
SLIGO COUNTY COUNCIL

PROVISION OF 62 No. UNITS AT ROBBERS LANE, MAUGHERABOY, SLIGO INCLUDING THE CONSTRUCTION OF PUBLIC OPEN SPACE

SCREENING FOR APPROPRIATE ASSESSMENT

AUGUST 2021

Sligo County Council,
Architects Department,
City Hall,
Quay Street,
Sligo
Ireland



Jennings O'Donovan & Partners Ltd.,

Consulting Engineers,
Finisklin Business Park,
Sligo.

Tel.: 071 – 9161416

Fax: 071 – 9161080

e mail: info@jodireland.com

web: www.jodireland.com



JENNINGS O'DONOVAN & PARTNERS LIMITED.
 Project, Civil and Structural Consulting Engineers,
 FINISKLIN BUSINESS PARK,
 SLIGO,
 IRELAND.



Telephone (071) 91 61416
 Fax (071) 91 61080

Email info@jodireland.com
 Web Site www.jodireland.com

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Prepared by

Reviewed / Approved by

Document Draft	Name Dr. Monica Sullivan	Name Conor McCarthy
Date August 2021	Signature <i>Monica Sullivan</i>	Signature <i>Conor McCarthy</i>

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Directors: D. Kiely, C. McCarthy
Regional Director: A. Phelan
Consultants: C. Birney, R. Gillan

Senior Associates: R. Davis, S. Gilmartin, J. Healy, S. Lee, J. McElvaney, T. McGloin, S. Molloy
Associates: M. Forbes, A. Ganley, D. Guilfoyle, L. McCormack, M. Sullivan

Company Reg No. 149104 **VAT Reg. No.** IE6546504D



SLIGO COUNTY COUNCIL
SCREENING FOR APPROPRIATE ASSESSMENT
CONTENTS

1.	INTRODUCTION.....	2
1.1	BACKGROUND.....	2
1.2	AUTHOR'S QUALIFICATION AND EXPERTISE	2
1.3	REGULATORY CONTEXT	3
1.4	THE STAGES IN AN APPROPRIATE ASSESSMENT	4
1.5	SCREENING METHODOLOGY	5
1.6	DESK STUDY	5
1.7	FLOODING.....	5
2.	PROJECT DESCRIPTION.....	6
2.1	SITE LOCATION.....	6
2.2	PROPOSED WORKS	8
3.	RECEIVING ENVIRONMENT	10
3.1	GEOLOGY AND SOILS	10
3.2	HYDROLOGY AND HYDROGEOLOGY	10
3.3	HABITATS.....	12
4.	SCREENING FOR APPROPRIATE ASSESSMENT	17
4.1	EUROPEAN SITES WITHIN THE ZONE OF INFLUENCE (ZOI) OF THE PROPOSED DEVELOPMENT	18
4.2	IN-COMBINATION EFFECTS.....	27
5.	SCREENING ASSESSMENT – CONCLUSION	31
6.	REFERENCES.....	32

APPENDIX A DRAWINGS

1. INTRODUCTION

1.1 BACKGROUND

Jennings O'Donovan & Partners Limited have been commissioned by Sligo County Council to carry out a Stage I Appropriate Assessment Screening under Article 6(3) of Council Directive 92/43/EEC (Habitats Directive) for the proposed provision of 62 No. Units at Robbers Lane, Maugheraboy, Sligo including the Construction of Public Open Space, hereafter referred to as the 'Proposed Development'.

The purpose of this report is to assess the various elements of the project in terms of potential impacts to European Sites within the Zone of Influence (Zoi) of the project site. Potential cumulative impacts of the overall Proposed Development, individually and in-combination with other plans and projects within the area of the waterbody catchment were also assessed in relation to existing, or proposed elements of the project. Locations where works will be carried out were surveyed for the presence of protected habitats and species as set out in the Birds and Habitats Directives.

This proposal is not necessary for the conservation management of a European site.

1.2 AUTHOR'S QUALIFICATION AND EXPERTISE

This Stage I Appropriate Assessment Screening has been prepared by Dr. Monica Sullivan, Principal Environmental Scientist and Lead Ecologist at Jennings O'Donovan & Partners Limited. She is a full member of the Chartered Institute of Ecology and the Environmental Management. Dr. Sullivan has over 35 years' experience in the natural sciences, specialising in fisheries management, aquatic ecology and freshwater invertebrate taxonomy. She has lectured since the mid 1990's – 2017 in invertebrate zoology, ecology and environmental pollution control to both masters and degree students. She was the examiner for the freshwater biology module for the Institute of Fisheries Management, England. Monica's experience includes invasive species surveys, management plans, ecological studies, Environmental Impact Assessment (EIA) screenings, Appropriate Assessment (AA) screenings, Natura Impact Statements (NIS), otter surveys, badger surveys, freshwater macroinvertebrate and instream flora surveys.

Qualified to doctorate level, Monica previously worked as a partner in an environmental consultancy, undertaking fieldwork and specialising in Environmental Assessments of medium to large scale infrastructural projects and the coordination and management of AA and Environmental Impact Assessment processes. She has a clear understanding of the legislative framework governing the extent of environmental investigations, assessments and reports required to secure the necessary approvals on all types of projects. She has extensive experience in management of specialist sub-consultants and working in a team environment and a history of collaborating with participants on research projects. Dr. Sullivan was author and researcher on an Environmental Government Program on invasive species. She is chief author of a chapter in the book Zebra Mussels in Europe and has published many papers on the topic. She spent several years working as both English and Scientific editor for international scientific journals. In 2017, she was expert advisor for 'horizon scan' invasive species workshop.

1.3 REGULATORY CONTEXT

Under Section 177U (1) of the Planning Acts, a Screening for AA of the Proposed Development shall be carried out by the competent authority (in this case, Sligo County Council) to assess in view of best scientific knowledge, if that Proposed Development, individually or in combination with other plans or projects, is likely to have a significant effect(s) on any European sites.

Collectively, Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are referred to as the Natura 2000 Sites. The legal basis on which SACs are selected and designated is the EU Habitats Directive, 92/43/EEC transposed into Irish law by the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011), as amended. The designation features of SACs are referred to as Qualifying Interests (QI) and include both species (excluding birds) and habitats. Similarly, Special Protection Areas (SPA's) are legislated in the Birds Directive 2009/147/EC. The designation features of SPAs are referred to as Special Conservation Interests (SCIs) which comprise bird species as well as wetland bird habitats.

In general terms, SACs and SPAs are considered to be of exceptional importance in terms of rare, endangered or vulnerable habitats and species within the European Community.

Article 6, paragraph 3 of the Habitats Directive states that:

“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 subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the 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”.

The statutory agency responsible for the European sites is the National Parks and Wildlife Service of the Department of Culture, Heritage and the Gaeltacht.

This report has been prepared in accordance with current guideline documents:

- Assessment of plans and projects significantly effecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC (EC, 2001)
- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (DEHLG 2009, Revised February 2010)
- Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities. Department of the Environment, Heritage and Local Government (DoEHLG, 2009, revised 2010)
- Communication from the Commission on the Precautionary Principle. Office for Official Publications of the European Communities, Luxembourg, (EC, 2000a)
- European Communities (Birds and Natural Habitats) Regulations, 2011 (S.I. No.477 of 2011).
- Interpretation Manual of European Union Habitats. Version EUR 28. European Commission (EC, 2013).
- EU Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC (EC, 2007)

- Managing Natura 2000 Sites: The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC (EC, 2018)

The following European Court and Irish High Court rulings have been considered:

- C-127/02 Waddenzee v Staatssecretaris
- C-258/11 Sweetman v An Bord Pleanála
- C-512/12 Briels
- C-387/12 & C388/15 Orleans and others v Vlaams Gewest
- C-142/15 Moorbug
- C-323/17 People Over Wind and Peter Sweetman v Coillte
- C-162/17 Grace and Sweetman
- C-883/18 Holohan and others v An Bord Pleanála
- IEHC 84 (2019) - Kelly v An Bord Pleanála

Relevant plans from national to local scales are critical to inform a robust assessment of in-combination impacts; these are listed below:

- National Biodiversity Action Plan, for the period 2017-2021
- River Basin Management Plan for Ireland 2018-2021
- Sligo County Development Plan 2017-2023

1.4 THE STAGES IN AN APPROPRIATE ASSESSMENT

There are 4 stages in an Appropriate Assessment as outlined in the European Commission Guidance document (2001). The following is a brief summary of these steps:

Stage 1 - Screening: This stage examines the likely effects of a project either alone or in- combination with other projects upon a European site and considers whether it can be objectively concluded that these effects will not be significant.

Stage 2 - Appropriate Assessment: In this stage, the impact of the project on the integrity of the European site is considered, with respect to the conservation objectives of the site and to its structure and function.

Stage 3 - Assessment of Alternative Solutions: Should the Appropriate Assessment determine that adverse impacts are likely upon the European site, this stage examines alternative ways of implementing the project that, where possible, avoid these adverse impacts.

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 European site will be necessary.

As part of this Screening for Appropriate Assessment, a desk-based study of the European site within the zone of influence (Zol) of the Proposed Development is required.

1.5 SCREENING METHODOLOGY

The function of the Screening Assessment is to identify whether or not the proposal will have a likely significant effect on any European Site. In this context “likely” refers to the presence of doubt with regard to the absence of significant effects (ECJ case C-127/02) and “significant” means not trivial or inconsequential but an effect that has the potential to undermine the site’s conservation objectives (ECJ case C-127/02). In other words, any effect that compromises the functioning and viability of a site and interferes with achieving the conservation objectives for the site would constitute a significant effect.

The nature of the likely interactions between the project and the integrity of a European Site will depend upon the sensitivity of the European Site’s qualifying features to potential impacts arising from the project; the current conservation status of the European Site and its qualifying features; and any likely changes to key environmental indicators (e.g. water quality) that underpin the conservation status of European Sites and their qualifying features, in-combination with other plans and projects.

The European Commission (2018) Guidelines outline the stages involved in undertaking a Screening Assessment of a project that has the potential to have likely significant effects on European Sites. The methodology adopted for this Screening Assessment is informed by these guidelines and was undertaken in the following steps:

1. Define the project and determine whether it is directly connected with or necessary for the conservation management of European Sites
2. Identify other plans or projects that, in-combination with the project, have the potential to effect European Sites
3. Assess whether or not the project is likely to have significant effects on European Sites in the view of its conservation objectives.

1.6 DESK STUDY

A desk study was carried out to collate the available information on the ecological environment of the proposed site. The National Parks and Wildlife Service (NPWS) database was consulted concerning designated conservation areas and records of rare and protected plant and animal species in the vicinity of the Proposed Development. The EPA Geoportal website was used when researching European designated sites and watercourses. The National Biodiversity Data Centre (NBDC) website was also consulted.

The Sligo County Development Plan 2017-2023 and the Sligo County Council planning enquiry website were reviewed to identify any proposed plans or projects which may have a direct, indirect or cumulative impact with this project.

1.7 FLOODING

Office of Public Works (OPW) website and the CFRAM study were accessed (July 12, 2021) to determine flood areas within and near the Proposed Development. **Figure 1.1** shows the probability of flooding at the site, along with records of past flood events. The Proposed Development site itself has

no record of a flooding event however, there has been some river flood probability noted to the west of the Proposed Development.

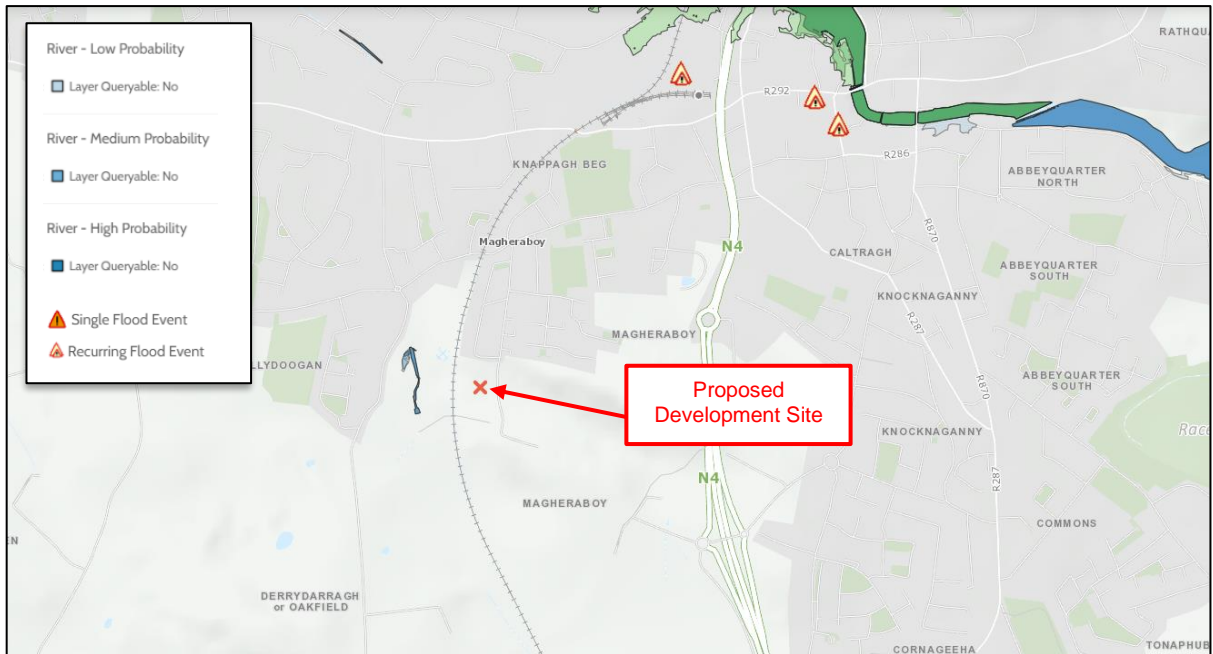


Figure 1.1 Flood Map for the Proposed Site (Source: FloodInfo.ie, 2021)

The OPW's groundwater flood mapping was examined to determine if there was an existing risk from groundwater flooding at the site. Given that the bedrock is not karst limestone, there is little or no risk from groundwater flooding. The groundwater flood mapping confirmed that the site is not at risk from groundwater flooding. In addition, there is no risk of tidal or pluvial flooding.

2. PROJECT DESCRIPTION

2.1 SITE LOCATION

The Proposed Development (2.9 ha) is currently a combination of agricultural semi improved grasslands and existing recreational and tarmacadam sites, located directly south of Maugheraboy Estate, Sligo and to the east of the Dublin to Sligo Irish Rail line (**Figure 2.1**).



Figure 2.1 Location of the Proposed Development Site



Figure 2.2 Aerial view of the Proposed Development Site

2.2 PROPOSED WORKS

The proposed works will consist of the '*Provision of 62 no. units at Robbers Lane, Maugheraboy, Sligo, including the construction of public open space*' (**Figures 2.3a and 2.3b**). The telecoms mast, existing housing at the top of the hill and redundant all-weather pitch are to be rehabilitated as part of the landscape works (**Figure 2.4**). Details of the layout of the Proposed Development are outlined in **Drawing No. 1** in **Appendix A**.

The Proposed Development will incorporate the following:

Cut and Fill for Proposed Development

The site layout provides for 2 access roads serving the proposed development. The layout and existing site topography require significant volumes of cut (approximately 3m) and fill (approximately 2m). Section details of the Proposed Development are outlined in **Drawing No. 2a and 2b** in **Appendix A**.

Culverting of Existing Stream

The layout proposes the diversion and culverting of part of the existing stream which currently transverses the site. The proposal also includes a surface water overflow pond which is intended to provide an area for the natural biodiversity to develop and will also provide a settlement pond for surface water. The existing stream currently outfalls to a surface water siphon which drops and crosses under the railway and comes back up to feed an original reservoir on the other side of the railway line. It is assumed by Sligo County Council that it was constructed at the time of railway construction to deal with the existing stream.

Surface Water Attenuation Tank

The design proposes a surface water attenuation tank to collect the runoff from the proposed development. Sligo County Council Water Services has indicated that the outfall from this tank is to be directed to the proposed culverted stream instead of to the 600mm diameter surface water pipe traversing the site.



Figure 2.3a View of site from Robber's Lane looking South – pallet marks culvert for stream under road.



Figure 2.3b View of site from Robbers Lane, looking west with stream to the right.



Figure 2.4 View of site from Robbers Lane looking northwest.

3. RECEIVING ENVIRONMENT

3.1 GEOLOGY AND SOILS

The quaternary sediments at the site of the Proposed Development are classified as *'till derived from Metamorphic rocks'* and *'alluvium'* with urban sediments to the north of the Proposed Development site.

The Proposed Development is located entirely within the Dartry Limestone Formation. This bedrock formation is described by the Geological Survey of Ireland as a *'Dark fine-grained cherty limestone'*.

3.2 HYDROLOGY AND HYDROGEOLOGY

The Proposed Development site is located within the Water Framework Directive (WFD) wider catchment area of Sligo Bay covering an area of 1606km² and is located within the Carrowgobbadagh_SC_010 WFD sub catchment (c.51.94km²). The Proposed Development is located within the Knappagh (Sligo)_10, draining an area of 18.48km².

An unnamed stream flows in an underground culvert through the site (approximately 75m south of the Maugheraboy Estate boundary) and outfalls to a Reservoir, directly west of the rail tracks. The nearest surface waterbody is Knappagh 35 (Segment Code 35_4783) Order 1 stream, located over 360m northwest of the site. The Knappagh 35 flows for 2.12km northwest until it meets Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC (Site Code 000627), Cummeen Strand SPA (Site Code 004035) and Cummeen Strand/Drumcliff Bay (Sligo Bay) pNHA (Site Code 000627). Knappagh 35 has an unassigned water status and is *'under Review'* with regards to meeting its WFD objectives.

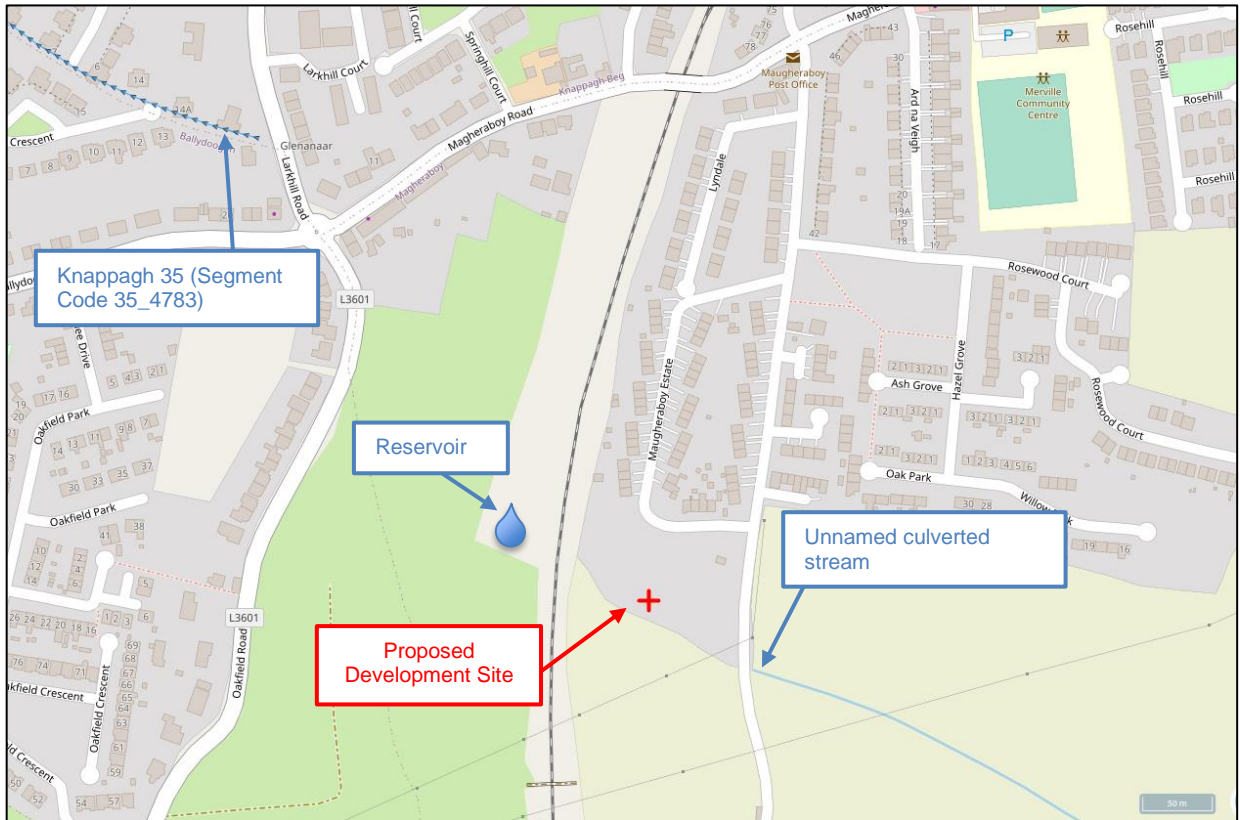


Figure 3.1 Watercourses and waterbodies adjacent to the Proposed Development

The site overlies bedrock which is classified as a *'Regionally Important Aquifer – Karstified (conduit)'*. The groundwater vulnerability at the site is classified as 'High' 'H' to 'Extreme' 'E' with the bedrock under the rail line to the west of the Proposed Development classed as *'Rock near surface or karst'*, 'X'. The Carrowmore West Ground Waterbody (IE_WE_G_0040) which underlies the Proposed Development site currently has a water quality classification of 'Good'. There are no springs or wells within the vicinity of the site however a historic well (1890s) was recorded approximately 400m south east of the Proposed Development and a Historic Spring (1830s) was recorded approximately 580m south of the Proposed Development.

The Proposed Development layout includes the culverting of part of the unnamed stream which flows in an east/west direction through the Proposed Development to a surface water overflow pond. The design proposes a surface water attenuation tank to collect the runoff from the proposed development. Sligo County Council Water Services has indicated that the outfall from this tank is to be directed to the proposed culverted stream instead of to the 600mm diameter surface water pipe traversing the site.

3.3 HABITATS

A Site visit was carried out on July 27, 2021. The weather was variable with overcast and a light drizzle giving way to warmer clear skies later on. Ambient temperature was 16 degrees Celsius. The Site which covers an area of 2.9ha was noted as having seven distinct habitat types namely, Amenity grassland (GA1), Flower beds and borders (BC4), Dry Meadow and Grassy Verges (GS2), Hedgerow (WL1), Treeline (WL2), Recolonising bare ground (ED3) and Wet Grassland (GS4). These are described as follows:

1. **Amenity grassland (GA1)** is primarily located in the upper north section of the site on predominantly gently sloping ground, covering an area of approximately 0.8ha. This area is managed for recreational /amenity use by the local residents and it was noted that it was recently mown on the survey date. A very short sward is being maintained in the wider accessible areas of this habitat. Marginal areas around kerbing and along the roadside have been sprayed with herbicide which extends up to 1.5 metres wide in places.

The type of grassland in this habitat can best be described as improved and species-poor. The sward was comprised of a variety of grasses, including Yorkshire fog (*Holcus lanatus*) and crested dog's-tail (*Cynosurus cristatus*). Broadleaved herbs such as daisy (*Bellis perennis*), dandelion (*Taraxacum* spp.), clovers (*Trifolium repens* and *T. pratense*), creeping buttercup (*Ranunculus repens*) and plantains (*Plantago lanceolata* and *P. major*) were common. Broad-leaved dock (*Rumex obtusifolius*), curly dock (*R. crispus*) and ragwort (*Jacobea vulgaris*) were occasional.



Plate 1. Amenity grassland (GA1) looking southward

2. **Flower beds and borders (BC4)** exists along the north-western perimeter of the site with an area of approximately 0.006ha. A linear strip, (approximately 1m wide), of ornamental flowering lies adjacent to the southern residential boundary wall and eastern side of the building surrounding a telecom mast. The composition is largely comprised of colourful herbaceous non-native plants (e.g. nasturtium, borage, montbretia, mallow and cornflower amongst others) as opposed to shrubs.



Plate 2. Flower beds and borders (BC4) along the northern site boundary

3. Dry Meadow and Grassy Verges (GS2)

This habitat measures approximately 0.2ha and exists along the margins of the amenity grassland where areas have not been subject to mowing on a regular basis and the vegetation is tall, unmanaged/neglected. In places, it extends over a wider area, becoming dense and impenetrable, especially whilst transitioning towards a different habitat (e.g. hedgerow / wetter areas). This habitat is also used for dumping of garden waste in the northwest area of the site.

The lack of management of this habitat has led to a high proportion of tall, coarse and tussocky grasses including false oat-grass (*Arrhenatherum elatius*), meadow foxtail (*Alopecurus pratensis*), cock's-foot (*Dactylis glomerata*), Yorkshire-fog (*Holcus lanatus*) with stands of Timothy (*Phleum pratense*) also present. The broadleaved herb component is predominantly characterised by a range of tall species such as hogweed (*Heracleum sphondylium*), cow parsley (*Anthriscus sylvestris*), willowherb (*Epilobium* sp.) nettle (*Urtica dioica*) and meadow thistle (*Cirsium dissectum*). Climbers are dominant close to the north-western perimeter fence and include blackberry (*Rubus fruticosus* agg.), cleavers (*Galium aparine*), hedge bindweed (*Calystegia sepium*) and bush vetch (*Vicia sepium*). A species of horsetail (*Equisetum* sp.) exists close to the margin of this habitat along the north western perimeter fence.



Plate 3. Amenity grassland (GS2) transitioning to Dry Meadow (GS2) along the north-western boundary

4. Hedgerow (WL1)

A linear strip of shrubs with occasional trees measuring approximately 0.005ha partially delineates the western site property boundary alongside a fence. This hedgerow is largely rooted on adjoining lands due west with weighted branches overhanging the site. Dimensions of the hedgerow range with an average height of 3m for most shrubs/trees and less than 2m wide. The hedgerow is neglected and often overgrown with climbers common to Habitat 3 above present. Dominant shrub/tree species include the non-native butterfly bush (*Buddleja davidii*) and willow (*Salix* sp.); spinose plants such as hawthorn trees (*Crataegus monogyna*) and gorse (*Ulex europaeus*) are occasional. Growth is fragmented and discontinuous.

A second hedgerow is also present on site and measures approximately 0.01ha. It is a dense, continuous hedgerow that also delineates a site boundary, along much of the south-eastern perimeter, along the roadside. Unlike the western hedgerow, it is partially managed and approximately 1.5m tall and 1.5m wide. Dominant species are spinose and include native hawthorn (*Crataegus monogyna*) and holly (*Ilex aquifolium*) with a dense covering of bramble (*Rubus fruticosus* agg.), bindweed (*Calystegia sepium*), ivy (*Hedera hibernica*) and other climbers. Elder (*Sambucus nigra*) is common in this hedgerow in places. There is an isolated mature ash (*Fraxinus excelsior*) tree located approx. midway along this habitat; currently there are no notable signs of the fungal disease of *Hymenoscyphus fraxineus* (ash dieback) on this specimen. Common ferns and woodland herbs were also noted in the more shaded areas of the hedgerow.



Plate 4. Hedgerow (WL1) along the south eastern boundary

5. Treeline (WL2)

A treeline habitat measuring approximately 0.04ha delineates the southern boundary of the site. It is generally continuous, dense and largely semi-mature. It is comprised of a narrow row of a single line of trees that are generally averaging 6 metres in height. The treeline is rooted in an associated earth embankment and, in general, regularly spaced. Species composition is limited, being dominated by hawthorn (*Crataegus monogyna*) and willow (*Salix* sp.).



Plate 5. Treeline (WL2) approx. 6m tall along the southern boundary

6. Recolonising bare ground (ED3)

This habitat exists on a derelict hard-core site enclosed by fencing (possibly an abandoned recreational sports court in the past). It is an area with an artificial surface, covering approximately 0.2ha that has been invaded by herbaceous plants.

Vegetation cover is variable but in general is not greater than 50%. Most of the typical colonisers are ruderals or weed plants. The most common conspicuous low-lying plant is colt's foot (*Tussilago farfara*) that is widespread in this habitat alongside red clover (*Trifolium pratense*). Ivy (*Hedera hibernica*) also provides ground cover in places. Nettles (*Urtica dioica*), dandelion (*Taraxacum* spp.), willow-herbs (*Epilobium* spp.) and ragworts (*Senecio* spp.) and thistles (*Cirsium* spp.) are occasional. Grasses such as crested dog's-tail (*Cynosurus cristatus*) and rye grass (*Lolium perenne*) are also present but do not dominate. There are areas where some shrubs are beginning to take foothold and include both willow (*Salix* sp.) and non-native butterfly bush (*Buddleja davidii*). St. John's wort (*Hypericum perforatum*) and the glaucous sedge (*Carex flacca*) were also noted in this habitat.



Plate 6. Recolonising bare ground (ED3) showing a predominance of *Tussilago farfara*

7. Wet grassland (GS4)

This type of grassland measuring approximately 1.6ha can be found in the southern field, on a gentle north facing slope and it is the dominant habitat on the site. It extends from the southern hedgerow to approximately the centre of the site, where species composition transitions along the culvert. The underlying soils for the majority of the site are metamorphic till with a narrow strip of alluvium along the culvert route.

The northern end of this habitat flattens out as it reaches the culvert and there is a noticeable area supporting stands of yellow iris (*Iris pseudocorus*), meadowsweet (*Filipendula ulmaria*) and soft rush (*Juncus effusus*) and to a lesser extent hard rush (*Juncus inflexus*). Star sedge (*Carex echinata*) was also noted here. There is a dense vegetative cover close to the fringes of the watercourse that extends approximately 1m both sides of the fenced-off stream.

Generally, the wet grassland habitat is an area of poorly-drained farmland. It is utilised for grazing on occasion and swards are low. Species diversity is dominated by grasses (greater than 50%) including ryegrass (*Lolium perenne*), Yorkshire-fog (*Holcus lanatus*) and crested dog's-tail (*Cynosurus cristatus*) on occasion; it contains abundant rushes (*Juncus effusus*, *J. acutiflorus*, *J. inflexus*) and sedges (*Carex flacca*, and *C. hirta*).

The proportion of broadleaved herbs include creeping buttercup (*Ranunculus repens*), marsh thistle (*Cirsium palustre*), silverweed (*Potentilla anserina*), lesser ribwort plantain (*Plantago lanceolata*), ragwort (*Senecio jacobaea*) and broad-leaved dock (*Rumex obtusifolius*) amongst others.



Plate 7. Wet grassland (GS4) habitat in the southern field

4. SCREENING FOR APPROPRIATE ASSESSMENT

This AA Screening examined the likely significant effects of the Proposed Development, either alone or in-combination with other projects or plans on European sites, that were situated within a zone of influence (Zol), or a distance that has a potential source-pathway-receptor (SPR), both direct and indirect with the Proposed Development.

4.1 EUROPEAN SITES WITHIN THE ZONE OF INFLUENCE (ZOI) OF THE PROPOSED DEVELOPMENT

The European Sites identified as being within the Proposed Development's ZOI's using the SPR principle will be assessed (**Table 4.1**) to examine the likelihood of significant effects of the Proposed Development either alone or in-combination with other plans or projects, on any European Sites.

The Proposed Development is not located within the boundary of any European Site, with the nearest such sites being the Lough Gill SAC (Site Code 001976) and Lough Gill pNHA (Site Code 001976), approximately 1.5km northeast of the Proposed Development, the Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC (Site Code 000627) and Cummeen Strand SPA (Site Code 004035) also being 1.5km distant and located to the northwest of the Proposed Development.

Table 4.1 Relevant European Sites, reasons for designation and data for Screening

Designated Site	Reasons for designation (information correct as of 12 th May 2021) (*denotes a priority habitat)	Distance from Proposed Development (km)	Source-Pathway-Receptor Linkage
SPECIAL AREAS OF CONSERVATION (SACs)			
Lough Gill SAC (001976)	<p>Habitats</p> <p>Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation [3150]</p> <p>Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) [6210]</p> <p>Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]</p> <p>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae)* [91E0]</p> <p>Species</p> <p><i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092]</p> <p><i>Petromyzon marinus</i> (Sea Lamprey) [1095]</p> <p><i>Lampetra planeri</i> (Brook Lamprey) [1096]</p> <p><i>Lampetra fluviatilis</i> (River Lamprey) [1099]</p> <p><i>Salmo salar</i> (Salmon) [1106]</p> <p><i>Lutra lutra</i> (Otter) [1355]</p> <p>According to this SAC's site Conservation Objectives document (Version 8.0. Department of Housing, Local Government and Heritage, 2021), for the listed QI, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.</p>	Approximately 1.5km northeast of the Proposed Development.	<p>Construction phase</p> <p>No: Separated by distance and no SPR.</p> <p>Operation phase</p> <p>No: Separated by distance and no SPR.</p>
Cummeen Strand/ Drumcliff Bay (Sligo)	<p>Habitats</p> <p>Estuaries [1130]</p>	Approximately 1.5km northwest of the Proposed Development.	<p>Construction phase</p> <p>No: All drains with potential</p>

<p>Bay) SAC (000627)</p>	<p>Mudflats and sandflats not covered by seawater at low tide [1140]</p> <p>Embryonic shifting dunes [2110]</p> <p>Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</p> <p>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</p> <p><i>Juniperus communis</i> formations on heaths or calcareous grasslands [5130]</p> <p>Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6210]</p> <p>Petrifying springs with tufa formation (<i>Cratoneurion</i>)* [7220]</p> <p>Species</p> <p><i>Phoca vitulina</i> (Harbour Seal) [1365]</p> <p><i>Vertigo angustior</i> (Narrow-mouthed Whorl Snail) [1014]</p> <p><i>Petromyzon marinus</i> (Sea Lamprey) [1095]</p> <p><i>Lampetra fluviatilis</i> (River Lamprey) [1099]</p> <p>According to this SAC's site Conservation Objectives document (Version 1. Department of Arts, Heritage and the Gaeltacht, 2013), for each of the listed QIs, the Conservation Objective is to define favourable conservation condition for a particular habitat or species at that site. The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p>		<p>hydrological pathway to Cummeen Strand/Drumcliff Bay(Sligo Bay) SAC via the storm sewer will be blocked off during the construction phase. Therefore, there will be no SPR to this SAC.</p> <p>Operation phase</p> <p>No: Separated by distance and no SPR.</p>
<p>Ballysadare Bay SAC (000622)</p>	<p>Habitats</p> <p>Estuaries [1130]</p> <p>Mudflats and sandflats not covered by seawater at low tide [1140]</p>	<p>Approximately 4.7km southwest of the Proposed Development.</p>	<p>Construction phase</p> <p>No: separated by distance and no SPR</p>

	<p>Embryonic shifting dunes [2110]</p> <p>Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</p> <p>Fixed coastal dunes with herbaceous vegetation (grey dunes)* [2130]</p> <p>Humid dune slacks [2190]</p> <p>Species</p> <p>Harbour Seal(<i>Phoca vitulina</i>) [1365]</p> <p>Narrow-mouthed Whorl Snail(<i>Vertigo angustior</i>) [1014]</p> <p>According to this SAC's site Conservation Objectives document (Version 1. Department of Arts, Heritage and the Gaeltacht, 2013), for each of the listed QIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.</p>		<p>Operation phase</p> <p>No: separated by distance and no SPR</p>
<p>Unshin River SAC (001898)</p>	<p>Habitats</p> <p>Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260]</p> <p>Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6210]</p> <p><i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410]</p> <p>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>)* [91E0]</p> <p>Species</p> <p><i>Salmo salar</i> (Salmon) [1106]</p> <p><i>Lutra lutra</i> (Otter) [1355]</p> <p>According to this SAC's site Conservation Objectives document</p>	<p>Approximately 5.7km south of the Proposed Development.</p>	<p>Construction phase</p> <p>No: separated by distance and no SPR</p> <p>Operation phase</p> <p>No: separated by distance and no SPR</p>

	(Version 8 Department of Housing, Local Government and Heritage, 2021), for each of the listed QIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.		
Union Wood SAC (000638)	<p>Habitats</p> <p>Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]</p> <p>According to this SAC's site Conservation Objectives document (Version 1. Department of Housing, Local Government and Heritage, 2021), for each of the listed QIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.</p>	Approximately 5.7km south of the Proposed Development.	<p>Construction phase</p> <p>No: separated by distance and no SPR</p> <p>Operation phase</p> <p>No: separated by distance and no SPR</p>
Ben Bulbin, Gleniff And Glenade Complex SAC (000623)	<p>Habitats</p> <p>Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260]</p> <p>Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]</p> <p>European dry heaths [4030]</p> <p>Alpine and Boreal heaths [4060]</p> <p>Juniperus communis formations on heaths or calcareous grasslands [5130]</p> <p>Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6210]</p> <p>Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe)* [6230]</p> <p>Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels [6430]</p> <p>Transition mires and quaking bogs [7140]</p> <p>Petrifying springs with tufa formation (<i>Cratoneurion</i>)* [7220]</p>	Approximately 8.5km northeast of the Proposed Development.	<p>Construction phase</p> <p>No: separated by distance and no SPR</p> <p>Operation phase</p> <p>No: separated by distance and no SPR</p>

	<p>Alkaline fens [7230]</p> <p>Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladanii</i>) [8110]</p> <p>Calcareous and calcshist screes of the montane to alpine levels (<i>Thlaspietea rotundifolii</i>) [8120]</p> <p>Calcareous rocky slopes with chasmophytic vegetation [8210]</p> <p>Species</p> <p><i>Lutra lutra</i> (Otter) [1355]</p> <p><i>Vertigo geyeri</i> (Geyer's Whorl Snail) [1013]</p> <p>According to this SAC's site Conservation Objectives document (Version 1. Department of Housing, Local Government and Heritage, 2021), for each of the listed QIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.</p>		
<p>Streedagh Point Dunes SAC (001680)</p>	<p>Habitats</p> <p>Mudflats and sandflats not covered by seawater at low tide [1140]</p> <p>Perennial vegetation of stony banks [1220]</p> <p>Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) [1330]</p> <p>Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</p> <p>Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</p> <p>Fixed coastal dunes with herbaceous vegetation (grey dunes)* [2130]</p> <p>Species</p> <p><i>Vertigo angustior</i> (Narrow-mouthed Whorl Snail) [1014]</p> <p>According to this SAC's site Conservation Objectives document (Version 1. Department of Arts, Heritage and the Gaeltacht, 2015), for each of the listed QIs, the</p>	<p>Approximately 14.6km northeast of the Proposed Development.</p>	<p>Construction phase</p> <p>No: separated by distance and no SPR</p> <p>Operation phase</p> <p>No: separated by distance and no SPR</p>

	Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.		
SPECIAL PROTECTION AREAS (SPAs)			
Cummeen Strand SPA (004035)	<p>Birds</p> <p>Oystercatcher (<i>Haematopus ostralegus</i>) [A130]</p> <p>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]</p> <p>Redshank (<i>Tringa totanus</i>) [A162]</p> <p>Habitats</p> <p>Wetlands</p> <p>According to this SPA's site Conservation Objectives document (Version 1 Department of Arts, Heritage and the Gaeltacht, 2013), for each of the listed Qis and SCIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SPA has been selected.</p>	Approximately 1.5km northwest of the Proposed Development.	<p>Construction phase</p> <p>No: No SPR.</p> <p>Operation phase</p> <p>No: No SPR.</p>
Ballysadare Bay SPA (004129)	<p>Birds</p> <p>Dunlin(<i>Calidris alpina</i>) [A149]</p> <p>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]</p> <p>Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</p> <p>Grey Plover (<i>Pluvialis squatarola</i>) [A141]</p> <p>Redshank(<i>Tringa totanus</i>) [A162]</p> <p>Habitats</p> <p>Wetlands</p> <p>According to this SPA's site Conservation Objectives document (Version 1 Department of Arts, Heritage and the Gaeltacht, 2013), for each of the listed Qis and SCIs, the</p>	Approximately 4.6km southwest of the Proposed Development.	<p>Construction phase</p> <p>No: Separated by distance and no SPR.</p> <p>Operation phase</p> <p>No: Separated by distance and no SPR.</p>

	<p>Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SPA has been selected.</p>		
<p>Drumcliff Bay SPA (004013)</p>	<p>Birds</p> <p>Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</p> <p>Sanderling (<i>Calidris alba</i>) [A144]</p> <p>Habitats</p> <p>Wetlands</p> <p>According to this SPA's site Conservation Objectives document (Version 1 Department of Arts, Heritage and the Gaeltacht, 2013), for each of the listed Qis and SCIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SPA has been selected.</p>	<p>Approximately 4.6km northwest of the Proposed Development.</p>	<p>Construction phase</p> <p>No: Separated by distance and no SPR.</p> <p>Operation phase</p> <p>No: Separated by distance and no SPR.</p>
<p>Sligo/Leitrim Uplands SPA (004187)</p>	<p>Birds</p> <p>Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</p> <p>Peregrine (<i>Falco peregrinus</i>) [A103]</p> <p>According to this SPA's site Conservation Objectives document (Version 8 Department of Housing, Local Government and Heritage, 2021), for each of the listed Qis and SCIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SPA has been selected.</p>	<p>Approximately 7.1km northeast of the Proposed Development.</p>	<p>Construction phase</p> <p>No: Separated by distance and no SPR.</p> <p>Operation phase</p> <p>No: Separated by distance and no SPR.</p>
<p>Ballintemple and Ballygilgan SPA (004234)</p>	<p>Birds</p> <p>Barnacle Goose (<i>Branta leucopsis</i>) [A045]</p> <p>According to this SPA's site Conservation Objectives document (Version 8 Department of Housing, Local Government and Heritage, 2021), for each of the listed Qis and SCIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SPA has been selected.</p>	<p>Approximately 8.9km northwest of the Proposed Development</p>	<p>Construction phase</p> <p>No: Separated by distance and no SPR.</p> <p>Operation phase</p> <p>No: Separated by distance and no SPR.</p>

Ardboline Island and Horse Island SPA (004135)	<p>Birds Barnacle Goose (<i>Branta leucopsis</i>) [A045] Cormorant (<i>Phalacrocorax carbo</i>) [A017]</p> <p>According to this SPA's site Conservation Objectives document (Version 8 Department of Housing, Local Government and Heritage, 2021), for each of the listed QIs and SCIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SPA has been selected.</p>	Approximately 14.5km northwest of the Proposed Development	<p>Construction phase</p> <p>No: Separated by distance and no SPR.</p> <p>Operation phase</p> <p>No: Separated by distance and no SPR.</p>
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The storm drainage for the entire development will be designed in accordance with the *Recommendations for Site Development Works for Housing Areas* and also the recommendations of the *Greater Dublin Strategic Drainage Study (GDSDS)*. The storm drainage works element consisting of the diversion of the existing stream will be undertaken first, ahead of any construction works associated with the overall development. Any run-off emanating from the construction works associated with the overall development would discharge to the storm drainage system.

There is no SPR direct or indirect linkage from the Proposed Development to any European site. Due to the scale and scope of the Proposed Development, lack of a hydrological link and extensive intervening distances, it is considered that negative impacts would not occur on any European Site.

There will be no SPR linkage from the Proposed Development to any European Site during the construction and operation phases. Therefore, the discharge to the storm drain during the construction and operation phases is unlikely to cause any significant effect to the European Sites identified above or any other European Site.

Therefore, with due consideration, impacts on the conservation objectives of the designated European Sites outlined above in Table 4.1 were not considered likely.

4.2 IN-COMBINATION EFFECTS

Planning Permission Applications

While effects on European Sites were not expected as a result of the construction and operation of the Development, the potential for cumulative effects on these designated sites due to other plans and projects acting in-combination with the Development were considered. The Sligo County Council on-line planning application portal was used to search planning applications close to the Proposed Development. A five-year search timeframe was assessed. Retention, refused and withdrawn planning applications were excluded. **Table 4.2** shows the planning applications in close proximity to the Proposed Development (circa 500m).

Table 4.2 Planning applications in close proximity to the Proposed Development.

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
18218	Development consisting for planning permission for 1) the construction of new slatted shed 2) construction of a new silage slab and associated wing walls, all associated site works including the demolition of existing hayshed.	Ard na Veigh Road, Maugheraboy, Sligo	Granted 30/07/2018	0.3km
1774	Development consisting of the construction of a single storey extension to the side of the existing dwelling in place of existing carport and replacement of the flat roof with a pitched roof. Planning permission is also sought for the construction of a porch to the front of the dwelling and a kitchen extension to the rear	5 Lyndale, Maugheraboy, Sligo	Granted 24/04/2017	0.3km
19151	Development consisting of the construction of a 24 metre high free standing lattice communication structure and its associated antennae communication dishes and ground equipment, with associated ground-mounted equipment cabinets within a 2.4m high palisade fence compound at	ESB's Oakfield 38kv Substation, Townland of Oakfield, Co. Sligo	Granted 11/06/2019	0.37km
17203	Development consisting of the construction of a first floor extension to the rear of existing dwelling house	14 Oakfield Park, Ballydoogan, Sligo	Granted 23/07/2017	0.43km

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
	containing a new bedroom and bathroom			
19250	Development consisting of (1) construction of a single storey extension to rear and 2 storey extension to the side of existing dwelling house with associated works. (2) Retention of porch constructed to front of existing dwelling house with associated works.	Oakfield , Sligo	Granted 18/08/2019	0.31km
20223	Development consisting of the removal of existing front roadside boundary wall and part of front garden and to provide new vehicular entrance/ off-street parking including installation of associated drop kerbing and drainage at	7 Ardee Terrace, Ballydoogan Road, Sligo F91 Y0E9	Granted 08/09/2020	0.43km
20222	Development consisting of the removal of existing front roadside boundary wall and part of front garden and to provide new vehicular entrance/off-street parking including installation of associated drop kerbing and drainage	6 Ardee Terrace, Ballydoogan Road, Sligo F91 C8P6	Granted 08/09/2020	0.43km
20338	Development consisting of demolition of existing garage and rebuilding to house habitable accommodation and construction of a new extension to the rear of existing dwelling house, and all associated site development works	14 Knocknarea Villas, Ballydoogan Road, Sligo, Co Sligo	Granted 24/11/2020	0.46km
20305	Development consisting of the construction of a domestic garage to the rear of dwelling	18 Knocknarea Villas, Ballydoogan Road, Sligo	Granted 05/11/2020	0.44km
18188	Development consisting of the construction of a new extension to the front elevation of an existing	No 7 Oakfield Road,	Granted 12/07/2018	0.29km

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
	domestic dwelling to make internal/external amendments to allow for renovation works, to convert an existing garage to a habitable space, to raise the roof of the existing garage and all ancillary works	Ballydoogan, Sligo		
17125	Development consisting of the construction of the following: (i) a ground floor extension to the rear (ii) a first floor extension to the rear and (iii) an attic conversion with box dormer to the rear of the existing dwelling, together with all associated ancillary site works	4 Mountainview, Maugheraboy Road, Sligo	Granted 30/05/2017	0.35km
20425	Development consisting of the erection of a single storey extension to the side and a two-storey extension to the rear of existing dwelling, and make alterations to the existing vehicular entrance	Crannard, Maugheraboy Road, Knappagh Beg, Sligo	Granted 18/02/2021	0.39km
16267	Development consisting of (1) construction of 2 no. 3 bed two-storey town houses (2) provision of new shared site entrance (3) new foul and surface water connections to public site services and all associated site works	Treacy Avenue, Church Hill, Maugheraboy, Sligo	Granted 29/08/2016	0.4km
1774	Development consisting of the construction of a single storey extension to the side of the existing dwelling in place of existing carport and replacement of the flat roof with a pitched roof. Planning permission is also sought for the construction of a porch to the front of the dwelling and a kitchen extension to the rear	5 Lyndale, Maugheraboy, Sligo	Granted 24/04/2017	0.32km
1826	Development consisting of 1. Retention of existing first floor	No. 38 Ard Na Veigh,	Granted 29/03/2018	0.16km

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
	extension to south elevation. 2. Construction of new first floor extension to south elevation including new pitched roof over existing extension and new window on first floor of west elevation 3. Construction of new single storey extension to east elevation. 4. Conversion of existing garage to playroom including replacement of garage door to west elevation with new door and window. All to existing dwelling	Maugheraboy, Sligo		
1956	development consisting of proposed single-storey extension to front of existing dwelling house and all associated landscaping and site works	60 Maugheraboy Estate, Sligo	Granted 16/04/2019	0.1km
16386	Development consisting of the demolition of existing stores to the side of existing supermarket (floor area 134m ²) and construction of new 2 storey extension to the side to include storage space, office and staff areas ancillary to the supermarket (floor area 286m ²) with all associated site works	Centra , Maugheraboy, Sligo	Granted 27/11/2016	0.5km
19489	Development consisting of the construction of a new single storey extension to west elevation and alteration to existing first floor window on west elevation, all to existing two storey house	No. 34 Rosehill, Maugheraboy, Sligo	Granted 06/02/2020	0.3km

There were no other planning applications in the area at the time of writing. The AA Screening assessment has shown there will be no likely significant effects to any European Site during the construction or operations phases of the Proposed Development. Therefore, there will be no in-combination effects with local planning applications.

5. SCREENING ASSESSMENT – CONCLUSION

It can be objectively concluded that there are not likely to be significant effects on any European Site as a result of the Proposed Development, namely the development of 62 no. units including the construction of public open space at Robbers Lane, Maugheraboy, Sligo. Therefore, an Appropriate Assessment is not required.

6. REFERENCES

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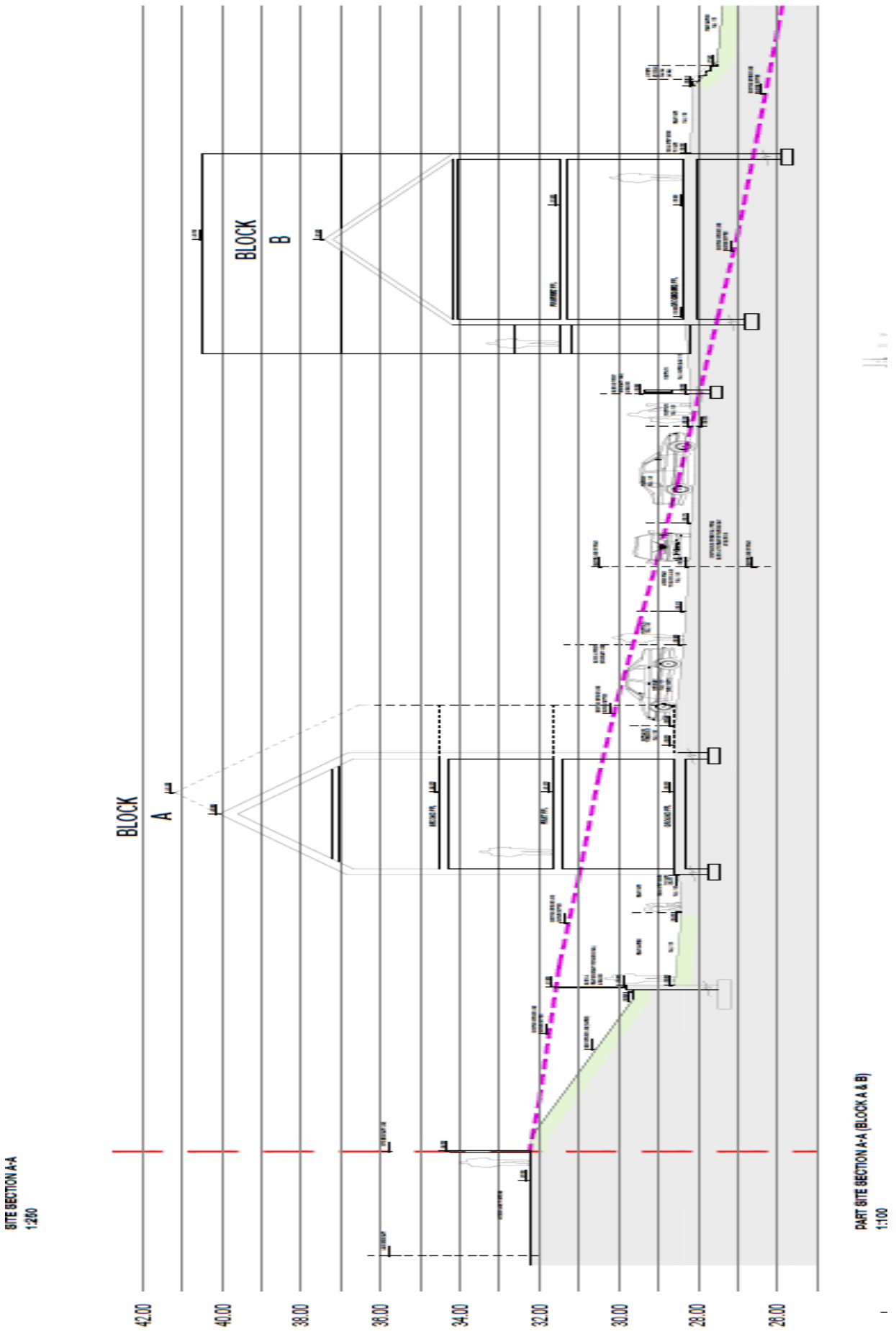
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APPENDIX A

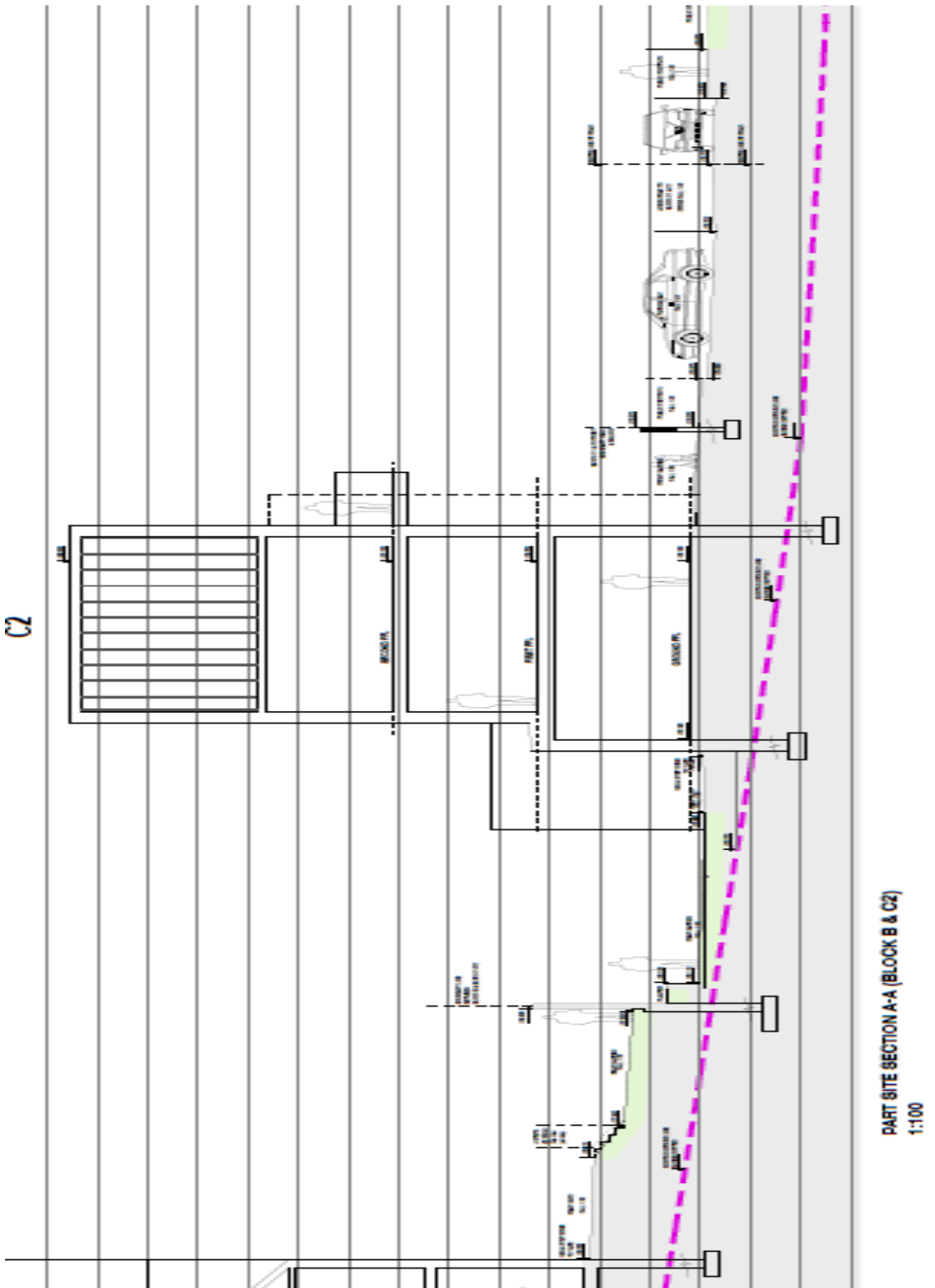
DRAWINGS



Drawing No 1 Site Layout Plan



Drawing No 2a Part Site Section Plan (Block A and B)



Drawing 2b Part Site Section Plan (Block B and C2)