of 31 no. social housing units.

Legislative Context:

This determination has considered the relevant legislative context and guidance as set out in the Environmental Impact Assessment (EIA) Screening Report including;

- Planning and Development Act 2000 as amended.
- Planning and Development Regulations 2001 as amended.
- Directive 2014/52/EU of 16 April 2014 amending Directive 2011/92/EU.
- The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018).
- Environmental Impact Assessment of Projects: Guidance on Screening, European Commission, 2017.
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development 2003.
- Environmental Protection Agency (EPA) (2022). Guidelines on the Information to be contained in Environmental Impact Assessment Reports.
- Department of Housing, Planning and Local Government (DoHPLG) (2018) Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.
- Circular Letter: PL 05/2018 27th August 2018 Transposition into Planning Law of Directive 2014/52/EU amending Directive 2011/92/EU on the effects of certain public and private projects on the environment (the EIA Directive) and Revised Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.
- Circular Letter: PL 10/2018 22 November 2018 Public notification of timeframe for application to An Bord Pleanála for screening determination in respect of local authority or State authority development.
- Office of the Planning Regulator (May 2021) Environmental Impact Assessment Screening- Practice Note.

Screening Report:

Sligo County Council requested that an Environmental Impact Assessment Screening Report be prepared by Veon Ltd. (Veon Ecology). This Report is entitled "Environmental Impact Assessment Screening Report - Proposed Housing Development Owenmore Crescent, Collooney, Co. Sligo".

The proposed development site is located at Owenmore Crescent, Collooney, Co. Sligo. The Site is located within an urban built environment. The site covers a small construction envelope of existing grassland and built surfaces. The site is approximately centred at Easting 567,789 and Northing 825,825 (ITM), encompassing an area of approximately 1.2 hectares (redline boundary).

The proposed development site is situated within a well built-up residential area of Colloney. The existing boundaries comprise a mix of palisade fencing, post-and-wire fencing, and stone walls, along with adjacent residential land to the north, south, east, and west. The site is accessible via Riverwalk (L-76096-0) and Church View (L-76093-0). There are numerous amenities nearby as well as a number of schools and public parks. The site footprint is surrounded by buildings, parking spaces and footways.

The proposed development footprint is not located within any Special Areas of Conservation (SACs) or Special Protection Areas (SPAs). The closest European site is the Unshin River SAC (001898), located c. 177m northwest of the proposed development site (nearest point). No annex I habitats are recorded onsite or in the immediate vicinity.

The Appropriate Assessment (AA) Screening report concluded that there are not likely to be any significant effects on any European Site as a result of the construction or operation of the Project at Owenmore Crescent, Collooney, Co. Sligo.

With regard to Mandatory EIAR Threshold Review, the Screening Report states;

The specific nature of the proposed development is not stated in Part 1 of Schedule 5 of the Regulations.

Sub-threshold projects in Schedule 5 Part 2 require screening for EIA, except in cases where the likelihood of significant effects can be readily excluded. The proposed development falls within the category of an 'Infrastructure Project' within Schedule 5 (10) (b) of the Planning and Development Regulations 2001 (as amended).

With a total of 31 units, the proposed development falls significantly below the threshold of 500 dwelling units. In addition, with a site area of c. 1.2 ha, the proposed development is under the applicable threshold. On this basis, the project type is classified as 'sub-threshold'. Therefore, there is no requirement for mandatory EIA under this provision.

As the development is below the thresholds set out in Part 2 of Schedule 5 of the Planning and Development Regulations 2001, the EIA Guidelines state that a screening determination, in accordance with the criteria set out in Schedule 7 of the 2001 Regulations (as amended), is required to be undertaken by the competent authority with consideration of

1. Characteristics of the Proposed Development,
2. Location of Proposed Development and
3. the resulting Types and Characteristics of Potential Impacts.

Following consideration of the proposal in accordance with Schedule 7, the EIA Screening Report concludes:

Based on the review against the Schedule 7 criteria, the environmental impacts of the proposed project are anticipated to be insignificant to slight during the temporary construction phase and insignificant and permanent during operational phase. These effects are not likely to be significant within the meaning of the Directive.

Therefore, it is recommended that, having regard to the information set out in the Environmental Impact Assessment Screening Report, the Competent Authority (Sligo County Council) may reach a screening determination that there is no real likelihood of significant effects arising as a result of the proposed development; and, therefore, that environmental impact assessment and the preparation of an environmental impact assessment report is not required.

Screening Determination:

Having regard to the forgoing, the proposed Residential Development at Owenmore Crescent, Collooney, Co. Sligo does not trigger a mandatory EIA under the EIA Directive or the 2001 Regulations. Furthermore, having reviewed the Environmental Impact Assessment Screening Report presented by Veon Ltd. (Veon Ecology) and the supporting Appropriate Assessment Screening Report, and in light of best scientific knowledge, the proposed development is not likely to have significant effects on the environment due to the nature, scale, or location of the proposed development relevant to areas of environmental sensitivity and the potential for impacts to occur.

Sligo County Council, therefore, accept the conclusions of the EIA Screening Report.

Signed:

M. Whelan

Role/Department:

Director of Finance & Corporate Governance

Date:

14/4/2025