



An
Bord
Pleanála

Inspector's Report ABP-321800-25

Development	Change to roof design and fenestration's design, angle, and positions. Retention of shed (previous planning permission 19/153)
Location	Glennagoolagh, Ballisadare, Co. Sligo.
Planning Authority	Sligo County Council
Planning Authority Reg. Ref.	2460143
Applicant(s)	Owen Mc Lean
Type of Application	Retention Permission
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	Fidelma Flynn
Observer(s)	None
Date of Site Inspection	15 th April 2025
Inspector	Alan Di Lucia

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Appendix 1 – Form 1: EIA Pre-Screening

Form 2: EIA Preliminary Examination

Appropriate Assessment Screening Report

1.0 Site Location and Description

- 1.1. The appeal site is located in the Townland of Glennagoolagh, Co. Sligo. The appeal site is approximately 3km to the south of Sligo Town and 2km to the east of Ballysadare. The site is accessed from the L-36033 local road, which is a cul-de-sac, which is subsequently accessed from the R284 Regional Road.
- 1.1.1. The appeal site currently consists of a recently constructed single storey dwelling house, wastewater water treatment system and large domestic shed. The constructed house is significantly elevated above the L-36033. The surrounding areas consists of rural housing and open agricultural farmland and forestry.

2.0 Proposed Development

- 2.1. The development consists of the retention of the dwelling house as constructed, consisting of the following:
- Change to the roof design
 - Change to the fenestrations design & positions
 - Change to the oriented angle and position.

Retention is also sought for the domestic shed as constructed.

3.0 Planning Authority Decision

3.1. Further Information

The Planning Authority requested further information regarding the development relating to:

- Layout plan accurately detailing the location of the house as granted under (P19/153)
- Cross section detailing the as built levels to be retained
- Layout plan and report detailing all changes surrounding the subject house which differ from the as permitted development granted under (P19/153)

- Submit details as to the certification of the on-site waste water treatment system as conditioned under the permitted planning permission (P19/153).

All information was submitted to the Planning Authority. Revised layout plans and sections detailing the difference between the as constructed development and the permitted development were submitted to the satisfaction of the Planning Authority. Details regarding the installation and certification of the on-site wastewater treatment unit were submitted to the satisfaction of the Planning Authority.

3.2. Decision

Following receipt and assessment of the further information received, the Planning Authority issued a notification of decision to grant planning subject to four conditions.

Conditions of Note include:

- Cond. 2(h) ensure potable water supply is available at this location and connection to Uisce Eireann Network
- Cond. 3 proper provision shall be made to ensure that no surface water is diverted or allowed to flow onto the adjoining public road.

3.3. Planning Authority Reports

3.3.1. Planning Reports

The Planner's report had regard to the following planning issues.

- The Sligo County Development Plan 2024-2030 was adopted prior to the submission of the further information, therefore the application is re-assessed under the provisions of the new plan.
- The differences between the permitted development and the development to be retained and concluded that the revisions can be accommodated on site without having an adverse impact on the visual and residential amenities of the area.
- The wastewater treatment unit is in accordance with the permitted development.

- Did not consider that either Appropriate Assessment or Environmental Impact Assessment was required.

3.3.2. Other Technical Reports

- Environment Section No objection subject to conditions regarding the wastewater treatment unit and water supply.

3.4. Prescribed Bodies

None

3.5. Third Party Observations

One third party submission received by the Planning Authority related to the following issues:

- Surface water discharge from the site onto public road and appellants property
- Access road gradient aids the speed of surface water discharge and gradient in excess of what was conditioned under (19/153)

4.0 Planning History

4.1. On Appeal Site

PA Ref. P19/153

Permission granted to demolish existing stone cottage, to construct a single storey dwelling house and the installation of a wastewater treatment plant with percolation area and all associated ground and site works.

5.0 Policy Context

5.1. Development Plan

- 5.1.1. The Sligo County Development Plan 2024-2030 (SCDP) is the relevant statutory development plan for the area.
- 5.1.2. The appeal site is within an area designated as a Sensitive Rural Landscape, which are classified as areas that tend to be open in character, highly visible, with intrinsic qualities and low capacity to absorb new development.

P-LCP-4 Strictly control new development in designated Sensitive Rural Landscapes, while considering exceptions that can demonstrate a clear need to locate in the area concerned. Ensure that any new development in designated Sensitive Rural Landscapes:

- does not impinge in any significant way on the character, integrity, and distinctiveness of the area.
- does not detract from the scenic value of the area.
- meets high standards of siting and design.
- satisfies all other criteria with regard to, inter alia, servicing, public safety, and prevention of pollution

5.2. Natural Heritage Designations

The following Heritage Sites are located within the vicinity of the appeal site

Site Code	Site Name	Distance (Approx.)
000663	Union Wood SAC	1.4km
000622	Ballysadare Bay SAC	2.0km
001898	Unshin River SAC	2.3km
001976	Lough Gill SAC	2.4km
004129	Ballysadare Bay SPA	2.0km
001902	Slieveward Bog NHA	3.5km

5.3. EIA Screening

- 5.3.1. The proposed development has been subject to preliminary examination for Environmental Impact Assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

6.0 The Appeal

6.1. Grounds of Appeal

The grounds of appeal can be summarised as follows:

- Their property is located immediately to the northwest separated from the appeal site by the existing narrow road. The appeal site is considerable elevated over the property.
- Planning Authority attached no conditions related to the status of the previous grant of permission and argue that several aspects of the parent permission remain unaffected by the current application namely the access road / entrance.
- States that conditions relating to access road and surface water discharge attached to previous permission are not in compliance.
- Outlines Section 33.2.5 of the SCDP in relation to surface water and notes no calculations submitted with the planning application to demonstrate that surface water will not discharge onto the public road and their property.
- The appellant is concerned with the ongoing surface water discharge and run-off from the appeal site onto the adjoining public road and subsequently onto their property. The structural stability of the front roadside boundary is concerning.

- Elevated nature of site and provision of an impervious tarmacadam surface contribute to significant volumes of surface water discharging from the site and the measures implemented on site have not eradicated the issue.
- Photographs have been included as part of the appeal.
- Front boundary wall has collapsed and is concerned about the risk to road users and is concerned that this has resulted due to changes in site levels and surface water runoff..
- Secondary issue relating to increased frost and ice accumulations at the location of the entrance during winter months resulting from surface water runoff.

6.2. Applicant Response

- Outlines Appellant's property consists of agricultural land with structure which houses animals, points out that narrow road mentioned in appeal does not separate the property. Outlines ownership issues and notes Appellant's residence is not at this location.
- In relation to surface water management, details 4 no. constructed soak pits on the lawn of the applicants property, surface water generated by the roof discharges to these soak pits.
- The structural wall collapse was a result of the removal of Rhododendrons, and has now been reinstated, report from structural engineer submitted as part of the appeal confirms the boundary structure is of suitable construction and assuming continued good maintenance will continue to be in good working order.
- Notes photos submitted with appeal were taken during construction and suggests surface water is from saturated lands within the lower area of a narrow path and road edge off the cliff edge on the adjoining lands.
- Points out that there was an existing habitable house on site before the redevelopment occurred and that other properties at this location are elevated in nature.

- Outlines the material used to finish the drive way is of similar material used to other houses.
- Points out that the appellants photographic evidence, does not clearly demonstrate that surface water is from the appellants site, and such photos were taken during construction and prior to finalised ground works. All ground works relating to surface water disposal have been detailed.
- In relation to the secondary issue, the key contributor is from surface water run-off from adjoining lands.

6.3. **Planning Authority Response**

- None

7.0 **Assessment**

7.1. Having examined the application details and all documentation on file, including the submissions and observations received in relation to the appeal, and inspected the site and having regard to local policies and guidance, I consider that the main issues in relation to the appeal are as follows:.

- Principle of the Development.
- Surface Water Run-off
- Other Matters

7.2. **Principle of Development**

7.2.1. As planning permission has been previously permitted at this location under P19/159, My assessment will focus on the alterations to the house as permitted in relation to the Sligo County Development Plan 2024-2034, which designates the location of the appeal site as a 'Sensitive Rural Landscape'.

7.2.2. P-LCP-4 of the SCDP states to" Strictly control new development in designated Sensitive Rural Landscapes, while considering exceptions that can demonstrate a clear need to locate in the area concerned." I am satisfied that the exceptions required to demonstrate a clear need to locate in the area concerned have not significantly altered from the previous County Development Plan and were assessed

in the previous permitted planning application, therefore I consider that there is no need to revisit these issues as both planning applications were made by the same applicant. The Policy also states that to “ Ensure that any new development in designated Sensitive Rural Landscapes:

- does not impinge in any significant way on the character, integrity, and distinctiveness of the area.
- does not detract from the scenic value of the area.
- meets high standards of siting and design.
- satisfies all other criteria with regard to, inter alia, servicing, public safety, and prevention of pollution”

My assessment will examine the development proposal in this regard.

7.2.3. Planning Permission was granted by the Planning Authority for a dwelling house and wastewater treatment system at this location under planning reference P19/153. The dwelling house as constructed is centred between the front wall of the original cottage, which was demolished and the rear of the building line of the dwelling house permitted under P19/153. The position of the constructed dwelling is orientated approximately by three degrees and relocated approximately 5.5 metres towards the eastern boundary of the site. The finished floor level of the as constructed dwelling house is indicated at 42.32m which is 0.07m higher than the house permitted under P19/153.

7.2.4. The roof profile has changed from a two pitched roof design to an A-framed roof design by raising the height of the roof to the rear of the permitted house to the existing ridge height. The fenestration has changed with the omission of side door replaced by window and a window omission on the western elevation and the omission of two windows to the eastern elevation.

7.2.5. There is no change to the design of the domestic shed and the position as constructed is located on the footprint of domestic shed permitted under P19/153. However, the finished floor level of the constructed shed is 0.5m higher than as permitted under P19/153.

7.2.6. I am satisfied, based on my site inspection, that the relocation of the as constructed dwelling does not significantly differ from the permitted dwelling. The varied roof

design to the rear section of the dwelling does not extend above the ridge height of the permitted dwelling. The changes to the elevations are considered minor and do not significantly alter the character of the dwelling from that permitted under p19/153. The shed is located to the rear of the existing dwelling house. Having regard to the planning history and the as constructed changes to the permitted dwelling, I consider that the development does not impinge in any significant way on the character, integrity and distinctiveness of the area and does not detract from the scenic value of the area. I am satisfied that the changes to the house design meet the high standards of siting and design and conclude that the development complies with Policy P-LCP-4 of the SCDP and is acceptable in principle.

7.3. Surface Water Run-off.

- 7.3.1. The appellant is concerned with the ongoing surface water discharge and run-off from the appeal site onto the adjoining public road and subsequently onto their property. The concern relates to the gradient and recent tarmacadam surface applied to the access road contributing to a significant volume of surface water discharging onto the road and the lack of adequate measures implemented to mitigate the issue.
- 7.3.2. The applicant states that there is sufficient surface water attenuation on site and notes that the evidence presented in the appeal was during construction and outlines the surface water attenuation installed throughout the site since the completion of the dwelling house.
- 7.3.3. From my site inspection, I noted that the access to the domestic shed is an unfinished surface with a surface water drain at the intersection where the surface transitions to tarmacadam. Surface water is then discharged to a soak pit via a drainage channel
- 7.3.4. I noted that surface water run-off from the roof profile of the dwelling house is collected and directed towards the surface water system constructed around the dwelling house.
- 7.3.5. I am satisfied based on my site inspection that surface water run-off from the domestic shed and dwelling house is adequately disposed of to the surface water system, which discharges to the opposite side of the public road. I note that the appellant's evidence only details surface water run-off onto the public road at this

location and from my site inspection it is evident that works relating to the surface water disposal system have since been completed.

7.3.6. From my site inspection, I noted the location of a number of surface water collection drains along the access road and the presence of a drainage channel at the foot of the access road, which directs surface water to a soak pit. It is not clear from the details submitted if the drainage channel is adequately sized to facilitate surface water attenuation. However, I am satisfied that this can be confirmed by condition with the Planning Authority.

7.3.7. In conclusion, based on my site inspection and the details presented by both the applicants and the appellants, that there is no clear evidence that surface water from the tarmacadamed access is discharging significant volumes of surface water onto the public road. However I am satisfied that adequately sized drains as part of the surface water mitigation system on site would provide sufficient surface water attenuation. I recommend that permission be granted subject to a condition to agree details of surface water attenuation with the Planning Authority.

7.4. Other Matters

7.4.1. I note that the applicants response to the appeal that the removal of Rhododendron from the roadside boundary was may have contributed to its collapse. However, I am satisfied, based on my inspection of the site and the structural survey submitted by the applicant in response to the appeal, that the reconstructed roadside boundary wall has been reconstructed and structurally stable.

7.4.2. I consider the separation between the appellant's lands and the applicants property either by public or private road is a legal issue. However from my site inspection and the details submitted with the appeal, I am of the opinion that a public road separates the applicants site and the private roadway that forms part of the appellants lands.

7.4.3. I do no considered that the secondary issues relating to increased front and ice during winter can be either confirmed or attributed to any particular source at this location. However surface water attenuation should alleviate any issues with frost or ice at this location.

- 7.4.4. In the event of a grant of planning permission, the Development Contribution Scheme for Sligo County Applies Contribution Scheme (2018) would apply.

8.0 AA Screening

- 8.1.1. I carried out an Appropriate Assessment Stage 1 Screening (Appended to this report and concluded that In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on any named European Sites in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- The nature of the work involved.
- The sites' location and distance from the nearest European Site and the lack of any connections

9.0 Recommendation

Having regard to the foregoing, I recommend that permission is granted subject to conditions hereunder.

10.0 Reasons and Considerations

Having regard to the nature and extent of the development to be retained, the design characteristics and the planning history of the site and the provisions of the Sligo County Development Plan 2024-2030. It is considered that subject to compliance with conditions below that the development to be retained would not detract from the scenic value of the area and that adequate mitigation will alleviate any issues regarding surface water disposal.

11.0 Conditions

1. The development shall be in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 11th day of December 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the Planning Authority and the development shall be completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. All relevant conditions attached to Planning Application P19/153, shall continue to apply to this permission, except as may be otherwise to comply with the following conditions.

Reason: In the interest of clarity.

3. Proper provision shall be made to ensure that no surface water is diverted or allowed to flow onto the public road. The applicant shall submit details for the disposal of all surface water from the site for the written agreement of the Planning Authority.

Reason: To prevent flooding and in the interests of sustainable drainage.

4. A potable water supply shall be provided that complies with the requirements of the European Union (Drinking Water) Regulations, 2023 (S.I.No.99 of 2023). The potable water supply to serve the residence shall be taken from the Uisce Eireann mains network or as otherwise agreed with the Planning Authority.

Reason: In the interests of public health.

5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be subject to any

applicable indexation provisions of the Scheme at the time of payment.

Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Alan Di Lucia
Senior Planning Inspector

May 2025

Form 1 - EIA Pre-Screening

Case Reference	ABP-321800
Proposed Development Summary	<p>The development consists of the retention of the dwelling house as constructed, consisting of the following:</p> <ul style="list-style-type: none"> • Change to the roof design • Change to the fenestrations design & positions • Change to the oriented angle and position. <p>Retention is also sought for the domestic shed as constructed.</p>
Development Address	Glennagoolagh, Ballisadare, Co. Sligo.
	In all cases check box /or leave blank
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a 'Project.' Proceed to Q2. <input type="checkbox"/> No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	

3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
<input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
<input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	Class.....10 (b) (i) Construction of more than 500 dwelling units

4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes <input type="checkbox"/>	
No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3) <i>I</i>

Form 2 - EIA Preliminary Examination

Case Reference	
Proposed Development Summary	<p>The development consists of the retention of the dwelling house as constructed, consisting of the following:</p> <ul style="list-style-type: none"> • Change to the roof design • Change to the fenestrations design & positions • Change to the oriented angle and position. <p>Retention is also sought for the domestic shed as constructed.</p>
Development Address	Glennagoolagh, Ballisadare, Co. Sligo.
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	The development relates to the revisions to an existing rural house permitted planning in 2019. The orientation and position is slightly changed, Minor changes to roof design and window fenestrations
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic,	Location is a rural area, with minor changes to location and elevational fenestration details

cultural, or archaeological significance).	
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects, and opportunities for mitigation).	None
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	Schedule 7A Information required to enable a Screening Determination to be carried out.
There is a real likelihood of significant effects on the environment.	EIAR required.

Inspector: _____ Date: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)

**Screening for Appropriate Assessment
Test for likely significant effects**

Step 1: Description of the project and local site characteristics

Brief description of project	<p>The development consists of the retention of the dwelling house as constructed, consisting of the following:</p> <ul style="list-style-type: none"> • Change to the roof design • Change to the fenestrations design & positions • Change to the oriented angle and position. <p>Retention is also sought for the domestic shed as constructed.</p>
Brief description of development site characteristics and potential impact mechanisms	<p>The subject site is for the slight repositioning of a rural house granted permission under planning reference 19/153, The installed septic tank complies with the provisions of the EPA code of Practice</p>
Screening report	No
Natura Impact Statement	No
Relevant submissions	None

Step 2. Identification of relevant European sites using the Source-pathway-receptor model

[List European sites within **zone of influence** of project in Table and **refer** to approach taken in the AA Screening Report as relevant- there is no requirement to include long list of irrelevant sites.]

European Site (code)	Qualifying interests¹ Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connections²	Consider further in screening³ Y/N
Union Wood SAC (000638)	91A0 Old sessile oak woods with Ilex and Blechnum in the British Isles	1.4km	No	No
Ballysadare Bay SAC (000622)	1130 Estuaries 1140 Mudflats and sandflats not covered by seawater at low tide 2110 Embryonic shifting dunes 2120 Shifting dunes along the shoreline with Ammophila	2.0km	No	No

	arenaria (white dunes) 2130 Fixed coastal dunes with herbaceous vegetation (grey dunes)* 2190 Humid dune slacks 1014 Narrow-mouthed Whorl Snail (<i>Vertigo angustior</i>) 1365 Harbour Seal (<i>Phoca vitulina</i>)			
Lough Gill SAC (001976)	3150 Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) 91A0 Old sessile oak woods with Ilex and Blechnum in the British Isles 91E0 Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae)* 1092 White-clawed Crayfish (<i>Austropotamobius pallipes</i>) 1095 Sea Lamprey (<i>Petromyzon marinus</i>) 1096 Brook Lamprey (<i>Lampetra planeri</i>) 1099 River Lamprey (<i>Lampetra fluviatilis</i>) 1106 Salmon (<i>Salmo salar</i>) 1355 Otter (<i>Lutra lutra</i>)	2.3km	No	No
Unshin River SAC (001989)	260 Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) 6410 Molinia meadows on calcareous, peaty or clayey-			

	silt-laden soils (Molinion caeruleae) 91E0 Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae)* 1106 Salmon (<i>Salmo salar</i>) 1355 Otter (<i>Lutra lutra</i>)			
Ballysadare Bay SPA (004129)	A046 Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) A141 Grey Plover (<i>Pluvialis squatarola</i>) A149 Dunlin (<i>Calidris alpina</i>) A157 Bar-tailed Godwit (<i>Limosa lapponica</i>) A162 Redshank (<i>Tringa totanus</i>) Wetlands	2.0km	No	No

¹ Summary description / **cross reference to NPWS website** is acceptable at this stage in the report

² Based on source-pathway-receptor: Direct/ indirect/ tentative/ none, via surface water/ ground water/ air/ use of habitats by mobile species

³if no connections: N

Step 3 Conclude if the proposed development could result in likely significant effects on a European site.

I conclude that the proposed development (alone) would not result in likely significant effects on the Lough Swilly SAC and SPA. The proposed development would have no likely significant effect in combination with other plans and projects on any European site(s). No further assessment is required for the project.

No mitigation measures are required to come to these conclusions.

Screening Determination

Finding of no likely significant effects

In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on any named European Sites in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- The nature of the work involved.
- The sites' location and distance from the nearest European Site and the lack of any connections