

Appendix 20

Appendix 20.1

Long and Short Lists of Projects

Table A20.1: Long List of Projects

Planning Application Reference	Project Description	Decisions	Decision Date	Progress to Stage 2	Exclusion Criteria			Progress to Stage 3	Reason for Inclusion/exclusion of Projects for Cumulative Assessment	
					Nature / Scale	Location	Time			
1	1950128	Previously Constructed 2 No. single storey sheds (44.3m ² & Incomplete 109.4m ²) used for storage purposes ancillary to existing car dismantling business			No				N/A	Application Incomplete therefore it has been screened out.
2.	1950744	A) Retention of existing retaining wall to rear and B) part sides of site relocation of previously granted domestic garage and C) An equipment and machinery storage shed.	Application Finalised	04/07/2019	Yes	✓	✓		No	Location of development in Skeoge Catchment is well set back from River. The environment within which the development is proposed is not particularly sensitive being within the curtilage of an existing property surrounded by improved grassland
3.	1951263	Wastewater treatment plant and percolation area, and the continuation of its use	Incomplete Application		Yes				Yes	This relates to a package plant for the treatment of domestic effluent from a property just upstream of the embankments at Pairc an Ghrianán. Given its location it has been included in the shortlist. This application is for retention of this piece of infrastructure so it is already captured in the baseline conditions but is the potential for cumulative effects due to nutrient loading to the river and the potential effects on the ecology of the river has been undertaken.
4.	1951168	A machinery shed and infilling of lands	Incomplete Application	31/01/2020	No				N/A	This is an incomplete application. The fact that this application is incomplete means that it has been screened out of the cumulative impact assessment.
5.	1951286	Installation of thinning plant and associated treatment and storage facilities within the existing footprint. The application includes a natura impact statement & environmental impact statement the development comprises activities requiring an industrial emissions license, an application for same will be submitted to the EPA.	Application Finalised	10/10/2019	Yes				Yes	This development needs to be considered as it is an EIA Development. The works are immediately adjacent to the Skeoge River and whilst the thinning plant is completely housed within the building there are air emissions and risk to water quality from the thinning process. There is unlikely to be any cumulative landscape or visual impacts given that the thinning plant is contained within the factory building.
6.	1951978	(1) Hardcore yard (2) Security fencing (3) Change of use of lands to a commercial use inclusive of, the storage of commercial and construction of vehicles and trailers, the storage and sale of construction and landscaping materials (4) Existing portacabin (5) Existing storage container and permission for (1) A new site entrance (2) Closing up existing site entrance (3) Installation of petrol/oil interceptor (4) Associated signage, connection to public services and all associated works	Application Finalised	24/09/2020	Yes	✓		✓	No	Temporary planning permission for existing hardcore yard. Surface water run-off will occur as infiltration through the hardcore will occur and the development is of a scale that is not likely to result in cumulative effects with the FRS
7.	2050003	Erection of an agricultural shed and associated site works	Application Finalised	27/02/2020	Yes	✓	✓	✓	No	Scale and location mean that cumulative effects are not anticipated. The shed is located in the Skeoge River Catchment upstream of the FRS approximately 3 km from the proposed scheme.
8.	2050159	Construction of an asphalt plant including all other associated site development works	Application Finalised	07/05/2021	No	✓		✓	N/A	Refused planning permission.

Planning Application Reference	Project Description	Decisions	Decision Date	Progress to Stage 2	Exclusion Criteria			Progress to Stage 3	Reason for Inclusion/exclusion of Projects for Cumulative Assessment
					Nature / Scale	Location	Time		
9. 2050412	Land filling and restoration of land to agricultural use	Application Finalised	02/07/2020	Yes	✓	✓		No	No impact on SAC/SPA, issues around adjacent landowner claims that drainage is impacting his land but unsubstantiated. Remote from FRS and in separate catchment. Location, scale and restoration of lands to agricultural use which is the main land use in the catchment mean limited potential for cumulative effects
10. 2051238	(1) Construction of an extension to existing agricultural shed (2) Construction of a new below ground effluent tank and all associated site development works	Application Finalised	04/02/2021	Yes	✓		✓	No	Extension to agricultural building with storm water control conditioned. The activity that this building services is agricultural including slurry storage and is common in this catchment with controls on farming activities through the cross compliance process adequate to ensure that there is potential for significant effects
11. 2150084	6 no. commercial sheds and yard associated with existing car dismantling business which includes car storage racks and permission for installation of an oil interceptor and all other associated site development works	Application Finalised	16/03/2021	Yes	✓	✓		No	Located in a separate sub catchment. Existing car breakers and will include installation of oil interceptor as part of the development. No potential for significant cumulative effects
12. 2150622	Importation of clean fill material and raising of existing ground levels to level off to provide an agricultural benefit. The works will incorporate the following: A) Filling of lands, B) Construction of a Temporary wheel wash, C) Piping of existing water course and all associated site works. A Natura Impact Statement (NIS) accompanies this application.	Appealed	07/04/2022	No				No	Refused permission
13. 2151226	Erection of a single commercial unit with office and toilet facilities connection to mains foul sewer, existing services and all associated site development works	Incomplete Application	21/06/2021	No				N/A	See planning ref 2460739
14. 2151364	Erection of a single storey office unit with file storage and toilet facilities, connection to mains foul sewer and existing services and all associated site development works	Deemed Withdrawn	12/08/2022	No				N/A	
15. 2152234	(1) Demolition of an existing shed (2) Erection of a replacement shed including all other associated site development works with approved commercial yard	Application	13/01/2022	Yes	✓	✓	✓	No	Replacement building for an existing building in state of disrepair in next sub catchment within an area already developed. Screened out for AA - no potential for cumulative effects
16. 2152275	(1) Site office (2) Septic tank system (3) Weigh bridge (4) Power/switch room (5) Mobile stone crusher/screener plant (6) Concrete batching plant (8) Water clarification system and permission for a 25 year permission to extract and blast rock within the existing quarry including all other associated site development works	Application Finalised	30/06/2022	Yes	✓	✓		No	Section 4 Licence under the Water Pollution Act Required and appropriate emission limit values will be made by the Consenting Authority to ensure aquatic environment is protected. This development is in a separate sub catchment, the Mill River and is not visible from the FRS area. There will be no potential for significant cumulative effects.

Planning Application Reference	Project Description	Decisions	Decision Date	Progress to Stage 2	Exclusion Criteria			Progress to Stage 3	Reason for Inclusion/exclusion of Projects for Cumulative Assessment
					Nature / Scale	Location	Time		
17. 2250816	Erection of a machinery and equipment storage shed and all associated site development works	Application Finalised	30/06/2022	Yes	✓	✓		No	Machinery Storage yard as part of Wild Atlantic Ireland Sanctuary. No direct hydrological link with the FRS and conditioned so as to ensure any works undertaken in or near water courses are undertaken in consultation with the IFI. The development is not visible from the Proposed Scheme and is relatively low scale in a well screened area.
18. 2250941	Hardcore yard and all associated site works	Appealed	21/07/2022	No				N/A	An Bord Pleanala refused permission on appeal, screened out from cumulative Impact Assessment
19. 2250958	Completion of multiple residential development approved under planning ref nos. 05/4780, 06/71954, 07/71842 and extension of duration permission approved under 10/70356 & 10/70357.	Appealed	17/01/2024	No				N/A	Refused planning permission on appeal to An Bord Pleanala, therefore screened out of cumulative effects assessment
20. 2350021	(1) Car dismantling business (2) Change of use of shed to car workshop, and (3) Erection of new 2.4m high wall with close board fence on top, installation of interceptor, connection to existing services and all associated works. a natura impact statement	Incomplete Application	24/01/2023	No				N/A	Incomplete application therefore screened out of cumulative effects assessment
21. 2250974	Construction of a mixed use commercial development comprising of 16 retail units and 28 office units contained within 4 no. individual 2/3 storey blocks complete with 124 no. parking spaces, 28 bicycle parking spaces landscaping and signage. the development consisting of (A) Block 1 consisting of a 2 storey building with 4 retail units on ground floor and 4no. offices on first floor, (B) blocks 2&3 both consisting of a 3 storey building comprising of 5 no. retail units on ground floor with 5 no. offices on each of first and second floors, (C) block 4 consisting of a 3 storey building comprising 2no. retail units on ground floor with 2no. offices on each of first and second floors (D) decommissioning of existing effluent treatment plant serving existing premises on adjacent site and for new pumping station to cater for sewage from both existing new premises all to pump to existing public mains foul sewer, new storm water interceptor, (E) advertising signage hoarding at front of site all with access via existing entrance and part access road permitted under planning reference 07/70777 with connection to mains services and all associated infrastructure and associated site development works.	Incomplete Application	10/08/2023	No				N/A	Refused permission therefore screened out of cumulative effects assessment
22. 2351673	Erection of single story dwelling house, together with onsite treatment system and associated works	Publication Required	07/08/2024	Yes	✓	✓		Yes	The scale of this single story development is located within the Burnfoot River catchment upstream of the proposed FRS. A Natura Impact Statement (NIS) was prepared with mitigation included.
23. 2450169	(1) Demolition of existing mica defective block semi-detached two storey dwelling house (2) Construction of replacement semi-detached two storey dwelling house with all new	Permission	15/08/2024	Yes		✓	✓	Yes	Included in the short list given its location adjacent to the scheme

Planning Application Reference	Project Description	Decisions	Decision Date	Progress to Stage 2	Exclusion Criteria			Progress to Stage 3	Reason for Inclusion/exclusion of Projects for Cumulative Assessment
					Nature / Scale	Location	Time		
	replacement dwelling foul and storm drainage pipework to be connected to existing development storm and foul drainage previously granted under planning ref: 00/4897								The proposed dwelling will be sited over the footprint of the existing dwelling. The dwelling will match the height of the existing dwelling. The house design is similar in scale and massing to that previously approved. The dwelling is considered acceptable and in keeping with the character of the area.
24. 2460855	Erection of a commercial unit to be used as a veterinary clinic with office, file storage and toilet facilities, connection to mains foul sewer and existing services and all associated site development works	Incomplete Application	13/06/2024	No				No	Screened out, incomplete application
25. 2460739	Construction of a new single storey dwelling, proposed new wastewater treatment plant and percolation area, together with associated siteworks and connection to existing services	Permission	16/10/2024	Yes	✓	✓		Yes	Included in short list given its location close to the Carnashannagh Stream
26. 2460939	Erection of a commercial unit to be used as a veterinary clinic with office, file storage and toilet facilities, connection to mains foul sewer and existing services and all associated site development works	Deemed Withdrawn	25/02/2025	No				No	Application has been withdrawn on 25/02/2025
27. 2460944	Construction of detached garage	New Application	15/08/2024	Yes	✓			No	Scale of development is such that there is no potential for cumulative effects
28. 2460125	Material amendments to the proposed replacement house previously granted under planning permission ref. no. 21/52417 which include changes to the elevations and floor layouts, ridge height and the building location. permitted planning ref. no. 21/52417 included the demolition of the existing two storey dwelling house damaged due to defective precast concrete blocks and reconstruction of a new replacement two storey dwelling house and all associated site works. the relevant associated replacement works will be connected to the existing site services	Application Finalised	28/03/2024	Yes	✓	✓		No	Replacement dwelling connected to existing site services - no potential for cumulative effects as concluded by Planning Authority "Having regard to the minor nature and scale of the proposed development and its location removed from any sensitive locations or features, there is no real likelihood of significant effects on the environment arising from the proposed development."
29. 2461226	Change of use of existing cafe/takeaway known as Leo's cafe to a dwelling house with connection to all existing services and all associated site development works	Application Finalised	26/09/2024	Yes	✓			No	Change of use no alteration to existing site services - no potential for cumulative effects give scale of the development

Planning Application Reference	Project Description	Decisions	Decision Date	Progress to Stage 2	Exclusion Criteria			Progress to Stage 3	Reason for Inclusion/exclusion of Projects for Cumulative Assessment
					Nature / Scale	Location	Time		
30. 2461369	Erection of dwelling with effluent treatment plant, domestic garage with access via permitted access road and all associated site development works	Application Finalised	24/10/2024	Yes	✓	✓		Yes	included in short list
31. 2461596	(1) Renovations and alterations to existing house which includes a new extension to the side and rear of the existing house, a new porch and velux rooflights to the front of the house and (2) construction of a new domestic garage and all associated site development works.	Application Finalised	21/11/2024	Yes	✓	✓		No	Scale and location mean there is no likelihood for significant effects given that the development is in another catchment and is not visible from the FRS.
32. 2461752	Mobile home with connection to existing septic tank and temporary permission for use of the mobile home for the duration of the proposed extension and renovation works to the existing vacant house which is located on the same site and all associated site development works	Application Finalised	31/12/2024	Yes	✓	✓		No	Scale and location mean there is no likelihood for significant effects

Table A20.2: Short List of Projects

Planning Application Reference	Project Description	Decisions	Decision Date	Progress to Stage 2	Exclusion Criteria			Progress to Stage 3	Reason for Inclusion/exclusion of Projects for Cumulative Assessment
					Nature / Scale	Location	Time		
1951263	Wastewater treatment plant and percolation area, and the continuation of its use	Incomplete Application		Yes		✓		Yes	This relates to a package plant for the treatment of domestic effluent from a property just upstream of the embankments at Pairc an Ghrianán. Given its location it has been included in the shortlist. This application is for retention of this piece of infrastructure so it is already captured in the baseline conditions but is the potential for cumulative effects due to nutrient loading to the river and the potential effects on the ecology of the river has been undertaken.
1951286	Installation of thinning plant and associated treatment and storage facilities within the existing footprint. The application includes a natural impact statement & environmental impact statement the development comprises activities requiring an industrial emissions license, an application for same will be submitted to the EPA.	Application Finalised	10/10/2019	Yes	✓	✓		Yes	This development needs to be considered as it is an EIA Development. The works are immediately adjacent to the Skeoge River and whilst the tinning plant is completely housed within the building there are air emissions and risk to water quality from the tinning process. There is unlikely to be any cumulative landscape or visual impacts given that the tinning plant is contained within the factory building.
2450169	(1) Demolition of existing mica defective block semi-detached two storey dwelling house (2) Construction of replacement semi-detached two storey dwelling house with all new replacement dwelling foul and storm drainage pipework to be connected to existing development storm and foul drainage previously granted under planning ref: 00/4897	Permission	15/08/2024	Yes		✓	✓	Yes	Included in the short list given its location adjacent to the scheme The proposed dwelling will be sited over the footprint of the existing dwelling. The dwelling will match the height of the existing dwelling. The house design is similar in scale and massing to that previously approved. The dwelling is considered acceptable and in keeping with the character of the area.
2351673	Erection of single story dwelling house, together with onsite treatment system and associated works	Publication Required	07/08/2024	Yes	✓	✓		Yes	The scale of this single story development is located within the Burnfoot River catchment upstream of the proposed FRS. A Natural Impact Statement (NIS) was prepared with mitigation included.
2460739	Construction of a new single storey dwelling, proposed new wastewater treatment plant and percolation area, together with associated siteworks and connection to existing services	Permission	16/10/2024	Yes		✓	✓	Yes	Included in short list given its location close to the Carnashannagh Stream
2461369	Erection of dwelling with effluent treatment plant, domestic garage with access via permitted access road and all associated site development works	Application Finalised	24/10/2024	Yes	✓	✓		Yes	Included in short list given its location on the edge of the Settlement Boundary