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# Appropriate Assessment Screening for a Proposed Housing Development at Camross & Carrownanty, Ballymote, Co. Sligo.

**18th October 2023**

**Prepared by:** Bryan Deegan (MCIEEM) of Altemar Ltd.
**On behalf of:** Sligo County Council.

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| Document Control Sheet | | | |
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| Project | Appropriate Assessment Screening for a Proposed Housing Development at Camross, Ballymote, Co. Sligo. | | |
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# Introduction

An Appropriate Assessment is an assessment of the potential effects of a proposed project or plan, on its own, or in combination with other plans or projects, on one or more European sites (Special Areas of Conservation (SAC) or Special Protection Areas (SPA)).

The following Appropriate Assessment (AA) (Screening Stage) has been prepared by **Altemar Ltd.** at the request of Sligo County Council. The project relates to a proposed residential development at Camross, Co. Sligo.

The AA Screening stage examines the likely significant effects of the proposed development, either on its own, or in combination with other plans and projects, upon a European site and considers whether, on the basis of objective scientific evidence, it can be concluded, in view of best scientific knowledge and the conservation objectives of the relevant European sites, that there are not likely to be significant effects on any European site.

## Altemar Ltd.

Since its inception in 2001, Altemar has been delivering ecological and environmental services to a broad range of clients. Operational areas include residential, infrastructural, renewable, oil & gas, private industry, local authorities, EC projects and State/semi-State Departments. Bryan Deegan is the managing director of Altemar. Bryan is an environmental scientist and marine biologist with 28 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture). Bryan Deegan carried out all elements of this Appropriate Assessment Screening.

# Background to the Appropriate Assessment

The Habitats Directive 92/43/EEC (together with the Birds Directive (2009/1477/EC)) forms the cornerstone of Europe's nature conservation policy. The Directive protects over 1000 animals and plant species and over 200 "habitat types" which are of European importance. In the Habitats Directive, Articles 3 to 9 provide the legislative means to protect habitats and species of European Community interest through the establishment and conservation of an EU-wide network of conservation sites (NATURA, 2000). These are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Birds Directive), Article 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect European sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment:

*"Any plan or project not directly connected with or necessary to the management of the [EUROPEAN] site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implication for the site and subject to the provisions of paragraph 4, the component 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."*

As outlined in "Managing European sites, The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC" (European Commission, 21 November 2018) *"The purpose of the appropriate assessment is to assess the implications of the plan or project in respect of the site's conservation objectives, either individually or in combination with other plans or projects. The conclusions should enable the competent authorities to ascertain whether the plan or project will adversely affect the integrity of the site concerned. The focus of the appropriate assessment is therefore specifically on the species and/or the habitats for which the European site is designated."*

As outlined in the EC guidance document on Article 6(4) (January 2007)[1]:

*"Appropriate assessments of the implications of the plan or project for the site concerned must precede its approval and take into account the cumulative effects which result from the combination of that plan or project with other plans or projects in view of the site's conservation objectives. This implies that all aspects of the plan or project which can, either individually or in combination with other plans or projects, affect those objectives must be identified in the light of the best scientific knowledge in the field.*

*Assessment procedures of plans or projects likely to affect European sites should guarantee full consideration of all elements contributing to the site integrity and to the overall coherence of the network, both in the definition of the baseline conditions and in the stages leading to identification of potential impacts, mitigation measures and residual impacts. These determine what has to be compensated, both in quality and quantity, regardless of whether the provisions of Article 6(3) are delivered following existing environmental impact assessment procedures or other specific methods, it must be ensured that:*

- *Article 6(3) assessment results allow full traceability of the decisions eventually made, including the selection of alternatives and any imperative reasons of overriding public interest.*
- *The assessment should include all elements contributing to the site's integrity and to the overall coherence of the network as defined in the site's conservation objectives and Standard Data Form and be based on best available scientific knowledge in the field. The information required should be updated and could include the following issues:*
    - *Structure and function, and the respective role of the site's ecological assets.*
    - *Area, representativity and conservation status of the priority and nonpriority habitats in the site.*
    - *Population size, degree of isolation, ecotype, genetic pool, age class structure, and conservation status of species under Annex II of the Habitats Directive or Annex I of the Birds Directive present in the site.*
    - *Role of the site within the biographical region and in the coherence of the European network; and,*
    - *Any other ecological assets and functions identified in the site.*
- *It should include a comprehensive identification of all the potential impacts of the plan or project likely to be significant on the site, taking into account cumulative impacts and other impacts likely to arise as a result of the combined action of the plan or project under assessment and other plans or projects.*
- *The assessment under Article 6(3) applies the best available techniques and methods, to estimate the extent of the effects of the plan or project on the biological integrity of the site(s) likely to be damaged.*
- *The assessment provides for the incorporation of the most effective mitigation measures into the plan or project concerned, in order to avoid, reduce or even cancel the negative impacts on the site.*
- *The characterisation of the biological integrity and the impact assessment should be based on the best possible indicators specific to the European assets which must also be useful to monitor the plan or project implementation."*

[1] European Commission. (2007).Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission.

## Stages of the Appropriate Assessment

This Appropriate Assessment screening was undertaken in accordance with the European Commission Methodological Guidance on the provision of Article 6(3) and 6(4) of the 'Habitats' Directive 92/43/EEC (EC, 2001), Part XAB of the Planning and Development Act 2000, as amended, in addition to the December 2009 publication from the Department of Environment, Heritage and Local Government; 'Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities' and the European Communities (Birds and Natural Habitats) Regulations 2011. In order to comply with the above Guidelines and legislation, the Appropriate Assessment process must be structured as follows:

1) Screening stage:

   - Description of plan or project, and local site or plan area characteristics.
   - Identification of relevant European sites, and compilation of information on their qualifying interests and conservation objectives
   - Identification and description of individual in combination effects likely to result from the proposed project.
   - Assessment of the likely significance of the effects identified above. Exclusion of sites where it can be objectively concluded that there will be no likely significant effects; and,
   - Conclusions

2) Appropriate Assessment (Natura Impact Statement):

   - Description of the European sites that will be considered further.
   - Identification and description of potential adverse impacts on the conservation objectives of these sites likely to occur from the project or plan; and,
   - Mitigation Measures that will be implemented to avoid, reduce, or remedy any such potential adverse impacts.
   - Assessment as to whether, following the implementation of the proposed mitigation measures, it can be concluded, beyond all reasonable scientific doubt, that there will be no adverse impact on the integrity of the relevant European Site in light of its conservation objectives."
   - Conclusions.

If it can be demonstrated during the AA screening phase (Stage 1), that the proposed project will not have a significant effect, whether alone or in combination with other plans or projects, on the conservation objectives of a European site, then no further AA (Stage 2) will be required. It is important to note that there is a requirement to apply a precautionary approach to AA screening. Therefore, where effects are possible, certain, or unknown at the screening stage, AA will be required.

In addition, it should be noted that Article 6(3) of the Habitats Directive must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an AA of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site.

# Stage 1 Screening Assessment

## Management of the Site

The project is not directly connected with, or necessary to, the management of European sites.

## Description of the Proposed Project

The site of the proposed development is located approx. 170m north of Camross along Mountain Drive, Ballymote, Co. Sligo. The development site is in the operational area of Sligo County Council. The area enclosed by the application boundary extends to approx. 1.1ha.

The development site is bound to the east, north and west by greenfield lands, and to the south by existing residential properties of Mountain Drive.

The proposed development consists of the construction of 39no. residential units, access roads, car parking facilities, footpaths, and all associated landscaped areas at Camross, Ballymote Town, Co. Sligo.

The proposed site outline, site location, site layout plans and building elevations are demonstrated in Figures 1-6.

## Drainage

An Engineering Services Statement has been prepared by CS Consulting Group to accompany this planning application. This report outlines the following foul and surface water drainage strategy for the proposed development:

**Foul Water Drainage**

*'The existing residential development of Mountain Drive to the south of the development lands are served with foul sewer network in the charge of Irish Water. This network continues through Ballymote Town serving other development and ultimately outfalls in the Ballymote Wastewater Treatment Plant circa 1.5 km to the south of the development site.*

*All foul effluent generated from the new development shall be collected in 100mm, 150mm and 225mm diameter foul pipes and flow under gravity to the existing foul sewer network in Mountain Drive. The new drainage network shall be designed and constructed in accordance with Part H of the Building Regulations and to the requirements and specifications of Irish Water.*

*A Pre-Connection Enquiry was issued to Irish Water in regard to the new development and a favourable response was received confirming capacity in the network and no upgrade works are required.*

*The proposed development is to consist of 39 new residential units. Based on Irish Water guidelines, the foul effluent generated shall be:*
*455 l/day per unit.*

*39 X 455 = 17,745 l/day = 17.7 m3/day*
*Dry Weather Flow (DWF) = 0.205 l/s*
*Peak Foul generated (6DWF)= 1.23 l/s'*


Project: Social Housing Development
Location: Ballymote, Co. Sligo
Date: 27th September 2023
Drawn By: Bryan Deegan (Altemar)

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***Figure 1.*** *Proposed site outline*


Project: Social Housing Development
Location: Ballymote, Co. Sligo
Date: 27th September 2023
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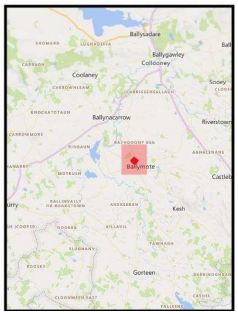




***Figure 2.*** *Proposed site location*


***Figure 3.*** *Site layout plan*


***Figure 4.*** *Ground floor layout*


***Figure 5.*** *3-bed house plans*


***Figure 6.*** *4-bed house plans*


***Figure 7.*** *Duplex D1 house plans*

**Surface Water Drainage**

*'In accordance with the requirements of the local authority all new developments are to limit their storm water discharge to 2 l/s/Ha or to Q-Bar, whichever is the greater. The development area is approximately 1.1 ha in size and based on the 2.0 l/s/Ha rule a discharge of 2.32 l/s is achieved.*

*For the Q-Bar discharge flow the following calculation is used:*
*QBAR = 0.00108 x AREA0.89 x SAAR1.17 x SOIL2.17*
*Based on the following parameters of:*

- *Area: 11,600sqm*
- *SAAR: 1180mm*
- *Soil Type: 0.3*

*Therefore, QBAR is calculated to be 2.7 l/s and shall be used as the final discharge flow from the development lands.*

*The restricted storm water shall connect to the existing stormwater network serving the residential development of Mountain Drive to the south. The attenuation volume to be retained on site for a 1–in–100-year extreme storm event, increased by 20% for the predicted effects of climate change has been calculated to be a volume of 535m3. Due to the proposed layout of the scheme this volume of attenuation shall be stored in 2 number attenuation systems. The restricted flow from the development shall be by way of hydrobrake flow control device.*

*The outflow from the development connecting to the network in Mountain Drive ultimately outfalls to the Owenmore River circa 2.3 km to the south-west of the development site via local streams. The Owenmore River in turn outfalls into Ballysadare Bay.'*

## Site-Specific Flood Risk Assessment

A Site-Specific Flood Risk Assessment was prepared by CS Consulting Group to accompany this planning application. This report concludes with the following:

*'• The site historically has no recorded flood events as noted in the OPW's flood maps. The CFRAMS Maps has indicated that the subject lands are located outside the 0.1% AEP Zone.*

*• Predicted flood mapping for pluvial/tidal & fluvial flood events will not affect the subject lands.*

*• The proposed development will have a storm water attenuation system to address a 1-in-100-year extreme storm events increased by 20% for predicated climate change values. This will significantly reduce the volume of storm water leaving the site during extreme storms which in turn will have the effect of reducing the pressure on the existing public drainage system.*

*• The likelihood of onsite flooding from the hydrogeological ground conditions are deemed to be minor and within acceptable levels.'*

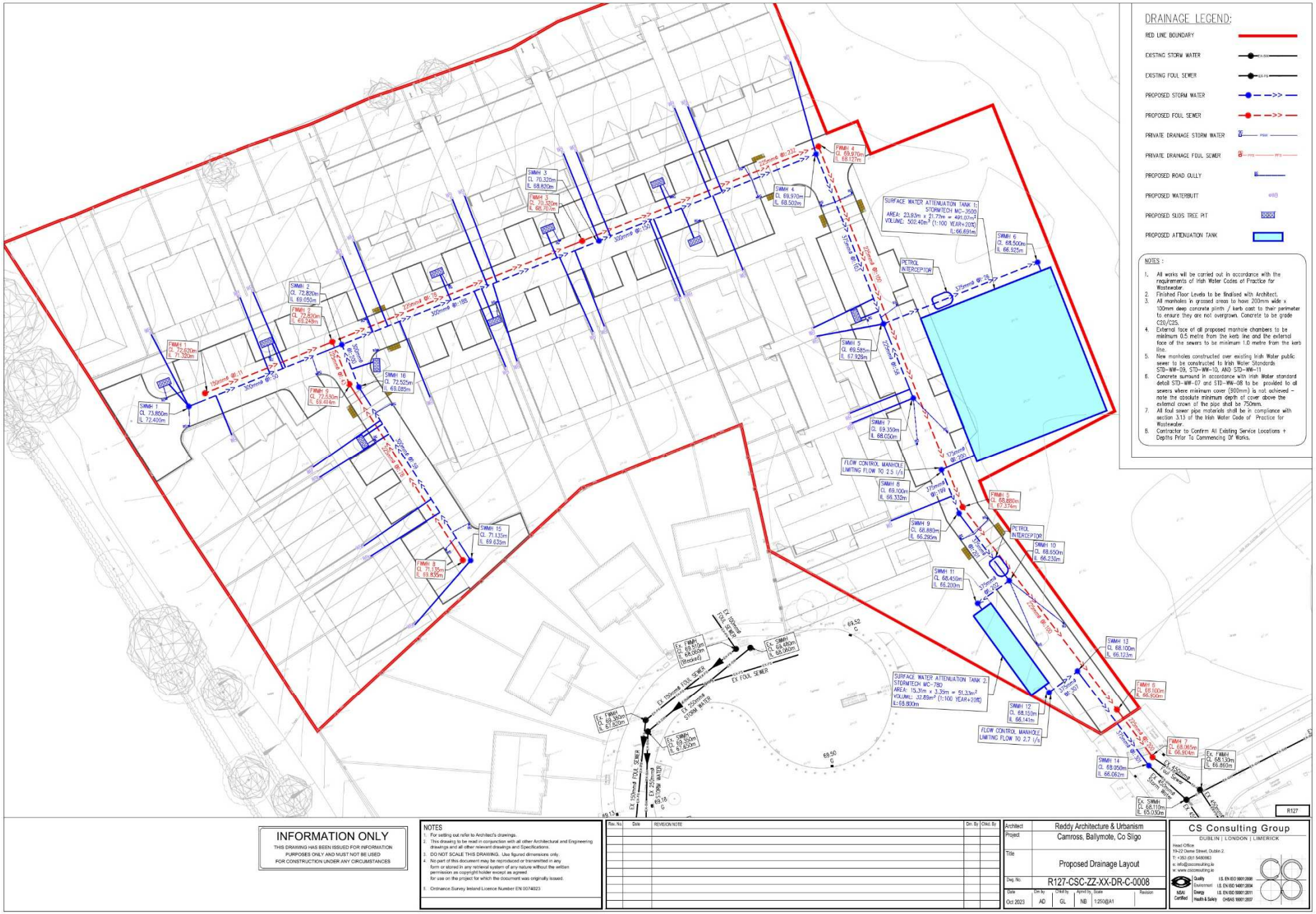



***Figure 8.*** *Proposed drainage layout*

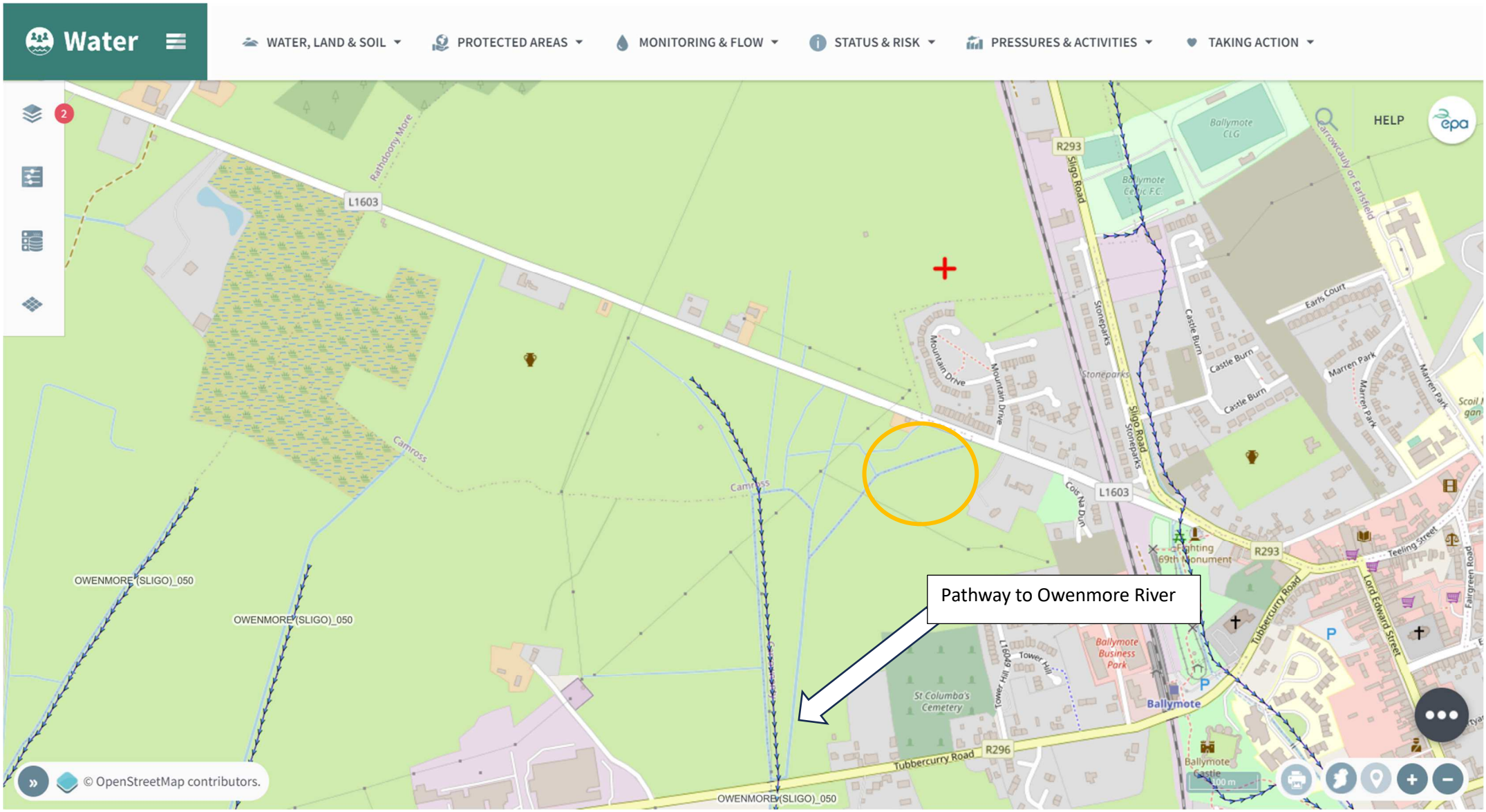



***Figure 9.*** *Local stream network draining surface water from subject site to Owenmore River (site marked with red cross, recipient drainage streams within orange circle).*

## Identification of Relevant European Sites

The proposed development site is not within a European site. As outlined in Office of the Planning Regulator (2021) "*The zone of influence of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. This should be established on a case-by-case basis using the Source- Pathway-Receptor framework and not by arbitrary distances (such as 15 km)*."

The proposed development site is located within a suburban/agricultural environment. The nearest European site is Templehouse and Cloonacleigha Loughs SAC (2.8 km) (Figure 10). The nearest waterbody to the subject site is a stream network classified as part of the Owenmore River under the Water Framework Directive (WFD), located approximately 300m south of the proposed development (Figure 9). However, the pathway to this watercourse from the end of the surface water network is via approximately 800m of vegetated drainage ditch to the south of the proposed development. In total it is approximately 5km to the nearest designated site via the indirect pathway (i.e., surface water network, 800m of drainage ditch and approximately 4km of watercourses). Foul wastewater from the proposed development will be directed to the existing foul sewer network in Mountain Drive. This network continues through Ballymote Town serving other developments and ultimately outfalls at the Ballymote Wastewater Treatment Plant circa 1.5km to the south of the development site. This WWTP is operating within capacity and no upgrade works are required to serve the proposed development.

Surface water drainage from the proposed development will discharge to the local surface water network on the opposite side of the Camross Road. This drains to approximately 800m of drainage ditch and then the stream network that drains to the Owenmore River to the south, and the Owenmore ultimately discharges into Ballysadare Bay. Prior to reaching Ballysadare Bay, the Owenmore River flows into Templehouse and Cloonacleigha Loughs SAC (Figure 13) approximately 5km downstream via the indirect pathway. There is therefore an indirect pathway between the proposed development site and this SAC. However, given the minimum direct (as the crow flies) distance from the proposed development site to this European Site (2.8 km), the scale of the proposed development, and the fact that surface water drainage will be directed to an existing public surface water network, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network and River Owenmore.

The ZoI of the proposed project would be seen to be restricted to the site outline, with potential for minor localised noise and lighting impacts during construction which do not extend significantly beyond the site outline nor are they likely to have any significant effects on any European sites. During operation there is an indirect pathway to the River Owenmore. In the absence of standard operational phase mitigation e.g., petrochemical interception there is potential for localised downstream impacts. However, in the absence of these standard measures there would be no significant adverse effects on designated sites downstream of the site via the indirect pathway as pollutants, dust, or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network and River Owenmore via the indirect surface water pathway.

Despite a lack of direct hydrological connection to European Sites, but in the interest of carrying out a thorough assessment in line with both the Habitats Directive, and the precautionary principle, the area of assessment was expanded beyond the ZoI to include designated sites within 15km of the proposed development site, and sites beyond 15km with the potential for a hydrological connection. This was done in the interest of ensuring that any pathways, however indirect or remote, were considered. All European sites within 15km are listed in Table 1. The qualifying interests, and the potential impact of the proposed development on each European site and qualifying interest are screened out in Table 2. No potential impacts are foreseen on European sites beyond 15km as there is no direct or indirect pathways to these sites.

SACs and SPAs within 15km of the works site are demonstrated in Figures 10 & 11. Waterbodies and European sites located proximate to the proposed development are demonstrated in Figures 12-14.

***Table 1.*** *Distances to NATURA 2000 sites within 15km (and beyond with a potential hydrological connection)*

| Site Code | NATURA 2000 Site | Distance |
|---|---|---|
| *Special Areas of Conservation* | | |
| IE000636 | Templehouse and Cloonacleigha Loughs SAC | 2.8 km |
| IE001656 | Bricklieve Mountains and Keishcorran SAC | 5.8 km |
| IE001898 | Unshin River SAC | 6.6 km |
| IE000497 | Flughany Bog SAC | 8.8 km |
| IE000492 | Doocastle Turlough SAC | 10 km |
| IE000637 | Turloughmore (Sligo) SAC | 10.3 km |
| IE001673 | Lough Arrow SAC | 10.9 km |
| IE000638 | Union Wood SAC | 11.4 km |
| IE001899 | Cloonakillina Lough SAC | 11.6 km |
| IE000622 | Ballysadare Bay SAC | 13 km |
| IE002298 | River Moy SAC | 13.1 km |
| IE002006 | Ox Mountains Bogs SAC | 13.6 km |
| *Special Protection Areas* | | |
| IE004050 | Lough Arrow SPA | 10.9 km |
| IE004129 | Ballysadare Bay SPA | 13 km |
| IE004048 | Lough Gara SPA | 13.7 km |

***Table 2.*** *Initial screening of European sites within 15km and European sites within 15km potential of hydrological connection to the proposed development.*

| European Site Code | Name | Screened IN/OUT | Details/Reason |
|---|---|---|---|
| **Special Areas of Conservation** | | | |
| IE000636 | Templehouse and Cloonacleigha Loughs SAC | **OUT** | **Conservation Objectives**<br>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.<br><br>**Qualifying Interests**<br>Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. [3140]<br>Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitricho-Batrachion vegetation* [3260]<br><br>**Potential Impact**<br>The proposed development site is located approximately 2.8 km from this SAC. There is no direct hydrological pathway from the proposed development to this SAC.<br><br>There is an indirect pathway from the propsoed development to this SAC via surface water drainage. After attenuation onstite, surface water will discharge to a local surface water, drainage ditch and stream network on the opposite side of the Camross Road. This stream network, classified as part of the Owenmore River under the WFD, drains to the Owenmore River to the south, and the Owenmore ultimately discharges into Ballysadare Bay. Prior to reaching Ballysadare Bay, the Owenmore River flows into this SAC. However, given the minimum distance from the proposed development site to this European Site (2.8 km or 5km via indirect hydrological pathway), the scale of the proposed development, and |

| European Site Code | Name | Screened IN/OUT | Details/Reason |
|---|---|---|---|
| | | | the fact that surface water drainage will be directed to an existing public surface water network, drainage ditch and watercourses (5km in total) any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network and River Owenmore.<br>In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely.<br><br>No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.<br><br>**No significant effects are likely.** |
| IE001656 | Bricklieve Mountains and Keishcorran SAC | **OUT** | **Conservation Objectives**<br>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.<br><br>**Qualifying Interests**<br>Turloughs [3180]<br>Semi-natural dry grasslands and scrubland facies on calcareous substrates (*Festuco-Brometalia*) (* important orchid sites) [6210]<br>Lowland hay meadows (*Alopecurus pratensis, Sanguisorba officinalis*) [6510]<br>Calcareous and calcshist screes of the montane to alpine levels (*Thlaspietea rotundifolii*) [8120]<br>*Euphydryas aurinia* (Marsh Fritillary) [1065]<br>*Austropotamobius pallipes* (White-clawed Crayfish) [1092]<br><br>**Potential Impact**<br>The proposed development site is located approximately 5.8 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC.<br><br>No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.<br><br>**No significant effects are likely.** |
| IE001898 | Unshin River SAC | **OUT** | **Conservation Objectives**<br>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.<br><br>**Qualifying Interests**<br>Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitricho-Batrachion vegetation* [3260]<br>Semi-natural dry grasslands and scrubland facies on calcareous substrates (*Festuco-Brometalia*) (* important orchid sites) [6210]<br>Molinia meadows on calcareous, peaty or clayey-silt-laden soils (*Molinion caeruleae*) [6410]<br>Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (Alno-*Padion, Alnion incanae, Salicion albae*) [91E0]<br>*Salmo salar* (Salmon) [1106] |

| European Site Code | Name | Screened IN/OUT | Details/Reason |
|---|---|---|---|
| | | | *Lutra lutra* (Otter) [1355]<br>**Potential Impact**<br>The proposed development site is located approximately 6.6 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC.<br>No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.<br>**No significant effects are likely.** |
| IE000497 | Flughany Bog SAC | **OUT** | **Conservation Objectives**<br>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.<br>**Qualifying Interests**<br>Active raised bogs [7110]<br>Degraded raised bogs still capable of natural regeneration [7120]<br>Depressions on peat substrates of the *Rhynchosporion* [7150]<br>**Potential Impact**<br>The proposed development site is located approximately 8.8 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC.<br>No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.<br>**No significant effects are likely.** |
| IE000492 | Doocastle Turlough SAC | **OUT** | **Conservation Objectives**<br>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.<br>**Qualifying Interests**<br>Turloughs [3180]<br>**Potential Impact**<br>The proposed development site is located approximately 10 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC.<br>No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.<br>**No significant effects are likely.** |
| IE000637 | Turloughmore (Sligo) SAC | **OUT** | **Conservation Objectives**<br>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. |

| European Site Code | Name | Screened IN/OUT | Details/Reason |
|---|---|---|---|
| | | | **Qualifying Interests**<br>Turloughs [3180]<br><br>**Potential Impact**<br>The proposed development site is located approximately 10.3 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC.<br><br>No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.<br><br>**No significant effects are likely.** |
| IE001673 | Lough Arrow SAC | **OUT** | **Conservation Objectives**<br>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.<br><br>**Qualifying Interests**<br>Hard oligo-mesotrophic waters with benthic vegetation of *Chara spp.* [3140]<br><br>**Potential Impact**<br>The proposed development site is located approximately 10.9 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC.<br><br>No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.<br><br>**No significant effects are likely.** |
| IE000638 | Union Wood SAC | **OUT** | **Conservation Objectives**<br>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.<br><br>**Qualifying Interests**<br>Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]<br><br>**Potential Impact**<br>The proposed development site is located approximately 11.4 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC.<br><br>No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.<br><br>**No significant effects are likely.** |

| European Site Code | Name | Screened IN/OUT | Details/Reason |
|---|---|---|---|
| IE001899 | Clonakillina Lough SAC | **OUT** | **Conservation Objectives**<br>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.<br>**Qualifying Interests**<br>Transition mires and quaking bogs [7140]<br><br>**Potential Impact**<br>The proposed development site is located approximately 11.6 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC.<br><br>No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.<br><br>**No significant effects are likely.** |
| IE000662 | Ballysadare Bay SAC | **OUT** | **Conservation Objectives**<br>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.<br><br>**Qualifying Interests**<br>Estuaries [1130]<br>Mudflats and sandflats not covered by seawater at low tide [1140]<br>Embryonic shifting dunes [2110]<br>Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) [2120]<br>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]<br>Humid dune slacks [2190]<br>*Vertigo angustior* (Narrow-mouthed Whorl Snail) [1014]<br>*Phoca vitulina* (Harbour Seal) [1365]<br><br>**Potential Impact**<br>The proposed development site is located approximately 13 km from this SAC. There is no 'direct' Source-Pathway linkage between the proposed development site and the SAC.<br><br>There is an indirect pathway from the propsoed development to this SAC via surface water drainage. After attenuation onstite, surface water will discharge to a local stream network on the opposite side of the Camross Road. This stream network, classified as part of the Owenmore River under the WFD, drains to the Owenmore River to the south, and the Owenmore ultimately discharges into Ballysadare Bay SAC. However, given the minimum distance from the proposed development site to this European Site (13 km), the scale of the proposed development, and the fact that surface water drainage will be directed to an existing public surface water network, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network and River Owenmore via the indirect surface water pathway.<br><br>In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. No potential impact is foreseen. |

| European Site Code | Name | Screened IN/OUT | Details/Reason |
|---|---|---|---|
| | | | There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.<br><br>**No significant effects are likely.** |
| IE002298 | River Moy SAC | **OUT** | **Conservation Objectives**<br>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.<br><br>**Qualifying Interests**<br>Lowland hay meadows (*Alopecurus pratensis, Sanguisorba officinalis*) [6510]<br>Active raised bogs [7110]<br>Degraded raised bogs still capable of natural regeneration [7120]<br>Depressions on peat substrates of the *Rhynchosporion* [7150]<br>Alkaline fens [7230]<br>Old sessile oak woods with *Ilex* and *Blechnum* in the British Isles [91A0]<br>Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion, Alnion incanae, Salicion albae*) [91E0]<br>*Austropotamobius pallipes* (White-clawed Crayfish) [1092]<br>*Petromyzon marinus* (Sea Lamprey) [1095]<br>*Lampetra planeri* (Brook Lamprey) [1096]<br>*Salmo salar* (Salmon) [1106]<br>*Lutra lutra* (Otter) [1355]<br><br>**Potential Impact**<br>The proposed development site is located approximately 13.1 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC.<br><br>No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.<br><br>**No significant effects are likely.** |
| IE002006 | OX Mountains Bogs | **OUT** | **Conservation Objectives**<br>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.<br><br>**Qualifying Interests**<br>Oligotrophic waters containing very few minerals of sandy plains (*Littorelletalia uniflorae*) [3110]<br>Natural dystrophic lakes and ponds [3160]<br>Northern Atlantic wet heaths with *Erica tetralix* [4010]<br>European dry heaths [4030]<br>Blanket bogs (* if active bog) [7130]<br>Transition mires and quaking bogs [7140]<br>Depressions on peat substrates of the *Rhynchosporion* [7150]<br>*Vertigo geyeri* (Geyer's Whorl Snail) [1013]<br>*Saxifraga hirculus* (Marsh Saxifrage) [1528] |

| European Site Code | Name | Screened IN/OUT | Details/Reason |
|---|---|---|---|
| | | | **Potential Impact**<br>The proposed development site is located approximately 13.6 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC.<br><br>No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site.<br><br>**No significant effects are likely.** |
| **Special Protection Areas** | | | |
| IE004050 | Lough Arrow SPA | **OUT** | **Conservation Objectives**<br>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.<br><br>**Qualifying Interests**<br>Little Grebe (*Tachybaptus ruficollis*) [A004]<br>Tufted Duck (*Aythya fuligula*) [A061]<br>Wetland and Waterbirds [A999]<br><br>**Potential Impact**<br>The proposed development site is located approximately 10.9 km from this SPA. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SPA.<br><br>No potential impact is foreseen. There is no direct or indirect pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.<br><br>**No significant effects are likely.** |
| IE004129 | Ballysadare Bay SPA | **OUT** | **Conservation Objectives**<br>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.<br><br>**Qualifying Interests**<br>Light-bellied Brent Goose (*Branta bernicla hrota*) [A046]<br>Grey Plover (*Pluvialis squatarola*) [A141]<br>Dunlin (*Calidris alpina*) [A149]<br>Bar-tailed Godwit (*Limosa lapponica*) [A157]<br>Redshank (*Tringa totanus*) [A162]<br>Wetland and Waterbirds [A999]<br><br>**Potential Impact**<br>The proposed development site is located approximately 13 km from this SPA. There is no 'direct' Source-Pathway linkage between the proposed development site and the SPA.<br><br>There is an indirect pathway from the propsoed development to this SPA via surface water drainage. After attenuation onstite, surface water will discharge to a local stream network on the opposite side of the Camross Road. This stream network, classified as part of the Owenmore River under the WFD, drains to the Owenmore River to |

| European Site Code | Name | Screened IN/OUT | Details/Reason |
|---|---|---|---|
| | | | the south, and the Owenmore ultimately discharges into Ballysadare Bay SPA. However, given the minimum distance from the proposed development site to this European Site (13 km), the scale of the proposed development, and the fact that surface water drainage will be directed to an existing public surface water network, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network and River Owenmore via the indirect surface water pathway.<br><br>In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.<br><br>**No significant effects are likely.** |
| IE004048 | Lough Gara SPA | **OUT** | **Conservation Objectives**<br>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.<br><br>**Qualifying Interests**<br>Whooper Swan (*Cygnus cygnus*) [A038]<br>Greenland White-fronted Goose (*Anser albifrons flavirostris*) [A395]<br><br>**Potential Impact**<br>The proposed development site is located approximately 13.7 km from this SPA. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SPA.<br><br>No potential impact is foreseen. There is no direct or indirect pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site.<br><br>**No significant effects are likely.** |

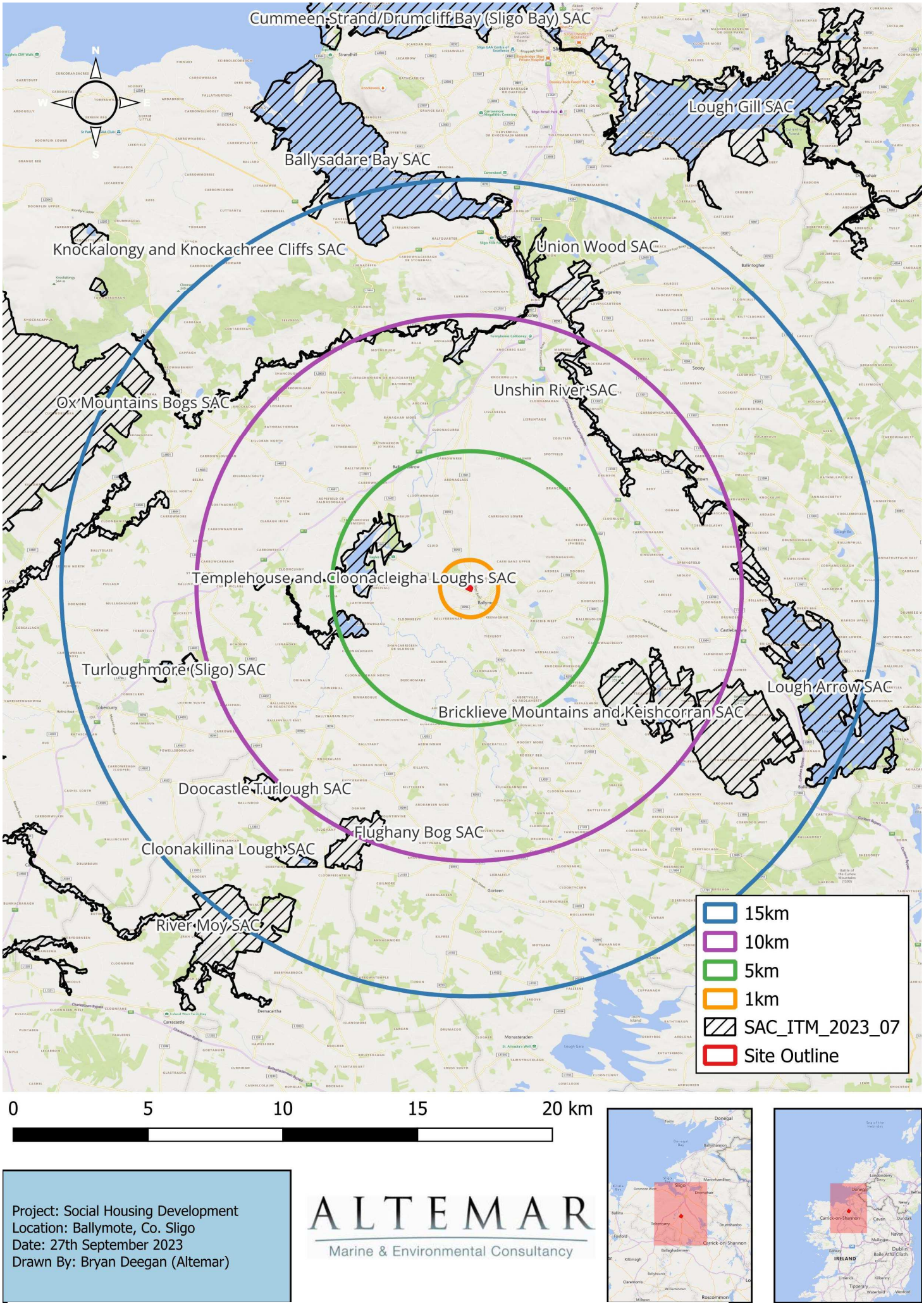
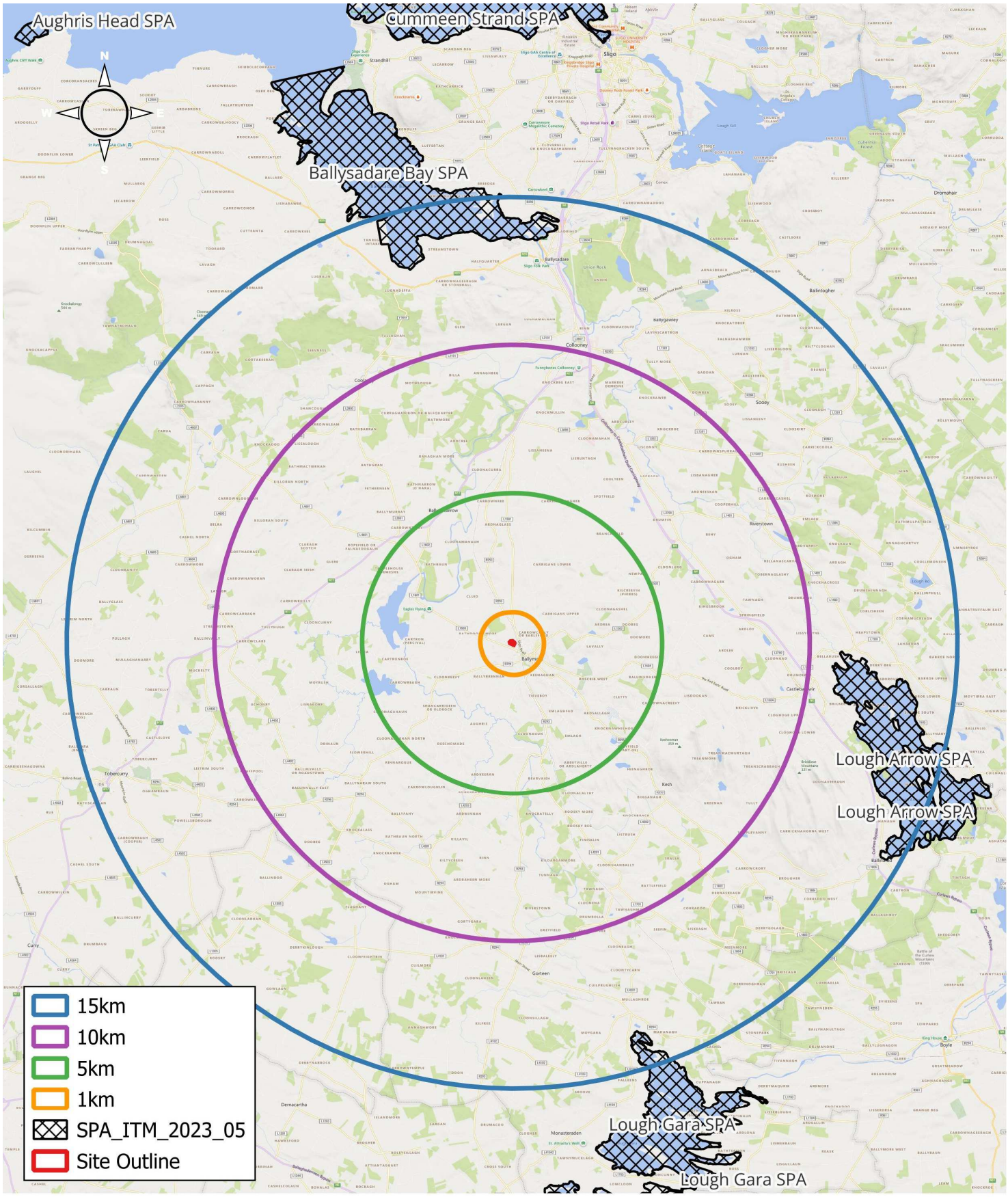



***Figure 10.*** *Special Areas of Conservation (SAC) within 15km of the subject site*




Project: Social Housing Development
Location: Ballymote, Co. Sligo
Date: 27th September 2023
Drawn By: Bryan Deegan (Altemar)

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***Figure 11.*** *Special Protection Areas (SPA) within 15km of the subject site*

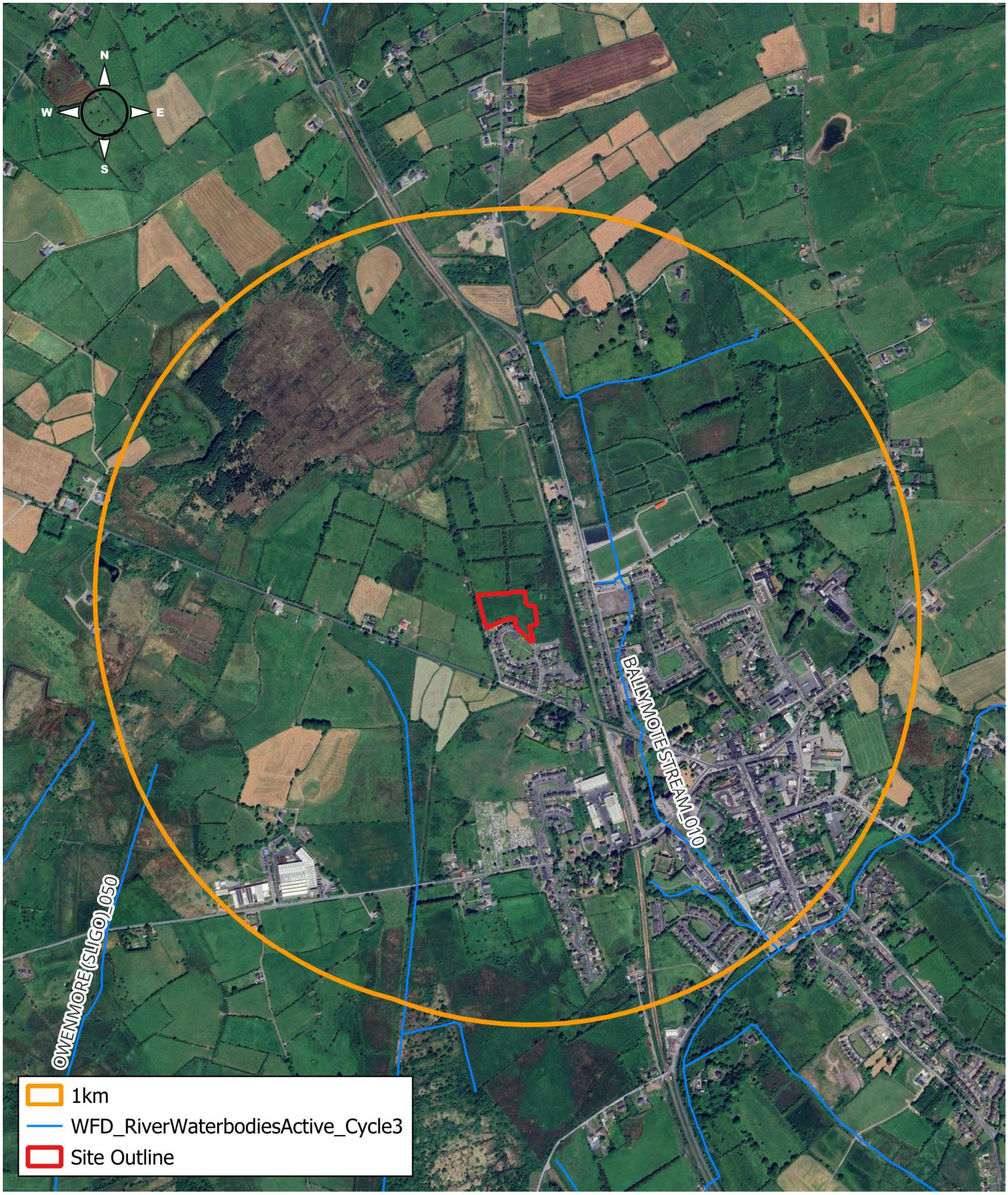


***Figure 12.*** *Waterbodies proximate to the subject site*

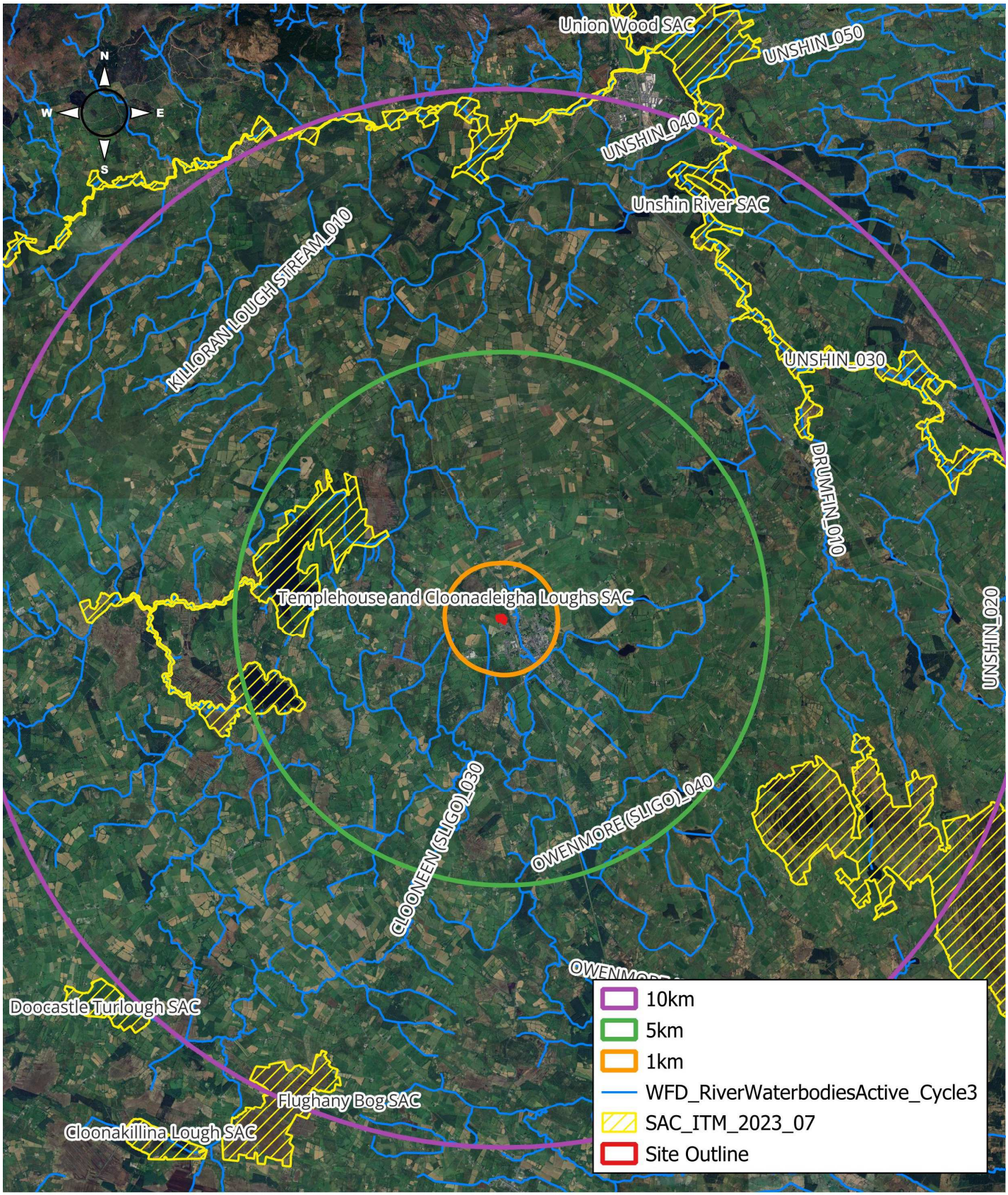


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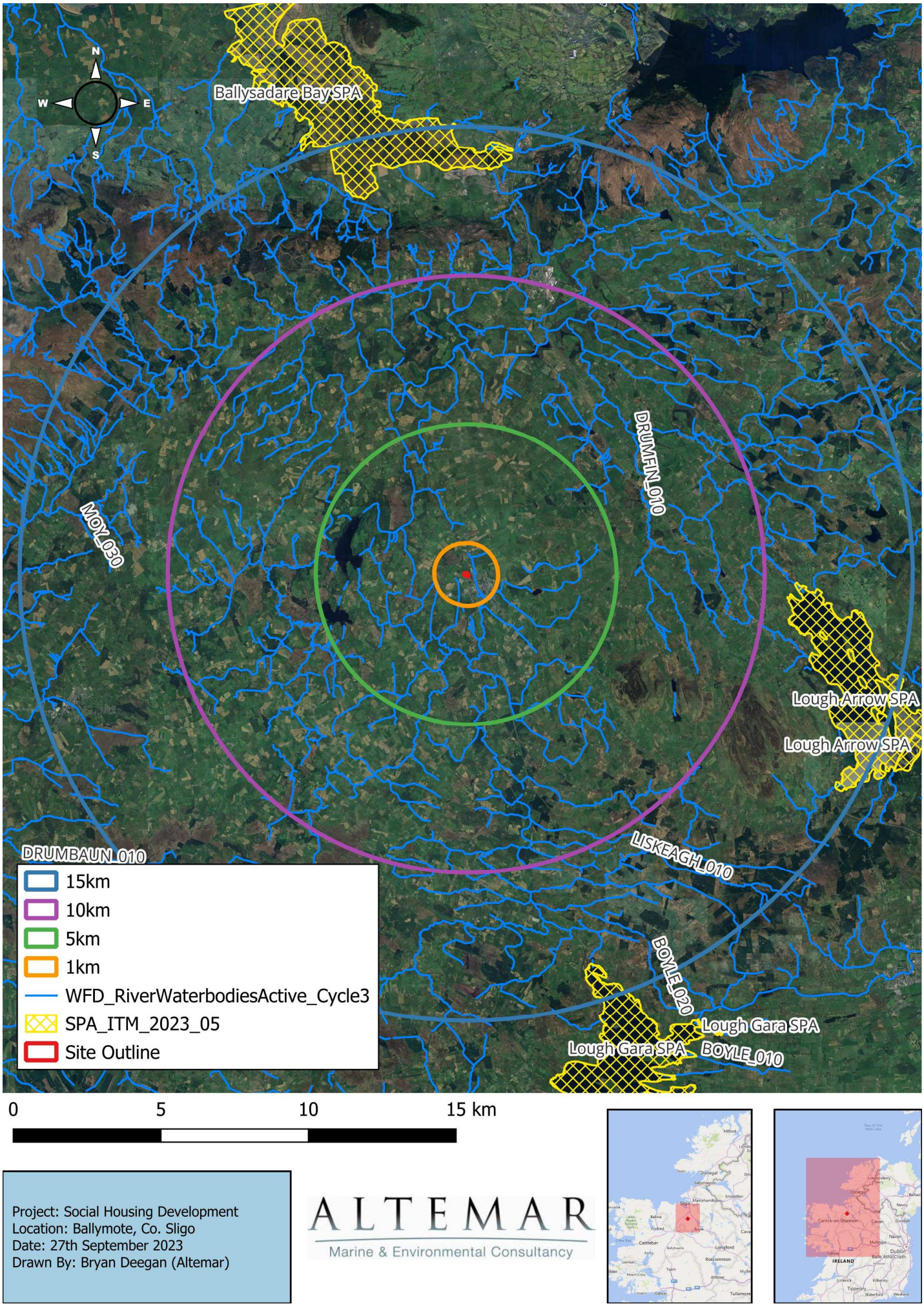
***Figure 13.*** *Waterbodies and SACs with an indirect pathway to subject site*

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Location: Ballymote, Co. Sligo
Date: 27th September 2023
Drawn By: Bryan Deegan (Altemar)

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***Figure 14.*** *Waterbodies and SPAs with an indirect pathway to subject site*

## In-Combination Effects

There are several development proposals located in the areas surrounding the subject site. The following is a list of planning application(s) as identified on the Department of Housing, Local Government and Heritage's 'National Planning Application Database' portal:

***Table 3**. In-combination effects considered*

| Ref. No. | Address | Proposal |
|---|---|---|
| 2138 | Camross Td. , Ballymote , Co. Sligo | development consisting of the following; (1) Proposed demolition of existing dwelling house, (2) Construction of a detached dwelling house, (3) Proposed proprietary treatment plant and soil polishing filter, (4) Proposed upgrading of the existing site entrance and all associated site works |
| 2347 | Stonepark Td , Sligo Road , Ballymote | development consisting of the construction of a new Community Centre, along with all associated parking and site works |
| 2093 | Camross , Ballymote , Co Sligo F56 CH52 | Development consisting of the retention of (a) garage with first floor storage area (b) single storey garage (c) single storey shed |
| 21414 | Block 2 , Ballymote Business Park , Carrownanty | Development consisting of the following; (1) new extension to the rear of the existing unit (2) retain modifications to the existing elevations as previously granted under 01673 (3) change of use of part of the existing unit to a tap room and visitor centre and ancillary office space (4) to retain existing storage shed to the side and rear of the unit (5) and all associated site works |
| 20346 | St. Anne's , Carrownanty , Ballymote | development consisting of a) Construction of new extensions (Total Area 113.31m2) consisting of single storey extension, within existing covered proch area at front elevation, single storey side extension and two storey rear extension b) Demolition of existing garage to side of existing dwelling, two storey annex and single storey conservatory to rear of existing dwelling (Total Area 32.60m2) c) Amendments to front and eastern elevations d) Construction of new garage together with all associated site works |
| 21423 | Block 2 , Ballymote Business Park , Carrownanty | Development consisting of (1) new extension to the rear of the existing unit (2) retain modifications to the existing elevations as previously granted under 01673 (3) change of use of part of the existing unit to a tap room and visitor centre to include the sale of alcohol on and off the premise and ancillary office space (4) to retain existing storage shed to the side and rear of the unit (5) and all associated site works |
| 201 | Ballybrennan , Ballymote , Co. Sligo | development consisting of the following (1) construction of a new office, storage, and manufacturing facility (Manufacturing/Storage area 1871m2, Office, reception and meeting area 241m2) (2) Construct 3 no. Material Silos (3) Construct new road access approximately 200m East of the existing access, and new access road. (4) All ancillary services associated with the development. |
| 22343 | Top Oil Ballymote Service Station at Abbey Terrace , Ballymote , Co. Sligo | development consisting of (1) Demolition of the doctors surgery building on adjacent site; (2) Demolition of the fuel storage store, cold rooms and roof cover to storage areas; (3) Removal of the portable toilet cabin and storage container; (4) Construction of a single storey & porch extensions (100.9 sq.m) to the existing service station building with ancillary Off-licence use; (5) Reconfiguration of the internal ground floor layout of the existing building to provide retail area (89.9 sq.m), including Off-licence use (10.2 sq.m), seating area (18 sq.m) and deli area (27 sq.m); (6) Construction of a new fuel storage shed (50.8 sq.m); (7) Extension to the service station site to provide additional car parking including 2 no. EV charging points, improved traffic circulation, relocated car wash, external seating area, bicycle parking, reorientated pump islands, new fuel dispenser, forecourt & |

| Ref. No. | Address | Proposal |
|---|---|---|
| | | canopy extensions, new remote dispenser & truck forecourt and all associated site & drainage works |

Following an analysis of development proposals proximate to the subject site, it is considered that in combination effects with other existing and proposed developments in proximity to the application area would be unlikely, neutral, not significant, and localised. It is concluded that no significant effects on Natura 2000 sites are likely as a result of the proposed development in combination with other projects. No in combination effects are foreseen.

**No projects in the vicinity of the proposed development would be seen to have a significant in combination effect on Natura 2000 sites.**

## Conclusions

The proposed development site is located within a suburban/agricultural environment. The nearest European site is Templehouse and Cloonacleigha Loughs SAC (2.8km or 5km via indirect hydrological pathway). The nearest waterbody to the subject site is a local stream network classified under the WFD as part of the Owenmore River, located approximately 800m south of the proposed development. Foul wastewater from the proposed development will be directed to the existing foul sewer network in Mountain Drive. This network continues through Ballymote Town serving other developments and ultimately outfalls at the Ballymote Wastewater Treatment Plant circa 1.5km to the south of the development site where it will be treated under license. Surface water drainage from the proposed development will discharge to the local surface water network, drainage ditch and stream network on the opposite side of the Camross Road. The stream drains to the Owenmore River to the south, and the Owenmore ultimately discharges into Ballysadare Bay. Prior to reaching Ballysadare Bay, the Owenmore River flows into Templehouse and Cloonacleigha Loughs SAC. There is therefore an indirect pathway between the proposed development site and this SAC. However, given the minimum distance from the proposed development site to this European Site (2.8 km or 5km via hydrological pathway), the scale of the proposed development, and the fact that surface water drainage will be directed to an existing public surface water network, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network and River Owenmore. In the absence of mitigation, no significant effects on European sites are likely. No specific mitigation is required to prevent impacts on European sites.

Having taken into consideration the foul and surface water drainage from the proposed development, the distance between the proposed development to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites, and the dilution and settlement effect within the existing public surface water drainage network via the indirect pathway during operation, it is concluded that the proposed development would not give rise to any significant effects to designated sites. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites.

This report presents a Stage 1 Appropriate Assessment Screening for the Proposed Development, outlining the information required for the competent authority to screen for appropriate assessment and to determine whether the Proposed Development, either alone or in combination with other plans and projects, in view of best scientific knowledge, is likely to have a significant effect on any European or European site.

Based on the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

## Data used for AA Screening

NPWS site synopses and Conservation objectives of sites within 15km were assessed. The most recent SAC and SPA boundary shapefiles were downloaded and overlaid on Bing Road maps and satellite imagery.

# References


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21. NPWS (2013) Conservation Objectives: Ballysadare Bay SPA 004129. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
22. NPWS (2022) Conservation objectives for Lough Gara SPA [004048]. First Order Site-specific Conservation Objectives Version 1.0. Department of Housing, Local Government and Heritage.