

An  
Bord  
Pleanála

## Planning Appeal Form

<b>AN BORD PLEANÁLA</b>	
LDG-	070822-24
ABP-	
22 MAR 2024	
Fee: €	220
Type:	Cheque
Time:	4:00
By:	Post

### Your details

#### 1. Appellant's details (person making the appeal)

Your full details:

(a) Name

Sean Bourke

(b) Address

Portroyal, Partry, Claremorris, County Mayo.

### Agent's details

#### 2. Agent's details (if applicable)

If an agent is acting for you, please **also** provide their details below. If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Not applicable

(b) Agent's address

Click or tap here to enter text.



## Postal address for letters

3. During the appeal we will post information and items to you or to your agent. For this appeal, who should we write to? (Please tick ✓ one box only.)

You (the appellant) at the address in Part 1

☒

The agent at the address in Part 2

☐

## Details about the proposed development

4. Please provide details about the planning authority decision you wish to appeal. If you want, you can include a copy of the planning authority's decision as the appeal details.

**(a) Planning authority**

(for example: Ballytown City Council)

Mayo County Council

**(b) Planning authority register reference number**

(for example: 18/0123)

23/699

**(c) Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Ballytown)

Portroyal, Partry, County Mayo F12TH59



## Appeal details

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

The application was for a Section 5 declaration in relation to the construction of an extension to the rear of existing dwelling coming within Schedule 2, Part 1, Class 1 meeting the conditions and limitations set out in Column 2 of the schedule and the decision issued by Mayo County Council was that the restriction on exempted development in Article 9 (1)(a)(iii) of the Planning Regulations on the grounds it is a traffic hazard.

- (1) The proposed development does not constitute a traffic hazard and does not endanger public safety by reason of traffic hazard. The extension is entirely at the rear of an existing house and will not be visible from the public road. The existing house is set back substantially from the public road and the proposed extension is entirely to the rear of the property.
- (2) The property is an existing house constructed pre 1963 with an established residential use as a single dwellinghouse with a long established existing entrance on to the public road for the domestic access to the house. The proposed development of an extension coming within Schedule 2, part 1, class 1 of the regulations at the rear of the existing house does not involve any change of use or intensification of use of the existing entrance from the public road to the dwellinghouse. The existing entrance has always been used and



5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

is used to access the existing dwelling and its use will not change as a result of the proposed development.

- (3) The Planning Authority cannot "deem" the proposed development of a rear extension a traffic hazard given the entrance is established and in use whether or not the proposed development takes place and the proposed development has no impact on the use of the existing entrance as a single dwelling house which is the case before the development and would be the case after the proposed development so the proposed development does not constitute any change of use or intensification of use and is not a traffic hazard.

- (4) The proposed development does not come within the guidelines set out in the Spatial Planning and National Roads Guidelines published by the Department of Environment, Community and Local Government in January 2012 regarding the policy of Planning Authority's to avoid the creation of any additional access points from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60kmh apply. The reason it does not apply is that the proposed development does not involve a new or additional access point to the road, there is a long established existing entrance and the proposed development of the extension to the rear of an existing dwelling will not result in increased traffic from the existing access





5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

as the use for access to the single dwelling would be the same before and after the proposed development. There would not be any traffic "generated" by the proposed the development.

- (5) The Property was purchased to be a primary dwellinghouse for the Applicant and the proposed development will not increase or impact traffic or cause a traffic hazard.
- (6) The Housing for All plan (Department of Environment, Community and Local Government) is actively working to ensure existing vacant homes are brought back into productive use. The proposed development is to achieve this to provide a home for the Applicant who is from Portrayal, Partry County Mayo. The proposed development does come within the relevant class of exemption and the indication of Mayo Council that a restriction on the exemption applies for reason of traffic hazard is not true and is in the view of the applicant entirely incorrect and goes against the policy of the department.
- (7) Vacant Homes Action Plan 2023-2026 From the Department of Housing, Local Government and Heritage Published on 30 January 2023 identifies the actions to be pursued in order to continue to return as many recoverable vacant properties back to viable use as possible, increase the supply of housing available, whilst also revitalising the vibrancy of local communities. The proposed



5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

development would achieve this by assisting in updating the pre 1963 property for viable use for modern living. The proposed development is an extension within the relevant class of exemption and the indication of Mayo Council that a restriction applies for reason of traffic hazard is not true and is in the view of the applicant entirely incorrect and goes against the policy of the department.



## Supporting material

6. If you wish you can include supporting materials with your appeal.

Supporting materials include:

- photographs, *- see attached*
- plans, *- included with application a copy of which is attached*
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

## Acknowledgement from planning authority (third party appeals)

7. If you are making a third party appeal, you **must** include the acknowledgment document that the planning authority gave to you to confirm you made a submission to it.

## Fee

8. You **must** make sure that the correct fee is included with your appeal. You can find out the correct fee to include in our Fees and Charges Guide on our website.



## Oral hearing request

9. If you wish to request the Board to hold an oral hearing on your appeal, please tick the “yes, I wish to request an oral hearing” box below.

Please note you will have to pay an **additional non-refundable fee** of €50. You can find information on how to make this request on our website or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

**Yes, I wish to request an oral hearing**

☐

**No, I do not wish to request an oral hearing**

☒

NALA has awarded this document its Plain English Mark

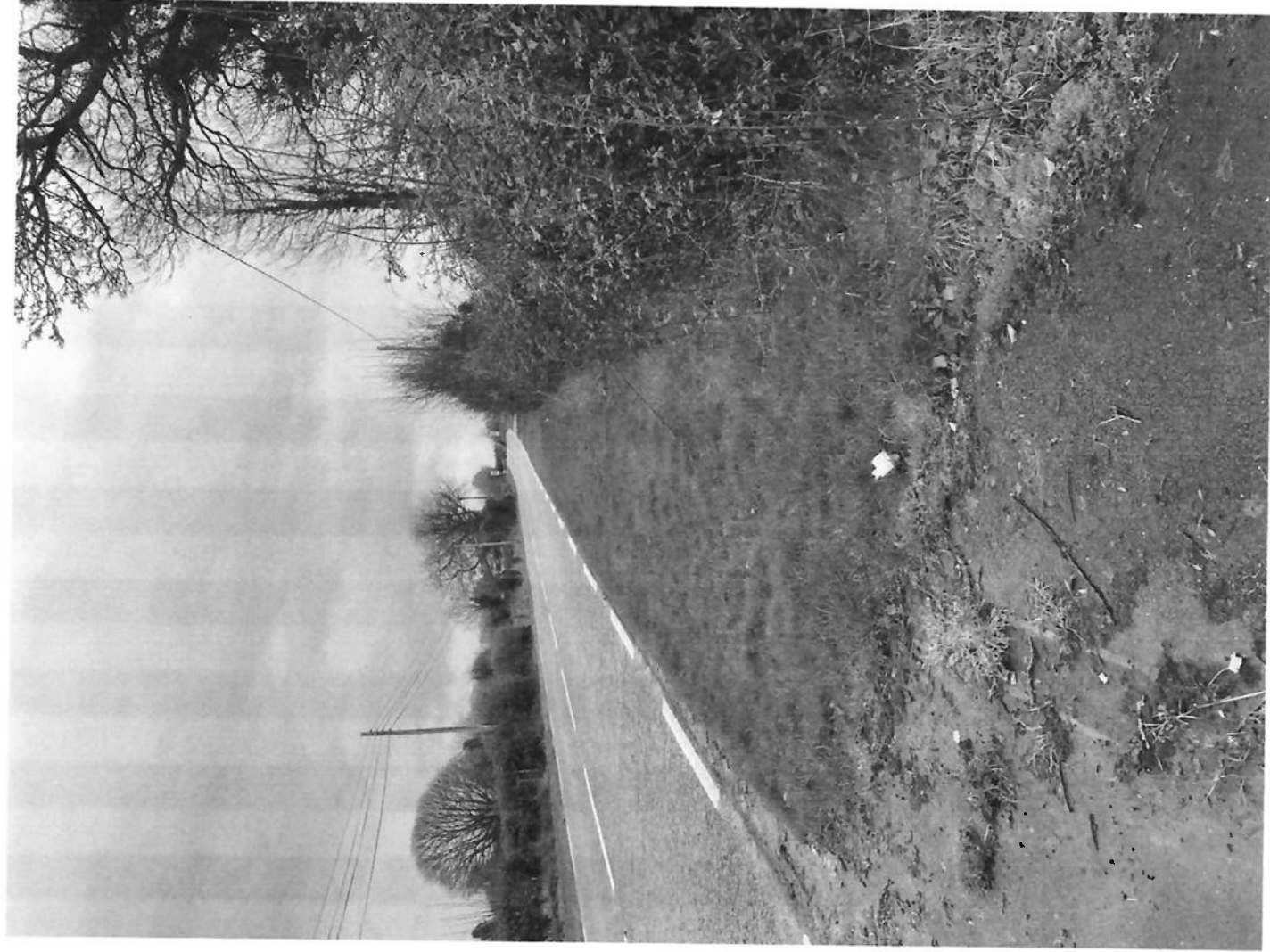
Last updated: April 2019.



















Comhairle Contae Mhaigh Eo  
Mayo County Council

A: Áras an Chontae, Caisleán an Bharraigh,  
Contae Mhaigh Eo, F23 WF90

T: 094 9064000 F: 094 9023937

W: www.mayo.ie

Ár dTag./ Our Ref.

Do Thag./ Your Ref.

P23/669

**PER REGISTERED POST**

26 February, 2024

Mr Donal McCormack,  
DMC Design,  
Main St.,  
Ballinrobe,  
Co. Mayo

**Re: P23/669 - Declaration under Section 5 to construct an extension to the rear of the existing dwelling house at Portroyal, Partry, Co. Mayo – Sean Bourke**

Dear Sir,

I refer to your request of a Declaration under Section 5 of the Planning & Development Act, 2000.

Mayo County Council wishes to point out having regard particularly to:


- a) The details supplied on 19 December 2023 and 12 February 2024.
- b) Section 2, 3 and 4 of the Planning and Development Act 2000, as amended.
- c) Article 6 and 9 of the Planning and Development Regulations 2001, as amended.
- d) Schedule 2, Part 1: Class 1 of the Planning and Development Regulations 2001, as amended.

**It is concluded that:**

The construction of a new extension comprises 'works' and 'development' having regard to the definitions set out in Section 3 of the Planning and Development Act 2000, as amended.

The development would come within the scope of the restrictions on exempted development as defined in Article 9 (1) (iii) of the Planning and Development Regulations, as amended, due to traffic hazard, and is therefore not exempted development.

Yours sincerely,

  
**MARY GORDON, A.O.**  
**PLANNING SECTION**

**Copy to: Mr Sean Bourke, Portroyal, Partry, Co. Mayo**

AJ/BF







## MAYO COUNTY COUNCIL

Aras an Chontae, The Mall, Castlebar, Co Mayo F23 WF90

Phone: 094 9064000

Email: [planning@mayococo.ie](mailto:planning@mayococo.ie)

23/669

### APPLICATION FORM FOR DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

(Planning & Development Act 2000 (as amended) (Section 5))

Name of Applicant(s):

Sean Bourke

(Address must be supplied at the end of this form)

#### Describe the nature & extent of development:

To construct an extension to the rear of the existing dwelling house, of which all works were  
constructed pre 1963, with a proposed additional gross floor area of 35.68m.sq. The proposed  
extension is to have a flat roof, and will not exceed the height of the original dwelling house also

#### Location of proposed development including the Townland Name / Eircode:

PORTROYAL, PARTRY, CO MAYO F12 TH59

#### Interest of Applicant in Development/Proposed Development:

Owner ☒

Occupier ☐ Other ☐

(Tick Appropriate box ✓)

#### Name of person acting on behalf of applicant:

(Address must be supplied at the end of this form)



#### Reason why proposed development/development is considered exempt or not:

THIS IS A REAR EXTENSION ONLY, WITH A PROPOSED GROSS FLOOR AREA OF

35.68m.sq THE HIGHT WILL NOT EXCEED THE ORIGINAL HOUSE.

#### Please indicate when development was carried out (if applicable):

N/A

**This page will be published and viewable by the Public**

19/12/23 PW 6327571  
£80 cheque



**Additional Contact Information which will not be made available for Public Viewing:**

**Please note:**

1. The applicant's address **must** be submitted on this page.
2. If the applicant/agent wishes to submit additional contact information, this may be included here.
3. **This page will not be published as part of the application.**

<b>1. Applicant Name:</b>	
Address (required)	PORTROYAL, PARTRY, CO MAYO.
Telephone No.	[REDACTED]
E-Mail Address (if any)	[REDACTED]@gmail.com

<b>2. Occupier if different from applicant:</b>	
Address (required)	As Above
Telephone No.	
E-Mail Address (if any)	

<b>3. Owner (required where applicant is not the owner):</b>	
Address (required)	APPLICANT IS OWNER
Telephone No.	
E-Mail Address (if any)	

MAYO COUNTY COUNCIL  
RECEIVED  
19 DEC 2023  
23/669 -  
PLANNING & DEVELOPMENT

<b>4. Person/Agent acting on behalf of the Applicant (if any):</b>	
Address (required)	DMC DESIGN, MAIN STREET, BALLINROBE, CO MAYO
Telephone No.	[REDACTED]
E-Mail Address (if any)	[REDACTED]

Should all correspondence be sent to the above address? (Please tick appropriate box ✓)

(Please note that if the answer is "No", all correspondence will be sent to the Applicant's address)

Yes ☒ No ☐



**Documents to be included with this application form  
(please tick [✓])**

- Site Location Map [✓] (Sufficient to determine the location to which Section 5 relates)
- The site location should be outlined in RED on the appropriate map.
- Other information supplied to aid in declaration
  - Site Layout Map [ ]
  - Floor Plan & Elevations [✓]

Scale 1:500

In relation to Agricultural, Sizes and types of proposed structures and of any existing structures within the farmyard should be clearly outlined on the site layout

Fee €80 [ ]

I hereby declare that the information given on this form is correct.

Applicants Signature: \_\_\_\_\_

Date: \_\_\_\_\_

18/12/2023

In the case of any previous Applications on the site, please quote the Planning Reference Number : \_\_\_\_\_ P \_\_\_\_\_

**DIRECTIONS FOR COMPLETING THIS FORM**

Before sending in your application please ensure:

- All the fields in **Bold** have been completed.
- A copy of site location map, clearly showing the site (outlined in red) is enclosed.

The application should be sent to:

**Planning Department,  
Mayo County Council  
Aras an Chontae,  
The Mall,  
Castlebar. F23 WF90**

Please note : Section 5 Application Forms which are not fully completed or are not accompanied by the documents requested will be deemed invalid and will be returned to the Applicant.



# Planning Pack Map

Tailte Éireann

**CENTRE COORDINATES:**  
ITM 515347 773539

**PUBLISHED:**  
18/12/2023

**ORDER NO.:**  
50374380\_1

**MAP SERIES:**  
1:5,000

**MAP SHEETS:**  
2333

**COMPILED AND PUBLISHED BY:**  
Tailte Éireann,  
Phoenix Park,  
Dublin 8,  
Ireland.  
D08F6E4

[www.tailte.ie](http://www.tailte.ie)

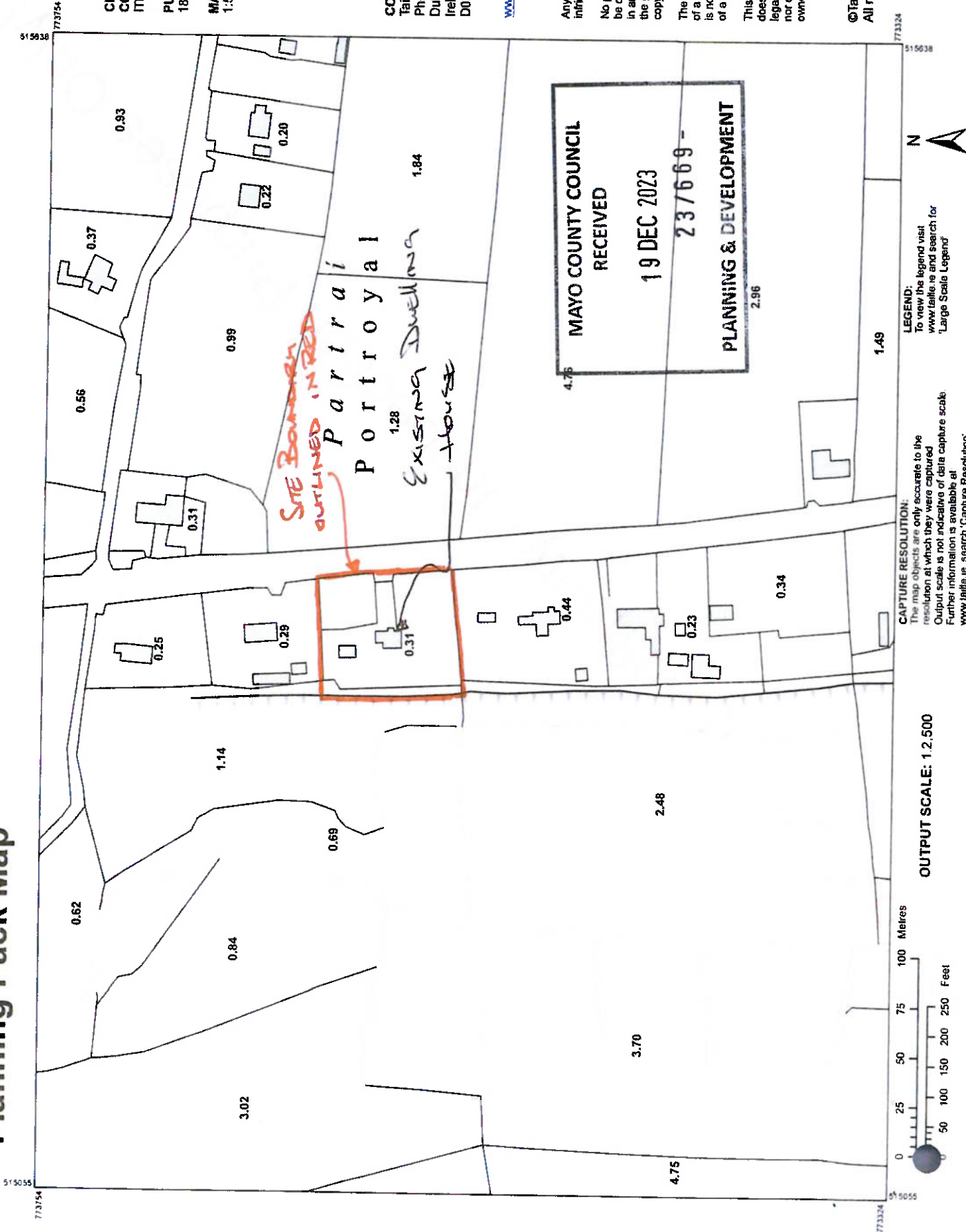
Any unauthorised reproduction  
infringes Tailte Éireann copyright.

No part of this publication may  
be copied, reproduced or transmitted  
in any form or by any means without  
the prior written permission of the  
copyright owner.

The representation on this map  
of a road, track or footpath  
is not evidence of the existence  
of a right of way.

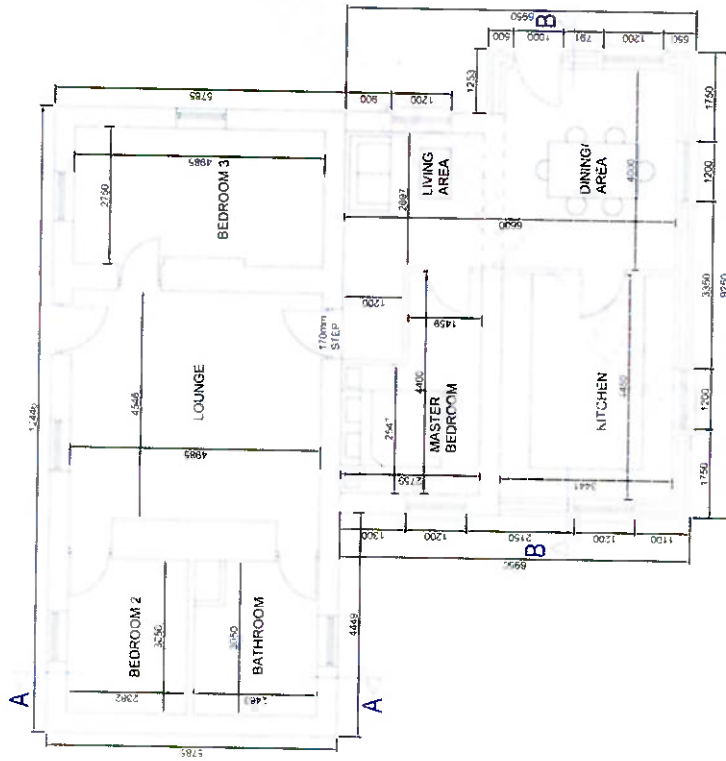
This topographic map  
does not show  
legal property boundaries,  
nor does it show  
ownership of physical features.

©Tailte Éireann, 2023.  
All rights reserved.









Existing House  
shown in Black  
Proposed Extension  
shown in Red  
Proposed  
Extension  
Area shown in

MAYO COUNTY COUNCIL

RECEIVED

19 DEC 2023

23/669 -

PLANNING & DEVELOPMENT

Drawn: S. Bourke  
Checked: S. Bourke  
Approved: S. Bourke  
Date: 19/12/23

Sean Cg Bourke

Extension to Existing  
Dwelling House at  
Paddy's Cottage

Proposed Plans, Elevations  
and Sections

19/12/23  
S. G.  
D. M.C.

02

B

ADMC  
architectural planning engineering





PLANNING DEPARTMENT  
MAYO COUNTY COUNCIL  
ARAS AN CHONTAE  
CASTLEBAR, CO.MAYO  
F23 WF90  
094 9064000  
19/12/2023 11:06:56

Receipt No. : PLAN/0/63275  
\*\*\*\*\* REPRINT \*\*\*\*\*

DONAL MCCORMACK DESIGN LIMITED

RE : SECTION 5 - SEAN BOURKE, PORTROYAL,

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	

Total : 80.00 EUR

Tendered :  
Cheque 80.00

Change : 0.00

Issued By : Carmel Kiernan  
From : PLANNING SECTION  
Vat reg No.8F03186T

**23/669 -**



**MAYO COUNTY COUNCIL  
PLANNING AND DEVELOPMENT SECTION**

Ref. No.: P23/669

19/12/2023

Sean Bourke  
\*C/O DONAL MCCORMACK  
DMC DESIGN  
MAIN STREET  
BALLINROBE  
CO. MAYO

A Chara,

I acknowledge receipt of documents received in Planning Office on 19/12/2023

Please quote above reference number on all correspondence.

Mise le meas,

*Fiona Fay*

MARY GORDON, A.O.  
PLANNING SECTION.



<b>Mayo County Council</b> <b>Planning Department</b>	Plan Reference: <b>23669</b>	Municipal District: Castlebar	Engineering Area: Castlebar
	Report Generated: <b>02/01/2024</b>	Gaeltacht Area: No	Townland: Portroyal

<b>Development Description:</b>	
Section 5 declaration: construct an extension to the rear of existing dwelling	

<b>County Development Plan:</b>	
- Rural Area Types:	Not within an area under strong urban influence
- Irish Geo Heritage:	Not part of an Irish Geo-Heritage Area
- Landscape Policy Areas:	Yes: Policy Area 4A
- Landslides (GSI):	Not within 500 metres of a G.S.I. Landslide Event
- Mayo Cycles:	Not located beside a Mayo Cycle Route
- Mayo Walks:	Not located beside a Mayo Walk Route
- Seveso Sites:	Not within a Seveso Site Zone
- Record of Protected Structures:	Not within Distance of a Protected Structure
- Architectural Heritage:	None
- Tree Preservation Orders:	No Tree Preservation Order
- Scenic Views & Viewing Points:	Not within a Scenic View or Viewing Point Zone
- Scenic Routes:	Not within a Scenic Route Zone

<b>Roads:</b>	
- National Primary Roads:	Not within vicinity of a National Primary Route
- National Secondary Roads:	Yes: application within 500 metres of the N84
- Regional Roads:	Not within vicinity of a Regional Route
- NRA RDO New Roads:	Not within a NRA RDO New Road Zone
- MCC Road Design New Roads:	Not within a New Roads Zone
- Road Study Areas:	Not within a Road Study Area

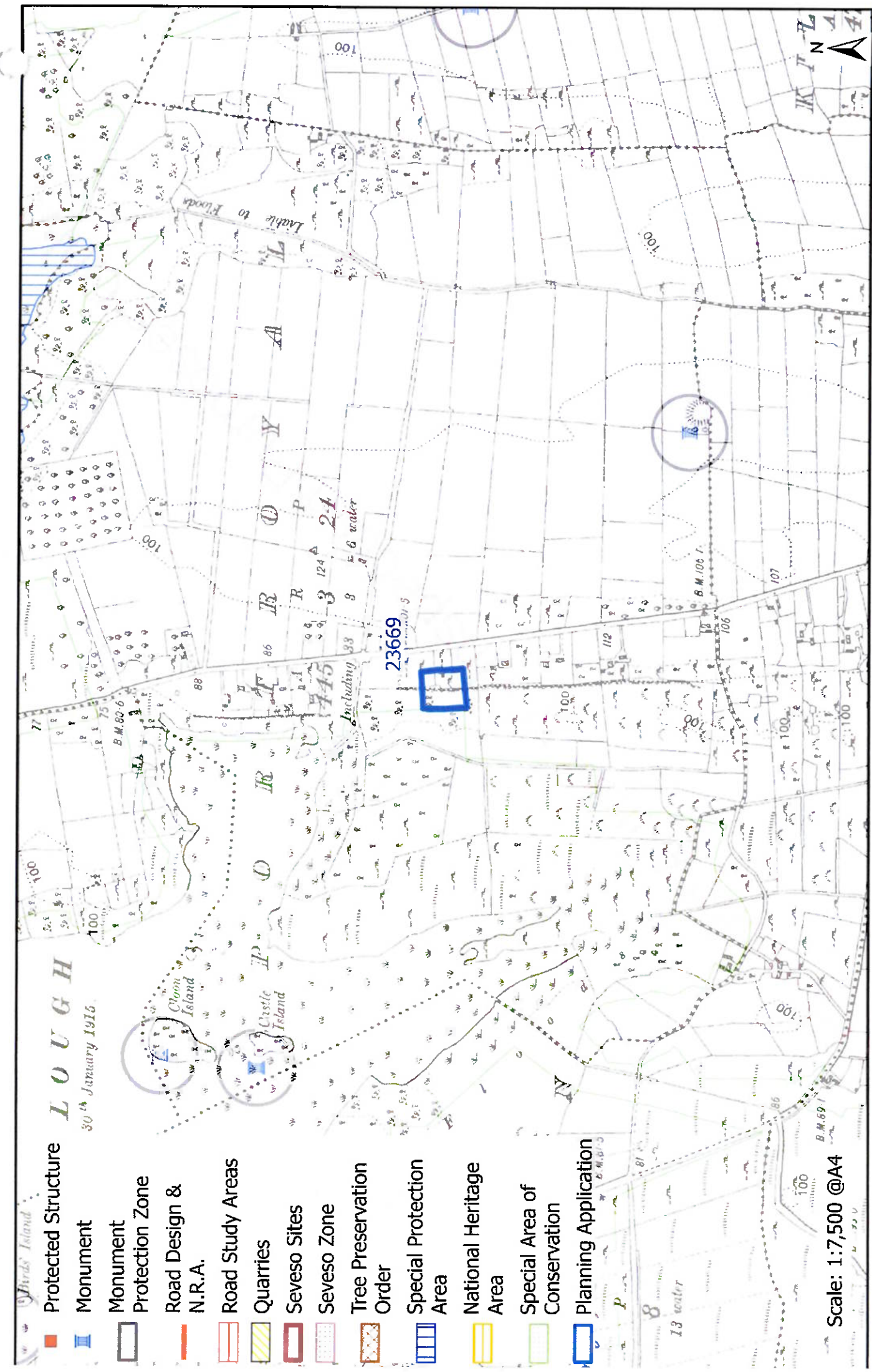
<b>Environment:</b>	
- SAC:	Yes: within 1200m of Lough Carra/Mask Complex SAC (#001774)
- NHA:	Not within a Natural Heritage Area
- SPA:	Yes: within 1200m of Lough Carra SPA (#004051)
- Monument Zones:	Not within a buffer of a Monument Zone
- Wild Nephin National Park:	Not part of Wild Nephin National Park
- OPW Benefiting Lands:	Not within a Benefiting Land Zone
- CFRAM Coastal:	Not within a CFRAM Zone
- CFRAM & NIFM Fluvial:	Yes: within a 50m buffer of an NIFM Fluvial 100 year event
- CFRAM Pluvial:	Not within a CFRAM Zone
- Nutrient Sensitive Rivers:	Not within a Nutrient Sensitive River Zone
- Salmonid Rivers:	Not within 250 Metres of a Salmonid River
- Pearl/Mussel Catchments:	Not within a PearlMussel Catchment

<b>Other:</b>	
- Public Water Supply Pipes:	Yes: application within 100 metres of Public Water Supply
- Grid West Route Options:	Not within distance of a Grid West Route Option
- Gas Networks (H. P. Line):	Not within 500 metres of a High Pressure Gas Line
- Preplanning:	None







**L O U G H**  
30<sup>th</sup> January 1915

- Protected Structure
- Monument
- Monument Protection Zone
- Road Design & N.R.A.
- Road Study Areas
- Quarries
- Seveso Sites
- Seveso Zone
- Tree Preservation Order
- Special Protection Area
- National Heritage Area
- Special Area of Conservation
- Planning Application

Scale: 1:7,500 @A4



Mayo County Council  
Planning Section  
Areas an Chontae,  
The Mall, Castlebar  
Co. Mayo, Ireland

G.I.S. Dataset Map: 23669

Map Compiled for: Planning Section  
Map Compiled by: Planning GIS









P23/669

**PER REGISTERED POST**

18 January, 2024

Mr Donal McCormack,  
DMC Design,  
Main St.,  
Ballinrobe,  
Co. Mayo

**Re: P23/669 – Declaration under Section 5 to construct an extension to the rear of existing dwelling house at Portroyal, Partry, Co. Mayo – Sean Bourke**

Dear Sir,

I refer to the above and I am to inform you that you must please submit 3 no. copies of the following:

1. The site is located adjacent to Lough Carra/Mask Complex SAC (#001774). The applicant is, therefore, requested to carry out and submit an assessment under Article 6 of the EU Habitats Directive.
2. Please submit accurately scaled elevation drawings of the proposed extension.

**NOTE:**

**Please note that under the Planning and Development Regulations 2006 – 2019, failure to comply with all of the above within a period of six months from the date of this letter will result in a declaration that the planning application has been withdrawn.**

**In exceptional cases, i.e. applications with an EIS, complex re-designs, environmental studies etc. an additional period, not exceeding three months, may be agreed by Mayo County Council on approval by the Senior Executive Planner.**

Pending receipt of the above, further consideration of this application is deferred.

Yours sincerely,

---

**MARY GORDON, A.O.  
PLANNING SECTION**

***C.C. Mr Sean Bourke, Portroyal, Partry, Co. Mayo***

AJ/BF





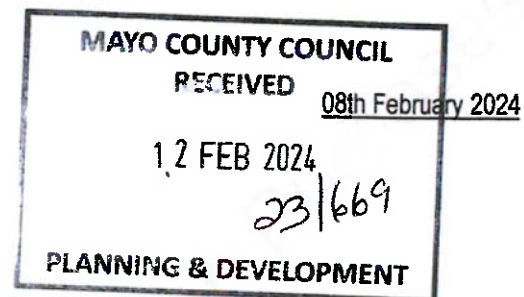


DONAL MCCORMACK DESIGN

architecture | planning | engineering

- Planning Permission • Design Advice • Fire Safety Certificates • Project Management • Construction Advice
- Land Mapping • One Off Houses • Extensions • Commercial • Industrial • Agricultural

Planning Authority,  
Mayo County Council,  
Aras An Chontae  
Castlebar  
Co Mayo



**Re Declaration under Section 5 at Portroyal, Partry, Co. Mayo - Sean Bourke**  
**Planning Reference Number ; P23/669**  
**Request for Further Information**

Dear Sir/Madam,

I refer to your letter of the 18th January last in connection with the above.

Please note in relation to point 1 of your letter; Please find enclosed herewith 3 no copies of the following specific documents


- Three copies of Appropriate Assessment Screening Report, as required the proposed development has been screened out

Please note in relation to point 2 of your letter; Please find enclosed herewith 3 no copies of the following specific documents

- Three copies of Revised Drawings, showing plans, elevations and section to an appropriate scale as required

I trust all is in order. Should I be of any help please do not hesitate to contact me.

Yours Sincerely,

  
Donal McCormack B.Sc, Chartered Building Engineer

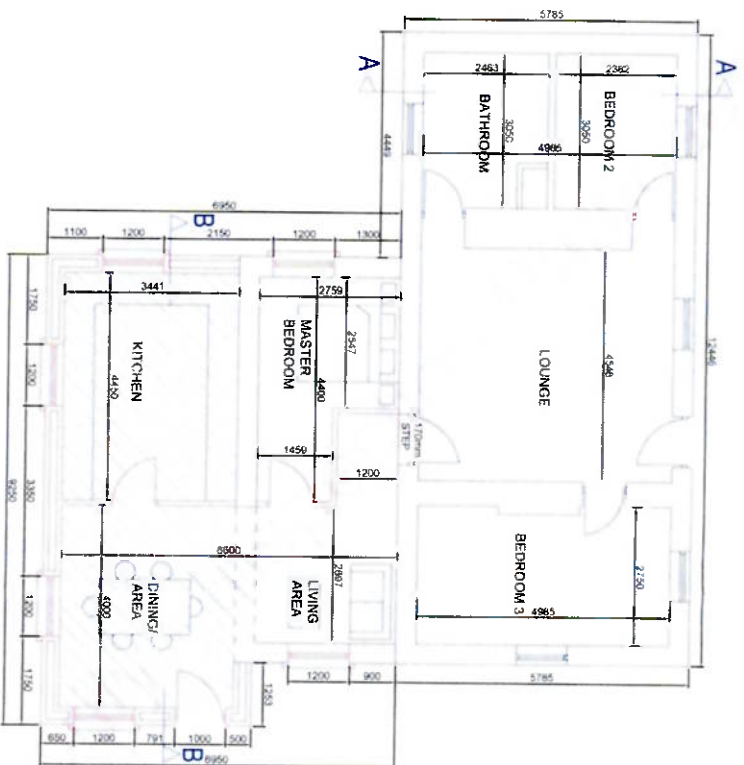
a: Ballinrobe, Co. Mayo office: 089 473 7731 m: 087 661 1137  
e: donal@donalmccormack.com w: www.donalmccormack.com

Company Reg No. 433007 Registered in Dublin Vat No. IE 9647295k Donal McCormack Design Ltd T/A DMCDesign





MANITOBA COUNTY RECEIVED  
12 FEB 2024  
23/661  
PLANNING & DEVELOPMENT

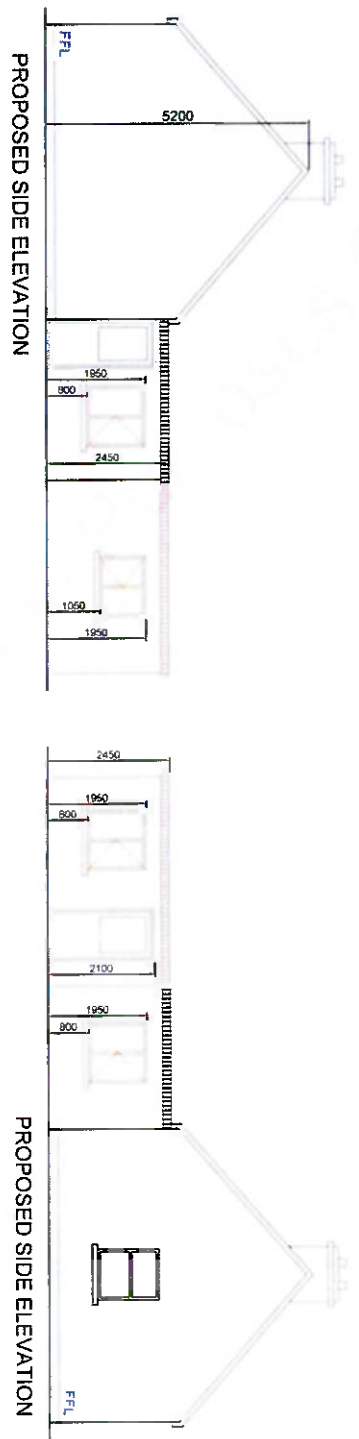


Existing House shown in Black  
Proposed Extension shown in Red  
Proposed Extension Area shown in

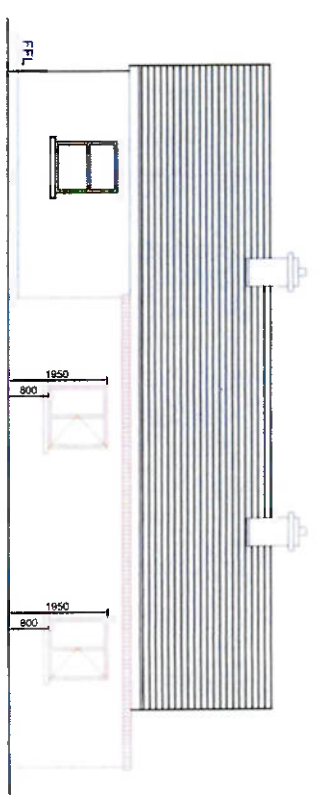
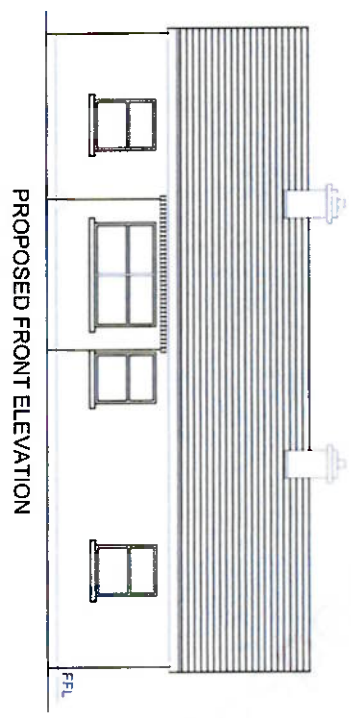
Sean Og Bourke 12/12/23 12723 02 C		12/12/23 12723 02 C
--	--	------------------------------



MAYO COUNTY COUNCIL  
 RECEIVED  
 12 FEB 2024  
 22/669  
 PLANNING & DEVELOPMENT



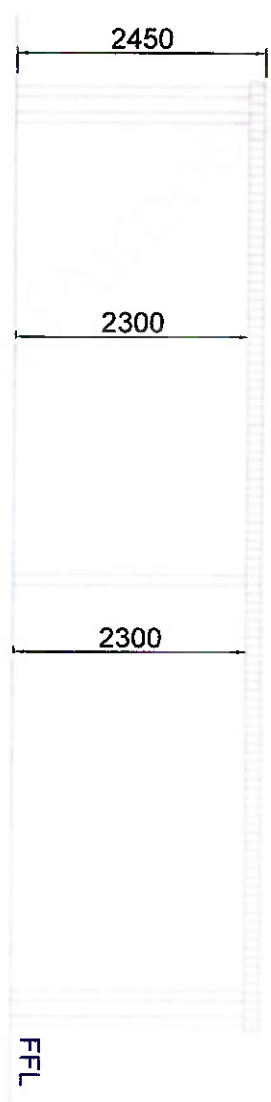
Existing House  
 shown in Black  
 Proposed Extension  
 shown in Red



Sean O'g Bourke Licensed Architect Planning & Development 19/10/23 12723 04		
--	--	--

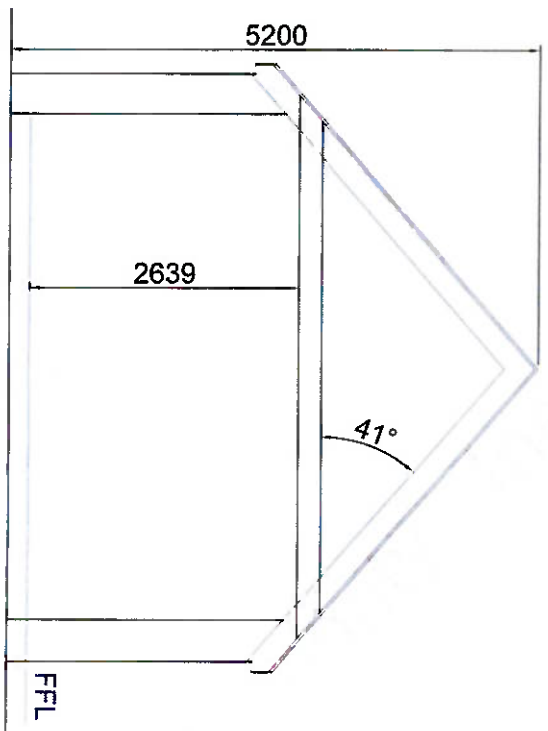


MAYO COUNTY COUNCIL  
 RECEIVED  
 12 FEB 2024  
 23/669  
 PLANNING & DEVELOPMENT



PROPOSED SECTION B-B

Existing House  
 shown in Black  
 Proposed Extension  
 shown in Red



EXISTING SECTION A-A

Sean Og Bourke Extension to Existing Dwelling House at Paddy O'S. Mayo			
19/10/23 Drawn: S.C. Check: S.C.	12/2/23 Date: 12/2/23	03	03

Proposed House Extension  
 Existing and Proposed Sections

ADMC  
 Architectural Design & Development  
 Architects | Planning | Engineering



## Appropriate Assessment Screening Report



As required under Article 6(3) of the Habitats Directive  
(Council Directive 92/43/EEC)

Portroyal, Partry, Co. Mayo F12 TH59

**To construct an extension to the rear of the existing dwelling house, of which all works were constructed pre 1963, with a proposed additional gross floor area of 35.6m<sup>2</sup>. The proposed extension is to have a flat roof, and will not exceed the height of the original house.**

On behalf of Sean Bourke

For

Mayo County Council

P2360509





## 1. Introduction

This Appropriate Assessment Screening Report has been prepared by Loughman & O'Clubháin on behalf of Donal McCormack DMC Design for its clients **Sean Bourke** who are pursuant to the requirements of the Planning and Development Acts, 2000 as amended (Section 5), applying for planning permission "to construct an extension to the rear of the existing dwelling house, of which all works were constructed pre 1963, with a proposed additional gross floor area of 35.6m<sup>2</sup>. The proposed extension is to have a flat roof, and will not exceed the height of the original house. The site for the proposed development lies on the edge of Lough Carra/Lough Mask SAC (Site Code: 001774) site which has been designated under the EU Habitats Directive. so it is necessary that the potential impacts of the proposed works be assessed in accordance with Article 6 of the habitats Directive. This report provides the information necessary for the competent authority to complete an Appropriate Assessment of the potential impacts of the proposed works on sites of European importance in the area.



Figure 1: Relative location and features in the vicinity of proposed site [www.osi.ie](http://www.osi.ie)

### 1.1 Legislative Background

#### 1.1.1 EU Nature Conservation Legislation and Natura 2000 Sites

There are three main types of designation for nature conservation in Ireland: Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Natural Heritage Areas (NHAs). NHAs are



designated under the Irish Wildlife Act 1976 (amended 2000). SACs and SPAs are designated under European legislation, the EU Habitats Directive 92/43/EEC (transposed into Irish law in the European Union (natural Habitats) Regulations, 1997 as amended in 1998 and 2005) and the EU Birds Directive 79/409/EEC, respectively. These European designated sites (SACs and SPAs) are also known as Natura 2000 sites. This means that they are part of the Natura 2000 network, a network of important ecological sites across the European Union.

Sites are designated on the basis of the presence of certain 'Qualifying Features', i.e. the habitats listed under Annex I and the species listed under Annex II of the EU Habitats Directive.

Once a site is designated as a SAC and publicly advertised it is legally protected and becomes a proposed candidate SAC (pcSAC). A three month period follows during which land owners may lodge an objection to the designation. Details of each proposed SAC are then given to the EU Commission, and thereafter the site is called a "candidate SAC". Once the sites are approved by the commission, they are formally designated by the Minister.

### **1.1.2 Appropriate Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites**

Due to the proximity of the proposed development site to a candidate Special Area of Conservation, also known as a Natura 2000 site, an Appropriate Assessment may be required under the Habitats Directive 92/43/EEC, Article 6(3) and (4), Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites. Such assessments are required where it is identified that a proposed plan or project could have significant impact on a Natura 2000 site. Articles 6(3) and (4) of the Directive, state the following:

**Article 6(3):** *"Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives... the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and..."*

**Article 6(4):** *"If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest... the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected..."*

To determine whether an Appropriate Assessment is required, an initial screening assessment must be conducted and issued to the Department of the Environment, Heritage and Local Government (DoEHLG) Development Applications Unit (DAU).



## **1.2 Methodology**

### **1.2.1 Appropriate Assessment Stages**

This screening exercise will be conducted in line with the recommendation and protocol set out in the Guidance from the Commission (EC, 2002). This protocol involves a four-stage process to complete an Appropriate Assessment. At each stage, the findings of certain issues and tests will determine whether the next stage in the process is required.

#### **Stage 1: Screening**

This step consists of examining the likely potential impacts of a project or plan, alone or in combination with other projects upon a Natura 2000 site or sites, and considers whether these impacts may be considered significant. If no significant impacts are foreseen, then a 'finding of no significant effects' (FONSE) statement is issued to the appropriate authority, and the process is complete. If the effects are considered significant or their significance is unknown, then the process moves on the Stage 2.

#### **Stage 2: Appropriate Assessment**

Where the screening process had identified potential impacts which are considered significant or unknown, this process examines these potential impacts in detail, in relation to the conservation interests of the Natura 2000 site or sites. Mitigation measures may be suggested to reduce the likelihood or severity of these impacts. If the impacts are still considered to be significant or unknown after this stage is complete, then alternative solutions must be considered (Stage 3).

#### **Stage 3: Assessment of Alternative Solutions**

If the potential impacts are still considered to be significant or unknown after the Appropriate Assessment stage, then alternative ways of implementing the project are considered at this stage. If no alternative solutions are possible, then it is considered whether the project or plan may go ahead regardless, if imperative reasons of overriding public interest (IROPI) are found.

#### **Stage 4: Overriding public interest (IROPI)**

If significant negative impacts on the Natura 2000 site are unavoidable, and no alternative solutions may be found, then this stage involves the consideration of whether the project or plan may go ahead despite these effects, for 'imperative reasons of overriding public interest' (IROPI).

The results of a Stage 1 (Screening) Exercise are detailed in **Section 2** of this report.

## **1.3 Guidance**

The AA has been compiled in accordance with guidance in the following documents:

- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, (Department of Environment, Heritage and Local Government, 2010 rev.)





- Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities, Circular NPWS 1/10 & PSSP 2/10.
- Assessment of Plans and Projects Significantly Affecting Natura 2000 sites: Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC (European Commission Environmental Directorate-General, 2001); hereafter referred to as the EC Article Guidance Document.
- Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EC Environment Directorate – General, 2000); hereafter referred to as MN2000.

#### 1.4 Data Sources

Sources of information that were used to collect data on the Natura 2000 network of sites are listed below:

- Ordnance Survey of Ireland mapping and aerial photography available from [www.osi.ie](http://www.osi.ie) and Google Earth and Bing aerial photography 1995 – 2021.
- Online data available on Natura 2000 sites as held by the National Parks and Wildlife Service (NPWS) from [www.npws.ie](http://www.npws.ie) including ; the Natura 2000 network Data Form; Site Synopsis; Generic Conservation Objective data;
  - Online database of rare, threatened and protected species
  - Publicly accessible biodiversity datasets
  - National Biodiversity Data Centre records
- Status of EU Protected Habitats in Ireland. (National Parks & Wildlife Service, 2013)
- Relevant Development Plans and Local Area Plans in neighbouring areas.

#### 1.4 Statement of Authority

This report was compiled by Micháel O'Clubháin, (Certificate in Biodiversity & Conservation Management, NUIG 2011). A member of the British Ecological Society, who has over 12 years' experience in environmental impact assessment and has completed numerous reports for Appropriate Assessment Screening.





## **2. Stage 1: Screening For Appropriate Assessment**

### **2.1 Description of the Plan or Project**

To construct an extension to the rear of the existing dwelling house, of which all works were constructed pre 1963, with a proposed additional gross floor area of 35.6m<sup>2</sup>. The proposed extension is to have a flat roof, and will not exceed the height of the original house. . The entrance from the N84 contains mature trees and hedgerows. In addition the western side of the site contains abundance of shrubbery, hedging on its boundary. The layout is contained in **Appendix A**.

### **2.2 Description of the Existing Environment**

#### **2.2.1 Site Location in relation to Natura 2000 Sites**

The proposed site is surrounded woodland and brambles mainly Wet-Willow – Ash Woodland classified in “A Guide to Habitats in Ireland (J. Fossitt)” as (WN6). Much of the surrounding area consists of similar Habitats reference Habitat Map Figure 2 and Figure 3. The Ecological Evaluation of the site area would be High Value, Locally Important (E) (Nairn and Fossitt 2004).

### **2.3 Ecology of surrounding location.**

#### **Improved Agricultural Grassland GA1**

This category is used for intensively managed or highly modified agricultural grassland that has been reseeded and/or regularly fertilised, and is now heavily grazed and/or used for silage making. It includes regularly-reseeded monoculture grasslands and rye-grass leys that are planted as part of an arable rotation. These differ significantly from areas of permanent grassland. Improved agricultural grassland is typically species-poor. Sward quality varies depending on soil type, fertility, drainage and management. Rye-grasses (*Lolium spp.*) are usually abundant and may entirely dominate the sward, often in association with White Clover (*Trifolium repens*). Many improved varieties or cultivars of 27 these plants are now widely sown. Other grasses that may be prominent include meadow-grasses (*Poa spp.*). Timothy (*Phleum pratense*), Crested Dog's-tail (*Cynosurus cristatus*) and Yorkshire-fog (*Holcus lanatus*). Among the more frequently occurring 'agricultural' herbs are Dandelion (*Taraxacum spp.*), Creeping Buttercup (*Ranunculus repens*), plantains (*Plantago spp.*), Nettle (*Urtica dioica*), thistles (*Cirsium arvense*, *C. vulgare*) and docks (*Rumex spp.*). Some reseeded but poorly-drained fields may support abundant rushes.





Figure 2: Habitat's surrounding dwelling





**Figure 3: Entrance Habitat's to the dwelling**





### **Buildings and artificial surfaces BL3**

This broad category incorporates areas of built land that do not fit elsewhere in the classification. It includes all buildings (domestic, agricultural, industrial and community) other than derelict stone buildings and ruins (see stone walls and other stonework - BL1). It also includes areas of land that are covered with artificial surfaces of tarmac, cement, paving stones, bricks, blocks or astroturf (e.g. roads, car parks, pavements, runways, yards, and some tracks, paths, driveways and sports grounds). Unpaved areas are excluded (see spoil and bare ground - ED2). Any other built structures that are not made of natural stone, including walls made of bricks, cement blocks and mass concrete, should be considered here. Note that greenhouses and polythene tunnels are excluded (see horticultural land - BC2), as are refuse dumps (see refuse and other waste - ED5). Plant cover should not exceed 50%.

### **Hedgerows WL1**

Linear strips of shrubs, often with occasional trees, that typically form field or property boundaries. Most hedgerows originate from planting and many occur on raised banks of earth that are derived from the excavation of associated drainage ditches. Dimensions of hedgerows vary considerably, depending largely on management and composition, and are taken here as being mainly less than 5 m high and 4 m wide. When wider or taller than this, or dominated by trees, the habitat should be considered as a narrow strip of scrub or woodland, or as a treeline - WL2. Some hedgerows may be overgrown or fragmented if management has been neglected, but they should still be considered in this category unless they have changed beyond recognition. Linear strips of low scrub are included in this category if they occur as field boundaries. Species composition varies with factors such as age, management, geology, soils and exposure. Hedgerows commonly support a high proportion of spinose plants such as Hawthorn (*Crataegus monogyna*), Blackthorn (*Prunus spinosa*), Gorse (*Ulex europaeus*), Holly (*Ilex aquifolium*), Dog-rose (*Rosa canina*) or Bramble (*Rubus fruticosus* agg.), in addition to many other native and non-native trees and shrubs including, for example, Ash (*Fraxinus excelsior*), Hazel (*Corylus avellana*), Beech (*Fagus sylvatica*), Elder (*Sambucus nigra*), elms (*Ulmus* spp.) and willows (*Salix* spp.). Some of these may occur as scattered tall trees. Fuchsia (*Fuchsia magellanica*), an introduced shrub, is a common component of hedgerows in parts of the south and west of Ireland. Hedgerows frequently support climbing plants such as Ivy (*Hedera helix*), Honeysuckle (*Lonicera periclymenum*), Hedge Bindweed (*Calystegia sepium*), Cleavers (*Galium aparine*) and Bush Vetch (*Vicia sepium*). Tall grasses, including False Brome (*Brachypodium sylvaticum*) and Hairy-brome (*Bromopsis ramosa*), ferns, and woodland herbs are characteristic. Drainage ditches are often closely associated with hedgerows and should be recorded separately if they contain standing water or support aquatic plants (see drainage ditches - FW4). Dry ditches are not distinguished as separate habitats. Linear boundaries of low scrub, Gorse (*Ulex europaeus*) and Bramble (*Rubus fruticosus* agg.) in particular, should be included here, but note that earth banks - BL2 and stone walls and other stonework - BL1 are treated as separate categories.





### **Treelines WL2**

A treeline is a narrow row or single line of trees that is greater than 5 m in height and typically occurs along field or property boundaries. This category includes tree-lined roads or avenues, narrow shelter belts with no more than a single line of trees, and overgrown hedgerows that are dominated by trees. Most treelines are planted and trees are often regularly spaced. They commonly comprise a high proportion of non-native 57 species such as Beech (*Fagus sylvatica*), Horse Chestnut (*Aesculus hippocastanum*), Sycamore (*Acer pseudoplatanus*), limes (*Tilia* spp.), some poplars (*Populus* spp.) and conifers. Trees may occur on level ground or on banks of earth. The presence or absence of hedgerow or scrub at the base should be noted. If treelines are greater than 4 m wide at the base they should be considered as narrow stretches of woodland.

The proposed site Layout lies in the townland of Portroyal, Partry, Co. Mayo (Grid Ref. E515334 N773579). The site for the proposed development lies on the edge of Lough Carra/Lough Mask SAC (Site Code: 001774) site (see Figure 5.1 below).





Figure 5.1: Site Location in relation to Lough Carra/Lough Mask SAC (Site Code: 001774)

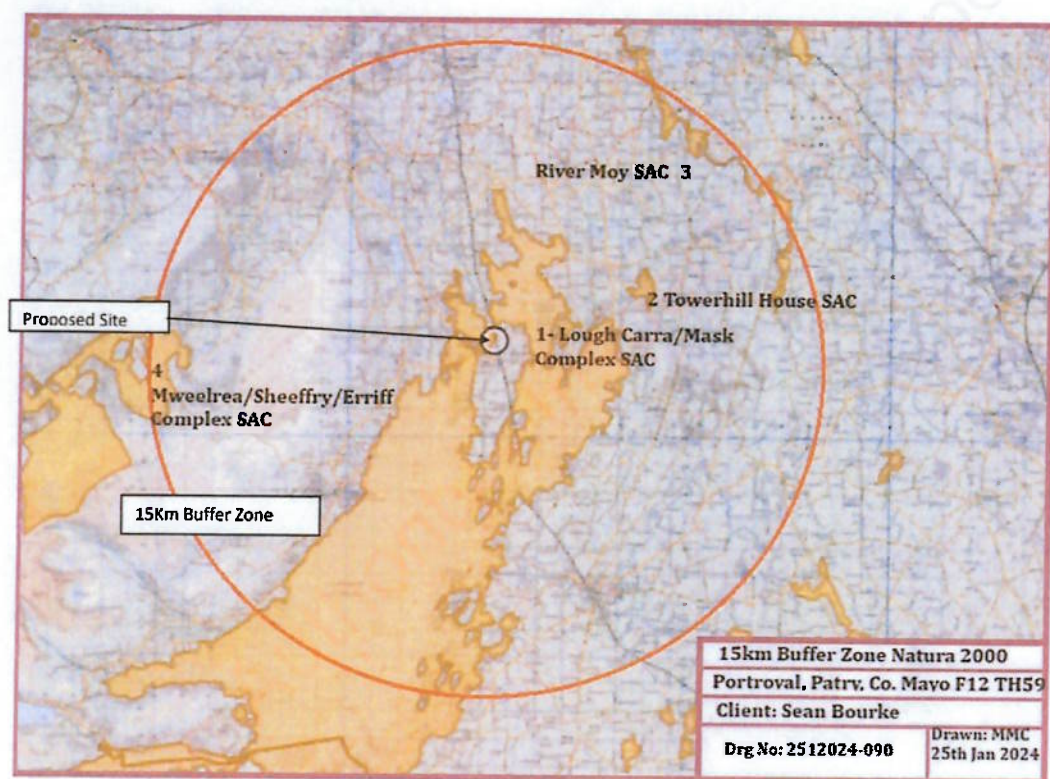
Other Natura 2000 sites within 15 km buffer of the proposed development are screened out due to a lack of connectivity are listed in Table 5.1 and Figure 5.2. Those highlighted are evaluated are part of this screening assessment.

Table 5.1 Protected habitats in the vicinity of the proposed development

Map Ref	Name of Site	Site Code	Distance & Direction from proposed development	Significance of Site relative to Proposed Development
1	Lough Carra/Mask Complex SAC	001774	0.05km (W)	In
2	Tower Hill House SAC	002179	5.95km (NE)	Out
3	River Moy SAC	002298	12km (NE)	Out
4	Mweelrea/Sheeffry/Erriff Complex SAC	001932	12.75 (W)	Out



Figure 5.2: 15 km Buffer Surrounding Proposed Site







## 2.4 Brief Description of the Natura 2000 Sites which may be affected

### *Qualifying Features*

Natura 2000 sites are designated on the presence of certain habitats and species which are afforded protected under the Birds and Habitats Directive. These habitats and species are regarded as 'qualifying features' of the Natura 2000 sites. The following section provides details on the qualifying features of the Natura 2000 sites in question – Cloughmoyne SAC. For habitats, the percentage cover and a representivity value are given. Representivity is defined as a measure of how 'typical' an individual habitat is of that habitat type, and is ranked on a scale of A to D where: A – Excellent, B – Good, C – Significant and D – non- significant. The NPWS site synopsis for the designated site is given as Appendix B to this report.

For species, a value is given for 'Population Significance'. This value is based on the relative density or size of the population of that species within Natura 2000 site that of the national population.

Population Significance is ranked on a scale from A to D, where: A –  $100 \geq p > 15\%$ , B –  $15 \geq p > 2\%$ , C –  $2 \geq p > 0\%$  and D – non- significant population.

### *Potential Pressures and Threats to the Natura 2000 Sites*

The European Nature Information System (EUNIS) website contains data on all Natura 2000 sites, including details of the main threats to and pressures on their qualifying features. Potential threats to and pressures on the qualifying features of the Cloughmoyne SAC are listed in table 2.3 below.

**Table 2.3 Potential Pressures and Threats to the Lough Carra/Lough Mask SAC (Site Code: 001774)**  
Natura 2000 Site

Activity	Location	Intensity	Influence
Grazing	Inside	High	Negative
Hunting	Inside	Low	Negative
Drainage	Inside	Medium	Negative
Fertilisation	Outside	Low	Negative
Grazing	Outside	High	Negative
Grazing	Inside	High	Positive
Grazing	Outside	High	Positive

### *Conservation Objectives of the Natura 2000 Sites*

Once a site has been designated as an SAC, a management plan should be put together for the site which sets out the Conservation Objectives for the site. Every effort should then be made to ensure that these objectives are fulfilled, in order to prevent potential impacts to the qualifying features of the site and maintain as far as possible their favourable conservation status.





European and national legislation places a collective obligation on Ireland and its citizens to maintain at favourable conservation status sites designated as Special Areas of Conservation and Special Protection Areas. The Government and its agencies are responsible for the implementation and enforcement of regulations that will ensure the ecological integrity of these sites.

The conservation objectives form the basis of the Appropriate Assessment as it is against these objectives that the assessment is made. The overall aim of the Habitat Directive is to maintain or restore the favourable conservation status of habitats and species of community interest. These habitats and species are listed in the Habitats and Birds Directives and Special Areas of Conservation and Special Protection Areas are designated to afford protection to the most vulnerable of them. These two designations are collectively known as the Natura 2000 network.

**Favourable conservation status of a habitat is achieved when:**

- its natural range, and area it covers within range, is stable or increasing, and
- the ecological factors that are necessary for its long- term maintenance exist and are likely to continue to exist for the foreseeable future, and
- the conservation status of its typical species is favourable.

**The favourable conservation status of a species is achieved when:**

- population data on the species concerned indicate that it is maintaining itself, and
- the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and
- there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

## **2.5 Soils, Geology & Hydrology**

The Geological Survey of Ireland (GSI) website was consulted for available geological/ hydrological information. The site is underlain by Limestone & Calcareous Shale with deep well drained mineral (mainly basic) topsoil and subsoil derived chiefly from limestone.

The groundwater public viewer run by the GSI classifies the groundwater as having Extreme (E) vulnerability at this location. Vulnerability is a term used to represent the intrinsic geological and hydrogeological characteristics that determine the ease at which groundwater may be contaminated by human activities. The site lies within a Locally Important Aquifer.

Risk due the pluvial flooding is very low at the site. It is concluded that the entire development has a very low flood risk against the relevant flood mechanisms of combined fluvial and groundwater flooding and pluvial flooding. The hydraulic connectivity mechanism connecting the site to Lough Carra/Lough Mask SAC (Site Code: 001774) is discussed further in Section 2.6.



## 2.6 Hydraulic Connectivity between Dwelling Site & Lough Carra/Lough Mask SAC (Site Code: 001774) via Cloon Lough

The contour profile mapping for the area signifies that the ground water flow direction is towards Lough Cloon as indicated by GSI mapping extract below Figure 6.



Figure 6: Contour profile of the site relative to Lough Carra/Lough Mask SAC (Site Code: 001774)

There are OPW drainage channels, the one closest is CM8/3 overlaid onto the aerial mapping of the area as reflected in Figure 7 below. The ground levels vary from 30mOD to 20mOD along the edges to Cloon Lough.



Figure 7: OPW Aerial Drainage channels draining into Lough Cloon



## **2.7 Identification and Description of Potential Impacts**

Ecological receptors of the potentially affected European sites that are sensitive to potential impacts from the proposed development include habitats and species for which the site is designated. The characteristics, location and scale of the development together with the ecological requirements of the conservation interests of the European Site potentially affected have been taken into consideration in identifying potential impacts.

## **2.8 Other Plans and Projects in the Area**

It is a requirement of the Appropriate Assessment process to consider the 'in combination' effects of the proposed development with other plans and projects in the area. Table 2.6 below gives details of the other plans and projects in the area which may be affecting Lough Carra/Lough Mask SAC (Site Code: 001774).





Table 2.6: Other Plans and Projects Affecting Cloughmoyne SAC (Plan or Projects)	Key policies/ issues/ objectives directly related to the relevant Natura 2000	Potential cumulative or in-combination effects on the relevant Natura 2000 sites
Mayo County Development Plan 2022-2028	Designated Sites, Habitats and Species Policies and Objectives, Natural Heritage and Biodiversity Policies and Objectives. Natural Water Systems Policies.	Positive Impact
Western River Basin Management Plan 2022-2027	The Western International RBD Management Plan, sets out a number of objectives and measures for all water bodies in the North Western International Region.  <b>Objectives:</b> Ensure that the status of water supporting protected areas is protected and (where necessary) improved.  <b>Measures:</b> Implement 11 EU Directives, 9 other basic requirements.	Positive Impact
NPWS Conservation Management Plans	Conservation Management Plans for Cloughmoyne SAC Natura 2000 site published by the NPWS. Conservation objectives have been established for the sites.	Positive Impact
Inland Fisheries Ireland (IFI) Corporate Plan 2020-2025	<b>Goals:</b> <ul style="list-style-type: none"> <li>•to improve the protection and conservation of the resource</li> <li>•to develop and improve wild fish populations</li> <li>•to increase the number of anglers</li> <li>•to generate a better return for Ireland from the resource</li> </ul>	Positive Impact
Planning Applications in the area	A search was carried out on Mayo County Council's online planning query system. It was ascertained that there has been two other local planning application within the past 5 years in the broader townland of Inishard:  A review of all planning applications in the agglomeration since 2000 forward 2000 (Source: Mayo County Council GIS database), shows no major development has been proposed that would affect the hydrology or water levels of sites of nature conservation interest or the habitats of protected species	Neutral Impact

## 2.9 Archaeological/Historic Elements associated with the Area





This screening report does not assess the potential direct and indirect impact(s), if any, on the potential archaeological environment, protected structures and or designated national monuments.

## 2.10 Screening Matrix for Appropriate Assessment in line with EU Commission Guidance

Having established the extent of the proposed project and the details of the Natura 2000 site, a screening assessment for possible impacts can be generated. This section follows the format of the Screening Matrix provided in Annex 2 of the following document:

*"Assessments of plans and projects significantly affecting Natura 2000 sites – Methodology guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC European Commission 2001".*

The findings of the screening matrix are summarised in table 2.7 below.

**Table 2.7 Stages 1 – Screening Matrix for the Proposed Development**

Brief Description of the Project or Plan
<p><b>Location:</b> The proposed site lies in the townland of Portroyal. The subject site was inspected on Friday 25th January 2024. Weather conditions were quite dry, frosty with good drying conditions. The walkover included a study of any surface drainage, land drains or any OPW scheme which may impact surface runoff from the proposed site.</p> <p><b>Distance from Designated Site:</b> The dwelling house lies on the edge of Lough Carra/Lough Mask SAC (Site Code: 001774).</p> <p><b>Brief Description of the Project:</b> Planning permission is being sought "applying for planning permission "to construct an extension to the rear of the existing dwelling house, of which all works were constructed pre 1963, with a proposed additional gross floor area of 35.6m<sup>2</sup>. The proposed extension is to have a flat roof, and will not exceed the height of the original house, at Portroyal, Partry, Co. Mayo. A Site Layout Plan for the proposed development is included as <b>Appendix A</b> to this report.</p>
Brief Description of the Natura 2000 Sites
<p><b>Site Designation Status:</b> The sites are Special Area of Conservation (SAC) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive (* = priority; numbers in brackets are Natura 2000 codes)</p> <p><b>Qualifying Features</b></p> <p><b>[3110] Oligotrophic Waters containing very few minerals</b></p> <p><b>[3130] Oligotrophic to Mesotrophic Standing Waters</b></p> <p><b>[3140] Hard Water Lakes</b></p> <p><b>[4030] Dry Heath</b></p> <p><b>[6210] Orchid-rich Calcareous Grassland*</b></p>



**[7210] Cladium Fens\***

**[7230] Alkaline Fens**

**[8240] Limestone Pavement\***

**[91E0] Alluvial Forests\***

**[1303] Lesser Horseshoe Bat (*Rhinolophus hipposideros*)**

**[1355] Otter (*Lutra lutra*)**

**[1393] Slender Green Feather-moss (*Drepanocladus vernicosus*) [8240] Limestone Pavement\***

**Habitats and Species of Interest**

### ASSESSMENT CRITERIA

**Describe the individual elements of the project likely to give rise to impacts on the Natura 2000 site**

No impacts are expected on the Natura 2000 sites in question

**Describe any likely direct, indirect or secondary impacts of the project on the Natura 2000 site by virtue of the following:**

#### **Size and Scale**

The development site comprises an existing single story dwelling on a large garden site and due to the fact that the work will be located entirely outside the designated area, it is not expected that the development will have any significant impact (direct, indirect or secondary in nature) on the Natura 2000 site in this regard.

#### **Land-Take**

The proposed works will be entirely located outside the designated sites and so there will be no impacts in this regard.

#### **Distance from Natura 2000 site or key features of the site**

The site for the proposed development is located approximately 0.5km from the edge of Lough Carra/Lough Mask SAC (Site Code: 001774) the Natura 2000 site in question. The hydraulic connectivity between the features most at risk is the likelihood of surface water runoff, westwards towards open surface lakes interlinked to edge of Lough Carra/Lough Mask SAC (Site Code: 001774). The major part of the renovation relates to a small extension linked to the existing dwelling. Minimum traffic disruption will be created through multiple deliveries.

#### **Resource Requirements**

It is not expected that the proposed development will have any significant impact (direct, indirect or secondary in nature) on the designated sites in this regard.

#### **Excavation requirements**

No impacts are expected on the Natura 2000 site in this regard.



### Transportation Requirements

During the construction phase of the proposed development, there will be a slight increase in the volume of traffic in the area for deliveries. It is not expected that this slight increase will result in direct, indirect or secondary impacts on the Natura 2000 sites.

### Duration of construction, operation, decommissioning

The construction phase of the proposed development will last approximately 3-6 months, day works only. It is expected that the dwelling house will remain in use for at least 50 years. Neither the construction, operation nor the eventual decommissioning of the proposed development is likely to result in direct, indirect or secondary in nature impacts on the Nature 2000 site.

### Describe any likely changes to the site arising as a result of the following

#### Reduction of Habitats

There will be no changes in this respect.

#### Disturbance to Key Species

There will be no changes in this respect.

#### Habitat or Species Fragmentation

There will be no changes in this respect.

#### Reduction in species density

There will be no changes in this respect.

#### Changes in key indication of conservatory value

There will be no changes in this respect.

#### Climate change

There will be no changes in this respect.

### Describe any likely impacts on the Natura 2000 site as a whole in terms of the following

#### Interference with key relationships that define the structure and function of the site

No potential impacts which are likely to interfere with the key relationships that define the structure or function of the site is expected.

### Provide Indicators of significance as a result of the identification of effects set out above in terms of the following

#### Loss

No loss expected

#### Fragmentation

No fragmentation is expected

#### Disruption

No disruption is expected

#### Disturbance

No disturbance is expected

#### Change to key elements of the site

No change is expected

Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts is not known.





It is not considered that the proposed development will have any significant impacts on edge of Lough Carra/Lough Mask SAC (Site Code: 001774) alone or in combination with the other plans or projects in the area (outlined in Section 2.3 of this report).





### 3. Conclusions

This report details the results of a screening exercise carried out for a proposed development at Portroyal, Partry, Co Mayo is being sought for the "The development which will consist o applying for planning permission "to construct an extension to the rear of the existing dwelling house, of which all works were constructed pre 1963, with a proposed additional gross floor area of 35.6m<sup>2</sup>. The proposed extension is to have a flat roof, and will not exceed the height of the original house. The dwelling extension location and configuration is included as Appendix A to this report. The screening exercise examined impacts on Lough Carra/Lough Mask SAC (Site Code: 001774) Natura 2000 site alone or in combination with the other plans or projects in the area of the proposed site and no hydrological conductivity from the proposed site and the topographical nature of the land.

The site for the proposed development is located approximately 0.05km east from Lough Carra/Lough Mask SAC water's edge at Cloon Lough. The proposed works are minor in nature and no inert materials or concrete mixing will be conducted on site. The works are small in nature 35.6m m<sup>2</sup>. It is not expected that the proposed development will give rise to any direct impacts on the Natura 2000 site in question.

A review of the OPW Flood Maps reveals that the site is not located in a fluvial flood zone. The OPW flood map for the locality was inspected; no flooding or recurring events were recorded for Portroyal.

The hydrological link from the site to Lough Carra/Lough Mask Complex SAC via Cloon Lough was examined and it was concluded that at the distance identified and the scope of the works involved will have no direct impact.

Therefore, the conclusion of this screening exercise is that no significant effects are expected on the qualifying interests or conservation objectives of the Lough Carra/Lough Mask Complex SAC. The development in question, alone or in combination with the other plans and projects in the area, and therefore that a Natura Impact Statement is not required in this case. This report is therefore issued as a 'Finding of No Significant Effects' (FONSE) statement, in accordance with the EU Commission's methodological guidance (EC, 2001).

*"The scope of this report is to provide the necessary information to the competent authority, to assess whether the proposed development alone and in combination with other projects, could have significant effects on Natura 2000 sites in the area in view of the sites conservation objectives, in accordance with Article 6 of the Habitats Directive, and does not purport to be an ecological assessment of the subject site".*

Michael O' Clubháin

END



## REFERENCES

Department of Environment, Heritage and Local Government, 2009. Appropriate Assessments of Planning and Projects in Ireland – Guidance for Planning Authorities.

EC (2000) Managing Natura 2000 Sites: The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC

EC (2001) Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC

National Parks and Wildlife Service, 2009. Checklist of Protected & Rare species in Ireland

<http://www.floodmaps.ie>

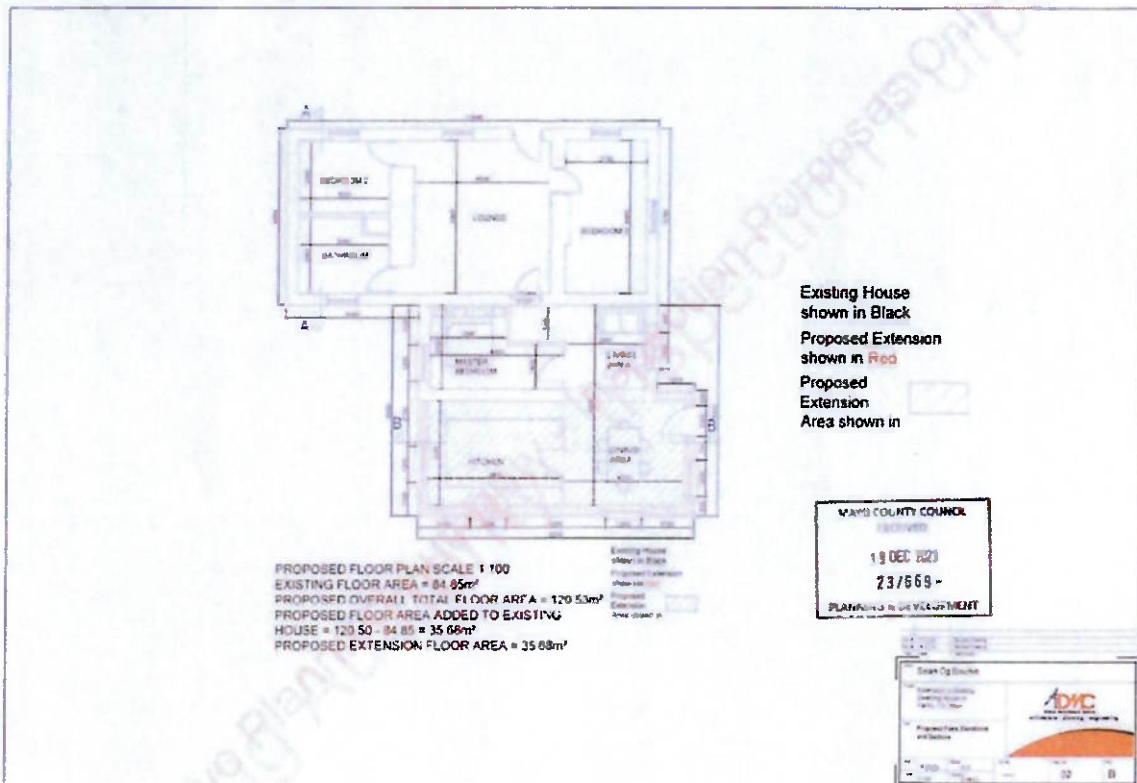
<http://www.npws.ie>

Fossitt, J.A. 2000. *A Guide to Habitats in Ireland*, Heritage Council, Kilkenny

Environmental Protection Agency, *Biodiversity in Ireland (A review of Habitats and Species. Lucy & Doris, July 2001)*

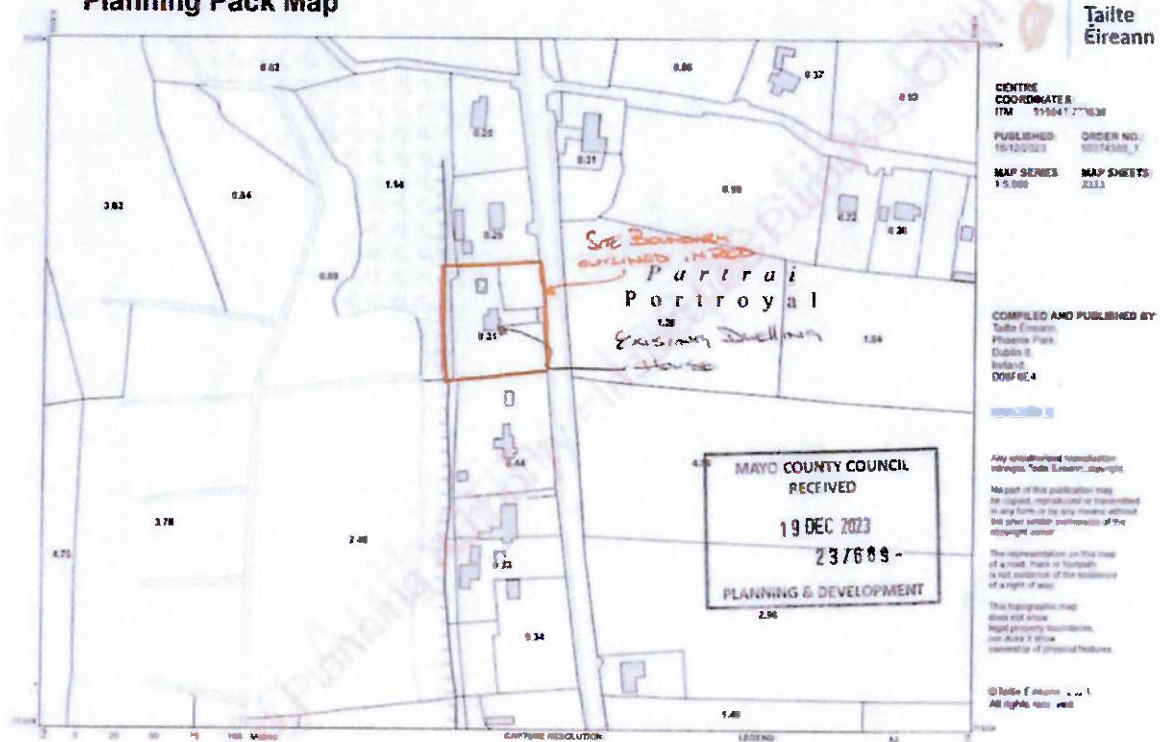


**APPENDIX A: House Extension Plan (Courtesy of DMC)**





**Tailte Éireann**

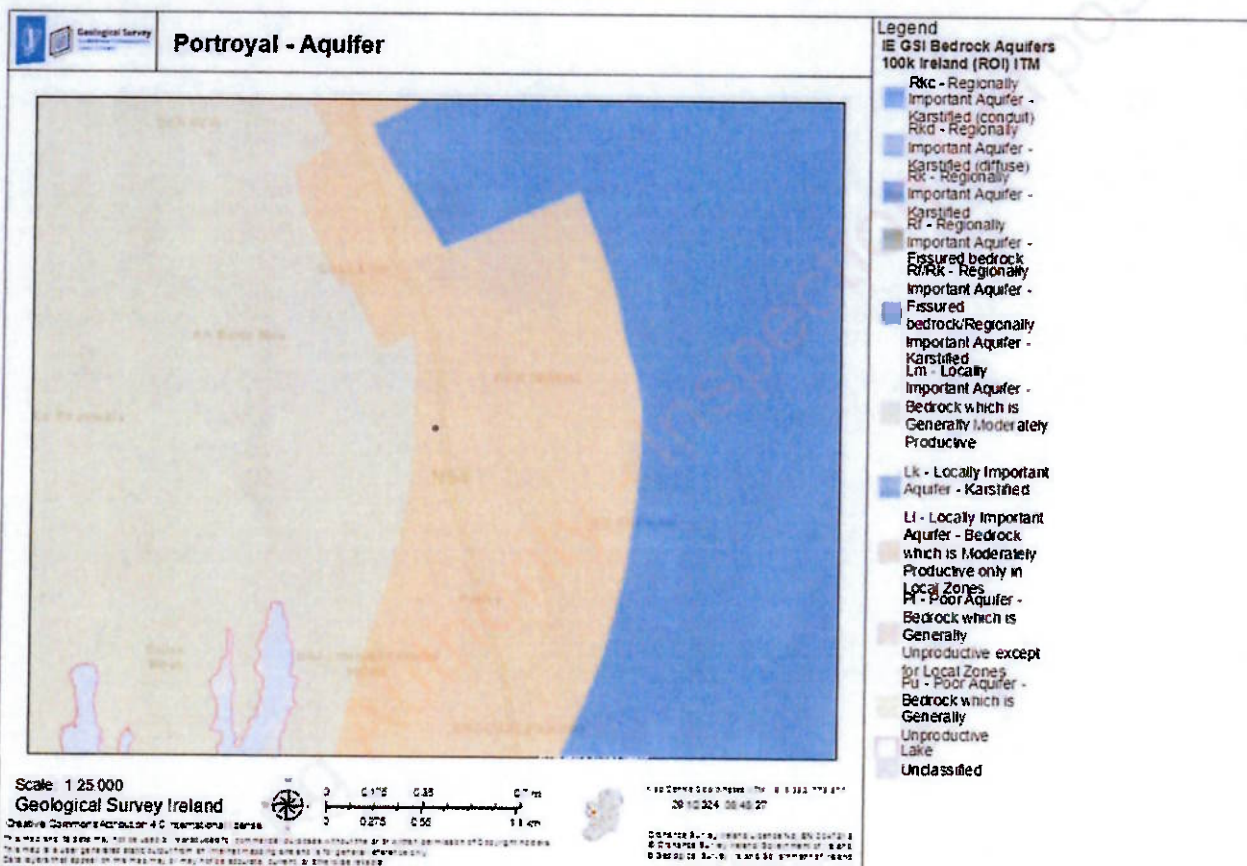








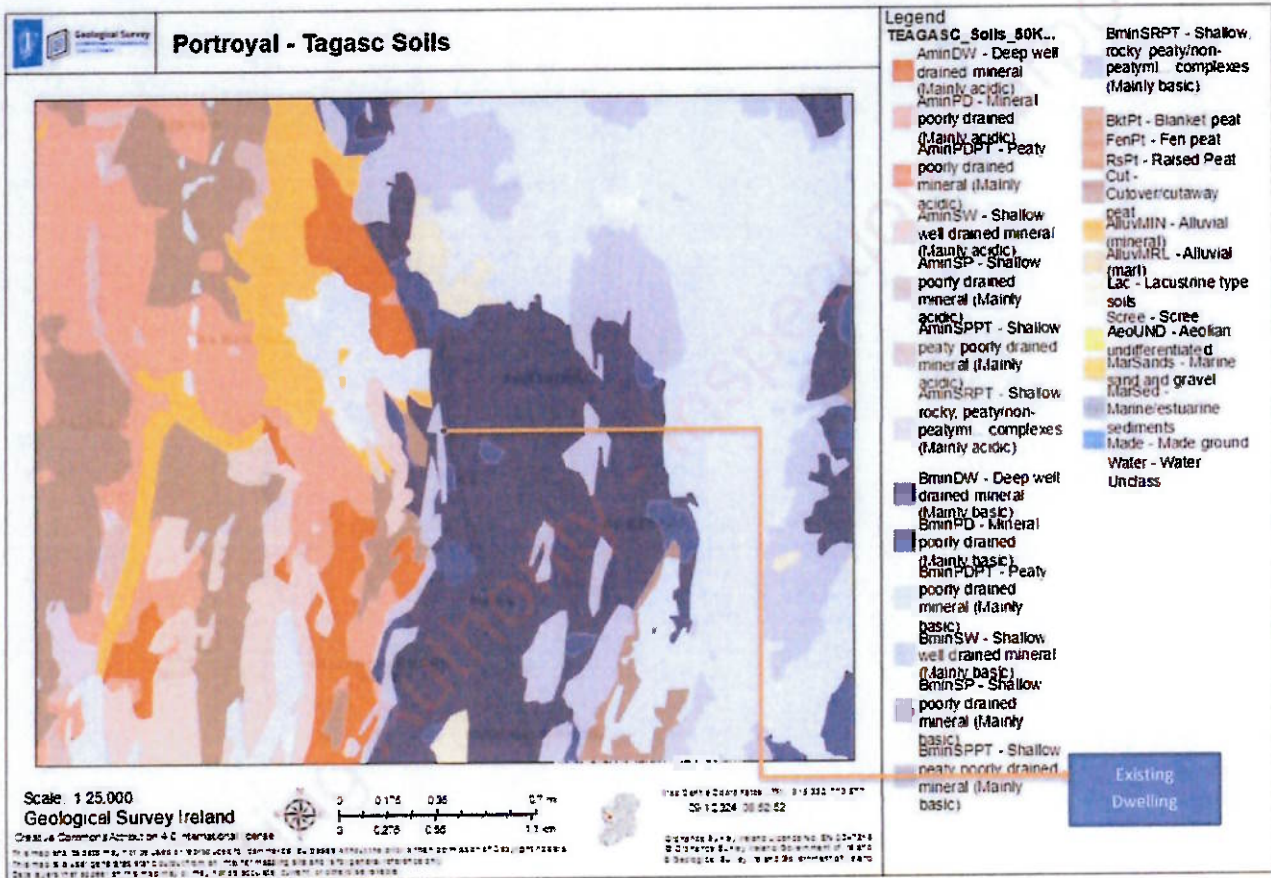
















## APPENDIX D:

### Site Name: Lough Carra/Mask Complex SAC

#### Site Code: 001774

This site is dominated by two large lakes, Lough Mask and Lough Carra, and includes the smaller Cloon Lough. Most of the site is in Co. Mayo, with a small portion in Co. Galway. On the western side, the site is overlooked by the Partry Mountains, while to the east the landscape is largely low-lying agricultural land. The nearest large town is Ballinrobe which is about 4 km east of Lough Mask. The general geological character of the area is Carboniferous limestones, with some shales and sandstones on the western side of Lough Mask. The underlying geology results in a great diversity of habitats, which support many scarce and rare plants and animals. The site is a Special Area of Conservation (SAC) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive (\* = priority; numbers in brackets are Natura 2000 codes):

[3110] Oligotrophic Waters containing very few minerals

[3130] Oligotrophic to Mesotrophic Standing Waters

[3140] Hard Water Lakes

[4030] Dry Heath

[6210] Orchid-rich Calcareous Grassland\*

[7210] Cladium Fens\*

[7230] Alkaline Fens

[8240] Limestone Pavement\*

[91E0] Alluvial Forests\*

[1303] Lesser Horseshoe Bat (*Rhinolophus hipposideros*)

[1355] Otter (*Lutra lutra*)

[1393] Slender Green Feather-moss (*Drepanocladus vernicosus*)

Lough Mask, at over 8,000 ha, is the sixth largest lake in the country and with a maximum depth of 58 m it is one of the deepest. It is an excellent example of an oligotrophic lake. Aquatic and wetland plant species present which are characteristic of this habitat include several pondweed species (*Potamogeton* spp.), Water Lobelia (*Lobelia dortmanna*) and Shoreweed (*Littorella uniflora*). The eastern part of the lake is shallow and is edged by a lowlying shoreline which is subject to winter flooding. An intricate mixture of plant communities has developed on the limestone, with bare pavement, scrub-dominated pavement, dry grassland and heath. A variety of wetland habitats are also present, along with significant amounts of deciduous woodland along the eastern and southern shores. The western shoreline is less diverse and lacks



the limestone communities. However, the fast flowing Owenbrin River has created at its mouth an interesting delta of coarse sandy sediment. Lough Carra, which is hydrologically linked to Mask, is one of the best examples in Ireland of a hard water marl lake. It is a shallow (mostly less than 2 m), predominantly spring fed, lake with only a few streams flowing into it. Its well-known pellucid green colour is due to calcareous encrustations. It has well developed stonewort communities in the submerged zones, with *Chara curta*, *C. desmacantha*, *C. rudis* and *C. contraria* recorded. Lough Carra, like the eastern and southern shores of Mask, is fringed by a diverse complex of limestone and wetland habitats. The limestone pavement within this site represents the northern limit of the limestones of Clare and Galway. The limestone is variable in character, from open bare pavement to areas covered with dense scrub. Associated with the pavement are areas of dry calcareous grassland and dry heath. Characteristic species of the rocky, limestone formations where soil may only occur in pockets include Bloody Crane's-bill (*Geranium sanguineum*), Yellow-wort (*Blackstonia perfoliata*), Blue Fleabane (*Erigeron acer*), Wild Madder (*Rubia peregrina*) and Rustyback (*Ceterach officinarum*). Areas of calcareous grassland, often orchid-rich, occur interspersed amongst the limestone. These grasslands support species such as Carlina Thistle (*Carlina vulgaris*), Quaking-grass (*Briza media*), Blue Moor-grass (*Sesleria albicans*), Sweet Vernal-grass (*Anthoxanthum odoratum*), Cowslip (*Primula veris*), Common Knapweed (*Centaurea nigra*), Fairy Flax (*Linum catharticum*), Lady's Bedstraw (*Galium verum*) and Wild Thyme (*Thymus praecox*). A good diversity of orchid species have been recorded from these grasslands, including Pyramidal Orchid (*Anacamptis pyramidalis*), Early-purple Orchid (*Orchis mascula*), Bee Orchid (*Ophrys apifera*), Fragrant Orchid (*Gymnadenia conopsea*) and Dense-flowered Orchid (*Neotinea maculata*). Several of these species, notably Dense-flowered Orchid and Spring Gentian (*Gentiana verna*), are typical Burren species and occur here towards the northern end of their distribution. The scrub vegetation is variable in character, with extensive areas dominated by Hazel (*Corylus avellana*) and Hawthorn (*Crataegus monogyna*), with Buckthorn (*Rhamnus catharticus*), Alder Buckthorn (*Frangula alnus*), Spindle (*Euonymus europaeus*) and Ash (*Fraxinus excelsior*). The dry heath is well developed in places and is characterised by Gorse (*Ulex europaeus*), Bell Heather (*Erica cinerea*), Heather (*Calluna vulgaris*) and St. Dabeoc's Heath (*Dabeocia cantabrica*). The diminutive orchid Lesser Twayblade (*Listera cordata*) occurs within the heath communities. A wide range of wetland habitats occur around Lough Carra and along parts of the eastern and southern shores of Lough Mask, including Cladium fen and alkaline fen. Great Fen-sedge (*Cladium mariscus*) occurs as pure stands in places but also grades into areas of alkaline fen, where it is intermixed with Black Bog-rush (*Schoenus nigricans*), Common Club-rush (*Scirpus lacustris*), Common Reed (*Phragmites australis*) and a number of sedge species (*Carex* spp.). The areas of alkaline fen are more extensive than the Cladium fens, and here Black Bog-rush is generally the dominant species. A rich diversity of flowering plant occurs in the fen communities. In addition to the fen habitats, there are sparse but widespread reed swamps, wet grassland and some freshwater marsh communities around the lake shores. Broadleaved deciduous woodland occurs fairly frequently around much of the shores of the lakes and on some of the islands. This is often scrub-type woodland, which may be either dry (dominated by Hazel, Hawthorn and Ash) or wet. In the case of the latter, dominant species include birches (*Betula* spp.), willows (*Salix* spp.) and Alder (*Alnus glutinosa*). The wet areas of woodland flood seasonally and represent alluvial woodland, a habitat that is listed with priority status on Annex I of the E.U. Habitats Directive. These are particularly well developed in the Ballykine and Clonbur areas of Lough Mask. In some places the woodlands contain Sessile Oak (*Quercus petraea*), Holly (*Ilex aquifolium*) and Rowan (*Sorbus aucuparia*). A high concentration of rare plants is found





at this site. Five species protected under the Flora (Protection) Order, 2015, occur: Irish St. John's-wort (*Hypericum canadense*), Chives (*Allium schoenoprasum*), Pillwort (*Pilularia globulifera*), Irish Lady's-tresses (*Spiranthes romanzoffiana*), and Small Cudweed (*Logfia minima*). Two other Red Data Book plants, Alder Buckthorn and Bird's-nest Orchid (*Neottia nidus-avis*), also occur, along with two Red Data Book stonewort species, *Chara curta* and *C. rudis*. The Owenbrin area of the site supports a population of the rare bryophyte *Drepanocladus vernicosus*, a species listed on Annex II of the E.U. Habitats Directive. This is the only known lake shore site for the species, which is usually found in upland flushes in association with blanket bog. A large loft in the stable block of Curramore House provides a summer breeding site of the Lesser Horseshoe Bat, a species listed on Annex II of the E.U. Habitats Directive. The bats gain access to the loft through windows that extend from the ground floor to the loft area. The building is surrounded by mixed woods and is close to the shores of Lough Mask; both of these habitats provide ideal foraging habitat for the bats. In 1993 more than 100 bats were counted at this site, which makes it of international importance. A second internationally important summer roost of Lesser Horseshoe Bats occurs within the site at Ballykyne, near Clonbur. Over 150 bats have been counted at this site in recent years. The site provides excellent habitat for Otter, also an Annex II species, and the area has Pine Marten (*Martes martes*), a species listed in the Irish Red Data Book. The site has important bird interests, both in winter and summer. It provides feeding areas for part of the Erriff/Derrycraff population of Greenland White-fronted Goose. This flock has declined somewhat in recent years but is still of national importance, with an average spring peak from 1989-94 of 124 birds. The following count figures are the averages from surveys in January 1995 and January 1996: Wigeon 167, Mallard 397, Shoveler 57, Pochard 91, Tufted Duck 757, Goldeneye 158, Lapwing 233 and Curlew 118. Also, 68 Whooper Swan and 25 Gadwall were recorded in January 1996. The Shoveler, Tufted Duck and Goldeneye populations are of national importance. Both lakes are traditional sites for breeding gulls and terns. In 1995, 44 pairs of Common Tern nested at Lough Mask, while in 1992 a census of gulls at both lakes resulted in the following counts: Black-headed Gull 1,451 pairs, Common Gull 407 pairs and Lesser Black-backed Gull 361 pairs. The Common Gull colony represents 11.3% of the national total, and the Lesser Black-backed Gull colony is 6.9% of the total. The deep waters of Lough Mask are home to a population of the glacial relict fish species Arctic Char (*Salvelinus alpinus*), and a rare shrimp (*Niphargus* spp.) is also found in these waters. Lough Mask is a very important Brown Trout fishery. White-clawed Crayfish (*Austropotamobius pallipes*), a species listed on Annex II of the E.U. Habitats Directive, has been recorded from Lough Carra. This site is of considerable conservation importance as it has good examples of nine habitats listed on Annex I of the E.U. Habitats Directive, four of which are listed with priority status. Some of these habitats are amongst the best examples of their kind in the country. It is also selected for two Annex II mammal species and an Annex II moss. The site is of ornithological importance for both wintering and breeding birds. A relatively large number of rare or localised plant and animal species occur, including the glacial relict Arctic Char.

