



An
Bord
Pleanála

Inspector's Report

PL-500100-SO

Development	Demolition works to facilitate 11 houses with associated site works.
Location	Knappagh More, Strandhill Road, Sligo
Planning Authority	Sligo County Council
Planning Authority Reg. Ref.	2460295
Applicant(s)	Fermoyle Properties Ltd
Type of Application	Permission
Planning Authority Decision	Grant permission with conditions
Type of Appeal	Third Party
Appellant	Marie and Jimmy O'Connor
Observer	None
Date of Site Inspection	15 th January 2026
Inspector	John Duffy

Contents

1.0 Site Location and Description	4
2.0 Proposed Development	4
3.0 Planning Authority Decision	7
3.1. Decision	7
3.2. Planning Authority Reports	7
3.3. Prescribed Bodies	12
3.4. Third Party Observations	12
4.0 Planning History.....	12
5.0 Policy Context.....	12
6.0 EIA Screening.....	17
7.0 The Appeal	17
7.1. Grounds of Appeal	17
7.2. Applicant Response	20
7.3. Planning Authority Response	23
7.4. Observations	23
7.5. Further Responses.....	24
8.0 Assessment.....	24
9.0 AA Screening.....	34
10.0 Water Framework Directive.....	34
11.0 Recommendation	36
12.0 Reasons and Considerations	36
13.0 Conditions	36

Appendix 1 – Form 1: EIA Pre-Screening.....	47
Appendix 2 – Form 2: EIA Preliminary Examination.....	49
Appendix 3 – AA Screening.....	51
Appendix 4 – Appropriate Assessment.....	58
Appendix 5 – WFD.....	67

1.0 Site Location and Description

- 1.1. The site, measuring c.0.53ha is situated within the western environs of Sligo town centre, on the northern side of the Strandhill Regional Road (R292), is located immediately opposite the junction of the Strandhill Road with Kevinsfort, a residential development on the southern side of the road. The site extends northwards to Clara Court to the north east and an office/business park to the north west.
- 1.2. The front of the site includes a hardstanding area, likely used for car parking purposes in the past, to the front of a single storey office building. The former office building is in a disused state of repair and appears not to have been in use for several years. Access to the rear of the site achievable from a side gate (to the east) or alternatively through the building. The site is mostly level and predominantly under grass; it is quite overgrown in parts, particularly towards the rear. There is a large disused storage shed situated at the mid portion of the site, this is overgrown with climbing plants. There are approximately 3 no. temporary portacabin type office structures on the site.
- 1.3. The site layout plan indicates an adjoining area to the north of the project site, outside the red line boundary but within the applicant's ownership, indicated as 'Phase 2' lands. There is a small stream/watercourse flowing along the north-eastern and northern boundaries of the overall site.

2.0 Proposed Development

- 2.1. The proposed development comprises the following:
 - Demolition of existing single storey derelict office building and derelict shed (694sqm in total).
 - Removal of temporary structures.
 - Construction of 11 no. houses as follows:
 - 3 no. detached 4-bed houses
 - 1 no. detached 3-bed house
 - 2 no. semi-detached 3-bed houses
 - 2 no. end of terrace 3-bed houses

➤ 2 no. semi-detached 2-bed houses

➤ 1 no. terraced 2 bed house

- House heights range from 2 storeys (c.9.8m – 2 and 3 bed units) to 2½ storeys (c.10.45m – 4 bed units) in height.
- Gross floor areas are c.96sqm for 2 bed units, c.105-119sqm for 3 bed units and c.152sqm for 4-bed units.
- 2 no. parking spaces per unit, to the front of each house.
- 2 areas of public open space (measuring c.938 sqm).
- All associated site works including estate roads, public lighting and landscaping.

2.2. I advise the Commission that there appears to be discrepancies in the *Proposed Dwelling Mix – Phase 1* plan (*Drawing No. 17033-CRA-XX-XX-DR-A-31004 Rev A* refers) as lodged with the application and the colour coded unit types depicted on that plan.

2.3. In this regard it is stated on the drawing that Type C (3-bed) units comprise House Nos.1 and 9, although the colour codes on plan indicate they relate to House Nos. 3 and 9. Similarly, Type E (4 bed) units are stated to consist of House Nos. 2 and 3, although the colour code on plan indicate they relate to House Nos. 1, 2 and 6. Finally, Type D (3 bed) units are stated to consist of House Nos. 6 and 11, however the colour code on plan indicate it relates to House No. 11.

2.4. I note however that the colour coded units depicted on *Drawing No. 17033-CRA-XX-XX-DR-A-31004 Rev A* align with and match the mix of housing applied for, as detailed in the public notices.

2.5. The application is accompanied by the following information in addition to the normal plans and elevation drawings:

- Drainage Design Report
- Part V proposal
- Aerial views of the proposed development
- Landscaping details / rationale and Landscape Plan

2.6. On foot of a Further Information (FI) request which issued to the applicant on the 31st of October 2024 and having regard to section 177U(6) of the Planning and Development Act 2000, as amended, the applicant provided revised plans and the following documents listed below, in addition to an AA Screening and Natura Impact Statement (NIS), on 7th August 2025, having previously requested an extension of time for submission of FI from the planning authority, which was granted;

- Copy of public notices noting that a NIS and significant FI is submitted to the planning authority.
- Stage 1 / 2 Road Safety Audit (RSA)
- Construction and Environmental Management Plan (CEMP)
- Architect response letter.
- Architectural Design Report
- Results of Preliminary Bat Roost Assessment and Activity Surveys
- Stage 1 and Stage 2 Appropriate Assessment
- Proposed Site Layout Plan – Phase 1
- Drainage network drawings
- Road layout drawings
- Attenuation tank detail
- Taking in Charge Map
- Lighting layout
- Boundary treatment drawing

With the exception of a new pedestrian connection to the site from the Clara Court residential scheme to the east, there are no significant changes made to the layout of the proposed development arising from the FI submitted.

3.0 Planning Authority Decision

3.1. Decision

On the 30th of September 2025 the planning authority granted permission for the proposed development subject to 22 conditions. Noteworthy conditions are summarised as follows:

C2: Mitigation measures outlined in the Natura Impact Statement (NIS) to be implemented in full.

C3: Bat survey recommendations to be implemented in full.

C4: Further details to be provided prior to commencement that indicate achievement of a Biodiversity Net Gain (BNG) as part of the development and in line with CDP policy.

C5: Archaeological pre-development testing condition.

C8: Road Safety Audit recommendations to be fully implemented and a Stage 3 Audit to be submitted to planning authority on completion, and any identified residual hazards shall be remedied by the applicant.

C14: Construction to be carried out in accordance with the Construction and Environmental Management Plan (CEMP) submitted to the planning authority.

C15: Records of waste disposal activities to be submitted to the planning authority on request.

C17: Class 1 type oil interceptor to be installed on surface water drainage system and shall be appropriately maintained.

C19: Section 96 agreement for the provision of social and affordable housing.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The **first planning report** dated 25th October 2024 noted that that the relevant Development Plan pertaining to the subject site at that time was the Sligo County Development Plan 2017-2023, and also that the zoning and objectives contained

in the Sligo and Environs Development Plan (SEDP) 2010-2016 are incorporated as statutory provisions. Under the SEDP, the site was zoned R2 - low/medium density residential areas, with the following Objective:

- *Promote the development of housing within a gross density range varying between 20 and 34 dwellings per hectare (8 to 13 dwellings per acre).*
 - *In R2 zones, blanket construction of three and four bedroom houses will be discouraged.*
 - *All new residential development will have to recognise and reflect the changing demographic structure in the house type and the design, site layout and the additional facilities proposed.*
 - *While housing is the primary use in these zones, recreational structures, creches/playschools, educational facilities, community buildings, sheltered housing and corner shops will also be considered.*
- This initial planner's report noted the planning authority had determined that significant effects on European sites cannot be excluded and therefore an Appropriate Assessment of the proposed development is required. It also recommended that FI on six items be sought, as summarised below.

Item 1. Submit details for potential future linkages to the industrial lands to the north and for connectivity into Clara Court or Rathfinn Close.

Item 2. Submit a design brief for the scheme to provide relevant background / basis of design, the design evolution and details of how the scheme complies with Development Plan policy. It should be noted that the Sligo County Development Plan 2024-2030 was made on 30th September 2024 and will become operational on 11th November 2024.

Item 3. Submit a Stage1/2 Road Safety Audit. Submit details / a site layout plan to address:

- All internal roads complying with DMURS.
- Show how the slow zone and home zones cater for vulnerable road users.
- Provide details on pedestrian crossings at junctions within the development and how vulnerable road users are accommodated.

- Submit layout plan showing a raised table along the north/south access road.
- Provision of cycle facilities on site.

Item 4. Submit a site specific construction/demolition waste management plan and environmental management plan for the construction phase. Prepare a Tier 1 Construction and Demolition Resource Waste Management Plan (RWMP). Indicate the following:

- Proposed measures to keep public and private roads clean during construction;
- Proposed hours of work to minimise noise nuisance on nearby residential properties;
- Noise management measures during construction phase;
- Mitigation measures for protection of surface water and groundwater quality and prevention of sediment discharge onto road surfaces; and
- An emergency response plan for dealing with pollution incidents during construction phase.

Item 5. Submit site specific manufacturer specifications, with associated calculations for the area served, for the provision of a Class 1 type oil interceptor of sufficient capacity on the proposed surface water drainage system serving the development.

- The proposal includes the removal of the existing roofs. Given the status of this building bat roosts may be present and may be affected by the proposed demolition works. A bat survey shall be undertaken by a suitably qualified bat specialist and submitted for the Planning Authority's review.

Item 6. Submit a taking in charge drawing/map.

- The **second planning report** dated 29th September 2025 provides an assessment of the submitted Stage 1 Appropriate Assessment / Natura Impact Statement (NIS) and also assesses the responses to the submitted FI, all received on 7th August 2025.
- Having considered the contents of the NIS, the planner's report is in agreement with its conclusion, that with the incorporation of the mitigation measures detailed therein, the proposed development will not have any significant adverse impacts

on the sites having regard to the conservation objectives and qualifying interests of these Natura 2000 sites.

- **Item 1 FI Response:** Notes the details submitted of boundary treatment and access into Clara Court and for linkages to the lands to the north.
- **Item 2 FI Response:** The design statement refers to the previous County Development Plan, rather than the current Sligo County Development Plan 2024-2030.
 - Design is considered acceptable and in line with SCDP 2024-2030 policy.
 - Site zoning is given as eRES – existing residential areas. Proposed density is 20 units per hectare. For Regional Growth Centres, such as Sligo Town, recommended densities range from 50-150 dwellings per hectare (net) in the town centre, to 35-50 units/ha at the edges or in new suburban extensions. Given the character of the area, the lower density is deemed to be acceptable and in line with policy.
 - GP-HOU-3 encourages a mix of house types and the requirement for 1-bedroom units is for any scheme with 10 or more units. Due to site constraints the proposed development is considered to be substantially in line with the mix of dwelling types set out in the SCDP 2024-2030.
 - Private amenity space accords with Section 33.3.8 of the SCDP.
 - Section 33.3.7 relates to public open space in multi-unit housing schemes. Noted that the proposal provides 14% of open space, in line with the quantitative standards which require a minimum of 10% and a maximum of 15% of the net site area.
 - No overlooking or overshadowing impacts arise.
 - Section 24.1 and policy P-BD-7 requires development proposals on sites of 0.5ha and above to, inter alia, demonstrate a site specific biodiversity net gain (BNG). This can be conditioned.
- **Item 3 FI Response:** The matters relating to roads can be addressed by condition.

- **Item 4 FI Response:** This relates to a CEMP which was examined by Environment Section which has no objection subject to conditions. (This Item is incorrectly noted as Item 5 in the planner's report).
- **Item 5 FI Response:** The planning authority is satisfied with the findings of the bat report and a condition will be attached in relation to recommendations. (This Item is incorrectly noted as Item 6 in the planner's report).
- **Item 6 FI Response:** No objection to the submitted Taking in Charge drawing, subject to conditions. (This Item is incorrectly noted as Item 7 in the planner's report).

3.2.2. Other Technical Reports

Senior Executive Engineer – 16th October 2024: No objection subject to details of the 600mm diversion surface water pipe being submitted and agreed prior to construction.

Active Travel – 15th October 2024: FI recommended in relation to several matters including provision of active travel linkages to adjoining properties to be investigated; public lighting details; vehicle tracking details; proposed cyclist facilities; details of pedestrian and cycle routes in the site; details of signage and road markings; cycle facilities to accord with Cycle Design Manual.

Environmental Services (1st report) – 19th September 2024: No objection in principle however FI recommended in relation to site specific proposals for site compound during construction phase; submission of a site specific construction/demolition waste management plan; and to submit manufacturer details for a Class 1 type oil interceptor on the proposed surface water drainage system.

Environmental Services (2nd report) – 27th August 2025: No objection subject to conditions.

Area Engineer – 21st October 2024: FI recommended in relation matters including DMURS compliance, details on pedestrian crossings and how vulnerable users are accommodated.

Housing – 9th October 2024: Part V applies to the site. Consultation has taken place and there is agreement in principle (one unit allocated for Part V).

Enforcement – 22nd August 2025: Taking in Charge map is unacceptable.

3.3. Prescribed Bodies

- 3.3.1. The planning authority invited the following bodies to comment on the application: Uisce Éireann (UÉ), National Parks and Wildlife Service (NPWS), and the Department of Housing, Local Government and Heritage (DHLGH).
- 3.3.2. A submission was received from the Development Applications Unit in the DHLGH which notes that given the location, scale and extent of the proposed development, it is possible that subsurface archaeological remains could be encountered during construction. The submission recommends the pre-development testing be carried out on site and included as a condition in the granting of any permission.

3.4. Third Party Observations

Three observations to this development were received in total. Two observations were made on foot of the application, both on behalf of neighbours adjoining the site. One of these observations relates to access concerns given the traffic speed of the road, and matters relating to construction noise and disturbance. Both the second observation, and the third submitted on foot of the FI material is from the same observer and raises concerns similar in nature to the grounds of appeal detailed below.

4.0 Planning History

There are no recent, relevant applications on the site. On 20th May 2019, An Bord Pleanála confirmed entry of the subject site onto the Vacant Sites Register (Ref. ABP-303456-19 refers).

5.0 Policy Context

5.1. Development Plan

- 5.1.1. The Sligo County Development Plan (SCDP) 2024-2030 is the operative Plan for the area, and it came into force on 11th November 2024. On 8th of November 2024, the Minister of State for Local Government and Planning issued a 'Draft Direction' to the planning authority under Section 31 of the Planning and Development Act, 2000 (as amended). The Draft Direction concerns a number of items which do not specifically

relate to the subject site. Therefore, I am satisfied that the Commission may assess the appeal under the current development plan.

- 5.1.2. Variation No.1 of the SCDP 2024-2030 was made of the 11th of May 2024 and this aligns the Development Plan with Section 28 Ministerial Guidelines issued in 2025, namely the *National Planning Framework Implementation: Housing Growth Requirements Guidelines for Planning Authorities*. Parts I, II and III of the Variation give effect to the Guidelines by updating the housing target and amending the Strategic Land Reserve policies in the SCDP. Part IV addresses the zoning of two sites for which rezoning determinations have been made by the Council after public consultation on the Draft Residential Zoned Land Tax Map 2026.
- 5.1.3. The appeal site is zoned 'eRES – existing residential areas' with the Objective to *'Protect and enhance the residential amenity of established residential areas and their communal or public open space and allow for small-scale infill development which is appropriate to the character and pattern of development in the immediate area. The introduction of other compatible or ancillary uses, redevelopment and regeneration may also be considered in these areas, as long as the dominant use remains residential.'* The Land-use Zoning Matrix (Chapter 10) indicates that the use type 'Residential – houses' is normally permitted within the eRES zoning.
- 5.1.4. Table 11.1 of the SCDP identifies the subject site as a *'Regeneration Site - REG-2 Site of the former office of Kilcawleys on the Strandhill Road* which has capacity to deliver regenerative, compact development, as it is serviced and located in an edge-of centre area.
- 5.1.5. Chapter 1 relates to Core Strategy which has been updated on foot of Variation No. 1. Table 5.3 relates to Sligo population targets, with targeted growth in the town to be c.6,160 persons by 2030, bringing total population to c.25,360. The Strategy for Sligo town includes the provision for at least 2,649 residential units to accommodate unmet demand and the additional population envisaged by 2030.
- 5.1.6. Chapter 10 relates to urban development principles. Relevant policies / objectives include:

Urban Regeneration:

P-UR-2 Prioritise urban regeneration projects which will result in both social and economic benefits to towns and villages in County Sligo.

O-UR-2 Actively pursue the reduction of vacant/derelict residential structures and sites within the town centres of Sligo, Ballymote, Enniscrone and Tobercurry.

5.1.7. Chapter 24 relates to Natural Heritage. Relevant policies / objectives include:

Biodiversity

P-BD-7 Require development proposals on sites of 0.5 ha and over to retain existing high quality ecological features and demonstrate a site-specific biodiversity net gain (BNG), indicating how the approach to development will leave the natural environment in a measurably better state than it was beforehand. The same approach will be encouraged, although not required, on sites under 0.5 ha. The biodiversity net gain (BNG) shall consist of the enhancement and restoration of existing habitats or the creation of new areas for wildlife, where the biodiversity value of the site is low or non-existent (e.g. certain brownfield sites).

P-BD-8 Where buildings are proposed to be restored or demolished/replaced, the applicants/developers shall check for the presence of protected wildlife species and follow the protocols set out in the Heritage Council's guidelines "Wildlife in Buildings – Linking Our Built and Natural Heritage."

5.1.8. Chapter 26 relates to Residential Development. Relevant policies / objectives include:

Urban housing:

P-UH-OS-2 Require developers to retain significant hedgerows, tree groups and wetlands and incorporate these features into residential developments where possible.

P-UHOU-2 Ensure that appropriate densities are achieved in appropriate locations and circumstances, in accordance with the principles set out in the *Sustainable Residential Development and Compact Settlements Guidelines (2024)* and the *Urban Design Manual: A Best Practice Guide (DEHLG, 2009)*, *Urban Development and*

Building Height Guidelines for Planning Authorities (2018) and any subsequent statutory guidance.

P-UHOU-4 Ensure the provision of a suitable range of house types and sizes to reflect the changing demographic structure and the trend towards smaller household sizes. In private housing schemes, the following mix of unit types should generally apply:
House type and Proportion in the scheme

1 bedroom: Minimum 10% of total no. of units in any scheme with 10 or more units

2 bedrooms: Minimum 20% of total no. of units

3 bedrooms Minimum 30% of total no. of units

4+ bedrooms Maximum 20% of total no. of houses

Age friendly housing policies:

P-AFH-2 Support delivery of housing suitable for older people on infill and regeneration sites within town and village centres, where feasible.

P-AFH-3 Require that new residential developments of up to 10 houses provide a minimum of one unit designed in accordance with the specifications of Universal Design Guidelines for homes in Ireland (National Disability Centre for excellence in Universal Design). Schemes of 11 houses and over should have a minimum of 15% of units designed and built to this standard.

5.1.9. Chapter 33 relates to Development Management Standards.

- Section 33.3.5 refers to separation distances between dwellings (generally 16m between opposing first floor windows).
- Section 33.3.7 relates to public open space provision. 'A minimum of 10% and a maximum of 15% of net site area to be reserved for the provision of communal open space.'
- Section 33.3.8 sets out minimum rear garden sizes for houses (2 beds – 30sqm; 3 beds – 40sqm; 4+ beds – 50sqm) .
- Table 33.10 relates to car parking standards (1 to 2 spaces per house outside Sligo town centre).

- Table 33.11 relates to EV charging point standards (installation of infrastructure to enable installation of recharging points for EVs).

5.2. **Regional and Spatial and Economic Strategy**

Northern and Western Regional Assembly – Regional Spatial and Economic Strategy (RSES) 2020 This RSES provides a high-level development framework for the Northern and Western Region that supports the implementation of the National Planning Framework (NPF). The vision of the RSES is ‘To play a leading role in the transformation of the region into a vibrant, connected, natural, inclusive and smart place to work and live.’ Sligo is identified as a Regional Growth Centre in the RSES.

5.3. **Other Guidance**

The following is a list of Section 28 - Ministerial Guidelines considered of relevance to the proposed development. Specific policies and objectives are referenced within the assessment where appropriate.

- Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities (DoHLGH, 2024).
- Quality Housing for Sustainable Communities (DoEHLG, 2007).

Other Relevant Policy Documents include:

- The Climate Action Plan 2024
- The Climate Action Plan 2025
- National Biodiversity Action Plan 2023-2030
- National Planning Framework – First Revision (2025)
- Delivering Homes, Building Communities 2025-2030
- Design Manual for Urban Roads and Streets (DMURS) – 2023 Update.
- Permeability Best Practice Guide – National Transport Authority.

5.4. **Natural Heritage Designations**

- Cummeen Strand / Drumcliff Bay (Sligo Bay SAC) (Site Code 000627) is located approximately 1km to the north-east of the site.

- Cummeen Strand SPA (Site Code 004035) is located approximately 1km to the north-east of the site.
- Lough Gill SAC (Site Code 001976) is located approximately 1.5km to the east.

6.0 EIA Screening

- 6.1. Class 10(b)(i) of Schedule 5 Part 2 of the Planning and Development Regulations 2001 (as amended) provides that mandatory EIA is required for a development comprising construction of more than 500 dwelling units. Class 10(b)(iv) provides that mandatory EIA is required for urban development in an area greater than 10 ha. Refer to Form 1 in Appendix 1 (EIA Pre-Screening).
- 6.2. The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

7.0 The Appeal

7.1. Grounds of Appeal

A third party appeal was received on behalf of Marie and Jimmy O'Connor of Strandhill Road in Sligo. The following issues were raised in summary.

Western boundary wall

- It appears that the existing western boundary wall, which is a party wall in the context of the Land and Conveyancing Law Reform Act 2009, is not retained in its entirety.
- A new wall is to be constructed at the southern section of the western boundary between the appellant's property and the subject site. No consent has been sought in this regard and no justification is given for altering the wall.

- The wall is proximate to boundary trees of high quality, with trunk positions within 30cm – 1m of the wall. Concern that wall demolition would adversely impact trees and other vegetation. The existing wall is integral to the appellant's shed. The CEMP does not detail how existing structures would be protected during construction.

Trees

- Several semi-mature and native trees along the western boundary overhang the subject site. No tree survey or tree protection report has been undertaken to inform the CEMP.
- The Tree Report commissioned by the appellant (attached to the appeal) indicates the inadequacy of the CEMP from a tree protection viewpoint.
- Significant concern that trees within the appellant's lands are at risk of damage and loss from proposed groundworks. The development is therefore not in compliance with SCDP policy P-UH-OS2 requiring retention of trees and hedgerows and their incorporation into residential developments where possible.

Overlooking

- House No. 2 includes side elevation windows at first and second floors overlooking the appellant's kitchen. House No. 5 includes a side elevation window overlooking the appellant's garden.
- This matter was not given due consideration and residential amenity of appellant is severely affected.
- Inadequate separation distances between proposed development and appellant's dwelling.

Overshadowing

- There is a significant risk of overshadowing of the appellant's garden from the proposed development, located to the immediate east. House No. 2 has a ridge height of c.10.5m.

Proposal does not fully adhere to SCDP 2024-2030

- Planner's report does not assess how the application addresses section 10.1 of the Plan 'Urban Regeneration' policies P-UR-1, P-UR-2 and P-UR-3. Submitted

documents do not address these items. The proposed development would result in loss of appellants' amenity.

- In terms of unit mix, it is not acknowledged that the proposal does not align with Policy P-U-HOU-4. There are no one bed units and an excessive amount of 4 bed units.
- The proposal is not assessed against the age-friendly housing requirements in the Plan, with reference made to Policies P-AFH-1, P-AFH-2 and P-AFH-3.
- It is considered the proposal does not comply with some requirements of section 33.2.2 'Impact of development on its surroundings,' particularly overshadowing and overlooking impacts.
- No contextual analysis provided in the application.
- In terms of section 33.2.12 'Site landscaping and retention of biodiversity,' the landscape masterplan does not identify or include neighbouring trees. No measures are provided in terms of how trees outside the site would be retained
- No information is provided as to how the proposed development would deliver Biodiversity Net Gain (BNG) pursuant to Objective BNG-PA-190
- The Architectural Design report does not assess requirements within section 33.3.1 'Multi-unit housing schemes' or Table 33.1 in particular, relating to contents of the Design Statement for the proposed development.

Density

- Proposed density is below that required for Regional Growth Centres (i.e. 50-150 units per hectare (net)).

Other

- Concerns raised regarding construction noise and that proposed construction hours are excessive, particularly the 7am start time each morning.

Appended to the appeal is a Tree Report prepared by *Arbtech Ireland* dated October 2025. The brief of the report is to advise the appellants of potential impacts to their trees arising from the proposed development and to evaluate the proposed tree protection measures detailed in the submitted CEMP. This report concludes as follows: *Tree protection can be afforded by surveying trees adjacent the development*

site and producing an arboricultural impact assessment detailing recommended works, giving rise to a tree protection plan and site-specific method statement.'

7.2. Applicant Response

The applicant responded to the appeal on 24th November 2025 and note they have engaged with the appellant and proposed some changes to mitigate their concerns. Revised drawings (detailed below) and an Arboricultural Assessment of the site is submitted with the response. The response is summarised as follows:

Boundary wall

- It is now intended to retain the western boundary wall and a structural condition survey will be undertaken prior to construction.
- An Arborist is engaged to consider the impact of the proposed development on existing trees.
- The southern end of the western boundary wall (closest to the road) will have a revised height of 2m (Drawing No.17033-CRA-XX-XX-DR-A-31005 refers) as opposed to the lower height proposed in the initial application documents.

Trees

- No existing trees at boundary to be removed or damaged.
- Tree protection measures in the Arborist report and CEMP, and root protection measures will form part of a Tree Protection Plan (TPP) to be drafted and submitted to the planning authority prior to construction.
- Tree 4 (a lime tree) detailed in the appeal is adjacent to a proposed internal access road, which shall be shortened and slightly set back from the western boundary to prevent disturbance to the root protection zone of this tree (revised site plan provided).

Residential amenity concerns

- Small windows on the western elevations of house numbers 2 and 5, at first and second floor level, will be fitted with obscured glazing to prevent overlooking opportunities.

- There is a separation distance of c.18.9m between rear elevations of the appellant's house and proposed house number 5. There is a separation distance of approximately 11.4m between the side elevations of the appellant's house and proposed new housing on the site. To the east there is a separation distance greater than 12m between proposed units 1, 3, 5 and 9 and existing houses.
- Boundary screening at the western boundary will be implemented in accordance with the Landscape Masterplan.
- Having regard to the above measures, it is considered that overlooking is not a problem.
- Proposed development is suitably designed and scaled to avoid appearing visually obtrusive. It is a small scale infill, low-rise suburban development.
- The houses are appropriately positioned so as not to obstruct the main solar path.
- No technical submission has been provided to demonstrate non-compliance in terms of overshadowing impacts.
- The planner's report has stated that 'the arrangement does not give rise to overlooking/overshadowing.'

Compliance with SCDP 2024-2030

- A Design Statement provided at FI stage shows how the proposal complies with the Development Plan.
- The proposal will bring social benefits and economic benefits through regeneration of a derelict site and provision of housing, which will generate construction jobs. SCDP regeneration objectives/policies are complied with.
- While the scheme does not provide 1 bed units (P-UHOU-4 refers) it would be difficult to provide such units in the form of an apartment block on this narrow site. In terms of 4 bed units, the Housing Department require a 4 bed unit to satisfy Part V. An appropriate mix of housing is proposed.
- P-AFH-3 requires 2 no. houses to be age friendly. House Type C has been altered to comply with age-friendly design principles.

- An assessment of how the proposal complies with requirements of section 33.2.2 'Impact of development on its surroundings' is provided and it concludes that the proposal accords with stated requirements.
- In terms of compliance with P-UH-OS-2 regarding retention of significant trees, hedgerows and tree groups it is stated that there will be no adverse effect in this regard with reference made to the submitted Arborist's report. It is noted also that Condition 4 of the planning authority's decision requires further details to indicate achievement of a Biodiversity Net Gain (BNG).
- In terms of section 33.2.12 'Site landscaping and retention of biodiversity,' the submitted Landscape Masterplan meets all SCDP requirements. Additionally the applicant has commissioned an Arborist's Report to ensure the appellant's trees are considered in the design and will be protected during construction and beyond.
- In terms of density, the SCDP allow for small infill sites to respond to the scale and form of the surrounding environment, and the proposal responds to the character and density of the area along the Strandhill Road at the subject location.
- Open space is provided as 14% of the overall area which is acceptable.
- In terms of future residential amenity there is a separation distance greater than 22m between opposing first floor windows and above 2.3m distance between side gables.
- The proposed scheme as submitted to ACP does not detract from the residential amenities of neighbouring properties and provides much needed housing on an identified regeneration site.

The applicant's response includes the following:

(A) Revised drawings, as follows:

- 17033-CRA-XX-XX-DR-A-31003-F: Proposed Site Layout Plan Phase 1.
- 17033-CRA-XX-XX-DR-A-31005-C: Proposed Site Boundary.
- 17033-CRA-AA-XX-DR-A-32100-B: Elevations-House Type A - 2 Bed.
- 17033-CRA-EE-XX-DR-A-32104-B: Elevations-House Type E - 4 Bed.

(B) Detail of Age-Friendly Accommodation which consists of 2 no. houses (Type C).

(C) Age-friendly Assessment / Universal Design Checklist.

(D) An Arboricultural Assessment (dated November 2025) of the appellant's site (Carriglawn), adjoining the proposed project site to the west, prepared by Noel Lane Tree Care Services.

Survey findings note the following (in summary):

- Within the site there are 16 no. Category A trees.
- The surveyed trees are of high amenity, biodiversity and landscape value and are in close proximity to the boundary wall of the project site. Roots of many of the trees are traversing the boundary and growing within the development site. It is imperative that these roots are protected during development.
- With proper method statements and compliance root protection is possible, based on site plans submitted.

Appendix 1 includes a sample of temporary tree protection fencing during works.

Appendix 2 includes photographs of the trees.

Appendix 3 includes drawings i.e. Tree Constraint Drawing – NL0049-1; Tree Impact Plan Drawing – NL0049-2; and Tree Protection Plan Drawing – NL0049-3.

Appendix 4 provides an assessment of tree and hedge vegetation within the Carriglawn site.

7.3. Planning Authority Response

Response received on 13th November 2025 considers that no additional information is provided in the appeal that would alter the planning authority's decision to grant permission. It is considered that the proposed development would be suitable at the subject location and that it is consistent with the provisions of the SCDP 2024-2030.

7.4. Observations

None.

7.5. Further Responses

- 7.5.1. An Coimisiún Pleanála circulated the applicant's response to the appeal to the parties under Section 131 of the Planning and Development Act 2000, as amended. In response, the planning authority has no further comments to make. The appellants welcome the various alterations to the proposal and the conclusions outlined in the Arboricultural report. They request that the recommendations for tree protection as outlined are conditioned, along with the alterations made to the proposed development, as referred to in the applicant's response to the appeal.

8.0 Assessment

- 8.1. Having examined the application details and all other documentation on file, the reports of the local authority, and having inspected the site, and having regard to the relevant local and national policies and guidance, I consider that the substantive issues in this appeal to be considered as follows:

- Nature and Principle of Development
- Arboricultural Assessment and Tree Protection
- Density
- Residential Amenity
- Compliance with SCDP 2024-2030
- Other Issues
- Planning Authority conditions

8.2. Nature and Principle of Development

- 8.2.1. The appeal site is identified in Table 11.1 of the SCDP 2024-2030 as a regeneration site 'REG-2 Site of the former office of Kilcawleys on the Strandhill Road.' The site is serviced and has capacity to deliver compact development. It is zoned 'eRES – existing residential areas' and the development of housing on these lands is supported by the Land-use Zoning Matrix in the SCDP which confirms that 'Residential-houses' is normally permitted within lands zoned 'eRES.' Having regard to the foregoing, I consider the proposed development to be acceptable in principle.

- 8.2.2. I note the planning authority sought further information from the applicant and on foot of this request a revision was made to the proposed layout through pedestrian connectivity to the adjoining Clara Court development to the north-east.
- 8.2.3. I note the applicant has provided additional material and revised drawings as part of their response to the appeal. These include relatively minor revisions to the overall layout, boundary treatment and side elevations to House Types A and E (indicating use of obscured glazing for windows) with a view to addressing concerns raised in the third party appeal.
- 8.2.4. In the interest of clarity I will be assessing the development as revised through the FI response and as granted by the Sligo County Council, along with revised drawings provided with the appeal response.
- 8.2.5. Conclusion on Nature and Principle of the Development: The subject site is suitably zoned for residential development of the nature proposed. Suitable access for pedestrians and vehicles is proposed, and public open space areas are also proposed; the suitability/quality of these aspects of the development are considered further in this report.

8.3. Arboricultural Assessment and Tree Protection

- 8.3.1. The main third party appeal grounds relate to the appellants trees, located along their eastern site boundary, overhanging the subject site. The appellants consider the CEMP to be inadequate in terms of tree protection measures, and the Tree Report prepared on their behalf finds that tree protection measures and a site-specific method statement could be implemented on foot of surveying the trees adjacent to the site, and developing an arboricultural impact assessment detailing recommended works.
- 8.3.2. In response to this ground of appeal, the applicant has submitted an Arboricultural Assessment of the subject trees on the appellant's eastern boundary, adjoining the appeal site. The trees surveyed are found to be of high amenity, biodiversity and landscape value. They are reported to be in close proximity to the proposed development's boundary wall, with roots of many of the trees traversing the boundary and growing within the project site. All of the surveyed trees are Category A trees in

accordance with BS 5837:2012 (a standard on recommendations for trees in relation to design, demolition and construction) meaning they are of high quality and in such condition to make a substantial contribution for up to 40 years.

- 8.3.3. Section 6 of the applicant's Arboricultural Assessment provides an Arboricultural Method Statement and detailed Tree Protection Strategy to be used to provide information for the main building contractor / site manager on how the trees and hedges need to be protected during the construction project, to enable preparation of site specific detailed method statement for the works. Mitigation measures and erection of protective fencing is required in advance of development works and Drawing No. NL0049-3 (Tree Protection Plan) included in the Arboricultural Assessment shows the positioning of the protective fencing, which will enclose and protect the root zone of the trees. Appendix 1 of the Assessment provides a sample of the tree protection fencing.
- 8.3.4. In my view, full and proper implementation of the Arboricultural Assessment throughout the development process would facilitate compliance with SCDP Policy P-UH-OS-2 which requires retention of natural heritage features including tree groups and hedgerows so that they may be incorporated into the proposed development.
- 8.3.5. I note the applicant's response to the appeal also includes a revised Proposed Site Layout Plan (*Drawing No. 17033-CRA-XX-XX-DR-A-31033 Rev F* refers) which demonstrates the setting back of the internal carriageway from the western site boundary serving Houses 1 and 2 to prevent impact on boundary trees within the appellants lands. Should the Commission decide to grant permission, I recommend inclusion of a condition that the layout align with this drawing.
- 8.3.6. The applicant's response to the appeal was circulated to parties having regard to section 131 of the Planning and Development Act 2000, as amended. A submission was subsequently received on behalf of the appellants welcoming the findings and recommendations outlined in the Arboricultural report.

8.3.7. Should the Commission decide to grant permission, I recommend inclusion of a condition requiring that the measures and recommendations as outlined in the Arboricultural Assessment are implemented in full.

8.4. **Density**

8.4.1. Policy P-UHOU-1 of the SCDP seeks to ensure that appropriate densities are achieved in appropriate locations. Section 3.2.6 (Volume 1) of the SCDP 2024-2030 relates to residential density and has regard to both the National Planning Framework (NPF) and the 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.' For Regional Growth Centres such as Sligo Town, recommended densities range from 50-150 uph in the town centre (TC1 and TC2 zoned areas) to 35-50 uph in all other areas, unless site-specific reductions are necessary. These density thresholds align with those outlined in Table 3.4 of the Compact Settlements Guidelines for Centre and Urban Neighbourhoods and Suburban/Urban Extension locations within Regional Growth Centres relating to Regional Growth Centres.

8.4.2. The appellant considers that the density of development is below the threshold of 50-150 uph (net) that is required for residential developments within Sligo town.

8.4.3. This project site measures 0.53ha and based on the development of 11 houses the resultant net density is c.21 uph, which is below the recommended density of 35-50 uph in the SCDP for areas outside the town centre.

8.4.4. In responding to the appeal, the applicant considers that the SCDP allows for small infill sites to respond to the scale and form of the surrounding environment and the proposal responds to the character and density of the area along the Strandhill Road at the subject location. The planning authority consider that the proposed density is acceptable having regard to the character of the area.

8.4.5. Given the site's long, linear configuration and relatively narrow width, I concur with the planning authority's assessment that the proposed density is acceptable for this infill / regeneration site. In this context I note that the Compact Settlement Guidelines allow some flexibility in relation to scale of development so that the circumstances of an

individual site can be taken into account. I note that the northern part of the site, identified as 'Phase 2' on the site layout plan, may offer potential for a higher density form of residential development in the future. On balance I consider the proposed density to be acceptable.

8.5. Residential Amenity

Existing Residential Amenity

- 8.5.1. The appellants contend that the proposed development would potentially cause overlooking, overshadowing and overbearing impacts on their property adjoining to the west, and that there are inadequate separation distances between the proposed development and their dwelling.

Overlooking

- 8.5.2. Concern is raised that two side windows on the western elevation of House No. 2 (Type E) and a side window on the western elevation of House No. 5 (Type A) overlook the appellants house and rear gardens. Floor plans for these units show that all aforementioned windows serve landing areas at first and second floor levels.
- 8.5.3. I note that the appeal has included revised drawings indicating the subject windows are to be fitted with obscured glazing, which would prevent any overlooking impacts onto the appellants property. The appellants have indicated that this change is to their satisfaction, as outlined in their response to the section 131 notice which issued to parties. Should the Commission decide to grant permission I recommend an appropriate condition be attached in this regard.

Overshadowing

- 8.5.4. The appellants contend that the proposed development risks overshadowing their garden which would lead to a loss of light, noting that House No. 2 has a roof ridge height of c.10.5m.
- 8.5.5. I note that Section 33.2.2 of the SCDP 2024 states that a daylight, sunlight and overshadowing assessment may be required in assessing the impact of a proposed development. The planning authority is satisfied that the proposed development would not give rise to overshadowing impacts. The applicant's response to the appeal states

that the appellants have not provided any technical information or report that demonstrates the proposed development would result in overshadowing impacts on their property.

- 8.5.6. I am cognisant that the 'Sustainable and Compact Settlements – Guidelines for Planning Authorities' (2024) note that planning authorities do not need to undertake a detailed technical assessment in relation to daylight performance in all cases, and that it should be clear from architectural drawings submitted, in the case of low-rise housing with good separation from existing and proposed buildings, that no undue impacts would arise.
- 8.5.7. Having regard to the orientation of the site relative to the path of the sun, the separation distance of c.11.4m between proposed House No. 2 and the appellants dwelling to the west, along with the high western boundary wall of c.2m which is to be largely retained pursuant to revised plans lodged at appeal stage, in addition to the mature trees planted along the eastern boundary of the appellants site, my opinion is that the proposed development would not overshadow the appellants property to any significant additional extent.

Overbearing impact / Separation distances

- 8.5.8. The appellants consider the new development would have an overbearing impact on their property and that separation distances are inadequate between the proposed development and their dwelling, Carriglawn.
- 8.5.9. Section 33.3.5 of the SCDP relates to distance between dwellings and it notes that generally there should be a separation of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses, above ground floor level. Separation distances below 16 metres may be accepted in circumstances including where there are no opposing windows serving habitable rooms.
- 8.5.10. I note the proposal does not include any windows above ground level serving habitable rooms which would oppose the appellants house. Separation distances between opposing first floor windows within the proposed development measure approximately 22m.

- 8.5.11. The planning authority determined that the proposal would not adversely impact on the residential amenities of the area. The applicant's response to the appeal notes a separation distance of c.18.9m between the appellant's house and proposed house No. 5, and a distance of approximately 11.4m between the side elevations of the appellants house and proposed House No. 2. To the east there is a separation distance greater than 12m between proposed side elevations of units 1, 3, and 9 and existing houses on the Strandhill Road, Clara Court and Rathfinn Close, respectively.
- 8.5.12. The proposed separation distances exceed Development Plan requirements. Having regard to the foregoing, in my view, the proposed development would not give rise to overbearing impacts on the appellants property to the west or any other adjoining properties.
- 8.5.13. In terms of impacts on existing residential amenity, I am satisfied that the proposed development will not seriously injury the residential amenity of existing properties adjoining the appeal site.

Proposed Residential Amenity

- 8.5.14. Overall, the proposed houses are considered to be acceptable and will provide for good residential amenity for future occupants. Table 33.3 of the SCDP outlines minimum garden sizes for houses which align with SPPR 2 standards set out in the Compact Settlement Guidelines. All units have rear garden sizes well above minimum standards. Proposed units are well above minimum gross floor areas in Table 5.1 of Quality Housing for Sustainable Communities (2007).

8.6. Compliance with SCDP 2024-2030

- 8.6.1. The appellants consider that the proposed development does not fully adhere to particular requirements, named objectives / policies in the SCDP. This matter is examined below under relevant headings.

Site Context

- 8.6.2. The appellants contend that no contextual analysis of the project site / proposed development is provided in the application. I note however that the FI response submitted to the planning authority included an Architectural Design Statement, which

in my opinion provides adequate information relating to site context (including photographs), connectivity to and from the lands, and the design rationale for the proposal.

Urban Regeneration Policies

- 8.6.3. Concern is raised in the appeal that the planning reports / submitted documents have not addressed Urban Regeneration policies outlined in section 10.1 of the SCDP. P-UR-1 seeks to promote regeneration in Sligo town and villages directing new development to infill / brownfield / underutilised lands and P-UR-2 seeks to prioritise urban regeneration projects. It is clear that the proposal, on a site designated as a Regeneration Site – REG 2 (Site of the former office for Kilcawleys) would align with both these policies. I note the applicant has provided information in their appeal response to this effect, which is accepted.

Unit Mix

- 8.6.4. The appellant notes that the proposed scheme does not align with Policy P-U-HOU-4 relating to unit mix, as there are no 1-bed units proposed and too many 4 bed units (3 no.4 bed units are provided - 27% of the total housing number). In accordance with the provisions of P-U-HOU-4, at least 10% of units should be 1 bed units, and a maximum of 20% should be 4+ bed units.
- 8.6.5. I note the planning authority were satisfied with the proposed unit mix, noting the constrained site configuration and associated difficulty to include an apartment block or 1 bed houses without impacting on the remaining unit mix and the development potential of adjoining lands to the north. The applicant's appeal response also states that the Housing Department require a 4 bed unit to satisfy Part V requirements.
- 8.6.6. I would consider that the SCDP allows for flexibility in stating in Policy P-UHOU-4 that the unit mix outlined therein 'should generally' apply. I accept the planning authority's rationale in terms of the unit mix proposed. The proposed development would not in my view be a significant departure from the 'general' requirement.

Age friendly housing

8.6.7. Policy P-AFH-3 requires that new residential schemes of 11 houses and over should have a minimum of 15% of units designed in accordance with the specifications of Universal Design Guidelines for Homes in Ireland.

8.6.8. On foot of criticism in the appeal that the proposal is not assessed in terms of Age-friendly housing policies (set out in section 26.6.1 of the SCDP), the applicant's appeal response notes that both proposed 'C' house types have been amended to comply with age-friendly design principles. In this regard, the appeal includes a Universal Design Checklist / Age-friendly Assessment for these units. Having reviewed the information provided, I consider the response to be acceptable.

Table 33.1 – Contents of Design Statement for multi-unit housing developments

8.6.9. This Table outlines items to be included in Design Statements for housing developments. I note that the Architectural Design Statement provided at FI stage addresses a number of items listed in Table 33.1. The applicant's appeal response deals with each individual item, providing the requisite information, and I am satisfied with this approach.

8.7. Other matters

8.7.1. Boundary wall

8.7.2. Following engagement between the parties, the applicant's appeal response confirms that the western boundary wall will be maintained, but that the southern part of that wall (nearest the public road), which is presently a low-rise wall, would have an increased height of 2m, with reference made to Drawing No.17033-CRA-XX-XX-DR-A-31005-C submitted in response to the appeal.

8.7.3. Having reviewed this drawing I have a concern that the proposed increased height of the western boundary wall proximate to the public road to 2m would potentially impact visibility and sightlines to the east from the appellants access/egress. No drawing has been provided which demonstrates that sightlines remain unaffected following the building up of the boundary wall at its southern extent, proximate to the public road.

8.7.4. In my view the height of the western boundary wall should be reduced as it approaches the public road. As such a maximum height of 2m should be maintained for the full length of the western boundary to such a point where it meets the open space in front of units 1 and 2. Thereafter I recommend the wall is reduced in height to 0.9m. Such an arrangement would ensure that existing sightlines from the appellants property are maintained, while maintaining an appropriate boundary between the properties.

8.7.5. Construction Noise

8.7.6. I note the concern raised in the appeal relating to construction noise from the project site and associated construction hours. Noise during the construction phase is likely however such an impact would be localised and temporary in nature. Permitted hours of construction are generally applied to all construction sites and in my view it would be unreasonable to curtail / limit starting times during the week.

8.7.7. Biodiversity Net Gain (BNG)

8.7.8. The appeal site, located in an urban area is constrained by its narrow width and linear configuration. Two public open spaces areas are proposed, one to the front and the other to the rear of the application site and they equate to c14% of the site area which accords with SCDP requirements. The applicant has provided a Landscape Plan which shows a mix of grass types, native hedgerows and trees, all of which would support a wide range of biodiversity within open spaces and across the site. I am satisfied that the proposal would meet the requirements of Objective BNG-PA-190 as outlined in the SCDP.

8.8. Planning Authority conditions

8.8.1. Overall, I consider the planning authority's conditions to be appropriate and acceptable. Should the Commission decide to grant permission I recommend inclusion of conditions relating to tree protection measures and that the proposed development be constructed in accordance with the revised site layout plan provided with the applicant's response to the appeal. I also recommend that the revised floor plans for units 2 and 5 provided in the appeal response be conditioned in the interest of residential amenity.

9.0 Appropriate Assessment

Stage 1 – Appropriate Assessment Screening

9.1.1. In accordance with Section 177U of the Planning and Development Act 2000, as amended, and on the basis of objective information provided by the applicant, I conclude that the proposed development could result in significant effects on the following European Sites;

- Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC (Site Code:000627) and
- Cummeen Strand SPA (Site Code:004035)

in view of the conservation objectives of a number of qualifying features of these sites. It is therefore determined that Appropriate Assessment (Stage 2) [under Section 177V of the Planning and Development Act 2000] of the proposed development is required. I have based my assessment on the AA Screening and NIS submitted to the planning authority on the 7th of August 2025 which accompanied the FI response.

Stage 2 – Appropriate Assessment

9.1.2. Following screening for the need for Appropriate Assessment it was determined that the proposed development could result in significant effects on 2 no. European Sites (outlined in 9.1.1 above) in view of the conservation objectives of these sites, and Appropriate Assessment was deemed to be required. All aspects of the project which could result in significant effects are assessed and mitigation measures designed to avoid or reduce any adverse effects on site integrity are examined and evaluated for effectiveness. Possible in-combination effects are also considered. A full description of the proposed development, including construction methodology, is set out within the AA Screening / NIS submitted by the applicant and the potential impacts from the construction and operational phases are set out in Sections 7.1 and 7.2 of the NIS. Following an examination, analysis and evaluation of the NIS, as set out within Appendix 4 of this report, and all associated material submitted, I consider in light of the mitigation measures proposed, that adverse effects on the integrity of the 2 no. European Sites noted above can be excluded in view of the conservation objectives of these sites and that no reasonable scientific doubt remains as to the absence of such effects. My conclusion is based on the following:

- Detailed assessment of construction and operational impacts.
- Effectiveness of mitigation measures proposed.
- Application of planning conditions to ensure application of these measures.

10.0 Water Framework Directive (WFD) - Screening

10.1. Appendix 5 sets out the WFD Impact Assessment.

10.2. There is a drainage ditch containing water at the north and north-western boundaries of the overall landholding, which includes the project site and the AA Screening / NIS notes this forms part of the Knappagh watercourse.

10.3. No water quality deterioration concerns were raised in the planning appeal.

10.4. I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface, groundwater, coastal and transitional water bodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale, and location of the project, I am satisfied that it can be eliminated from further assessment because there is no significant risk to any surface and groundwater bodies either qualitatively or quantitatively. The reasons for this are as follows:

- The nature of works comprising a relatively small scale of development on brownfield land earmarked for regeneration in the SCDP and zoned for residential development proximate to Sligo town centre.
- Location-distance from the proposed development to the nearest coastal, surface and transitional water bodies.
- Mitigation measures outlined in the NIS along with standard pollution controls that would be implemented as contained in submitted documentation including the CEMP.
- Attenuation of surface water prior to outfall.

10.5. I conclude 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.

11.0 Recommendation

11.1. I recommend that permission be granted for the proposed development based on the Reasons and Considerations below and subject to the conditions outlined below.

12.0 Reasons and Considerations

Having regard to the provisions of the Sligo County Development Plan 2024-2030 and to the pattern of existing development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development would be in accordance with the policies and objectives of the Sligo County Development Plan, would result in the efficient land-use of an underutilised vacant site in support of its regeneration, would not negatively impact neighbouring trees, would not seriously injure the residential amenities of the area and would not devalue property in the area.

13.0 Conditions

1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 7th day of August 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars. Reason: In the interest of clarity.
2.	The layout of the proposed development shall accord with Drawing Number 17033-CRA-XX-XX-DR-A-31003 Rev F received by An Coimisiún Pleanála from the applicant on the 24th day of November 2025.

	Reason: In the interests of clarity and the protection of existing trees proximate to the western site boundary.
3.	The floor plans for Type A and Type E units shall accord with Drawing Numbers 17033-CRA-AA-XX-DR-A-32100 Rev B and 17033-CRA-EE-XX-DR-A-32104 Rev B respectively, received by An Coimisiún Pleanála from the applicant on the 24th day of November 2025. Reason: In the interests of clarity and residential amenity.
4.	The developer shall ensure that all mitigation and monitoring measures set out in the Natura Impact Statement (NIS), submitted with the application, shall be implemented in full, except as may otherwise be required in order to comply with the following conditions. Reason: To protect the integrity of European Sites.
5.	The recommendations of the bat survey submitted to the planning authority on 7th August 2025 shall be implemented in full. Reason: In the interest of environmental protection.
6.	The measures and recommendations as outlined in the Arboricultural Assessment received by An Coimisiún Pleanála from the applicant on the 24th day of November 2025 shall be implemented in full. Prior to commencement of development details of tree protection measures shall be submitted for the written agreement of the planning authority. Reason: To protect existing trees proximate to the western site boundary.
7.	(a) Boundary treatments shall accord with Drawing Number 17033-CRA-XX-XX-DR-A-31005 Rev C received by An Coimisiún Pleanála from the applicant on the 24th day of November 2025, except as required in order to comply with (b) below. (b) A maximum height of 2m shall be maintained for the full length of the western boundary to such a point where it meets the open space in front of units 1 and 2. Thereafter, the boundary wall shall have a maximum height of 0.9m. The developer shall agree details in writing with the planning authority prior to commencement of development.

	Reason: In the interests of clarity and pedestrian and traffic safety.
8.	Details of the materials, colours and textures of all the external finishes to the proposed residential units shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.
9.	Proposals for an estate/street name, house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house numbers, shall be provided in accordance with the agreed scheme. The proposed name shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name. Reason: In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.
10.	(a) The internal road network serving the proposed development including turning bays, junctions, parking areas, footpaths, and kerbs shall comply with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets (DMURS). (b) Footpaths shall be dished at road junctions in accordance with the requirements of the planning authority. Details of all locations and materials to be used shall be submitted to, and agreed in writing with the planning authority prior to the commencement of development. (c) Prior to commencement of development, a Stage 3 Road Safety Audit for the proposed development shall be submitted for the written agreement of the planning authority. Reason: In the interests of amenity and of traffic and pedestrian safety.

11.	Prior to commencement of development, the developer shall enter into water and wastewater connection agreements with Uisce Éireann. Reason: In the interest of public health.
12.	Drainage arrangements, including the attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Reason: In the interest of public health.
13.	All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. Reason: In the interest of visual amenity
14.	Functioning EV charging stations/points for car parking spaces shall be provided at least in accordance with the requirements of Table 33.11 'EV Charging Point Standards' in Volume 3 of the Sligo County Development Plan 2024-2030, and ducting shall be provided for all remaining car parking spaces. Where proposals relating to the installation of EV ducting and charging stations/points has not been submitted with the application, in accordance with the above noted requirements, such proposals shall be submitted and agreed in writing with the Planning Authority prior to the occupation of the development. Reason: To provide for and/or future proof the development such as would facilitate the use of Electric Vehicles.
15.	(a) The landscaping design / landscape plan, submitted with the application, shall be implemented within the first planting season following substantial completion of external construction works. (b) All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development or until the development is taken in charge by the planning

	authority, whichever is the sooner, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority. (c) The areas of public open space shown on the lodged plans shall be reserved for such use. These areas shall be levelled, soiled, seeded and landscaped in accordance with the landscaping scheme submitted to the planning authority. This work shall be completed before any of the residential units are made available for occupation and shall be maintained as public open space by the developer until taken in charge by the local authority. Reason: In order to ensure the satisfactory development of the public open space areas, and their continued use for this purpose.
16.	(a) The applicant is required to engage the services of a suitably qualified archaeologist (licensed under the National Monuments Acts 1930–2004) to carry out pre-development testing at the site. No sub-surface work shall be undertaken in the absence of the archaeologist without their express consent. (b) The archaeologist is required to notify the Department of Housing, Heritage and Local Government in writing at least four weeks prior to the commencement of site preparations. This will allow the archaeologist sufficient time to obtain a licence to carry out the work. (c) The archaeologist shall carry out any relevant documentary research and may excavate test trenches at locations chosen by the archaeologist, having consulted the proposed development plans. (d) Having completed the work, the archaeologist shall submit a written report to the Planning Authority and to the Department of Housing, Heritage and Local Government. (f) Where archaeological material is shown to be present, avoidance, preservation in situ, preservation by record (excavation) and/or monitoring may be required, the Department will advise the Applicant/Developer with regard to these matters.

	(g) No site preparation or construction work shall be carried out until after the archaeologist's report has been submitted and permission to proceed has been received in writing from the Planning Authority in consultation with the Department of Housing, Heritage and Local Government. Reason: To ensure the continued preservation (either in situ or in record) of places, caves, sites, features or other objects of archaeological interest.
17.	The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including: (a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse; (b) Location of areas for construction site offices and staff facilities; (c) Details of site security fencing and hoardings; (d) Details of on-site car parking facilities for site workers during the course of construction; (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site; (f) Measures to obviate queuing of construction traffic on the adjoining road network; (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network; (h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works; (i) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;

	(j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater; (k) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil; (m) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains. (n) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the planning authority. Reason: In the interest of amenities, public health and safety and environmental protection.
18.	(a) A revised site-specific Final CEMP shall be submitted for the written agreement of the planning authority prior to commencement of development. The CEMP shall incorporate details for the following: collection and disposal of construction waste, surface water run-off from the site, on-site road construction, and environmental management measures during construction including working hours, noise control, dust and vibration control and monitoring of such measures and invasive species management plan. A record of daily checks that the construction works are being undertaken in accordance with the CEMP shall be kept at the construction site office for inspection by the planning authority. The agreed CEMP shall be implemented in full in the carrying out of the development. (b) The Final CEMP shall address the following: (i) All of the mitigation and enhancement measures relating to the subject site, as set out in the NIS, the Landscape Plan, the Bat report and the Arboricultural Assessment provided by the applicant in response to the appeal. (ii) A detailed programme for monitoring mitigation and enhancement measures, for agreement with the planning authority.

	Reason: In the interest of environmental protection, residential amenities and public safety.
19.	Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times. Reason: In the interest of reducing waste and encouraging recycling.
20.	Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the making available for occupation of any residential unit. Reason: In the interests of amenity and public safety.
21.	The development hereby permitted shall be carried out and completed at least to the construction standards as set out in the planning authority's Taking In Charge Standards. In the absence of specific local standards, the standards as set out in the 'Recommendations for Site Development Works for Housing Areas' issued by the Department of the Environment and Local Government in November 1998. Following completion, the development shall be maintained by the developer, in compliance with these standards, until taken in charge by the planning authority. Reason: To ensure that the development is carried out and completed to an acceptable standard of construction.
22.	(a) Prior to the commencement of any house or duplex unit in the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such

	agreement must specify the number and location of each house or duplex unit), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all relevant houses and duplex units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing. (b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each specified house or duplex unit for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing. (c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the planning authority shall confirm in writing to the applicant or any person with an interest in the land that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit. Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.
23.	Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing on lands in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as amended], unless an exemption certificate has been granted under section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to

	which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Coimisiún Pleanála for determination. Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan for the area.
24.	Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination. Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.
25.	The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

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

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

John Duffy
Planning Inspector

31st July 2026

Appendix 1: Form 1

EIA Pre-Screening

An Coimisiún Pleanála Case Reference	PL-500100-SO		
Proposed Development Summary	The demolition of office building and shed, removal of temporary structures and the construction of 11 no. dwellings and all site works.		
Development Address	Knappagh More, Strandhill Road, Sligo.		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	√
2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?			
Yes			
No		√	Not a development under Part 1.
3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?			
		Threshold	Comment (if relevant)
Yes		Part 2 - Class 10. Infrastructure projects (b) (i) Construction of more than 500 dwelling units. Proposal is Subthreshold: Only 11 units proposed. (iv) Urban development which would involve an area greater than	Subthreshold in terms of (b)(i) and (b)(iv). Proceed to Q.4

		2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. Proposal is subthreshold, with a site area of 0.53 hectares. Overall site size is c0.7ha.		
--	--	---	--	--

4. Has Schedule 7A information been submitted?		
No		Preliminary Examination required

Inspector: _____ Date: _____

Appendix 2

EIA Preliminary Examination

Case Reference	PL-500100-SO
Proposed Development Summary	The demolition of office building and shed, removal of temporary structures and the construction of 11 no. dwellings and all site works.
Development Address	Knappagh More, Strandhill Road, Sligo.
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	• Demolition of disused former office building and derelict shed (c694sqm in total). • Removal of temporary structures (Portacabins). • Construction of 11 houses. • Two areas of Public Open space. Materials and construction methods would be typical of a project of this nature. Nuisance may occur due to noise, dust and construction vehicles but would be short term. No accidents / disasters are foreseen.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	The development is located on lands which are designated as a Regeneration site within the SCDP 2024-2030. The lands comprise a partial greenfield/ brownfield site c.1.2km west of Sligo town centre. This stretch of the Strandhill Road is predominantly residential in character. There are no designated sites within or adjacent to this site.
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration,	No significant effects are foreseen. The proposed development will have a long term beneficial impact through the provision of additional housing in the area which is proximate to Sligo town centre

cumulative effects and opportunities for mitigation).	
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required. The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

Appendix 3

Screening for Appropriate Assessment Test for likely significant effects	
Step 1: Description of the project and local site characteristics	
Brief description of project	Normal Planning Appeal Proposed residential development of 11 no. houses and associated site works. To facilitate the development, demolition of a disused office building and rear shed (c.694sqm) is necessary. The lands are zoned eRES – ‘existing residential areas’ in the SCDP 2024-2030, with the Objective to ‘Protect and enhance the residential amenity of established residential areas and their communal or public open space and allow for small-scale infill development which is appropriate to the character and pattern of development in the immediate area. The introduction of other compatible or ancillary uses, redevelopment and regeneration may also be considered in these areas, as long as the dominant use remains residential.’ The Land-use Zoning Matrix indicates that the use type ‘Residential – houses’ is normally permitted within the eRES zoning. The land is earmarked in the Plan as a regeneration site. <u>Surveys</u> A field survey was undertaken in April 2025, and it focused on (a) Identification of potential connections between the project site and any Natura 2000 sites or their QIs/SCIs, including surface water routes and other ecological pathways; (b) Classification of habitats using Fossitt 2000 and assessment for potential Annex I habitats and (c) Identification of invasive species within the project site. A Preliminary Bat Roost Assessment and Activity Surveys were undertaken in April 2025 on the site on foot of the FI request from the planning authority. This confirmed that there were no bat roosts within the project site. It found that the site is regularly used by soprano pipistrelle for foraging and commuting. No protected habitats, rare or protected plants are present on the site. Habitats are detailed as follows in the AA Screening / NIS:

	A broadleaved woodland strip (WD1) runs along the western section of the site. In the centre of the site there is an area covered by artificial surface (BL3) transitioning into recolonizing bare ground (ED3). There is some neutral semi-natural grassland on the site. There are areas of mixed scrub (WS1) throughout the site dominated by bramble, willow, hogweed and sycamore sapling. A large ditch (FW4) was observed at the northern section of the overall lands. This contains water and it is marked as part of the Knappagh river which flows west towards Cummeen Strand. There are multiple buildings and man-made structures (BL3) throughout the site in disused condition. Two medium impact invasive species were recorded – sycamore and butterfly bush. No high impact or Third Schedule invasive species were recorded.
Brief description of development site characteristics and potential impact mechanisms	The subject site formerly accommodated an office premises and outbuildings. These are now disused and the site is quite overgrown. There are artificial surfaces dispersed throughout the site. In terms of site topography, the project lands generally fall from the south (Strandhill Road) in a northerly direction. A hydrological connection is identified between the proposed development and two European Sites i.e. Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC and Cummeen Strand SPA. This surface water connection is via the stream/watercourse which flows to the west, within the drainage ditch at the end of the subject landholding. A Construction Environmental Management Plan (CEMP) accompanies the application. Good practice construction site management measures are outlined therein. The proposed development will connect to/be serviced by public water supply and wastewater drainage systems. To replicate the existing greenfield drainage regime it is intended that the proposed development will discharge surface water at a controlled rate to the open drain at the northern part of the site. By controlling the rate of discharge to existing greenfield run-off rates the drainage design report considers that that no detrimental effects will be caused to the existing drain or the downstream system.
Screening report	Yes. An AA Screening Report / Natura Impact Statement prepared by Woodrow APEM Group, dated July 2025, was submitted with the planning application.
Natura Impact Statement	Yes.

Relevant submissions	No			
Step 2. Identification of relevant European sites using the Source-pathway-receptor model				
The AA Screening Report identifies 13 no. European Sites within the potential Zone of Influence of the proposed development consisting of 7 no. SAC's and 6 no. SPA's. These are as follows: Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC (000627), Lough Gill SAC (001976), Ballysadare Bay SAC (000622), Unshin River SAC (001898), Union Wood SAC (000638), Ben Bulbin, Gleniff and Glenade Complex SAC (000623), Streedagh Point Dunes SAC (001680), Cummeen Strand SPA (004035), Drumcliff Bay SPA (004013), Ballysadare Bay SPA (004129), Sligo Leitrim Uplands SPA (004187), Ballintemple and Ballygilgan SPA (004234) and Ardboline Island and Horse Island SPA (004135). Tables 1 in the AA Screening Report set out the Qualifying Interests (QIs) or Special Conservation Interest (SCI) of each European Site, the approximate distance from the project site and the applicant's screening comments in respect of each one. The applicant's screening report concludes that the only two sites that require further consideration are the Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC (Site Code 000627) and the Cummeen Strand SPA (Site Code 004035) both of which are located approximately 1km from the project site. Based on the applicant's AA Screening Report and on the commentary contained within Table 1, I concur with this conclusion.				
European Site (code)	Qualifying interests ¹ (NPWS, date)	Distance from proposed development (km)	Ecological connections ²	Consider further in screening ³ Y/N
Cummeen Strand / Drumcliff Bay (Sligo Bay) SAC (000627)	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] Juniperus communis formations on heaths or calcareous grasslands [5130] Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-	c.1km	There is direct surface water hydrological connectivity between the project site and this SAC via the Knappagh watercourse which runs along the ditch at the northern site boundary. The project site is c.1.3km upstream of the SAC. The Knappagh watercourse provides a pathway for water quality effects to reach this SAC during both construction and operational stages, by way of increases in sedimentation and/or accidental pollution events.	Y

Cummeen Strand SPA (004035)	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] NPWS Site accessed on 28.7.26	c.1km	There is direct surface water hydrological connectivity between the project site and this SPA via the Knappagh watercourse which runs along the ditch at the northern site boundary. The project site is c.1.3km upstream of the SPA. The Knappagh watercourse provides a pathway for water quality effects to reach this SPA during both construction and operational stages, by way of increases in sedimentation and/or accidental pollution events.	Y
	Light-bellied Brent Goose (Branta bernicla hrota) [A046] Oystercatcher (Haematopus ostralegus) [A130] Redshank (Tringa totanus) [A162] Wetland and Waterbirds [A999] NPWS Site accessed on 28.7.26			

Step 3. Describe the likely effects of the project (if any, alone or in combination) on European Sites

Sources of impact and likely significant effects are detailed in the Table below.

AA Screening matrix

Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
Site 1: Cummeen Strand / Drumcliff Bay (Sligo Bay) SAC (000627) Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Petrifying springs with tufa formation (Cratoneurion) [7220] Petromyzon marinus (Sea Lamprey) [1095] Lampetra fluviatilis (River Lamprey) [1099] Phoca vitulina (Harbour Seal) [1365]	Adverse water quality impacts. The Knappagh watercourse provides a pathway for water quality effects to reach this SAC during both construction and operational stages, by way of increases in sedimentation and/or accidental pollution events.	Potential deterioration in water quality during works, arising from suspended sediment and deposition, or accidental pollution.
Embryonic shifting dunes [2110] Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] 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-	The remaining habitats / QIs of this SAC are located outside the Zone of Influence of the proposed development and no direct or indirect impacts will occur to this habitat.	

Brometalia) (* important orchid sites) [6210] Vertigo angustior (Narrow-mouthed Whorl Snail) [1014] Site 2: Cummeen Strand SPA (004035) Light-bellied Brent Goose (Branta bernicla hrota) [A046] Oystercatcher (Haematopus ostralegus) [A130] Redshank (Tringa totanus) [A162] Wetland and Waterbirds [A999]	Adverse water quality impacts. The Knappagh watercourse provides a pathway for water quality effects to reach this SAC during both construction and operational stages, by way of increases in sedimentation and/or accidental pollution events.	Potential deterioration in water quality during works, arising from suspended sediment and deposition, or accidental pollution.
Yes	Likelihood of significant effects from proposed development (alone) in relation to Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC (000627) and Cummeen Strand SPA (004035). Yes / No	
Yes – in relation to the Conservation Objectives of Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC (000627) and Cummeen Strand SPA (004035).	Possibility of significant effects (alone) in view of the conservation objectives of the sites*: Yes / No	
Step 4 Conclude if the proposed development could result in likely significant effects on a European site		
*At the outset, I note that the AA Screening/NIS has omitted reference to the QI for Semi-natural dry grasslands and scrubland facies on calcareous substrates within this SAC. I have assessed this QI and on the basis that (a) the COs for the QI are mainly concerned with the composition and structure of the vegetation, (b) the separation distance (c.5.6km) between the location where this QI occurs and the project site, and (c) consideration of the dilution factor given that the Knappagh flows into the Garavogue Estuary which is situated between the proposed development and the closest occurrence of this terrestrial QI, I conclude that this QI is located outside the Zone of Influence of the proposed development and no direct or indirect impacts would occur to this QI.		

Based on the information provided in the AA Screening Report, my site visit, review of the relevant COs and supporting documents, I consider that in the absence of mitigation measures beyond best practice construction methods, it cannot be ruled out that the proposed development has the potential to result in significant effects through construction phase impacts on (i) the following QI species of the Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC: Estuaries [1130], Mudflats and sandflats not covered by seawater at low tide [1140], Petrifying springs with tufa formation (Cratoneurion) [7220], *Petromyzon marinus* (Sea Lamprey) [1095], *Lampetra fluviatilis* (River Lamprey) [1099] and *Phoca vitulina* (Harbour Seal) [1365], and (ii) the following QI / SCI species of the Cummeen Strand SPA: Light-bellied Brent Goose (*Branta bernicla hrota*) [A046], Oystercatcher (*Haematopus ostralegus*) [A130], Redshank (*Tringa totanus*) [A162] and Wetland and Waterbirds [A999].

I concur with the findings of the AA Screening that in the absence of additional measures, it is not possible to screen out likely significant effects on the Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC QI species, as outlined above and all of the Cummeen Strand SPA QI/SCI species to the Stage 2 Appropriate Assessment, and I agree with this approach.

Appendix 4

Appropriate Assessment

The requirements of Article 6(3) as related to Appropriate Assessment of a project under part XAB, sections 177V [or S 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 residential development consisting of demolition of disused former office building and shed and construction of 11 no. houses and associated development on lands at Knappagh More, Strandhill Road, Sligo, in view of the relevant conservation objectives of the Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC (Site Code 000627) and the Cummeen Strand SPA (Site Code 004035) based on scientific information provided by the applicant.

The information relied upon includes the following:

- Natura Impact Statement
- Appropriate Assessment Screening
- National Parks and Wildlife website
- Drainage Design Report
- Construction Environment Management Plan (CEMP)

I am satisfied that the information provided is adequate to allow for Appropriate Assessment. I am satisfied that all aspects of the project which could 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.

Submissions/observations

None.

Cummeen Strand Drumcliff Bay (Sligo Bay) SAC (Site Code: 000627)

Summary of Key issues that could give rise to adverse effects (from screening stage):

(i) Water quality degradation (Construction and Operation phases)

Qualifying Interest features likely to be affected	Conservation Objectives	Potential adverse effects	Mitigation measures (summary)
Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Petrifying springs with tufa formation (Cratoneurion) [7220] Petromyzon marinus (Sea Lamprey) [1095] Lampetra fluviatilis (River Lamprey) [1099] Phoca vitulina (Harbour Seal) [1365]	Estuaries [1130]: To maintain the favourable conservation condition of Estuaries in Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC. Mudflats and sandflats not covered by seawater at low tide [1140]: To maintain the favourable conservation condition of Mudflats and sandflats not covered by seawater at low tide in Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC Petrifying springs with tufa formation (Cratoneurion) [7220]: To maintain the favourable conservation condition of Petrifying springs with tufa formation (Cratoneurion) in Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC. Petromyzon marinus (Sea Lamprey) [1095]: To restore the favourable conservation condition of Sea Lamprey in Cummeen	<u>Construction Phase</u> Indirect impacts via surface water run off during construction phase. Potential deterioration in water quality arising from suspended sediment and deposition or accidental pollution events , which could in turn affect QI species. <u>Operational stage</u> Indirect impacts from discharge of storm water/surface water. Surface water design is outlined in the Drainage Design Report. To replicate the existing greenfield drainage regime, it is proposed that the development will discharge surface water at a controlled rate to the open drain to the north. By controlling the rate of discharge to existing greenfield run-off rates no detrimental effects are anticipated to the existing drain or the downstream system. A	<u>Construction Phase</u> - Construction management of site to take account of recommendations of the following CIRIA Guidelines to minimise as far as possible the risk of pollution (<i>Control of Water Pollution from Construction Sites; Environmental Good Practice on Site Guide; The SUDS Manual; Control of water pollution from linear construction projects</i>). - Works to follow best practice guidance as set out in Guidelines on the Protection of Fisheries during Construction Works in and Adjacent to Waters (IFI, 2016). - Maintain buffer zones of 10m from surface water features and 50m from wells and boreholes to mitigate impacts from tracks, foundations, borrow pits and spoil. - Spoil storage in line with a spoil management plan. - In the event of heavy rainfall open excavations will be secured and emergency drainage measures to be

	Strand/Drumcliff Bay (Sligo Bay) SAC. Lampetra fluviatilis (River Lamprey) [1099]: To maintain the favourable conservation condition of River Lamprey in Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC. Phoca vitulina (Harbour Seal) [1365]: To maintain the favourable conservation condition of Harbour Seal in Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC.	gravity piped drainage system will collect and convey surface water run-off to the outfall location. A restrictor in advance of the outfall will limit flows to match green-field run-off rates. Any surplus flows will be routed to an underground attenuation tank on-site and released to the outfall at controlled rates. It is considered that rainfall/surface water run-off will not result in adverse water quality impacts. Therefore, likely significant effects to the QI species from operational phase surface water drainage will not occur. At operational stage foul waters (treated at Sligo WWTP) will outfall to the Garyvogue river which forms part of the SAC and SPA. As such there is indirect connectivity to the Cummeen Strand Drumcliff Bay SAC. This WWTP has a Plant Capacity PE of 50000. The UÉ Wastewater Treatment Capacity Register confirms that Sligo WWTP has spare capacity available. The UÉ Annual Environmental Report (AER) 2024 for this WWTP indicates it is not compliant with the	implemented to prevent water back-up and pollution. - Weather forecasts to be monitored; no excavations to occur during a yellow rain warning or higher. - Roadside drains will not discharge directly into watercourse. All outflows from drainage associated with construction activities to be treated through temporary settlement ponds. - Place silt traps and fencing in working areas which have potential to carry silt-laden material from the working area to aquatic environments. - Refueling machinery to occur in bunded enclosures, at a minimum of 10m away from watercourses to prevent run-off. All machinery to carry onboard spill kit in the event of an oil/fuel spill. - Mechanical check of all hoses and fluid reservoirs to be undertaken before machinery arrives at the site. - Temporary cut-off drains implemented to divert water away from dirt water and construction areas so that the amount of silt-laden water to be treated will be reduced. - Deposition areas for spoil will be enclosed with silt fencing and no drainage from these areas will be directed to the temporary drainage systems. SuDS will be implemented to allow controls to be designed for retention of large water volumes that may arise from these areas.
--	--	---	---

		Emission Limit Values (ELVs) set in the wastewater discharge license for Total Phosphorus (as P) mg/l The AER states that the discharge from the wastewater treatment plant does not have an observable impact on the coastal/transitional water quality and that it does not have an observable negative impact on the Water Framework Directive status. Having regard to the foregoing, no impacts on the relevant QI species of this SAC are anticipated.	- Re-seeding of all areas of bare ground or placement of jute matting to prevent run-off. - All onsite welfare facilities to be installed and managed as per regulations to prevent nutrient overloading of aquatic environments. - Earthworks and exposed areas/soil stockpiles to be re-vegetated to stabilise surfaces as soon as practicable. - Hessian, mulches or tackifiers to be used where it is not possible to re-vegetate or cover with topsoil. - Vegetation removal and exposure of soils to be minimized, to minimize silt mobilisation. <u>Operational Phase</u> The proposed development will generate surface water runoff and foul water which could result in deterioration of water quality in the receiving Natura 2000 sites. Best practice control measures are integrated into the design of the proposed development which will address such matters (See Drainage Design Report).
--	--	--	---

Assessment of issues that could give rise to adverse effects view of conservation objectives

(i) Water quality degradation

Water quality degradation is the main risk from unmanaged site works where silt laden surface water enters the watercourse on the site which is connected to the Cummeen Strand Drumcliff

Bay (Sligo Bay) SAC (Site Code: 000627). Decreased water quality / increased sediment could alter habitat qualities and impact aquatic species dependent on good water quality.

Mitigation measures and conditions

Standard and Best Practice Construction Measures and specific construction stage mitigation measures (which are summarised above) are set out in section 7 of the NIS. Mitigation measures detailed within the NIS are captured in Condition 4 of my recommendation.

In-combination effects

Section 8 of the NIS relates to in-combination effects. Table 3 details 25 developments submitted in the last 5 years and located within 1km of the project site. Projects within Table 3 are highlighted for in-combination assessment if they are larger than one dwelling house. It is stated in Section 8 that these highlighted developments have been identified and assessed for their potential to result in in-combination effects along with the mitigation measures to be put in place, and that after this assessment it was determined that no new or cumulative impacts will result from the combination of the surrounding projects and the proposed development.

I have examined the projects identified in Table 3. I concur with the NIS finding. No in-combination effects associated with the proposed development on the relevant European Sites will occur.

Findings and conclusions

The applicant determined that following the implementation of mitigation measures the construction and operation of the proposed development alone, or in combination with other plans and projects, will not adversely affect the integrity of this European site or any other European Site.

Based on the information provided, I am satisfied that adverse effects arising from aspects of the proposed development can be excluded for the European Sites considered in the Appropriate Assessment. Indirect impacts would be temporary in nature and mitigation measures are described to prevent ingress of silt laden surface water. I am satisfied that the mitigation measures proposed to prevent adverse effects have been assessed as effective and can be implemented.

Reasonable scientific doubt

I am satisfied that no reasonable scientific doubt remains as to the absence of adverse effects.

Site Integrity

The proposed development will not affect the attainment of the Conservation Objectives of the **Cummeen Strand Drumcliff Bay (Sligo Bay) SAC (Site Code: 000627)**. Adverse effects on site integrity can be excluded and no reasonable scientific doubt remains as to the absence of such effects.

Cummeen Strand SPA (site code 004035):**Summary of Key issues that could give rise to adverse effects (from screening stage):**

- (i) **Water quality degradation**
- (ii) **Disturbance impact on avian species**

Qualifying Interest features / SCIs likely to be affected	Conservation Objectives	Potential adverse effects	Mitigation Measures (summary)
Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Redshank (<i>Tringa totanus</i>) [A162] Wetland and Waterbirds [A999]	Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]: To maintain the favourable conservation condition of Light-bellied Brent Goose in Cummeen Strand SPA. Oystercatcher (<i>Haematopus ostralegus</i>) [A130]: To maintain the favourable conservation condition of Oystercatcher in Cummeen Strand SPA. Redshank (<i>Tringa totanus</i>) [A162]: To maintain the favourable conservation condition of Redshank in Cummeen Strand SPA. Wetland and Waterbirds [A999]: To maintain the favourable conservation condition of wetland habitat in Cummeen Strand SPA as a resource for the regularly occurring migratory waterbirds that utilise it.	Water quality <u>Construction Phase:</u> Indirect impacts via surface water run off during construction phase. Potential deterioration in water quality arising from suspended sediment and deposition or accidental pollution events , which could in turn affect QI/SCI species. <u>Operational Phase:</u> Indirect impacts from discharge of storm water/surface water. Surface water design is outlined in the Drainage Design Report. To replicate the existing greenfield drainage regime, it is proposed that the development will discharge surface water at a controlled rate to the open drain to the north. By controlling the rate of discharge to existing greenfield run-off rates no detrimental effects are anticipated to the existing drain or the downstream system. A gravity piped drainage	See summary of Construction Phase and Operational Phase Mitigation Measures above.

		system will collect and convey surface water run-off to the outfall location. A restrictor in advance of the outfall will limit flows to match green-field run-off rates. Any surplus flows will be routed to an underground attenuation tank on-site and released to the outfall at controlled rates. It is considered that rainfall/surface water run-off will not result in adverse water quality impacts. Therefore, likely significant effects to the QI species from operational phase surface water drainage will not occur. At operational stage foul waters (treated at Sligo WWTP) will outfall to the Garyvogue river which forms part of the SAC and SPA. As such there is indirect connectivity to the Cummeen Strand SPA. This WWTP has a Plant Capacity PE of 50000. The UÉ Wastewater Treatment Capacity Register confirms that Sligo WWTP has spare capacity available. The UÉ Annual Environmental Report (AER) 2024 for this WWTP indicates it is not compliant with the Emission Limit Values (ELVs) set in the wastewater discharge	
--	--	---	--

		license for Total Phosphorus (as P) mg/l The AER states that the discharge from the wastewater treatment plant does not have an observable impact on the coastal/transitional water quality and that it does not have an observable negative impact on the Water Framework Directive status. Having regard to the foregoing, no impacts on the relevant SCI species of this SPA are anticipated. Disturbance There is potential for the proposed development to disturb the SCI avian species. The SCIs of this SPA have not been recorded on the project site. The habitat and vegetation on the site is unsuitable for foraging by the SCI species. As such there is no potential to cause disturbance to this species. The principal supporting habitat for this species within the SPA is intertidal mud and sand flats.	
--	--	---	--

Assessment of issues that could give rise to adverse effects in view of conservation objectives

(i) Water quality degradation

Water quality degradation is the main risk from unmanaged site works where silt laden surface water enters the watercourse on the site which is connected to the Cummeen Strand SPA (Site Code: 004035). Decreased water quality / increased sediment could alter habitat qualities and impact aquatic species dependent on good water quality.

(ii) Disturbance impact on avian species

None of the SCI species associated with this European Site have been recorded on the project site. The habitat and vegetation on the site is unsuitable for foraging by this SCI species. As such there is no potential to cause disturbance to these avian species.

Mitigation measures and conditions

Standard and Best Practice Construction Measures and specific construction stage mitigation measures (which are summarised above) are set out in section 7 of the NIS. Mitigation measures detailed within the NIS are captured in Condition 4 of my recommendation.

In-combination effects

Section 8 of the NIS relates to in-combination effects. Table 3 details 25 developments submitted in the last 5 years and located within 1km of the project site. Projects within Table 3 are highlighted for in-combination assessment if they are larger than one dwelling house. It is stated in Section 8 that these highlighted developments have been identified and assessed for their potential to result in in-combination effects along with the mitigation measures to be put in place, and that after this assessment it was determined that no new or cumulative impacts will result from the combination of the surrounding projects and the proposed development.

I have examined the projects identified in Table 3. I concur with the NIS finding. No in-combination effects associated with the proposed development on the relevant European Sites will occur.

Findings and conclusions

The applicant determined that following the implementation of mitigation measures the construction and operation of the proposed development alone, or in combination with other plans and projects, will not adversely affect the integrity of this European Site or any other European Site.

Based on the information provided, I am satisfied that adverse effects arising from aspects of the proposed development can be excluded for the European Sites considered in the Appropriate Assessment. Indirect impacts would be temporary in nature and mitigation measures are described to prevent ingress of silt laden surface water. I am satisfied that the mitigation measures proposed to prevent adverse effects have been assessed as effective and can be implemented.

Reasonable scientific doubt

I am satisfied that no reasonable scientific doubt remains as to the absence of adverse effects.

Appendix 5

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Coimisiún Pleanála ref. no.	PL-500100-SO	Townland, address	Knappagh More, Strandhill Road, Sligo.
Description of project		Demolition of a disused office building and rear shed (c.694sqm) and construction of a residential development consisting of 11 no. houses and associated site works.	
Brief site description, relevant to WFD Screening,		The site, measuring c.0.53ha is situated within the western environs of Sligo town centre, on the northern side of the Strandhill Regional Road (R292). The site contains a former office building in a disused state of repair. The site is mostly level and predominantly under grass; it is quite overgrown in parts, particularly towards the rear. There is a large disused storage shed situated at the mid portion of the site, this is overgrown with climbing plants. The site layout plan indicates an adjoining area to the north of the project site, outside the red line boundary but within the applicant's ownership, indicated as 'Phase 2' lands. There is a drainage ditch containing water at the north and north-western boundaries of the overall landholding, which includes the project site. The AA Screening / NIS notes this forms part of the Knappagh watercourse. There is direct surface water hydrological connectivity between the overall landholding, of which the project site forms part, and the Cummeen Strand SPA and the Cummeen Strand / Drumcliff Bay SAC (Sligo Bay) via the watercourse.	

Proposed surface water details	Surface water design is outlined in the submitted Drainage Design Report. To replicate the existing greenfield drainage regime, the development will discharge surface water at a controlled rate to the open drain to the north. By controlling the rate of discharge to existing greenfield run-off rates no detrimental effects are anticipated to the existing drain or the downstream system. A gravity piped drainage system will collect and convey surface water run-off to the outfall location. A restrictor in advance of the outfall will limit flows to match green-field run-off rates. Any surplus flows will be routed to a proposed underground attenuation tank on-site and released to the outfall at controlled rates.
Proposed water supply source & available capacity	Water supply is from the public main. The 10 year Water Supply Capacity Register for Sligo published in April 2026 confirms that capacity is available to meet 2035 population targets.
Proposed wastewater treatment system & available capacity, other issues	Wastewater from the proposed development will be discharged to the foul sewer network, which will outfall to the Garyvogue river following treatment at Sligo WWTP. The UÉ Capacity Register for Sligo (published in April 2026) indicates Sligo WWTP has spare capacity available. The Plant Capacity PE is 50,000. UÉ's Annual Environment Report (AER) for 2024 notes that the WWTP is non-compliant with the Emission Limit Values (ELVs) set in the Wastewater Discharge Licence for Total Phosphorus (as P) mg/l. The AER states that the discharge from the wastewater treatment plant does not have an observable impact on the coastal/transitional water quality and that it does not have an observable negative impact on the Water Framework Directive status.
Other issues	No.

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)
Surface water body - River	c 45m from boundary of proposed development but flows along north-eastern and northern boundaries of overall landholding	Knappagh (Sligo)_010 IE_WE_35K420630	Good	Under Review	Not given.	Surface water run-off, drainage
Surface water body – Estuary/Transitional	c 1.1km to the north-west	Garavoge Estuary IE_WE_470_0100	Poor	Under Review	Not given.	Surface water run-off; Urban wastewater.

Groundwater body		Underlying site	Drumcliff-Strandhill IE_WE_G_0044	Good	Not at Risk	Not given.	Drainage to groundwater
Coastal		c.7km to west	Sligo Bay IE_WE_450_0000	Good	At Risk	Stated as 'Unknown'	Surface water run-off; Urban wastewater.
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	Water body 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	Knappagh (Sligo)_010 IE_WE_35K420630	Surface water runoff	Surface water pollution / Hydrocarbon spillages / Potential for silt to enter watercourse.	NIS mitigation measures. Standard Construction Practices / CEMP	No. Appropriate mitigation is proposed.	Screened out

					mitigation measures.		
2.	Estuary / Transitional	Garavoge Estuary IE_WE_470_0100	Surface water runoff	Surface water pollution / Hydrocarbon spillages / Potential for silt to enter estuary.	NIS mitigation measures. Standard Construction Practices / CEMP mitigation measures. Distance to estuary.	No. Appropriate mitigation is proposed.	Screened out
3.	Groundwater	Drumcliff-Strandhill IE_WE_G_0044	Pathway exists – discharge to ground	Deterioration in groundwater quality.	NIS mitigation measures. Standard Construction Practice / CEMP mitigation measures.	No. Appropriate mitigation is proposed.	Screened out
4.	Coastal	Sligo Bay IE_WE_450_0000	Surface water runoff.	Surface water pollution / Hydrocarbon spillages / Potential for silt to enter coastal waters.	NIS mitigation measures. Standard Construction Practices / CEMP	No. Appropriate mitigation is proposed.	Screened out

					mitigation measures Distance to sea.			
OPERATIONAL PHASE								
1.	Surface	Knappagh (Sligo)_010 IE_WE_35K4 20630	Surface water runoff.	Pollution	Surface water will be attenuated prior to outfall.	No. This is a small, standard residential development.	Screened out	
2.	Surface Estuary / Transitional	Garavoge Estuary IE_WE_470_ 0100	Surface water runoff. Urban wastewater.	Pollution	Surface water will be attenuated prior to outfall. Sufficient capacity in public wastewater system to cater for wastewater. Treatment mechanism of WWTP.	No. This is a standard residential development.	Screened out	

3.	Groundwater	Drumcliff-Strandhill IE_WE_G_0044	Discharge to ground	Hydrocarbon spillages	Standard operational management.	No. This is a standard residential development.	Screened out
4.	Coastal	Sligo Bay IE_WE_450_0000	Surface water runoff Urban wastewater	Pollution	Surface water will be attenuated prior to outfall. Sufficient capacity in public wastewater system to cater for wastewater. Treatment mechanism of WWTP.	No. This is a standard residential development.	Screened out
DECOMMISSIONING PHASE							
Decommissioning is not anticipated as this is a permanent residential development.							