Inspector's Report ABP-322018-25.

Development	Proposed Flood Relief Scheme.
Location	Townlands of Ardakip More, Killananima and Corcusconny, Dromahair Co Leitrim.
Local Authority	Leitrim County Council.
Type of Application	Application for approval made under Section 177(AE) of the Planning and Development Act, 2000 (local authority development requiring appropriate assessment)
Prescribed Bodies	Inland Fisheries Ireland An Taisce An Comhairle Ealaíon Fáilte Ireland The Heritage Council ESB Development Applications Unit, Department of Housing Local Government and Heritage Environmental Protection Agency.
Observer(s)	None

Date of Site Inspection	9th July 2025
Inspector	Bríd Maxwell

1. Introduction

1.1 Leitrim County Council is seeking approval from An Bord Pleanála to undertake a Flood Relief Scheme related to three separate properties located within the townlands of Ardakip More, Killananima and Corcusconny, to the south of Dromahair Co Letirim. The properties are located within and adjacent to the Lough Gill Special Area of Conservation SAC which is a designated European site. A Natura Impact Statement (NIS) and application under Section 177AE was lodged by the Local Authority on the basis of the proposed development's likely significant effect on a European site.

1.2 Section 177AE of the Planning and Development act 2000 (as amended) requires that where an appropriate assessment is required in respect of development by a local authority, the authority shall prepare an NIS and the development shall not be carried out unless the Board has approved the development with or without modifications. Furthermore, Section 177V of the Planning and Development Act 2000 (as amended) requires that the appropriate assessment shall include a determination by the Board as to whether or not the proposed development would adversely affect the integrity of a European site and the appropriate assessment shall be carried out by the Board before consent is given for the proposed development.

2. Proposed Development

2.1 Leitrim County Council propose to construct flood protection embankments or flood defence structures at three properties which have been identified as being at risk of flooding from the Bonet River. At each of the three properties an earthen embankment or concrete flood defence wall is proposed with a top level set 300mm above the predicted 100 year mid-range future scenario (MRFS) maximum water level at the property boundary.

2.2 The proposal is described in the public notices as follows:

"Flood relief scheme at three locations……..

- Construction of earthen flood defence embankments at 2 residential properties.

- Construction of concrete flood defence walls along the boundary of The Clubhouse Bar and Riverbank Restaurant, the Mill Master House Accommodation and The Mill Apartments replacing the existing boundary wall. Significant sections of the existing boundary wall which it is proposed to demolish and reuse the stone to face the southern (site) side of the proposed flood defence walls are original boundary walls which would have served the railway station complex. The railway complex comprises 5 no Protected Structures - RPS 69 Locomotive Shed, RPS 70 -former Goods Shed, RPS 71 former warehouse, RPS 72 former Station Master's House and RPS 68 former Railway Station House or Workers House. These works are therefore contained within the curtilage of the aforementioned protected structures.
- Surface water drainage at all sites
- Replanting of earthen embankments with grass seed,
- Post and wire fencing around earthen embankments.
- Ancillary site development and accommodation works."

2.3 Accompanying documents

This application for approval is accompanied by the following documents:

- Letters of consent
- Planning Report
- NIS
- EIS Screening Report
- Architectural Heritage Impact Assessment
- Invasive Species Management Plan
- Construction Environmental Management Plan CEMP
- Construction and Demolition Waste Management Plan
- Archaeological Screening Report

3. Site and Location

3.1 The proposed development relates to three distinct properties associated with residential and commercial uses which have been identified as at risk of flooding from the River Bonet and all of which are located within 2km of Dromahair Village Co Leitrim. The proposed development site in its entirety occupies an area of approximately 8,000m2 across the three individual properties.

3.2 Two of the sites (referenced as Sites 2 and 3) are located on the boundary of European Site Lough Gill SAC (Site Code 001971). The remaining site (Site 1) is located within c12m of the designated SAC boundary. The properties making up the site is located on the Bonet_050 River EPA Water Body code IE_WE_35B060630, EPA Code 35A11 and Kilanummery_020 River (EPA water body code IE_WE_35K030900 EPA Code 35A11). The Kilanummery stream flows east and enters directly into the Bonet river. The Bonet river rises in the Dartry Mountains in Co Leitrim and flows in a south-westerly direction into Glenade Lough before passing through Dromahair and entering Lough Gill. It is known to support Atlantic Salmon with good fishing reported in the river.

3.4 Site 1 refers to a residential property and comprises amenity grassland, wet grassland hedgerows and depositing lowland river with buildings and artificial surfaces (house and driveway).

3.5 Site 2 adjacent to The Mill Apartment and Clubhouse Bar and Riverbank restaurant, which is centred around the former railway buildings (Protected structures) includes mixed broadleaved woodland between the river and buildings. An existing stone wall fence runs to the north and north west of the developed area with mixed broadleafed woodland to the northwest including beech, sycamore, alder, willow, elder and ash trees. The river at this location has a natural meandering channel with glide and pool profile and contains very steep bank sides 5m with a bank width of 20m and wetted width of 15m. The river is lightly shaded with riparian vegetation. It contains good holding and spawning habitat for salmonids, and lamprey and refuge for crayfish with noted site pressures including surface water runoff, rubbish dumping and invasive species japanese knotweed. Notably ecological surveys found that while there was no evidence of otter there is good foraging resting and feeding habitat for otter and good habitat for kingfisher.

3.6 Site 3 is a residential property located to the southwest of site 2 and opposite west of St Pheilim's nursing home. A walking trail, the Sligo Letirim Northern Counties Railway (SLNCR) Greenway passes to the north. The site comprising heavily managed amenity grassland, with a treeline along the west, south and east site boundary dominated by Leylandii with hawthorn, a horse chestnut and beech tree. A treeline along northeastern boundary is dominated by ash, sycamore and hawthorn. The Kilanumery stream flows along the northeastern boundary flowing in a northern direction to the Bonet River. The river has a meandering channel with a dominant glide profile and no riffle and pools present. Drainage ditch along the northwestern boundary.

4. Planning History

No relevant planning history related to residential property 1.

A number of applications relating to the Mill Apartments and Railway Station buildings and St Pheilim's nursing home to the south as follows:

I note that a pumping station connecting to the public sewer to the northeast of site 2 serves both the Mill apartment building and St Pheilim's Nursing Home.

2460107 Conditional permission granted 29/08/2024 to convert existing outbuilding to 2 no 1 bedroom short term tourism accommodation units. Building within the curtilage of listed building ref 30914002 (Dromahair Railway Station – Station masters house)

12206 Permission granted 5/05/2013 for change of use of block b at the old railway station protected structures. Consists of changing 4 no units from hotel accommodation to private residence.

041876 Permission granted 22/12/2004 for the refurbishment of an existing railway building and signal box to convert them into dwellings and connect them to mains sewer via an existing pumping station.

12207 Permission refused 29/04/2013 for change of use of hotel accommodation to private residences.

1730 Conditional permission granted for change of use of existing house (protected structure) to use as guest accommodation.

Adjacent to the west. Clubhouse.

07868 Permission granted 10/09/2007 for the extension of the first floor and ground floor of the building and alteration of elevation and all associated site works.

St Pheilim's Nursing Home

09/4741 Conditional permission 01/07/2010 for the construction of an extension and sunroom to be linked to the existing nursing home. An extension to the south and two to the west and all associated site works including additional carparking.

18/117 Conditional permission 24/07/2018 for retention and completion of an enlarged laundry building with an additional store, velux windows and the relocation of a rooflight.

18/149 Permission granted 24/07/2018 for the repositioning of a proposed extension the revision of the layout of the buildings, additional car parking and all associated site development works.

5. Legislative and Policy Context

5.1 Relevant legislative provisions

The EU Habitats Directive (92/43/EEC): This Directive deals with the Conservation of Natural Habitats and of Wild Fauna and Flora throughout the European Union. Article 6(3) and 6(4) require an appropriate assessment of the likely significant effects of a proposed development on its own and in combination with other plans and projects which may have an effect on a European Site (SAC or SPA).

The Water Framework Directive transposed into Irish statute under the European Community (Water Policy) Regulations 2003 (SI 722 of 2003). Ireland is required to comply with four main obligations under the environmental objectives of Article 4 of WFD, namely to:

· Prevent deterioration of the status of all bodies of surface water and groundwater.

· Protect, enhance and restore all bodies of surface water and groundwater with the aim of achieving at least good status by the end of 2027 at the latest.

· Protect and enhance all artificial and heavily modified bodies of water, with the aim of achieving at least good ecological potential and good surface water chemical status.

· Achieve compliance with the standards and requirements for designated protected areas.

European Communities (Birds and Natural Habitats) Regulations 2011: These Regulations consolidate the European Communities (Natural Habitats) Regulations 1997 to 2005 and the European Communities (Birds and Natural Habitats) (Control of Recreational Activities) Regulations 2010, as well as addressing transposition failures identified in CJEU judgements. The Regulations in particular require in Reg 42(21) that where an appropriate assessment has already been carried out by a 'first' public authority for the same project (under a separate code of legislation) then a 'second' public authority considering that project for appropriate assessment under its own code of legislation is required to take account of the appropriate assessment of the first authority.

National nature conservation designations: The Department of Culture, Heritage and the Gaeltacht and the National Parks and Wildlife Service are responsible for the designation of conservation sites throughout the country. The three main types of designation are Natural Heritage Areas (NHA), Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) and the latter two form part of the European Natura 2000 Network.

European sites located in proximity to the subject site include:

- Lough Gill SAC (Site Code 001971). All three properties making up the site are hydrologically connected to the SAC via the Bonet and Killaummery_020 River.

Planning and Development Acts 2000 (as amended): Part XAB of the Planning and Development Acts 2000-2017 sets out the requirements for the appropriate

assessment of developments which could have an effect on a European site or its conservation objectives.

- 177(AE) sets out the requirements for the appropriate assessment of developments carried out by or on behalf of local authorities.
- Section 177(AE) (1) requires a local authority to prepare, or cause to be prepared, a Natura impact statement in respect of the proposed development.
- Section 177(AE) (2) states that a proposed development in respect of which an appropriate assessment is required shall not be carried out unless the Board has approved it with or without modifications.
- Section 177(AE) (3) states that where a Natura impact assessment has been prepared pursuant to subsection (1), the local authority shall apply to the Board for approval and the provisions of Part XAB shall apply to the carrying out of the appropriate assessment.
- Section 177(V) (3) states that a competent authority shall give consent for a proposed development only after having determined that the proposed development shall not adversely affect the integrity of a European site.
- Section 177AE (6) (a) states that before making a decision in respect of a proposed development the Board shall consider the NIS, any submissions or observations received and any other information relating to:
    - The likely effects on the environment.
    - The likely consequences for the proper planning and sustainable development of the area.
    - The likely significant effects on a European site.

5.2 Policy and Guidelines of Relevance

The following policy and guidelines are considered relevant to the proposed development:

EU Floods Directive

National Planning Framework First Revision - April 2025

National Development Plan 2021-2030

Climate Action Plan 2024 and Climate Action Plan 2025

Regional Spatial and Economic Strategy for the Northern and Western Region 2020-2032

Leitrim County Development Plan 2023-2029.

> FRM Policy 1: “To adopt a comprehensive risk-based planning approach to flood management to prevent or minimise future flood risk.”
>
> FRM Policy 6. “To ensure that where flood risk management works take place that the natural, cultural and built heritage, rivers, streams and watercourses are protected and enhanced to the maximum extent possible.”

Planning System and Flood Risk Management Guidelines for Planning Authorities 2009.

Archaeology and Flood Relief Schemes : Guidelines (National Monuments Service) 2023

The Water Action Plan 2024: A River Basin Management Plan for Ireland , Water Catchment Unit Plan.

6. The Natura Impact Statement

Leitrim County Council’s application for the proposed development was accompanied by a Natural Impact Statement (NIS) which scientifically examined the proposed development and the European sites. The NIS identified and characterised the possible implications of the proposed development on the European sites, in view of the site’s conservation objectives, and provided information to enable the Board to carry out an appropriate assessment of the proposed works.

The NIS was accompanied by an AA Screening Report (appendix A) and Invasive Species Management Plan (Appendix B).

7. Consultations

7.1 Consultees Circulated

The application was circulated to the following bodies:

- Inland Fisheries Ireland
- An Taisce
- An Chomhairle Ealaíon
- Fáilte Ireland
- The Heritage Council
- ESB
- Development Applications Unit Department of Housing Local Government and Heritage
- Environmental Protection Agency

7.2 Responses Received from Consultees

Responses were received from the following bodies:

7.2.1 Development Applications Unit Department of Housing Local Government and Heritage:

Nature Conservation Observations

Noting ecological surveys conducted alongside NIS and EIA screening document and the identified potential for direct and indirect impacts on the QIs and SCIs of the Lough Gill SAC and River Bonet and Kilanummery stream without adequate mitigation. Impacts to Annex I habitats could result from a deterioration in water quality and risks associated with inadvertent spread of invasive alien plant species Japanese knotweed and Himalayan Balsam. Localised impacts on populations of aquatic Annex II species could also result from alterations to river banks and instream works with the associated introduction of suspended sediments into

watercourses. SCI bird species kingfisher listed on Annex I of the Birds Directive has been recorded in the project area and could be impacted via loss of breeding and/or foraging habitat. Mitigation outlined in the NIS and CEMP should be strictly adhered to noting sensitivities of the QI and SCI habitats and species. Pre-construction surveys for otter and kingfisher in the project area should be implemented to avoid direct impact to breeding attempts. The appointed Ecological Clerk of Works must ensure that all contractor staff are fully aware of all mitigations as outlined and ensure that no adverse impacts to the integrity of Lough Gill SAC result from the proposed development. It is also recommended that the removal of bankside vegetation should occur outside the bird nesting season where feasible.

Archaeology

Archaeological Screening Report (Tobin 2025) concludes that none of the proposed works have the potential to significantly affect sites of archaeological importance. The closest RMP to the proposed works is a ringfort 145m east of the Mill Apartments. There is approximately 80m between the planning boundary and Mill apartments and the Zone of Notification for the ringfort. Works are to be carried out where there is existing development and no deep excavation proposed. No archaeological assessment or mitigation measures are proposed. With reference to the Archaeology and Flood Relief Schemes Guidelines 2023, National Monuments Service Department of Housing Local Government and Heritage these provide a framework for the effective integration of archaeological heritage into the design and construction of flood relief schemes. The submitted archaeological assessment screening of the project does not adequately address the recorded and potential archaeological including underwater cultural heritage of the proposed development area and the Department are thus unable to determine the likely significant effects on archaeology including underwater cultural heritage resulting from the construction of the project and whether the proposed mitigation measures would adequately allow for the avoidance, reduction or offsetting of significant effects. Therefore in order to ensure the project aligns with statutory obligations, policy and guidelines for the protection of the State's archaeological heritage conditions are recommended to include:

- Project Archaeologist to be appointed to oversee and advise on all aspects of the project.

- Underwater archaeological impact assessment.
- Final design to be subject of Archaeological Impact Assessment.
- Archaeological Monitoring
- Construction Environment Plan CEMP to be updated to include location and any and all archaeological or underwater cultural heritage constraints.

7.2.2 **Uisce Éireann** submission notes that no new connections to waste and wastewater networks are involved. Uisce Éireann operates two abstraction points downstream of the proposed works - Foxes den intake site located (WAB0001830) and the Money Duff intake site (WAB0001984) both located on Lough Gill. It is not anticipated that the works described will have an adverse impact on their operations. Uisce Éireann operates a wastewater treatment plant and a wastewater pumping station within Dromahair town in contact with the River Bonnet and downstream of the proposed works. The proposal has been assessed to not have an adverse impact. Several of the boundaries for the proposed flood defences are proximate to Uisce Éireann network infrastructure. Uisce Éireann cannot permit build over its assets and the separation distances as per Uisce Éireann codes and practices must be achieved.

7.3 Public Submissions

None

8. EIA Screening

The proposed development has been subject to preliminary examination for Environmental Impact Assessment EIA (refer to Form 1 and Form 3 Appended to 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 does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

9.0 Assessment

The assessment will be undertaken in three parts as per the requirements of Section 177AE as follows:

- The likely effects on the environment.
- The likely consequences for the proper planning and sustainable development of the area.
- The likely significant effects on a European site.

9.1 The likely effects on the environment

The assessment of likely effects on the environment are considered in terms of effects on population and human health, biodiversity, land soil water, air and climate, material assets, cultural heritage and the landscape.

9.1.1 Population and Human Health

The proposed works are intended to alleviate flooding with respect to the three properties involved and therefore will safeguard the properties and associated infrastructure from recurring flood events. While construction activity will give rise to noise and dust emissions and traffic delays these are not expected to be significant in scale or duration based on a 16 week overall construction period. Any disturbance or disruption to residents or occupiers of adjacent properties is likely to be minor. Long term benefits in terms of reduced flood risk will be beneficial in terms of the amenities of the area.

9.1.2 Biodiversity

The application is accompanied by an NIS which examines the relationship between the proposed works and the European sites. I refer to the AA section 9.3 below. An invasive species survey carried out on the site found IAPS Japanese Knotweed and Himalayan Balsam within the site. An Invasive species Management Plan accompanies the application. The plan outlines a series of methods to remove the

invasive species prior to construction works. Works to be undertaken by a competent contractor.

Multidisciplinary ecological field survey undertaken to inform the NIS and AA screening was carried out on 26th July 2023 and habitats were classified according to Fossit 2000 classifications. No Annex I habitats or habitat types of higher than local importance were recorded on the site. The location of the works is on established residential /commercial sites. Whilst the proposed development will result in habitat loss this will result in slight negative effect on the relevant receptors at local level. Within site 1 the development will predominantly be within buildings and artificial surfaces and amenity grassland / wet grassland. The proposed development will create permanent earthbank habitat in the installation of embankment while there will be permanent loss of riverbank habitat including riparian vegetation due to the installation of the proposed surface water headwall. Site 2 will see the temporary loss of building and artificial surfaces habitat due to the storage compound with permanent loss of mixed broadleaved woodland scrub, buildings and artificial surfaces, stone wall and riverbank habitat including riparian vegetation to allow for the construction of flood defence retaining wall, precast retaining wall surface water headwalls and manholes. Proposal in respect of Site 3 will result in temporary loss of buildings and artificial surfaces habitat due to storage of excavated soil with permanent loss of broadleaved woodland scrub, buildings and artificial surfaces stone wall and riverbank habitat including riparian vegetation to allow for construction of flood defence retaining wall precast retaining wall surface water head walls and manholes. In terms of mitigation measures fencing around perimeter of all embankments will have a gap of a minimum 150mm and will allow free passage of small mammals and prevent fragmentation of wildlife corridors. The loss of 5 mature beech trees at site 2 to facilitate the construction of the defence wall. Trees will not be felled during the nesting and breeding season. I consider that as per recommendation of NPWS pre-construction survey should be conducted for bat species and derogation license as applicable. Also noting the potential habitat for kingfisher, pre construction surfacy for kingfisher to avoid direct impact to breeding attempts is also recommended.

I conclude based on the submitted information that while habitat loss and disturbance impacts will occur during the construction and operation phase subject

to best practice mitigation as outlined these will have a slight negative effect on the relevant receptors at local level.

9.1.3 Land, soil, water

With regards to effects on water the scheme as set out enhances water infrastructure and reduces flood risk to the properties involved in line with local planning policy and the National Planning Framework**.** The proposed development has been subject to a detailed Stage 3 Flood Risk Assessment as part of the Flood Mitigation Feasibility Study report. Minor instream works including placement of clean gravels at base of headwalls stormwater outfalls to prevent scouring of the riverbed. Existing foul and surface water drainage systems will remain operational during the construction phase. The construction works will require removal and disturbance of earth to facilitate access and construction of walls and embankments, A total of 2,458m^3 will be excavated from the three site areas. Topsoil will be stripped and temporarily stockpiled at designated locations prior to reuse on site for embankments. Off site disposal will be in accordance with Waste legislation. Soil and other fill material will be delivered on site for immediate use. An Invasive species Management Plan accompanies the application setting out the locations and abundance of high risk Japanese knotweed and Himalayan Balsam on the site. The plan sets out recommended management options setting out hygiene protocols to ensure no spread of the invasive species and removal of the Invasive Alien Plant Species (IAPS) under the supervision of a qualified ecologist/invasive plant specialist. Monitoring and follow up treatment protocols are also outlined to ensure that any potential regrowth is effectively treated.

Water Framework Directive (WFD)

All new developments in Ireland that may have an impact on the water environment are required to comply with the objectives of the WFD, under the European Communities (Water Policy) Regulations 2003 S.I. No. 722/2003 (as amended). This includes ensuring that no changes occur that cause a deterioration of the ecological status of any water body, and that the development does not prevent the achievement of the future status objectives of any water body. Water body status deterioration can occur because of deterioration of any of the quality elements that make up the overall status (e.g. biological, physio-chemical, or hydromorphological

elements for surface waters) even where this does not result in a lowering of overall water body status. I refer to WFD screening included appended. Having considered the nature, scale and location of the project I have concluded that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

9.1.4 Air and climate

Construction works will give rise to noise which will be subject to noise abatement in accordance with best practice as outlined in BS5228 and NRA Guidelines 'Good practice for the Treatment of Noise during the Planning of National Road Schemes". Limited hours of construction will ensure no early morning late evening night noise disturbance. No significant vibration impacts are predicted.

9.1.5 Material assets

The proposed works are intended to protect established residential and commercial uses and includes for the protection of existing surface water and foul water drainage systems on the sites. Traffic management Plan will be prepared for the construction period. Outline Construction Environmental Management Plan is included with the application and will be implemented at construction stage. The scheme supports the National Development Plan commitment to invest in flood relief effort protecting properties from river and coastal flooding.

9.1.6 Cultural heritage

Significant built heritage is noted in the area particularly surrounding Site 2 the former Dromahair Railway Station part of the Sligo Leitrim and Northern Counties Railway. The application acknowledges that preservation of the protected structures is crucial for maintaining the historical integrity of the area. The proposed development includes the demolition of sections of the existing heritage wall located to the west and north of the Mill apartments and Riverbank Restaurant. The wall is within the curtilage and attendant grounds of the railway station building, which are protected structures. Two former goods sheds (RPS 69 – Locomotive Shed and 70 outbuilding) the mill apartments, formerly the Railway Warehouse (RPS 71 –

Outbuilding) the former Station Masters House (RPS 72) and the former Railway Station House or Workers House (RPS 68). The boundary wall was most likely constructed in conjunction with the other Dromahair Railway Station buildings and is therefore within the curtilage of those protected structures. The following extract from the Leitrim County Development Plan describes the protected structures in detail.

RPS No.	NIAH Reg. No.	ITM	Townland	Description	Detail
69	30806019	580678, 830267	Killananima	Goods shed, former Dromahaire railway station	Three-bay single-storey former goods shed, built c.1880 as part of the Sligo, Leitrim, and Northern Counties Railway. Pitched slate roof, decorative timber bargeboards with projecting slate canopies over entrances. Cast-iron rain water goods. Random coursed limestone walling with raised rock-faced quoins. Segmental-headed arches to east and west walls with sandstone block-and-start surrounds. Square-headed window openings with stone lintels and block-and-start surrounds and stone sills. Station platform and coursed random stone water tower with rock-faced quoins, cast-iron rain water goods and segmental-headed windows to west.
70	30806020	580707, 830313	Killananima	Goods Shed, former Dromahaire railway station	Six-bay two-storey outbuilding, built c.1880 as part of the Sligo, Leitrim and Northern Counties Railway. Pitched slate roof with cut stone chimneystacks and slate canopies over entrances with decorative bargeboards. Roughly dressed random coursed limestone walls. Segmental and square-headed openings, windows having stone sills and guard rails.
71	30806021	580662, 830307	Killananima	Former railway warehouse Dromahaire railway station	Detached six-bay three-storey former railway warehouse, built c.1880 as part of the Sligo, Leitrim and Northern Counties Railway. Four-bay single-storey extension abutting west gable. Pitched slate roof. Roughly dressed random coused limestone walls with tooled quoins. Square-headed and segmental-headed brick arched openings. Window openings with large stone lintels and sills. Replacement timber casement windows with block-and-start brick surrounds. Roughly dressed random coursed outbuilding to south with brick dressings and corrugated-iron roof.
68	30914003	580624, 830224	Killananima	Dromahair Former Railway Station built c.1880	Detached three-bay two-storey former railway worker's house, built as part of the Sligo, Leitrim and Northern Counties Railway, with lean-to extension to east. Now in use as a private dwelling. Pitched tiled roof with oversailing eaves and ruled-and-lined render to chimneystacks. Rock-faced limestone and rendered walls with stone and stucco dressings. Timber sash and replacement window. Original door opening has been moved.
72	30914002	580639, 830271	Killananima	Heather Lodge built in 1909, Dromahair Station	Detached three-bay two-storey former railway building, built as part of the Sligo, Leitrim and Northern Counties Railway, with gabled breakfront to centre and lean-to extension to rear. Pitched slate roof with terracotta ridge cresting and finial. Brick chimneystacks with terracotta pots. Snecked rock-faced limestone with red brick string course, dressings and quoins. Date plaque in breakfront. Flat-headed single and paired timber sash windows with stone sills. Timber door with overlight and triangular-headed window in breakfront. Detached four-bay single-storey outbuilding to rear with corrugated-iron pitched roof and over-sailing eaves and random coursed limestone walls with brick dressings.

Figure 6 - Record of Protected Structure – Leitrim County Development Plan 2023 - 2029

An Architectural Heritage Impact Assessment was undertaken, by ACP Architectural Conservation Professionals. The assessment notes that the existing boundary wall varies in composition in terms of the original boundary wall or modern blockwork and fence insertions. The assessment notes the in the 'do nothing' impact the boundary wall will continue to provide insufficient protection for future flooding events and the protected structures and historic buildings on site will remain threatened by flooding. Flood damage will be detrimental to the integrity of the buildings and would present a health and safety risk. The proposal will also include the removal of the existing modern blockwork walls and timber fence which are structurally and visually

incompatible with the original wall design. While the removal of the existing original stone boundary wall will have a negative impact and is irreversible and involves deconstruction of historic fabric within the curtilage of several protected structures this is balanced against the potential loss of significantly larger fabric due to flood damage or cessation of use. Mitigation by preservation by record is proposed. The construction of new wall with cladding from the original wall in courses to match the original design with new cut stone capping will have positive visual impact. The submitted assessment concludes that the proposed works will have an overall positive impact on the historic character of the site and will ensure better flood protection while maintaining as much of the historic fabric and character as possible. The proposed mitigation measures will ensure that the impact of the individual and overall impacts are mitigated and any loss of fabric will be retained by record to an internationally accepted standard. Mitigation measures providing for mitigation by record, supervision by project building conservation accredited surveyor and specialist conservation works to be undertaken by appropriately qualified and experienced tradesmen. I note the submission of the NPWS which concluded that the screening submitted does not adequately address the recorded and potential including underwater cultural heritage and recommended conditions to address this issue. I consider that subject to the conditions as set out in the attached schedule the proposed development is acceptable in terms of its cultural heritage impact.

9.1.7 Landscape

No specific designated views or prospects occur within the study area and the proposal does not have a significant visual impact beyond the immediate sites themselves. The proposal will result in the removal of vegetation and trees most notably on site 2 and these trees will not be replaced. Embankments will be reseeded with grass following construction and all flood defence structures will match existing finishes. I consider that the proposal is acceptable in terms of its landscape impact.

9.2 The likely consequences for the proper planning and sustainable development of the area

9.2.1 Principle of Development

9.2.1.1 Regarding the Principle of the proposal and the need or justification for the Proposed Development the detailed hydraulic modelling and flood risk assessment identified the sites of the proposed development as being at significant risk of flooding from the River Bonet. The hydrological complexity of the Bonet River catchment, with its high runoff rates and significant karst features, underscores the need for detailed and adaptive flood risk management strategies. The feasibility study for flood mitigation in Dromahair highlighted the urgent need for flood protection measures to safeguard properties and infrastructure from recurring flood events. Significant flood events occurred in the area notably in June 2020 and December 2015. As set out within the planning report these historical events demonstrate the urgent need for comprehensive flood mitigation strategies in Dromahair to protect lives, properties and the local economy from future flood risk.

9.2.1.2 I am satisfied that the need and justification for the flood relief scheme has been demonstrated. In terms of alternatives hydraulic modelling enabled the assessment of various flood mitigation options and each was assessed against their viability for flood risk and their cost. The final solution comprising the introduction of flood defence structures including embankments and retaining walls removes flood risk to the properties involved and does not have residual effect on flooding in the surrounding areas.

9.2.1.3The Climate Action Plan 2025 sets out to address the impacts of climate change on the environment, society, economy and natural resources. The proposed development aligns with national and regional planning frameworks addressing flood risk management and environmental sustainability objectives. As part of the Catchment Flood Risk Assessment and Management (CFRAM) Programme the scheme supports the National Development Plan commitment to invest in flood relief protecting properties from river and coastal flooding. The proposal aligns with numerous objectives and policies of the Leitrim County Development Plan (2023-2029) in its implementation of a climate adaptation strategy and ensuring a comprehensive sustainable approach to flood risk management. I note policy Flood

Risk Management Policy FRM Pol 6 “to ensure that where flood risk management works take place that the natural, cultural and built heritage, rivers, streams and watercourses are protected and enhanced to the maximum extent possible.” I am satisfied that the proposal as outlined is in accordance with this policy.

9.2.1.4 With regard to the effects of the development on residential amenity and the amenities of the area, I note that the primary function of the proposed development is to protect residential and commercial properties and to safeguard public safety. I note that there were no submissions or observations from residents in the vicinity. The effect of construction noise on sensitive receptors in the immediate vicinity will be temporary and will be carried out in accordance with best practice construction methods. The employment of specific noise abatement measures, restriction of working hours will mitigate adverse effect. No significant vibration impacts will arise.

In view of the purpose of the proposed development and the local and wider public benefit the temporary increase in noise levels and disturbance effects is in my view acceptable subject to best practice construction measures as outlined.

9.2.1.5 I conclude based on the foregoing that the proposed development would be in accordance with the proper planning and sustainable development of the area.

9.3 The likely significant effects on a European site

The areas addressed in this section are as follows:

- Compliance with Articles 6(3) of the EU Habitats Directive
- The Natura Impact Statement
- Appropriate Assessment

9.3.1 Compliance with Articles 6(3) of the EU Habitats Directive

The Habitats Directive deals with the Conservation of Natural Habitats and of Wild Fauna and Flora throughout the European Union. Article 6(3) of this Directive requires 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. The competent authority must be satisfied that the proposal will not adversely affect the integrity of the European site.

9.3.2 The Natura Impact Statement

9.3.2.1 The application was accompanied by an NIS which described the proposed development, the project site and the surrounding area. The NIS contained a Stage 1 Screening Assessment (contained in Appendix A) which concluded that a Stage 2 Appropriate Assessment was required. The NIS outlined the methodology used for assessing potential impacts on the habitats and species within European Sites that have the potential to be affected by the proposed development. It predicted the potential impacts for these sites and their conservation objectives, it suggested mitigation measures, assessed in-combination effects with other plans and projects and it identified any residual effects on the European sites and their conservation objectives.

9.3.2.2 The NIS was informed by the following studies, surveys and consultations:

- A desk top study.
- Review of NPWS site synopsis, Natura 2000 data forms, datasets on Annex I habitats and Annex II species and Conservation Objectives for European Site identified through potential pathways from the proposed development.
- Review of National Biodiversity Data Centre (NBDC) websites and database.
- Review of Inland Fisheries Ireland (IFI) research data.
- Information and data on water catchments from the Draft River Basin Management Plan 2022-2027 and Water Framework Directive (WFD) Ireland Database.
- GSI online mapping
- An examination of aerial photography and maps.
- EPA appropriate Assessment Tool
- Heritage Map Viewer

- Leitrim County Development Plan 2023-2029
- Review of previous ecological assessments undertaken within the area.
- Consultations with the National Parks and Wildlife Service.
- Multidisciplinary ecological field survey of the proposal site and surroundings were undertaken on the 26th July 2023. The survey area included the proposed development site and a 150m buffer surrounding the site.

9.3.2.3 The report concluded that, subject to the implementation of best practice and the recommended mitigation measures, the proposed development would not give rise to significant adverse effects on the qualifying interest habitats and species or on the overall site integrity nor in the attainment of the specific conservation objectives for Lough Gill SAC.

9.3.2.4Having reviewed the NIS and the supporting documentation, I am satisfied that it provides adequate information in respect of the baseline conditions, clearly identifies the potential impacts, and uses best scientific information and knowledge. Details of mitigation measures are provided and they are summarised in Section 7 of the NIS. I am satisfied that the information is sufficient to allow for appropriate assessment of the proposed development (see further analysis below).

9.3.3 Appropriate Assessment - Screening

9.3.3.1 The proposed development of a flood relief scheme at Dromahair Co Leitrim is not directly connected with or necessary to the management of any European site. Having regard to the information and submissions available, nature, size and location of the proposed development and its likely direct, indirect and cumulative effects, the source pathway receptor principle and sensitivities of the ecological receptors the following European Sites are considered relevant to include for the purposes of initial screening for the requirement for Stage 2 appropriate assessment on the basis of likely significant effects

Table 9.1 European sites considered for Stage 1 screening:

European Site SAC /SPA	Qualifying Interests	Distance Potential pathway
Lough Gill SAC 001976	Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation [3150] Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) [6210] Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0] Austropotamobius pallipes (White-clawed Crayfish) [1092] Petromyzon marinus (Sea Lamprey) [1095] Lampetra planeri (Brook Lamprey) [1096] Lampetra fluviatilis (River Lamprey) [1099] Salmo salar (Salmon) [1106] Lutra lutra (Otter) [1355]	Application site within/ adjacent to SAC.
Ballysadare Bay SAC 000622	Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190] Vertigo angustior (Narrow-mouthed Whorl Snail) [1014] Phoca vitulina (Harbour Seal) [1365]	Within3.4km No hydrological connection. No pathway
Unshin River SAC **001898**	Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260] Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) [6210] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410] Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0] Salmo salar (Salmon) [1106] Lutra lutra (Otter) [1355]	10km. No hydrological connection. Sufficient distance to ensure no disturbance / ex situ impact
Unshin Wood SAC 000638	Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]	13km. No hydrological connection.
Boleybrack Mountain SAC 002032	Natural dystrophic lakes and ponds [3160] Northern Atlantic wet heaths with Erica tetralix [4010] European dry heaths [4030] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410] Blanket bogs (* if active bog) [7130]	8.9km. No hydrological connection.
Cummeen Strand /Drumcliff Bay (Sligo Bay) SAC 00627	Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120]	13km No hydrological connection. No pathway

	Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Juniperus communis formations on heaths or calcareous grasslands [5130] Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) [6210] Petrifying springs with tufa formation (Cratoneurion) [7220] Vertigo angustior (Narrow-mouthed Whorl Snail) [1014] Petromyzon marinus (Sea Lamprey) [1095] Lampetra fluviatilis (River Lamprey) [1099] Phoca vitulina (Harbour Seal) [1365]	
Cummeen Strand SPA **004035**	Light-bellied Brent Goose (Branta bernicla hrota) [A046] Oystercatcher (Haematopus ostralegus) [A130] Redshank (Tringa totanus) [A162] Wetland and Waterbirds [A999]	13km No hydrological connection. Sufficient distance to ensure no disturbance
Glenade Lough SAC 001919	Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation [3150] Austropotamobius pallipes (White-clawed Crayfish) [1092] Najas flexilis (Slender Naiad) [1833]	14km. No hydrological connection.
Ben Bulben, Gleniff and Glenade Complex SAC **00623**	Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260] Northern Atlantic wet heaths with Erica tetralix [4010] European dry heaths [4030] Alpine and Boreal heaths [4060] Juniperus communis formations on heaths or calcareous grasslands [5130] Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) [6210] Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230] Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels [6430] Blanket bogs (* if active bog) [7130] Transition mires and quaking bogs [7140] Petrifying springs with tufa formation (Cratoneurion) [7220] Alkaline fens [7230] Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110] Calcareous and calcshist screes of the montane to alpine levels (Thlaspietea rotundifolii) [8120] Calcareous rocky slopes with chasmophytic vegetation [8210] Vertigo geyeri (Geyer's Whorl Snail) [1013] Lutra lutra (Otter) [1355]	12km No hydrological connection. Sufficient distance to ensure no disturbance
Sligo Leitrim Uplands SPA **004187**	Peregrine (Falco peregrinus) [A103] Chough (Pyrrhocorax pyrrhocorax) [A346]	12km. No hydrological connection. Sufficient distance to ensure no disturbance
Balysadare Bay SPA **004129**	Light-bellied Brent Goose (Branta bernicla hrota) [A046] Grey Plover (Pluvialis squatarola) [A141] Dunlin (Calidris alpina) [A149] Bar-tailed Godwit (Limosa lapponica) [A157] Redshank (Tringa totanus) [A162] Wetland and Waterbirds [A999]	14km. No hydrological connection Sufficient distance to

		ensure no disturbance
Arroo Mountain SAC **001403**	Northern Atlantic wet heaths with Erica tetralix [4010] European dry heaths [4030] Alpine and Boreal heaths [4060] Blanket bogs (* if active bog) [7130] Petrifying springs with tufa formation (Cratoneurion) [7220] Calcareous and calcshist screes of the montane to alpine levels (Thlaspietea rotundifolii) [8120] Calcareous rocky slopes with chasmophytic vegetation [8210]	15km No hydrological connection

9.3.3.2 Based on my examination of the NIS report and supporting information, the NPWS website, aerial and satellite imagery, the scale of the proposed development and likely effects, separation distance and functional relationship between the proposed works and the European sites, their conservation objectives and taken in conjunction with my assessment of the subject site and the surrounding area, I would conclude that a Stage 2 Appropriate Assessment is required for Lough Gill Special Area of Conservation.

9.3.3.3The remaining European sites above can be screened out from further assessment because of the scale of the proposed works, the nature of the Conservation Objectives, Qualifying and Special Conservation Interests, the separation distances and the lack of a substantive linkage between the proposed works and the European sites. It is therefore reasonable to conclude that on the basis of the information on the file, which I consider adequate in order to issue a screening determination, that the proposed development, individually or in combination with other plans or projects would not be likely to have a significant effect on European Site Nos 000622,001898, 000638, 002032, 00627, 004035, 001919, 00623, 004187, 004129, 001403 in view of the site(s) conservation objectives and a Stage 2 Appropriate Assessment is not therefore required for these sites. No measures designed or intended to avoid or reduce any harmful effects on a European Site have been relied upon in the screening exercise.

Appropriate Assessment

9.3.3.4 The requirements of Article 6(3) as related to Appropriate Assessment of a project under part XAB, Section 177AE of the Planning and Development Act, 2000 (as amended) are considered fully in this section. Taking account of the preceding screening determination, the following is an Appropriate Assessment of the implications of the proposed flood relief scheme in view of the relevant conservation objectives of Lough Gill SAC based on scientific information provided by the applicant. The information relied upon includes the following:

- Natura Impact Statement prepared by Tobin Consulting Engineers

- Outline Construction Environmental Management Plan prepared by Tobin Consulting Engineers.

- Invasive Species Management Plan prepared by Tobin Consulting Engineers,

- Environmental Impact Assessment Screening Report prepared by Tobin Consulting Engineers, and

- Outline Construction and Demolition Waste Management Plan by Tobin Consulting Engineers.

I am satisfied that the information provided is adequate to allow for Appropriate Assessment. All aspects of the project which would result in significant effects are considered and assessed in the NIS and mitigation measures designed to avoid or reduce any adverse effects on site integrity are included and assessed for effectiveness.

Relevant European sites

9.3.3.5 The Conservation Objectives and Qualifying Interests, including any relevant attributes and targets for the **Lough Gill Special Area of Conservation** are set out below.

Lough Gill SAC Site Code 001976

Description Summary - Lough Gill SAC (Site Code: 001976) Site includes Lough Gill, Doon Lough, the Bonet River (as far as, but not including, Glenade Lough), and a stretch of the Owenmore River. Lough Gill is a large lake (8 km long) and has steep limestone shores and underwater cliffs. It is over 20 m deep in places. The lake appears to be naturally eutrophic. The aquatic macrophyte flora is very limited due to the rapid increase in depth around the margins. Lough Gill supports low numbers of wintering waterfowl. The site is of importance for four habitats listed on Annex I of the E.U. Habitats Directive, including two with priority status. It is also noted for the high number of rare or scarce animal and plant species.

Qualifying Interest features likely to be affected	**Conservation Objectives, Targets and attributes (as relevant). NPWS Conservation Objectives - CO001976.pdf**	**Potential adverse effects**
Natural eutrophic lakes with Magnopotamion or Hydrocharition type vegetation [3150]	To restore the favourable conservation condition of Natural Eutrophic lakes with Magnopotamion or Hydrocharition – type vegetation in Lough Gill SAC Habitat area -stable or increasing Habitat distribution – No decline Vegetation composition – Typical species present in good condition and demonstrating typical abundances and distribution Vegetation composition characteristic zonation Vegetation distribution maximum depth Hydrological regime. Maintain appropriate regime necessary to support habitat Lake substratum quality – maintain appropriate substratum type extent and chemistry to support vegetation Transparency – Maintain /restore appropriate secchi transparency Nutrients Maintain/Restore the concentration of nutrients Phytoplankton composition -maintain restore appropriate water quality Attached Algal biomass – Maintain restore trace/absent attached algal biomass Macrophyte status -restore high/good status Acidification status. Maintain appropriate concentrations to support the habitat Water colour maintain/restore Dissolved organic carbon maintain restore Turbidity maintain restore Fringing Habitat area and condition. Maintain	Yes – Habitat type is 3.3km northwest (hydrologically c6.2km) from the proposed development site. Based on hydrological connection to the proposed development and potential affect from water pollution from the construction or operation phase. Potential degradation of water quality.
6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco Brometalia)important orchid sites.	To restore the favourable conservation condition of Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) in Lough Gill SAC, which is defined by the following list of attributes and targets: Habitat area stable or increasing subject to natural processes Habitat distribution – no decline subject to natural processes Vegetation composition: - positive indicator species - Negative indicator species.	No potential for adverse effect. QI is not hydrologically connected to the proposed development.

	- Non-native species -Woody species and bracken Vegetation structure -broadleaf herb:grass ratio - Sward height -litter Physical Structure -bare soil -grazing or disturbance	
91A0 Old sessile oak woods with Ilex and Blechnum in the British Isles	To restore the favourable conservation condition of Old sessile oak woods with Ilex and Blechnum in the British Isles in Lough Gill SAC, which is defined by the following list of attributes and targets: Habitat area stable or increasing subject to natural processes Habitat distribution – no decline subject to natural processes Woodland size - stable or increasing Woodland structure – - - cover and height - community diversity and extent - natural regeneration - dead wood - veteran trees - indicators of local distinctiveness - indicators of overgrazing Vegetation composition - Native tree cover - Typical species - Negative indicator species	No potential for adverse effect. QI is not hydrologically connected to the proposed development.
91E0 Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae)*	To restore the favourable conservation condition of Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae)* in Lough Gill SAC, which is defined by the following list of attributes and targets: Habitat area stable or increasing subject to natural processes Habitat distribution – no decline subject to natural processes Woodland size - stable or increasing Woodland structure – - cover and height - community diversity and extent - natural regeneration - hydrological regime: flooding depth/height of water table - dead wood - veteran trees - indicators of local distinctiveness	10.3km northwest 13.8km hydrological connection from the proposed development site. Potential for affect from water pollution or spread of invasive species during construction. Degradation of water quality or introduction/spread of invasive species would adversely affect site integrity.

	- indicators of overgrazing Vegetation composition - Native tree cover - Typical species - Negative indicator species - Problematic native species	
1092 White-clawed Crayfish Austropotamobius pallipes	To maintain the favourable conservation condition of White-clawed Crayfish (Austropotamobius pallipes) in Lough Gill SAC, which is defined by the following list of attributes and targets: Distribution – no reduction from baseline Population structure Population size Negative indicator species Disease River Water Quality Lake Water quality Habitat quality heterogeneity. No decline	Yes. Bonet River and Kilanummery water bodies contain suitable habitat to support this QI. Known to occur downstream. Changes in water quality potentially could impact on population structure and constitute an adverse effect on site integrity.
1095 Sea Lamprey Petromyzon marinus	To restore the favourable conservation condition of Sea Lamprey (Petromyzon marinus) in Lough Gill SAC, which is defined by the following list of attributes and targets: Distribution: extent of andromy Annual run size Larval lamprey in fine sediment Extent and distribution of spawning and nursery habitat	Yes. Potential impact on water quality could affect this QI and its supporting habitats. Changes in water quality would constitute adverse effect on site integrity.
1096 Brook Lamprey Lampetra planeri	To restore the favourable conservation condition of Brook Lamprey (Lampetra planeri) in Lough Gill SAC, which is defined by the following list of attributes and targets: Distribution Distribution in suitable habitat Population structure of larvae Larval lamprey density in fine sediment Extent and distribution of spawning and nursery habitat	Yes. Potential impact on water quality could affect this QI and its supporting habitats. Changes in water quality would constitute adverse effect on site integrity.
1099 River Lamprey Lampetra fluviatilis	To restore the favourable conservation condition of River Lamprey (Lampetra fluviatilis) in Lough Gill SAC, which is defined by the following list of attributes and targets: Distribution Distribution in suitable habitat Population structure of larvae Larval lamprey density in fine sediment Extent and distribution of spawning and nursery habitat	Yes, Potential impact on water quality could affect this QI and its supporting habitats. Changes in water quality would constitute adverse effect on site integrity.

1106 Salmon Salmo salar	To restore the favourable conservation condition of Atlantic Salmon (Salmo salar) in Lough Gill SAC, which is defined by the following list of attributes and targets: Distribution extent of anadromy Adult spawning fish Salmon fry abundance Out-migrating smolt abundance Number and distribution of redds Water quality	Yes. Salmon may occur downstream of the site. May be affected by water quality. Water quality changes release of sediment can negatively impact spawning habitat resulting in adverse effect on the integrity of the site.
1355 Otter Lutra lutra	To maintain the favourable conservation condition of Otter (Lutra lutra) in Lough Gill SAC, which is defined by the following list of attributes and targets: Distribution Extent of terrestrial habitat Extent of freshwater (river) habitat Extent of freshwater (lake) habitat Couching sites and holts Fish biomass available Barriers to connectivity.	Yes. Otter may occur within the site and within water bodies with hydrological pathway from the proposed development. Potential impact on water quality or disturbance would adversely affect this QI population within the SAC.

Potential direct and indirect effects:

9.3.3.6 The proposed development would be located within a European site however it is not relevant to the maintenance of any European Sites. There is potential for direct and indirect effects on Lough Gill SAC arising from loss of habitat. The proposed development will result in temporary loss of c6.500m2 and permanent loss of 10m2 of habitats. The development involves construction of flood defence walls embankments and headwalls within mixed broadleaved woodland, amenity grasses and along the banks of depositing rivers.

9.3.3.7 Potential direct and indirect effect to QI habitat and species including disturbance to key species and reduction in species density, and effects arising from the works required to facilitate the proposed development and from water pollution during construction operation and decommissioning phases arising from unmitigated release of sediments and accidental spillage of hydrocarbons from machinery or vehicles. Habitat degradation due to air quality impacts dust. Noise and disturbance may give rise to disturbance to mobile QIs of Lough Gill SAC. The uncontrolled introduction / spread of invasive species could give rise to colonisation of habitats by invasive species with resultant impacts on the attributes and targets for the QI species, in the absence of mitigation. Third Schedule IAPS Japanese knotweed and himalayan balsam were recorded within and in close proximity to the proposed development site boundary (site 2). There is potential for disturbance and or displacement of otter during construction operation and decommissioning phases arising from noise and visual disturbance.

9.3.3.8 Potential impacts have been identified to result in likely adverse effects on qualifying interests of Lough Gill SAC Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation [3150], Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0], White clawed crayfish [1092], Sea Lamprey [1095], Brook Lamprey [1096], River Lamprey [1099], (Salmon [1106] and Otter [1355]

Potential in-combination effects:

9.3.3.9 Section 8 of the NIS considers projects and ongoing activities in the wider landscape which might give rise to potential for in combination or cumulative effects on the relevant designated Natura 2000 sites. I consider that with the implementation of specific environmental protection and control measures as outlined below to avoid/negate any potential adverse impacts, there will be no cumulative impacts arising in combination with any other plans or projects which would be of significance in respect to impacts affecting the conservation objectives or integrity of the above referenced European sites. I have also considered the policies and objectives outlined in the current Leitrim County Development Plan 2023-2029 the River Basin Management Plan and I consider that the range of environmental and natural heritage policy safeguards proposed are sufficient to ensure no in combination impacts with the proposal development.

Mitigation measures include embedded mitigation as well as construction and operation mitigation as follows:

9.3.3.10 A construction Environmental Management Plan CEMP prepared.
Ecological Clerk of Works to be present for the construction phase programme to ensure all mitigation measures are implemented.
Sediment Control Mitigation Measures
Instream works in Bonet and Kilanummery watercourse only undertaken during the period July – September in accordance with IFI guidance unless with previous agreement from IFI.
Silt fencing
Stock piling and excavation
Pollution Control Measures. Hydrocarbon handling storage and disposal.
Emergency Plan
Offsite wheel washing and cement wash facilities.
Machinery maintenance,
Bunded fuel and oil storage. Bunded areas.
Mobile storage units such as fuel bowsers bunded to 110% capacity
Regular inspection and maintenance.
Emergency response and reporting

Sill kits hydrocarbon absorbent packs and drip trays.
No on site batching. Raw uncured waste concrete cured offsite. Concrete works scheduled during dry weather conditions only. Periodic inspection by ECoW at concrete pouring areas.
Measures to minimise habitat loss on aquatic species sections of river within the project boundary and outside the footprint of the proposed development will be protected from site clearance and construction works.
Site clearance for headwalls and embankments will be kept to a minimum to prevent temporary loss of riparian vegetation.
Permanent loss of riparian habitat will only occur where headwalls and precast walls are being located.
Banks of rivers/streams will be fenced off where any works are taking place nearby and within this zone the natural riparian vegetation will be retained where possible.
Trees will not be felled during nesting and breeding seasons 1 March -31 August.

Mortality Risk and Disturbance /Displacement.
To minimise potential effects of construction works on aquatic and semi aquatic species.
Prior to commencement of construction a suitably qualified ecologist shall be engaged to conduct a pre- construction otter survey of the site including upstream and downstream of Bonet-050 and Kilanummery-020 River in accordance with the Guidelines for “Treatment of Otters Prior to the construction of National Schemes “ (NRA 2006)
EcOW to maintain a watching brief until the mobilisation of plant and personnel is completed along the development.
If an active offer holt is confirmed within 150m of the proposed works, works within this ZoI will be immediately halted and local NPWS conservation ranger will be contacted. This may require a derogation licence.
All works in accordance with IFI guidance and with plans and timing of works agreed.
Instream works outside of the spawning season. Advance notice to IFI and instream works to adhere to recommended seasonal constraints.
No obstructions to fish passage
Water required for dust suppression will not be abstracted from the rivers and from the main water network only.

Mitigation for Invasive Alien Plant species and Pathogens
Biosecurity measures implemented throughout the construction phase to ensure the introduction and translocation of invasive species is prevented.
Invasive Species Management Plan prepared for the treatment and removal of existing IAPS on site. Appendix B.
Japanese Knotweed and Himalayan balsam to be removed from site and disposed of offsite in accordance with Waste legislation.
Check clean dry protocol will be undertaken with all equipment machinery and vehicles entering and leaving the site.
Operational Phase mitigation.
In the event of maintenance emergency operation being required along the water course spill kits will be readily available and any spillage of fuels lubricants or hydraulic oils will be immediately contained and appropriate response put in place.
Contaminated soil removed off site and appropriately disposed of.
ECoW will be responsible for ensuring all mitigation measures are fully implemented during construction works.

Having considered the proposed mitigation measures as outlined I am satisfied that the measures proposed and outlined can be implemented, supervised effectively and will be effective in ensuring no significant impact on the Lough Gill SAC.

9.3.3.11 Residual effects/Further analysis:

None identified

9.3.3.12 NIS Omissions

None noted.

9.3.3.13 Suggested related conditions

Application of mitigation measures are expressly provided for in the schedule of conditions below. I note that additional mitigation as recommended in the submission of the NPWS have been incorporated into my recommended conditions.

9.3.3.14 Conclusion: Having regard to the detailed assessment of construction and operational impacts and to the effectiveness of mitigation measures proposed including appropriate ecological supervision and monitoring and integration of CEMP ensuring transferral of obligations to the eventual contractor, I am satisfied that the proposed development individually or in combination with other plans or projects would not adversely affect the integrity of the Lough Gill SAC in light of its conservation objectives subject to the implementation of mitigation measures outlined above.

9.3.3.15 Appropriate Assessment Conclusions

The potential impacts on Lough Gill SAC which were identified include disturbance of qualifying interest species and a potential reduction in water quality from the release of suspended solids and or pollutants to the surface water system. There is also a risk of spread of invasive species to the SAC. However following the application of mitigation measures the potential for significant adverse effect will be avoided or reduced. Having regard to the nature of the development, and characteristics of the qualifying interests of the Lough Gill SAC, I consider that it is reasonable to conclude on the basis of the information on the file, which I consider adequate in order to carry out a Stage 2 Appropriate Assessment, that the proposed development, individually or in combination with other plans and projects would not adversely affect the integrity of the European site no 001976 Lough Gill SAC or any other European site, in view of the sites' Conservation Objectives.

10. Recommendation

10.1 On the basis of the above assessment, I recommend that the Board approve the proposed development subject to the reasons and considerations below and subject to conditions including requiring compliance with the submitted details and with the mitigation measures as set out in the NIS.

Reasons and Considerations

Having regard to:

(a) The EU Directive on the Assessment and Management of Flood Risks (2007/60/EC)

(b) the EU Habitats Directive (92/43/EEC),

(c) the European Union (Birds and Natural Habitats) Regulations 2011-2015,

(d) the Climate Action plan 2025

(e) the EU Water Framework Directive (2000/6-EC), as amended

(f) the likely consequences for the environment and the proper planning and sustainable development of the area in which it is proposed to carry out the proposed development and the likely significant effects of the proposed development on a European Site,

(g) the conservation objectives, qualifying interests and special conservation interests for the Lough Gill SAC (site code:001976),

(h) the policies and objectives of the Leitrim County Development Plan, 2023-2029,

(i) the nature and extent of the proposed works as set out in the application for approval,

(j) the information submitted in relation to the potential impacts on habitats, flora and fauna, including the Natura Impact Statement,

(k) the submissions and observations received in relation to the proposed development,

(l) the report and recommendation of the person appointed by the Board to make a report and recommendation on the matter

Appropriate Assessment

The Board agreed with and adopted the screening assessment and conclusion carried out in the Inspector's report that the Lough Gill SAC (site code: 001976), is

the only European Site in respect of which the proposed development has the potential to have a significant effect.

The Board considered the Natura Impact Statement and associated documentation submitted with the application for approval, the mitigation measures contained therein, the submissions and observations on file, and the Inspector's assessment. The Board completed an appropriate assessment of the implications of the proposed development for the affected European Site, namely the Lough Gill SAC (site code: 001976), in view of the site's conservation objectives. The Board considered that the information before it was adequate to allow the carrying out of an appropriate assessment. In completing the appropriate assessment, the Board considered, in particular, the following:

i. the likely direct and indirect impacts arising from the proposed development both individually or in combination with other plans or projects,

ii. the mitigation measures which are included as part of the current proposal, and

iii. the conservation objectives for the European Site.

In completing the appropriate assessment, the Board accepted and adopted the appropriate assessment carried out in the Inspector's report in respect of the potential effects of the proposed development on the integrity of the aforementioned European Sites, having regard to the site's conservation objectives.

In overall conclusion, the Board was satisfied that the proposed development, by itself or in combination with other plans or projects, would not adversely affect the integrity of the European Sites, in view of the site's conservation objectives.

Proper Planning and Sustainable Development/Likely effects on the environment

It is considered that, subject to compliance with the conditions set out below, the proposed development would not have significant negative effects on the environment or the community in the vicinity, would not give rise to a risk of pollution, would not be detrimental to the visual or landscape amenities of the area, would not

seriously injure the amenities of property in the vicinity, would not adversely impact on the cultural, archaeological and built heritage of the area, would not interfere with the existing land uses in the area and would not interfere with traffic and pedestrian safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where any mitigation measures set out in the Natura Impact Statement or any conditions of approval require further details to be prepared by or on behalf of the local authority, these details shall be placed on the file and retained as part of the public record.

   Reason: In the interest of clarity and the proper planning and sustainable development of the area and to ensure the protection of the environment.

2. The mitigation and monitoring measures identified in the Natura Impact Statement submitted with the application shall be implemented in full. Prior to the commencement of development, details of a time schedule for implementation of mitigation measures and associated monitoring shall be prepared by the local authority and placed on file and retained as part of the public record.

   Reason: In the interest of protecting the environment, the protection of European Sites and in the interest of public health.

3. A suitably qualified ecologist shall be retained by the local authority to oversee the site set up and construction of the proposed development and implementation of mitigation measures relating to ecology. The ecologist shall be present during the works. Upon completion of works, an ecological

report of the site works shall be prepared by the appointed ecologist to be kept on file as part of the public record.

Reason: In the interest of nature conservation and biodiversity.

4. Prior to the commencement of development, the local authority, or any agent acting on its behalf, shall prepare in consultation with the project ecologist and relevant statutory agencies, a Construction Environmental Management Plan (CEMP), incorporating all mitigation measures indicated in the Natura Impact Statement and Ecological Impact Assessment and demonstration of proposals to adhere to best practice and protocols. The CEMP shall include:

   a. all mitigation measures indicated in the Natura Impact Statement,

   b. location and extent of silt fencing to be installed on site.

   c. specific proposals as to how the measures outlined in the CEMP will be measured and monitored for effectiveness,

   Reason: In the interest of protecting the environment and the European Site.

5. The following nature conservation requirements shall be complied with:

   a. Prior to the commencement of development, details of measures to protect fisheries and water quality of the river system shall be outlined and placed on file. Full regard shall be had to Inland Fisheries Ireland's published guidelines for construction works near waterways (Guidelines on Protection of Fisheries during Construction Works in and Adjacent to Waters, 2016). A programme of water quality monitoring shall be prepared in consultation with the contractor, the local authority and relevant statutory agencies and the programme shall be implemented thereafter.

   b. no vegetation removal shall take place during the period of the 1st day of March to the 31st day of August (inclusive) without the written

approval of the Ecological Clerk of Works. Such approval shall be placed on the public file.

c. a pre-construction otter survey by a suitability qualified ecologist shall be carried out before works commence.

d. A pre-construction kingfisher survey shall be carried out.

e. a pre-construction bat survey shall be carried out by a suitably qualified ecologist during the active bat season, and,

any destruction of roosting sites or relocation of protected species shall be carried out by a suitably qualified ecologist under a Derogation Licence granted by the Minster of Housing, Local Government and Heritage.

Reason: In the interests of biodiversity and nature conservation.

6. The Local Authority and any agent acting on its behalf shall ensure that all plant and machinery used during the works should be thoroughly cleaned and washed before delivery to the site to prevent the spread of hazardous invasive species and pathogens.

Reason: In the interest of the proper planning and sustainable development of the area and to ensure the protection of the European sites.

7 A project archaeologist to be appointed to oversee and advise on all aspects of the project including detailed design, construction activities and management of all archaeological works.

Reason: To ensure the continued preservation [either in situ or by record] of places, caves, site, features or other objects of archaeological interest.

8. An Underwater Archaeological impact assessment report to be undertaken and submitted to the National Monuments Service for review and approval prior to construction works. UAIA to include results of the following:

a) Desk based assessment that addresses the recorded and potential underwater cultural heritage (including terrestrial archaeological built vernacular, riverine and industrial heritage) of the proposed development area to include a full inventory mapping and surveys (photographic, descriptive, photogrammetric, as appropriate) of all archaeological underwater and cultural heritage features and structures identified by field inspections cartographic analysis historical and archival research and prior archaeological investigations.

b) Field based survey and visual inspection of riverbanks and riverbed and other waterbodies where they are visible

c) Wade/dive survey, accompanied by a hand held metal detection survey, centred on (but not confined to) the area where in stream river margin works are proposed including the proposed locations of enabling works, coffer dams and any machinery movements that might affect the riverine environment. The wave /dive assessment and metal detection survey shall be undertaken by a suitably qualified licenced and experienced underwater archaeologist. All identified and potential underwater cultural heritage shall be surveyed (photographic, descriptive, photogrammetric) in detail as part of the assessment. A Dive/Survey licence (Section 3 1987 National Monuments Act) and Detection Device consent (Section 2 1987 National Monuments Act) will be required for the dive/wade survey and metal detection respectively.

d) A detailed Archaeological Impact Statement that addresses all identified or potential impacts on underwater cultural heritage and contains recommendations on measures to avoid (through the institution of Archaeological Exclusion Zones) or, where necessary, mitigate (by archaeological dive surveys/archaeological test excavations/archaeological geophysical surveys/ archaeological monitoring/preservation by record or any other means as may be recommended by the Department) all potential /identified impacts and effects on underwater cultural heritage.
The developer shall be prepared to be advised by the National Monuments Service in this regard or in regard to any subsequent recommendations that

may issue. No construction works shall be undertaken until formal approval in writing from the National Monuments Service has been received by the Developer.

Reason: To ensure the continued preservation [either in situ or by record] of places, caves, site, features or other objects of archaeological interest.

9. The final detailed design for the project shall be subject of an Archaeological Impact Assessment (AIA) to be submitted to the National Monuments Service for review and approval prior to the commencement of any construction works. The AIA report shall contain the following:

(a) results of licenced archaeological test excavations, accompanied by a hand held metal detection survey, of all areas of the proposed development where substantive ground disturbances will take place to be agreed with the National Monuments Service. The archaeological test excavations shall be carried out under a Section 26 (National Monuments Act 1930) licence from the National Monuments Service and in accordance with an approved method statement. Licensed metal detection shall be undertaken in tandem with the test excavations and under a Detection Device consent (Section 2 1997 National Monuments Act). All test excavations that have the potential to uncover human skeletal remains shall be undertaken in conjunction with a suitably qualified osteoarchaeologist. Licenses should be applied for to the National Monuments Service and shall be accompanied by a detailed method statement. (A period of 3-4 weeks should be allowed to facilitate processing and approval of the licence application and method statement.)

(b) Results of buildings archaeology investigations of all impacted historic structures, features and fabric that include:

i) Opening up works to facilitate the identification of building phases, architectural features, masonry breaks, historic repairs loose and reincorporated carved stones, and the acquisition of samples for scientific dating and mortar analysis. Opening up works may require a Section 26 National Monuments Acts 1930 excavation licence.

ii) Interpretative phasing of the structures that includes, at a minimum, plan and elevation drawings marked up with colour coded phases and with any identified

architectural features, masonry breaks historic repairs and reincorporated carved stones.

iii) A written account of the structure's overall form (structure, materials, layout) and of its successive phases of development, together with the evidence and drawn and photographic records, supporting this analysis.

iv) An account of proposed construction stage impacts, with proposed specifications for mitigation, and where appropriate, stabilisation, conservation and repair.

(c) A detailed Archaeological Impact Assessment that addresses all identified or potential impacts on archaeological heritage, including on archaeological objects, sites and features. The AIA shall make recommendations on measures to avoid or, where necessary, mitigate all identified potential /identified impacts and significant effects on archaeological heritage. The Developer shall be prepared to be advised by the National Monuments Service in this regard or in regard to any subsequent recommendations that may issue. Mitigation shall priorities redesign or partial redesign to facilitate full or partial preservation in situ. Mitigation may also include archaeological excavations (preservation by record) archaeological text excavations, stabilisation/conservation works and/or archaeological monitoring, underwater archaeological inspection by means of archaeological diving, underwater archaeological surveys or any combination of the above or any other mitigation measures as may be recommended by the National Monuments Service. No construction works shall be undertaken until formal approval in writing from the National Monuments Service has been received by the Developer.

Reason: To ensure the continued preservation [either in situ or by record] of places, caves, site, features or other objects of archaeological interest.

10 Archaeological monitoring shall be undertaken as follows:

a) The services of a suitably qualified and experienced to the satisfaction of the National Monuments Service, maritime archaeologist shall be engaged to carry out full-time archaeological monitoring of all construction activities that give rise to ground disturbance, removal of materials from river /stream channels/banks,

or demolition of any works where materials of archaeological importance may be uncovered.

b) The archaeological monitoring shall be carried out by a suitably qualified and experienced, to the satisfaction of the National Monuments Service, archaeologist, under a Section 26 (National Monuments Act 1930) excavation licence and in accordance with an approved method statement.

c) A Finds Retrieval Strategy shall be implemented and agreed with the National Monuments Service, as part of the archaeological licence application. This shall include for systematic finds retrieval and metal detection of all spoil, which shall be undertaken by a suitably qualified and experienced archaeologist working under a Detection Device consent (Section 2 1987 National Monuments Act). All monitoring works that have the potential to uncover human skeletal remains shall be undertaken in conjunction with a suitably qualified and experienced osteo-archaeologist. Secure finds storage that ensure the protection and conservation of wet and dry finds, including human skeletal remains shall be provided within the construction site compound.

d) Sufficient, suitably experienced and qualified, to the satisfaction of the National Monuments Service, archaeologists shall be in place to ensure continuous archaeological monitoring works. An archaeological team shall be on standby to deal with any rescue excavation and may be augmented as required. An archaeological dive team shall be on stand by in the event that underwater archaeological inspection is required by means of archaeological diving. All dive surveys shall be licenced (Section 3 1987 National Monuments Act) and shall include handheld metal detection survey, which shall also be licenced (Section 2 1987 National Monuments Act).

e) In order to ensure full communication is in place between the monitoring archaeologist(s) and the works contractor(s) at all times, a communication strategy shall be implemented that facilitates direct archaeological monitoring of all construction activities that involve ground disturbances or demolitions and of any works where materials of archaeological importance may be uncovered. Adequate notice (minimum four weeks) of all forthcoming works that require the

attendance of the monitoring archaeologist(s) shall be provided by the works contractor.

f) Should suspected / verified archaeological structures, features or deposits or sites and or archaeological objects, including wrecks, be identified during the course of the archaeological monitoring activities, the monitoring archaeologist shall be authorised by the Developer to suspend all construction activities on the affected area (as defined by the monitoring archaeologist). The developer shall immediately institute a Temporary Archaeological Exclusion Zone (TAEZ) to the proposed find location and its environs (as defined by the monitoring archaeologist) and all construction activities shall immediately cease within the TAEZ in order to facilitate investigative assessment, protection and prompt notification to the National Monuments Service and other statutory authorities, as required.

g) Following assessment of the newly discovered archaeological materials, the Developer shall undertake any ensuing mitigating action as is required by the National Monuments Service. Mitigation shall prioritise redesign or partial redesign to facilitate full or partial preservation in situ. Mitigation may also include archaeological excavations (preservation by record), archaeological test excavations, stabilisation/conservation works and/or archaeological monitoring, underwater archaeological inspection by means of archaeological diving, underwater archaeological surveys or any combination of the above or any other mitigation measures as may be recommended by the National Monuments Service. No construction activities shall recommence within the TAEZ until formally agreed in writing with the National Monuments Service. Where ensuing mitigation is required, no archaeological works shall be undertaken until after an amended method statement that describes the mitigation strategy has been submitted, reviewed and agreed in writing by the National Monuments Service. All resulting and associated archaeological costs shall be borne by the Developer.

h) The planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of all archaeological monitoring and any archaeological investigative work/excavations required, following the completion of all archaeological works and any post-excavation

analysis, scientific dating programmes, paleoenvironmental analysis, geoarchaeological analysis, conservation of archaeological objects, as required by the National Monuments Service and the National Museum of Ireland, with all resulting and associated archaeological costs to be borne by the Developer. Where significant archaeological discoveries are made they shall be fully published in appropriate format.

Reason: To ensure the continued preservation [either in situ or by record] of places, caves, site, features or other objects of archaeological interest.

11. The Construction Environment Management Plan (CEMP) shall be updated to include the location of any and all archaeological or underwater cultural heritage constraints relevant to the proposed development as set out in the UAIA, Final Design AIA. The CEMP shall clearly describe all identified likely archaeological impacts, both direct and indirect, and all mitigation measures to be employed to protect the archaeological or underwater cultural heritage environment during all phases of site preparation and construction activity.

    Reason: To ensure the continued preservation [either in situ or by record] of places, caves, site, features or other objects of archaeological interest.

12. In default of agreement on any requirements of the National Monuments Service, the matter shall be referred to An Bord Pleanála for determination.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

Planning Inspector
18th June 2025

Form 1 - EIA Pre-Screening

Case Reference	**ABP-322018-25**
Proposed Development Summary	**Proposed Flood Relief Scheme at Dromahair, Co Leitrim.** **•Construction of earthen flood defence embankments at two residential properties.** **•Construction of concrete flood defence walls along the boundary of The Clubhouse Bar and Riverbank Restaurant, the Mill Master House Accommodation and the Mill Apartments replacing the existing boundary wall.** **•Significant sections of the existing boundary wall which it is proposed to demolish and reuse the stone are original boundary walls which would have served the railway station complex comprising 5 protected structures, RPS 69 Locomotive Shed, RPS 70 former goods shed, RPS 71 former warehouse, RPS 72 former station master's house and RPS 68 former railway station house or workers house. Therefore involving works within the curtilage of the protected structures.** **•Surface water drainage.** **•Replanting of earthen embankments with grass seed** **•Post and wire fencing around embankments** **•Ancillary site development and accommodation works**
Development Address	**Townlands of Ardakip More, Killananima and Corcusconny, Dromahair, Co Leitrim.**
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)	☒ Yes, it is a 'Project'. Proceed to Q2. ☐ No, No further action required.
2. Is the proposed development of a CLASS specified in <u>Part 1</u>, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1.	State the Class here

☒ 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?	
☐ 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.**	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. **EIA is Mandatory. No Screening Required**	**State the Class and state the relevant threshold**
☐ 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)**	**Under Class 10(f)(ii) EIA is required for the following circumstances.** -canalisation and flood relief works, where the immediate contributing sub-catchment of the proposed works (i.e. the difference between the contributing catchments at the upper and lower extent of the works) would exceed 1.000 hectares or where more than 20 hectares of wetland would be affected or where the length of the river channel on which the works are proposed would be greater than 2km. The proposed flood protection measures would provide localised flood protection only. The length of the proposed works is at maximum 215m at the mill apartments and none of the defences are greater than 2km. (108m at residential property 1 and 209m at residential property no 2.)

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 ☒	**Screening Determination required**
No ☐	

Inspector: _____ Date: _____

1.0 Form 3 - EIA Screening Determination

A. CASE DETAILS		
An Bord Pleanála Case Reference	**ABP-322018-25**	
Development Summary	**Proposed Flood Relief Scheme at Dromahair, Co Leitrim.** **•Construction of earthen flood defence embankments at two residential properties.** **•Construction of concrete flood defence walls along the boundary of The Clubhouse Bar and Riverbank Restaurant, the Mill Master House Accommodation and the Mill Apartments replacing the existing boundary wall.** **•Significant sections of the existing boundary wall which it is proposed to demolish and reuse the stone are original boundary walls which would have served the railway station complex comprising 5 protected structures, RPS 69 Locomotive Shed, RPS 70 former goods shed, RPS 71 former warehouse, RPS 72 former station master's house and RPS 68 former railway station house or workers house. Therefore involving works within the curtilage of the protected structures.** **•Surface water drainage.** **•Replanting of earthen embankments with grass seed** **•Post and wire fencing around embankments** **•Ancillary site development and accommodation works**	
	Yes / No / N/A	**Comment (if relevant)**
1. Was a Screening Determination carried out by the PA?	**Yes**	

2. Has Schedule 7A information been submitted?	**Yes**	
3. Has an AA screening report or NIS been submitted?	**Yes**	
4. Is a IED/ IPC or Waste Licence (or review of licence) required from the EPA? If YES has the EPA commented on the need for an EIAR?	**No**	
5. Have any other relevant assessments of the effects on the environment which have a significant bearing on the project been carried out pursuant to other relevant Directives – for example SEA	**No**	

B. EXAMINATION	Yes/ No/ Uncertain	Briefly describe the nature and extent and Mitigation Measures (where relevant) (having regard to the probability, magnitude (including population size affected), complexity, duration, frequency, intensity, and reversibility of impact) **Mitigation measures** –Where relevant specify features or measures proposed by the applicant to avoid or prevent a significant effect.	Is this likely to result in significant effects on the environment? Yes/ No/ Uncertain
This screening examination should be read with, and in light of, the rest of the Inspector's Report attached herewith			
1. Characteristics of proposed development (including demolition, construction, operation, or decommissioning)			
1.1 Is the project significantly different in character or scale to the existing surrounding or environment?	No	The location is within developed sites close to the village of Dromahair. The character and scale aligns with existing surrounding environment. Total area if the sites is 0.4679ha. The flood defences are designed to protect existing residential and commercial properties and are designed to have no negative effect on flooding elsewhere. Footprint of the defences is kept as small as possible. Measures provide localised flood protection only. Length of the proposed works is at maximum 215m at the mill apartments 108m at residential property 1 and 209m at residential property no 2.	**No**
1.2 Will construction, operation, decommissioning or demolition works cause physical changes to the locality (topography, land use, waterbodies)?	**Yes**	The works involve flood protection measures comprising Residential property No 1 – construction of earthen embankment Mill Apartment – construction of concrete flood defence wall	**No**

		Mill Master House Accommodation – construction of concrete flood defence wall Clubhouse Bar & Riverbank Restaurant – construction of concrete flood defence wall. Residential property No 2 construction of earthen embankment Headwalls for stormwater outfalls to be constructed on banks of river at each site.	
1.3 Will construction or operation of the project use natural resources such as land, soil, water, materials/minerals or energy, especially resources which are non-renewable or in short supply?	**Yes**	Limited use of natural resources production of waste at construction stage. Soil unearthed during construction to be reused where possible. Excavation will occur for the construction of embankments and retaining walls. A total of 2,789m3 will be excavated from all sites It is proposed to reuse soil unearthed during construction where possible. Excess material will be disposed of at a suitable licenced facility. Soil and other fill materials will also be delivered to the site. The proposed construction works will require removal and disturbance of earth, riverbanks and trees within the site to accommodate access, installation of walls and embankments. Approximately 5 mature (non native) trees located to the west of the Riverbank restaurant at the mill will be removed. Stone wall to be removed at mill will be reused as part of the construction of food defence wall. Pre cast post and wire fencing will be installed. Pre cast retaining walls and reinforced retaining walls will be cast in situ.	**No**
1.4 Will the project involve the use, storage, transport, handling or production of substance which would be harmful to human health or the environment?	**Yes**	Operations of construction machinery and plant will require oil, fuels, lubricants and hydraulic fluids. Where feasible refuelling of vehicles and equipment will not be carried out on site to minimise potential for spills. Where on site within designated areas. Hydrocarbons fuels will be stored in	**No**

		bunded areas with capacity for 110% of the storage capacity of the largest container /tank. Spill kits and other protection measures outlined in Construction Environment Management Plan (CEMP) and emergency response plan. (ERP) Defences will protect septic tanks thereby limiting risk of pollution during extreme flood events.	
1.5 Will the project produce solid waste, release pollutants or any hazardous / toxic / noxious substances?	**No**	Limited waste will be produced during the construction process. Cement wash to occur outside site at appropriate facility. Surplus materials generated onsite and unsuitable for reuse will be transported to licensed waste facility. Best practice protection and emergency response measures are outlined within the CEMP	**No**
1.6 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	**Yes**	There is the potential for sediments and pollution runoff into surface water during the construction phase and mitigation measures to avoid or prevent such occurrence are outlined within the CEMP and the NIS.	**No**
1.7 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	**Yes**	There will be some noise and vibration disturbance during the onsite construction works. As per measures outlined in the CEMP, works will be restricted to standard construction hours, predominately taking place during day light hours. Construction will be carried out in accordance with guidance set out in BS 5228:2009+A1:2014. The onsite work programme will be approximately 16 weeks.	**No**
1.8 Will there be any risks to human health, for example due to water contamination or air pollution?	No	No risk to human health during operation of flood alleviation measures. Best practice mitigation measures to avoid or prevent release of sediments and pollution to watercourses as set out in the CEMP and NIS. Potential for emissions from operation of machinery plant and vehicles during construction however likely to be small and intermittent. Increase in noise during the construction will be temporary	**No**

		and intermittent Works will be candied in accordance with an agreed Health Safety Quality and Environment Plan. Surface water and foul drainage systems to remain operational.	
1.9 Will there be any risk of major accidents that could affect human health or the environment?	**No**	The risk of accidents is the potential release of sediments and pollutants into watercourse which has been considered above. Fire risk during construction mitigated by measures and procedures as detailed within the CEMP. Traffic management plan during construction. Noise increase during construction will be temporary and intermittent. No potential for major disasters accidents to result from the development.	**No**
1.10 Will the project affect the social environment (population, employment)	**No**	Positive impact of flood alleviation measures to affected properties. Effects on employment during construction negligible.	**No**
1.11 Is the project part of a wider large scale change that could result in cumulative effects on the environment?	**No**	Requirement for works arises due to identified flood risk and is standalone project. No	**No**
2. Location of proposed development			
2.1 Is the proposed development located on, in, adjoining or have the potential to impact on any of the following: - European site (SAC/ SPA/ pSAC/ pSPA) - NHA/ pNHA - Designated Nature Reserve - Designated refuge for flora or fauna - Place, site or feature of ecological interest, the	**Yes**	Sites within and adjacent and hydrologically connected to Lough Gill Special Area of Conservation (SAC) via River Bonet and Kilanummery river waterbodies. Sites are located on established residential and commercial sites and primarily comprise of buildings and hardstanding areas and landscaped gardens. No annex I or II species were recorded within the study area during the surveys. No evidence of Otter found though potential resting foraging and commuting habitat was noted.	**No**

preservation/conservation/ protection of which is an objective of a development plan/ LAP/ draft plan or variation of a plan			
2.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, for example: for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?		No annex I or II species were recorded within the study area during the surveys. No evidence of Otter found though potential resting foraging and commuting habitat was noted. Following evaluation of relevant information and Appropriate Assessment process and subject to detailed mitigation including pre construction Otter survey and Kingfisher survey measures to mitigate water quality potential adverse effect can be avoided. Japanese Knotweed recorded at the Mill site within broadleaved mixed woodland. Himalayan balsam also recorded at the Mill site along the banks of the river. Invasive species management plan will be used to inform removal of invasive species as part of site clearance works. Potential disturbance to fauna during construction stage will be mitigated and not significant. Having regard to mitigation measures potential effects on protected, important or sensitive species of flora or fauna would be temporary, direct and indirect, not significant and short term. Potential for indirect effects on aquatic habitat and species from release of sediments and pollution to Lough Gill via River Bonet and Kilanummery river. Mitigation measures outlined in CEMP and NIS includes best practice measures to prevent or avoid release of sediments and pollution to surface water and biosecurity measures. It has been concluded that there is potential for significant effects on a European Site Lough Gill SAC and an appropriate assessment has been undertaken having regard to the documentation on file including the NIS. The	**No**

		screening carried out for environmental impact assessment has addressed the characteristics of the proposed development, its location and the types and characteristics of potential impacts has also had regard to the mitigation measures proposed in respect of protecting water quality and sensitive species of flora and fauna including invasive species management. On this basis I am satisfied that there is no potential for significant effects on the Lough Gill SAC or any requirements therefore for environmental impact assessment. Impacts on European sites have been addressed under appropriate assessment which has been addressed in section 9.3.3 of my report. With regard to loss of trees the potential for impact on bat species is mitigated by way of pre-construction bat survey and derogation license where applicable.	
2.3 Are there any other features of landscape, historic, archaeological, or cultural importance that could be affected?	**Yes**	Wall proposed for demolition is within the curtilage and attendant grounds of the railway station buildings Protected Structures. Mill Apartment Building /Mill House accommodation. (RPS 69 Locomotive Shed, RPS 70 - former Goods Shed, RPS 71 former warehouse, RPS 72 former Station Master's House and RPS 68 former Railway Station House or Workers House.) Minimal landscape impact at local level and not significant. Visual appearance of flood defences will not significantly alter the landscape. Areas around the defences will be reinstated to previous condition.	**No**
2.4 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, for example: forestry, agriculture, water/coastal, fisheries, minerals?	**No**	No additional important, high quality or scarce resources with the potential to be affected by the development has been identified. Impact on the aquatic environment has been considered above.	**No**

2.5 Are there any water resources including surface waters, for example: rivers, lakes/ponds, coastal or groundwaters which could be affected by the project, particularly in terms of their volume and flood risk?	**No**	Measures intended to protect properties identified as at risk of flooding during extreme flood events. Works are designed to have no negative impact on flooding elsewhere.	**No**
2.6 Is the location susceptible to subsidence, landslides or erosion?	**No**	No risk of subsidence, landslide or erosion have been identified.	**No**
2.7 Are there any key transport routes(eg National primary Roads) on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	**No**	Increase in traffic volumes during construction on local and regional roads will be short term and temporary and subject to traffic management measures.	**No**
2.8 Are there existing sensitive land uses or community facilities (such as hospitals, schools etc) which could be affected by the project?	**No**	No adverse impact anticipated on local population. Limited nuisance impacts are anticipated and controlled by applicable standards where appropriate. Principal impacts will be short term and temporary.	**No**
3. Any other factors that should be considered which could lead to environmental impacts			
3.1 Cumulative Effects: Could this project together with existing and/or approved development result in cumulative effects during the construction/ operation phase?	**No**	Based on the nature of the development it is not considered that any environmental impacts resulting from cumulative interaction would be significant.	**No**
3.2 Transboundary Effects: Is the project likely to lead to transboundary effects?	**No**	No potential for transboundary effects identified.	**No**
3.3 Are there any other relevant considerations?	**No**	No other relevant considerations with potential for significant effects identified.	**No**
C. CONCLUSION			

No real likelihood of significant effects on the environment.	√	EIAR Not Required
Real likelihood of significant effects on the environment.	☐	~~EIAR Required~~

D. MAIN REASONS AND CONSIDERATIONS

EIAR <u>not</u> Required

Having regard to: -

1. the criteria set out in Schedule 7, in particular
   (a) the limited nature and scale of the proposed flood alleviation works, in an established residential and commercial area served by public infrastructure
   (b) the footprint design of the proposed development and absence of any significant environmental sensitivity in the vicinity,
   (c) the location of the development outside of any sensitive location specified in article 109(4)(a) of the Planning and Development Regulations 2001 (as amended)
2. the results of other relevant assessments of the effects on the environment submitted by the applicant
3. the features and measures embedded in the design of the proposed development and those proposed by the applicant envisaged to avoid or prevent what might otherwise have been significant effects on the environment,

The Board concluded that the proposed development would not be likely to have significant effects on the environment, and that an environmental impact assessment report is not required.

Inspector _____ **Date** _____

Approved (DP/ADP) _____ **Date** _____

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Bord Pleanála ref. no.	**ABP322018-25**	**Townland, address**	Townlands of Ardakip More, Killananima and Cocusconny, Dromahair, Co Leitrim
Description of project		**Proposed Flood Relief Scheme at Dromahair, Co Leitrim involving:** •Construction of earthen flood defence embankments at two residential properties. •Construction of concrete flood defence walls along the boundary of The Clubhouse Bar and Riverbank Restaurant, the Mill Master House Accommodation and the Mill Apartments replacing the existing boundary wall. •Significant sections of the existing boundary wall which it is proposed to demolish and reuse the stone are original boundary walls which would have served the railway station complex comprising 5 protected structures, RPS 69 Locomotive Shed, RPS 70 former goods shed, RPS 71 former warehouse, RPS 72 former station master's house and RPS 68 former railway station house or workers house. Therefore involving works within the curtilage of the protected structures. •Surface water drainage. •Replanting of earthen embankments with grass seed •Post and wire fencing around embankments •Ancillary site development and accommodation works	
Brief site description, relevant to WFD Screening,		Site of proposed development relates to three distinct properties surrounding residential and commercial uses that have been identified as at risk of flooding from the River Bonet_050 EPA Water Body Code IE_WE_35B060630, EPA Code 35A11 and Kilanummery_020 River (EPA water body code IE_WE_35K030900 EPA Code 35A11) Proposed development is intended to alleviate flooding with respect to the three properties and thereby provide protection to the residential and commercial properties and associated infrastructure.	
Proposed surface water details		The main features of the project will involve the construction of flood defence embankments surrounding two residential properties, installation of surface water headwall outfalls with flap valve, installation of surface water pipeline under/through the embankment extending to the river. At Site 2 the Mill apartments and clubhouse the proposal involves construction of a 200m long flood defence wall at the northwest boundary with the Bonet River and Killanummery tributary. The development will replace an existing boundary comprising stone wall, blockwork wall and fence. Surface water	

	outfall with flap valve and flap valve to existing surface water outlet. Manhole with non-return valve on the existing sewer line. Construction of new gully and outlets. The proposed works involves installing headwalls for the stormwater outfalls on the banks of the river at each site at various locations. These will connect into the existing surface water networks. Headwalls will be precast concrete slab (1.5mx1.6m). A 300mm flap valve drain is incorporated into the concrete slab.
Proposed water supply source & available capacity	Existing Uisce Eireann mains water connections. No new connection.
Proposed wastewater treatment system & available capacity, other issues	Existing septic tanks and connections to Irish Water Foul network (Site 2). No new wastewater treatment system or connection proposed. Existing surface water and foul water systems to remain operational during construction period.
Others?	N/A

Step 2: Identification of relevant water bodies and Step 3: S-P-R connection

Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
River Waterbody	Adjacent	Bonet River_050	Review (Good ecological water status – failing to achieve good chemical water status)	Review	No significant pressures	Yes – surface run off. Development Works proposed within the river system

	Adjacent	Killanummery River _020	Good	At risk	No significant pressures	Yes – surface run off. Development Works proposed within the river system
Groundwater Waterbody	Underlying site	Killarga Groundwater Body IE_WE_G_0055	Good	Not at risk	No significant pressures	No Bedrock has low vulnerability to groundwater impacts. Moderate site 2. Deep soils underlay the sites (Site 1 Lisgowan shale formation, Site 2 and 3 Ocak Limestone formation) offers protection to groundwaters. Excavations are 1.2m above groundwater level
		Ballintougher Groundwater Body IE_WE_G_0051	Good	Not at Risk	No significant pressures	No Bedrock has low vulnerability to groundwater impacts. Moderate site 2. Deep soils underlay the sites (Site 1 Lisgowan shale formation, Site 2 and 3 Ocak Limestone formation) offers protection to groundwaters. Excavations are 1.2m above groundwater level
Step 4: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.						
CONSTRUCTION PHASE						

No.	Component	Waterbody receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	**Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.**
1.	Surface	Bonet River _050 Killanummery River _020	Existing and proposed surface water drainage Existing and proposed surface water drainage	Sediment laden runoff Siltation, pH (Concrete), hydrocarbon spillages Wastewater	Standard construction practice CEMP	No –	Screened out
2.	Ground	Killarga Groundwater Body IE_WE_G_0055 Ballintougher Groundwater Body IE_WE_G_0051	Pathway exists	Spillages	Standard construction practice CEMP	No	Screened out
OPERATIONAL PHASE							
3.	Surface	_0050 _0020	Pathway exists Flood defence features may collapse due to	Hydrocarbon spillage	Design features As per CEMP	No	Screened out

			erosion requiring emergency repair operation				
4.	Ground	_0055, _0051	Drainage	Spillages	Drainage design	No	Screened out
DECOMMISSIONING PHASE							
5.	NA						