

ENVIRONMENTAL IMPACT ASSESSMENT **SCREENING**

THE PLOTS TOWN PARK
BALLAGHADERREEN
CO. ROSCOMMON



ROSS SWIFT ECOLOGY LTD



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TABLE OF CONTENTS

| | | |
|------------|---|-----------|
| 1.0 | INTRODUCTION..... | 4 |
| | 1.1 STATEMENT OF AUTHORITY | 5 |
| 2.0 | CHARACTERISTICS OF THE PROPOSED DEVELOPMENT..... | 8 |
| | 2.1 DESIGN OF THE PROPOSED DEVELOPMENT | 8 |
| | 2.2 LOCATION OF THE PROPOSED DEVELOPMENT & LAND USE..... | 9 |
| | 2.3 CULTURAL HERITAGE | 9 |
| | 2.4 PLANNING DEVELOPMENTS | 12 |
| | 2.5 WASTE, POLLUTION AND HEALTH | 13 |
| 3.0 | HYDROLOGY & GEOLOGY | 14 |
| 4.0 | BIODIVERSITY..... | 17 |
| 5.0 | NOISE, DUST & AIR QUALITY | 19 |
| 6.0 | POTENTIAL IMPACTS..... | 20 |
| 7.0 | SUMMARY SCREENING ASSESSMENT..... | 21 |
| 8.0 | CONCLUSION..... | 23 |
| 9.0 | APPENDIX..... | 24 |



1.0 INTRODUCTION

This Environmental Impact Assessment (EIA) screening report has been prepared for the proposed development of The Plots Town Park, Ballaghaderreen, Co. Roscommon. The purpose of this report is to undertake a screening of the proposed development to establish whether or not it requires an EIA and as a result, if an Environmental Impact Assessment Report (EIAR) should be prepared in respect of it.

A development carried out by a Local Authority is referred to as 'Part 8' development. This is a reference to Part 8 of the Planning and Development Regulations 2001, as amended, which sets out the procedure for carrying out such developments.

This EIA Screening has been prepared with reference to Schedules 5 and 7 of the Planning and Development Regulations 2001, as amended. The first step in screening is to determine whether a project is listed in either Part 1 or Part 2 of Schedule 5, which describes the thresholds of Part 1 projects, which require a mandatory EIAR, or Part 2 projects which may have the potential to pose a risk to the environment and require screening to determine if an EIAR is required. Schedule 7 is to be used in the case of screening determination (i.e., information to be provided by the developer on projects listed in Part 2). Schedule 7A details the criteria for determining whether a sub-threshold development would or would not be likely to have significant effects on the environment.

Relevant guidance for EIA Screening includes EIA Guidance for Consent Authorities regarding sub-threshold development (DEHLG, 2003). Guidelines for Planning Authorities and An Bord Pleanála on carrying out EIA (DEHLG, 2018). OPR Practice Note PN02 Environmental Impact Assessment Screening (Office of the Planning Regulator, 2021). European Union (EU) Guidance including Interpretation of definitions of project categories of Annex I and II of the EIA Directive (EU, 2015) and Environmental Impact Assessment of Projects - Guidance on Screening (EU, 2017).

EIA requirements are derived from legislation set by the EU in the form of EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU, collectively titled: '*on the assessment of the effects of certain public and private projects on the environment*'. These directives set out



the principles for the environmental impact assessment of projects by introducing minimum requirements regarding:

- The type of projects subject to assessment.
- The main obligations of developers.
- The content of the assessment.
- The participation of competent authorities.

A preliminary examination is undertaken, based on professional expertise and experience, and having regard to the 'Source – Pathway – Target' model, where appropriate. The competent authority concludes that, having considered the nature, size and location of the proposed development, there is no real likelihood of significant effects on the environment, this should be recorded with reasons for this conclusion stated, and no EIA required, or formal determination made. The recording of the competent authority's view should be brief and concise, but adequate to inform the public (OPR, 2021).

The development would not fall under any of the classes of development listed in Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations and a mandatory EIA is not applicable. Development class 15 in Part 2 of Schedule 5 notes that sub-threshold development applies to any project that may have likely significant effects which does not equal or exceed or, as the case may be, a quantity, area or other limit specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 as amended in respect of the relevant class of development. *Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development, but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.* It is considered that the proposed development is a sub-threshold development for the purposes of EIA Screening.

The Annex III EIAR screening criteria of Directive 2014/52/EU are transposed into Irish law as Schedule 7, (parts 1 to 3) of the Irish Planning and Development Regulations 2001. Schedule 7 sets out the Irish Member States criteria used for determining the likelihood of significant impacts from a development on the environment. Schedule 7A of the Planning and Development Regulations sets out Information to be provided by the Applicant or Developer for the Purposes of Screening Sub-threshold Development for Environmental Impact



Assessment. Article 120 of the Regulations of 2001 (as amended) confirms that this requirement applies local authority developments.

| Table 1.1 Criteria For The Purposes Of Sub-Threshold Development | |
|--|--|
| 1. Characteristics of proposed development | |
| <p>The characteristics of proposed development, in particular to:</p> <ul style="list-style-type: none"> (a) the size and design of the whole of the proposed development, (b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A) (b) of the Act and/or development the subject of any 118 [296] development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, (c) the nature of any associated demolition works, (d) the use of natural resources, in particular land, soil, water, and biodiversity, (e) the production of waste, (f) pollution and nuisances, (g) the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge, and (h) the risks to human health | |
| 2. Location of proposed development | |
| <p>The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard in particular to;</p> <ul style="list-style-type: none"> (a) the existing and approved land use, (b) the relative abundance, availability, quality, and regenerative capacity of natural resources (including soil, land, water, and biodiversity) in the area and its underground, (c) the absorption capacity of the natural environment, paying particular attention to the following areas: <ul style="list-style-type: none"> (i) wetlands, riparian areas, river mouths; (ii) coastal zones and the marine environment, (iii) mountain and forest areas, (iv) nature reserves and parks, (v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and; (vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and | |



| |
|---|
| relevant to the project, or in which it is considered that there is such a failure, |
| (vii) densely populated areas, |
| (viii) landscapes of historical, cultural, or archaeological significance |
| 3. Types and characteristics of potential impacts |
| <p>The potential significant effects of projects in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:</p> <ul style="list-style-type: none"> (a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected). (b) the nature of the impact. (c) the transboundary nature of the impact. (d) the intensity and complexity of the impact. (e) the probability of the impact. (f) the expected onset, duration, frequency, and reversibility of the impact. (g) the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and (h) the possibility of effectively reducing the impact. |

Ross Swift Ecology (RSE) Ltd. has been appointed to prepare the relevant Environmental Impact Assessment Screening (EIA) Screening, relative to the proposed development at Ballaghaderreen, Co. Roscommon. This EIA Screening report will identify, describe, and assess the direct and indirect significant effects of the project on specified environmental factors to enable the competent authority to assess the environmental impact from the proposed development.

The development is approximately 0.26 hectares. The development falls below the thresholds for the requirement of EIA. This development would be considered a small sized recreational facility, and it is not considered that the individual scale of the facility would present a significant environmental risk. The development would occur on previously developed ground. The design would conform to the standard engineering principals for the development of an amenity park. The potential for the development design to impact upon environmental receptors will be discussed further within this report, however, it is not considered that the proposed project design poses a specific risk to the environment. The proposed park development includes site clearance and improvement of the ground profile



for the various park elements. However, it does not include works that may be considered as demolition.

1.1 STATEMENT OF AUTHORITY

This report was undertaken by Dr Ross Donnelly-Swift who has a BSc (Hons) in Biology from Maynooth University NUI, an MSc in Environmental Science from Trinity College Dublin, and a PhD in Biosystems Engineering from University College Dublin. Ross has extensive environmental knowledge gained from academic research and the completion of scientific and environmental reports.

2.0 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

Having regard to the sub-threshold criteria set out Table 1.1 this section of the report addresses the assessment of sub-threshold development under the Characteristics of Proposed Development.

2.1 DESIGN OF THE PROPOSED DEVELOPMENT

The description of the proposed development of The Plots Town Park, Ballaghaderreen, Co. Roscommon will include the following;

- Provision of new access path, grassed areas, and wildflower meadow;
- Provision of Children's Active Recreation area;
- Provision of Outdoor Exercise Equipment, Plaza Style Skate Park Element and Aged Friendly Seating;
- Soft landscaping to include, trees, shrubs, hedging, flowers & grass;
- All surface water runoff will be directed to soft landscaping;
- All other ancillary site works.

As part of the proposed amenity park the development will include a new 1200mm high metal and post rigid weld mesh fence along the perimeter. New free-standing walls, 1.0m, 1.2m and 1.5m high at the entrance and to the side and rear of bring banks. The existing bring bank will be moved to a new location further east with a set down area separated from parking traffic. There will be a recreation area for young children and play items for recreational use. An area



for a future skate park. Play items to provide active recreation for 2–6-year-olds along the main pedestrian route. The proposed park will have a new lighting scheme and a landscape design. The existing spring will remain as part of the proposed works.

2.2 LOCATION OF THE PROPOSED DEVELOPMENT & LAND USE

As per Roscommon County Development Plan (CDP) 2022 – 2028, Ballaghaderreen is located towards the north-west of County Roscommon, approximately 46km from Roscommon town and 26km from Boyle towards the northeast. See Figure 2.1 for location. The last published census (2016) for Ballaghaderreen had a population of 1,823 with the population set to grow. Ballaghaderreen is listed as a Self-Sustaining Growth Town. These settlements provide important services and facilities for their own populations and surrounding rural hinterlands, as well as being important local employment centres. Roscommon CDP has set several targets to sustain and grow the local community and economy of Ballaghaderreen. Part of the plan is to revitalise the town centre through steering development towards existing sites within the town core which could be developed/redeveloped. Many of the central areas of Ballaghaderreen comprise of redundant, undeveloped and/ or underutilised brownfield/back land sites. This includes providing public amenities such a public park for recreational use by residents of the town centre. Aerial imagery of the site is shown in Figure 2.2 below with the red line boundary indicated. The proposed development site is located approximately 51m east of Barrack Street (Local Road L1244). The R293 is another 152m to north west. This regional road connects the town of Ballaghaderreen with the National Road (N5). The proposed development is listed as Level 1 Description: Artificial Surfaces, Level 2 Description: Urban fabric, Level 3 Description: Discontinuous urban fabric under the Corine 2018. The dataset is based on interpretation of satellite imagery and national in-situ vector data. The proposed development is zoned as Recreation, Amenity & Open Space as per the Ballaghaderreen LAP 2017-2023 – Roscommon. See Figure 2.3 below.

2.3 CULTURAL HERITAGE

The development site is not within Ballaghaderreen Architectural Conservation Area (ACA). As per the Roscommon County Development Plan; *“The town centre of Ballaghaderreen is of*



interest due to its early nineteenth-century town planning origins. The urban form of the square and the tightly knit terraces of classical buildings lining it, and extending from it, are architecturally important as a group. The ACA incorporates structures that are of individual significance, as well as many modest buildings in the general area. The ACA is also of special historical interest from the point of view of the commercial life of an Irish town as it was the site of businesses which were of both local and national significance". There are no National Inventory of Architectural Heritage buildings or protected monuments within or located along the site boundary. There is no potential for the proposed park development to have physical effects on any protected structures and visual impacts on sites of heritage interest will not occur. The existence of the amenity park project will be minor in the context of the existing setting and designated cultural heritage, architecture, and archaeology values in the wider area. There are no designated scenic views or scenic routes within the area of the proposed development. The development has woodlands along the north and south boundaries that will significantly block this development from a visual impact. The location to the east of the ACA would not significantly impact on this area as the proposed development will enhance the public space and aid in the urban renewal and protection of the town centre.

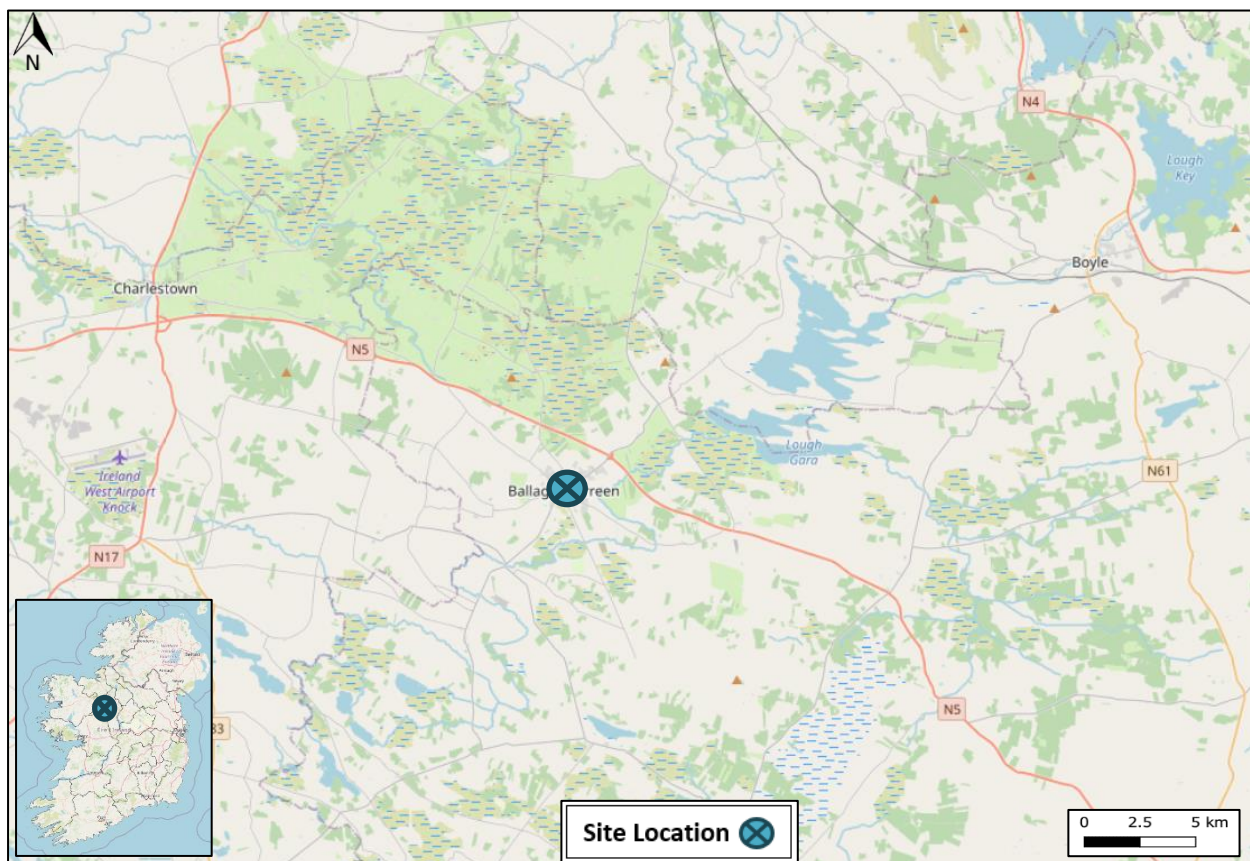


Figure 2.1: Location of proposed development site (Open Street Map ©)



Figure 2.2: Landcover within the red line boundary (Google Imagery ©)

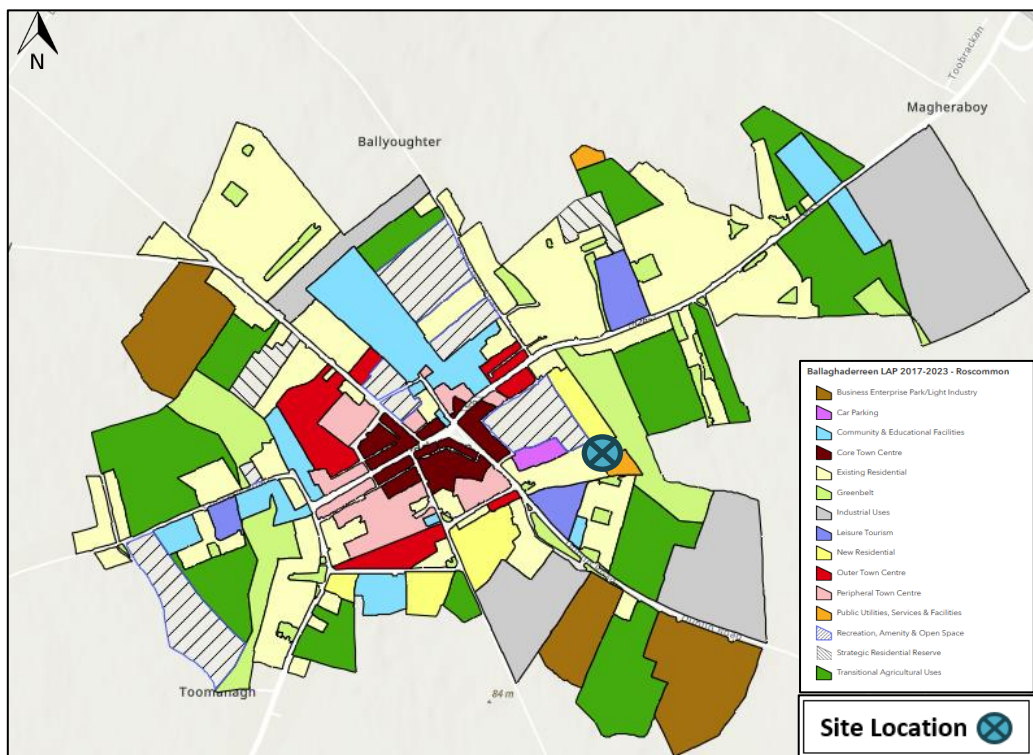


Figure 2.3: Ballaghaderreen LAP 2017-2023 (Roscommon County Council ©)



2.4 PLANNING DEVELOPMENTS

The developments within close proximity to the proposed amenity park are the following;

- **20356** - Permission to erect a 20m high lattice telecommunications support structure together with associated antennas, dishes and ground-based equipment all enclosed in security fencing and remove the existing 15m lattice telecommunications structure – **Granted**.
- **21406** - Permission for: 1. Change of use of portion of ground floor of existing dwelling to use as a barber shop/hairdressing salon; 2. Alterations of existing building façade to include separate entrance to salon area and all associated site works - **Granted**.
- **2365** - Permission for the construction of an additional storm water holding tank and kiosk including all associated site development works at the existing Uisce Éireann terminal pumping station and an adjacent area to the north of the existing site – **Granted**.
- **15153** - to erect a two-storey rear extension onto our dwelling house and all associated site works – **Granted**.
- **22539** - 1. Permission for change of use of existing storage building to use as a vehicle maintenance workshop and store together with all ancillary site works; 2. Retention Permission for 2 No existing shipping containers on site – **Withdrawn**.
- **15137** - The development will consist of (i) provision of an off-licence (c.22sq.m.) subsidiary to the main retail use and (ii) extension of our existing convenience shop (c.25sq.m), including minor internal layout alterations and associated site works – **Refused**.

The developments listed above will not cause any potential cumulative effects on the environment when considering any potential impacts from the proposed amenity park.

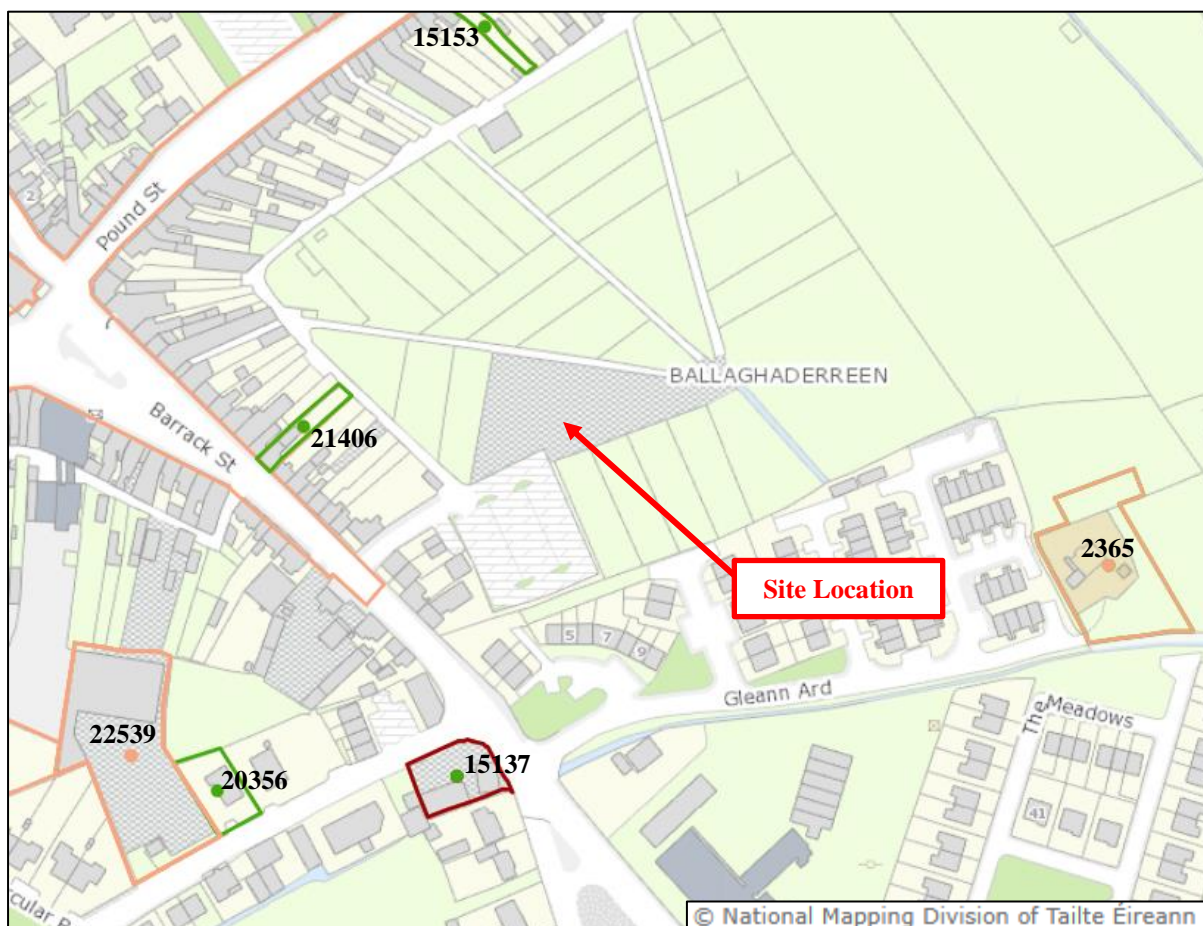


Figure 2.4: Developments within close proximity to project

2.5 WASTE, POLLUTION AND HEALTH

The proposed works will comprise of landscaping and planting, minor structures, and installations. Due to the nature of the proposed development, there will be no significant excavation on site. Any waste material generated during the construction phase will be transported to a licenced waste facility and the construction phase will follow waste management guidelines for Construction Projects. All environmental control measure to protect the environment during the construction phase will be implemented by the construction contractor and ensure compliance with construction related impacts. Given the type of development there will be no significant waste, pollution, or potential impact on human health. The operational phase of the project will actively encourage healthy activities.



3.0 HYDROLOGY & GEOLOGY

The development site is located within the Lung sub-catchment (Lung_SC_020) which is part of the Upper Shannon Catchment (ID_26B). The Ballahaderreen (EPA Code: 26B28 – Order 1) watercourse is approximately 224m from the east boundary of the site. This flows in a south east direction for approximately 800m before merging with the Lung (EPA Code: 26L03 – Order 4). The Lung River flows for a further 1.8km before merging with the Tullaghmore_or_Monstown_Demesne stream (EPA Code: 26T82 – Order 1), at this confluence point the Lung River is classified as part of the Tullaghanrock Bog Special Area of Conservation. The Lung River flows for a further 1km in an easterly direction before merging with the Toobracken stream (EPA Code: 26T83 – Order 1). The Lung River continues to flow for a further 200m before merging with an unnamed watercourse. At the east boundary of the site is an existing spring that flows into a drainage ditch (modified channel). This watercourse will connect to the Ballahaderreen. The Environmental Protection Agency (EPA) do not actively monitor the ecological status of the Ballahaderreen watercourse. The EPA undertakes surface water monitoring along the Lung River and the most recent monitoring results are as follows: *“A significant discharge of pollution to the Lung River downstream of Ballahaderreen was investigated in 2022 and the discharge of deleterious organic matter was found to have resulted in a serious decline in biological conditions at two of the investigated sites. Sewage fungus organisms were prolific for an extended reach downstream of the discharge point.”* Tables 3.1 shows the surface waterbodies and the Water Framework Directive (WFD) Status. Figure 3.1 shows the location of the site and mapped watercourses.

| TABLE 3.1 SURFACE WATERBODIES AND WFD STATUS | | | |
|--|----------|-------|------------|
| RIVER | EPA CODE | ORDER | WFD STATUS |
| Ballahaderreen | 26B28 | 1 | At Risk |
| Lung River | 26L03 | 4 | At Risk |

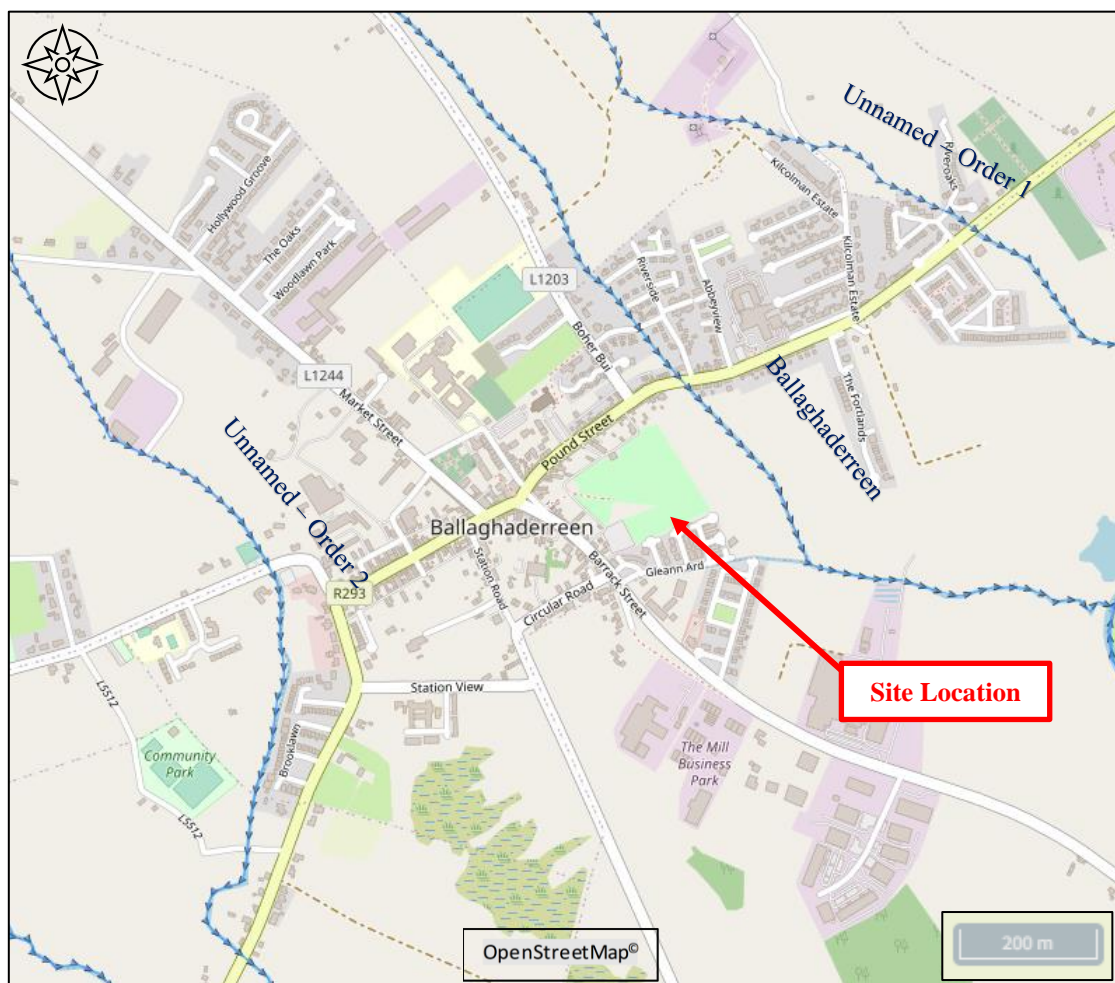


Figure 3.1: Mapped waterbodies within proximity to development site

A Flood Risk Assessment of Ballaghaderreen has been carried out of Ballaghaderreen as part of the *The Ballaghaderreen Settlement Plan* that incorporates a Flood Risk and Protection Strategy which aims to;

- Avoid flooding in areas at risk of flooding, by not permitting development in these areas;
- Particularly floodplains, unless there are wider sustainability grounds for the development and the flood risk can be managed at an acceptable level without increasing flood risk elsewhere and where possible, reducing the overall flood risk;
- Adopt a sequential approach to flood risk management based on avoidance, reduction and then mitigation of flood risk as the overall framework for assessing the location of new development in the development planning process; and;
- Incorporate flood risk assessment into the process of making decisions on planning applications and planning appeals.



The proposed public park is not within a flood zone as indicated in Map 2 of the *Ballaghaderreen Settlement Plan* (Volume II of the Roscommon County Development Plan). In addition, the Office of Public Works (OPW) flood risk mapping tool does not indicate the proposed public park is within a flood zone or liable to flooding within its prediction models for future flood events (low to high) as shown in Figure 3.2 below. OPW Flood maps indicate no risk of coastal or groundwater flooding within the boundary of the works.

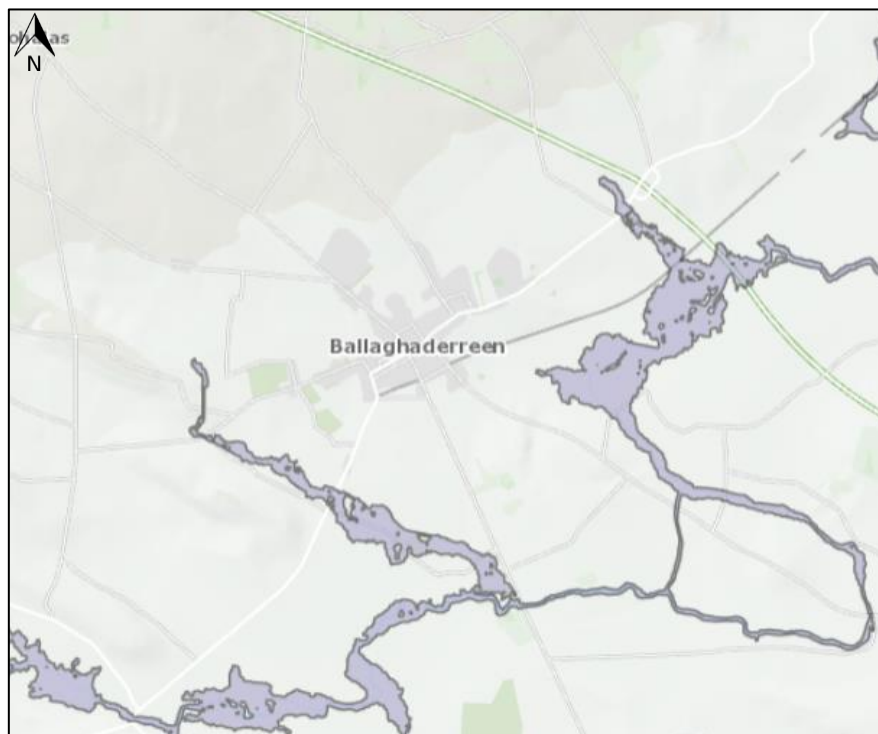


Figure 3.2: National Indicative Fluvial Mapping (NIFM) River Flood Extents (OPW, 2023)

Groundwater vulnerability is listed as Low as per the Geological Survey Ireland (GSI) classification. The development is over a Locally Important Aquifer (Bedrock which is Moderately Productive only in Local Zones). There are no boreholes or wells listed within the GSI mapping tool. The closest borehole (1429SEW117) is located on Circular Road. No groundwater source protection zones. The spring at the site boundary is not mapped by the GSI. The proposed development is located on bedrock classed as Boyle Sandstone Formation *“Poorly bedded conglomerates, associated with red-purple pebbly grits and coarse sandstones, grades upwards into a cyclic sequence with pale grey, sometimes pink, sandstones capped by intervals of red, green, and grey mudrock. This is overlain by the Lough”*. Subsoil permeability is low. The soil is classified as Peat as per Teagasc Maps.



During the operational and construction phase, there would be no significant impact to the existing surface water quality and absorption capacity of the Lung catchment. There will be no works to the drainage ditch along the site boundary and no significant alterations to the existing spring at the site boundary. It is proposed to pave this area. Standard construction environmental control measures for works in and around waters will be followed. The construction contractors would take cognizance of the guidance on the protection of the environment during the construction phase and ensure compliance. There will be no significant impact on water quality from the operational phase of the project with no significant pollutants or any potential hydrocarbons generated at the amenity park.

4.0 BIODIVERSITY

A site characterisation assessment was undertaken on the 21st October 2023 to examine the ecological context of the development site, by systematically walking the proposed site and boundaries and determining the habitats present. The habitat survey was undertaken in accordance with the standard methodology outlined in Fossitt's *"A Guide to Habitats in Ireland"*, a hierarchical classification scheme based upon the characteristics of vegetation present. The Fossitt system also indicates when there are potential links with Annex I habitats of the E.U. Habitats Directive (92/43/EEC). Cognizance was also taken of the Heritage Council guidelines, *"Best Practice Guidance for Habitat Survey and Mapping"*, (Smith *et al.*, 2011). There was no flora listed under The Flora (Protection) (S.I. No. 235 of 2022), no plant species of conservation significance or Third Schedule invasive plant species found within the site boundary. Japanese Knotweed (*Fallopia japonica*) was found along a laneway but is over 40m from the site boundary. The identified habitats at the proposed development site, as per the Fossitt habitat classification scheme, are summarised in Table 4.1 below. See Appropriate Assessment Screening Report for a detailed habitat description of the existing development site and boundaries (Document Reference: AA Screening 13102023). Habitats within the site boundary are **ED3** and **BL3**.



Table 4.1: Summary of Habitats Identified at the Proposed Development Site

| HABITAT CLASSIFICATION HIERARCHY | | |
|---------------------------------------|---|---|
| LEVEL 1 | LEVEL 2 | LEVEL 3 |
| F – Freshwater | FW – Watercourses | FW4 – Drainage Ditches |
| G – Grassland and marsh | GM – Freshwater Marsh | GM1 – Marsh |
| | GS – Semi-natural grassland | GS2 – Dry meadows and grassy verges |
| W – Woodland and scrub | WD – Highly modified / non- native woodland | WD2 – Mixed broadleaf/conifer woodland |
| | WL – Linear woodland / scrub | WL1 – Hedgerows |
| E – Exposed rock and disturbed ground | ER – Exposed rock | ED3 – Recolonising bare ground |
| B – Cultivated and built land | BL – Built land | BL3 – Buildings and artificial surfaces |

Bird species and signs of fauna activity and dwellings were also noted. Particular attention was given to the possible presence of habitats and/or species, which are legally protected under Irish and European legislation and to assessing any potential ecological connectivity with Natura 2000 sites or supplementary or steppingstone habitats of relevance to Natura 2000 sites or other protected sites. While walking the development site and the surrounding woodlands, stops were undertaken on a regular basis during which time the area was scanned. Birds were identified by visual sightings and auditory identification of songs and calls. Birds flying overhead were also included as part of the survey. See Appropriate Assessment Screening Report for list of species observed. There was no evidence of badger or otter within or along the site boundary. The development site does not contain any suitable habitat for roosting bats (no mature trees or structures). It is likely bats are present within the surrounding woodlands however no trees will be removed as part of the proposed development and public lighting will be sensitive to bats requirements.

Tullaghanrock Bog SAC (Site Code 002354), Callow Bog SAC (Site Code: 000595) and Lough Gara SPA (Site Code: 004048) are all within the ZOI due to a hydrological connection and have been assessed in the Appropriate Assessment Screening (Document Reference: AA Screening 13102023). It is the conclusion of the Appropriate Assessment Screening that, the proposed development was screened to determine whether or not its implementation would result in



significant adverse impacts on the Natura 2000 site network. It has been determined that the plan would not result in significant impacts on Natura 2000 sites and, therefore, Appropriate Assessment is not required.

The closest Proposed Natural Heritage Areas are Tullaghanrock Bog (Site Code: 002013) and Lough Gara (Site Code: 002013) and (Site Code: 000587). See Figure 4.1 below. The mapped boundaries of these sites are similar to the SACs and SPA therefore any potential impact to these sites will be assessed within the Appropriate Assessment Screening.

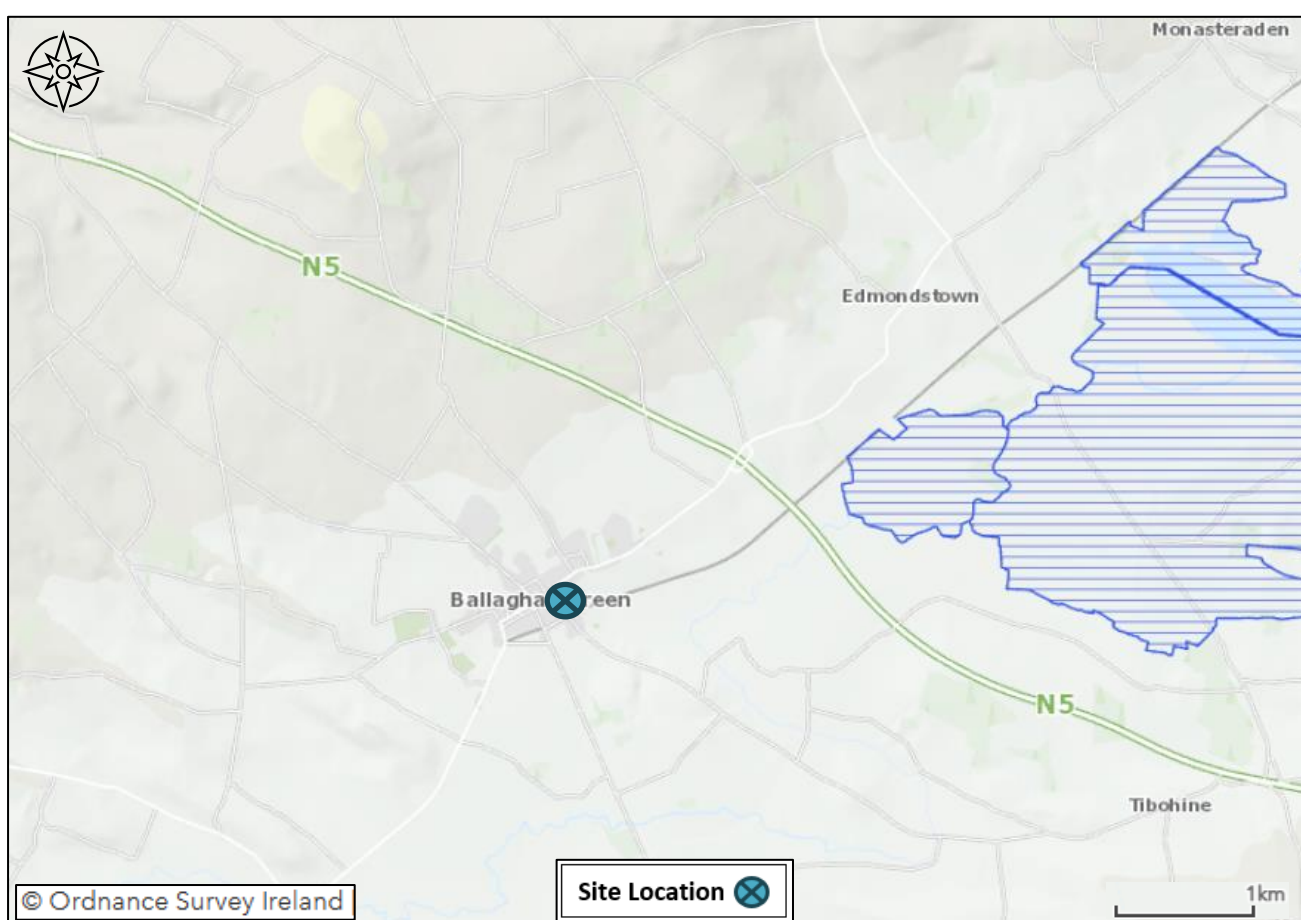


Figure 4.1: Proposed Natural Heritage Areas

5.0 NOISE, DUST & AIR QUALITY

Noise levels from the proposed development would be experienced as part of everyday life in an urban area and would be limited to opening hours of the park. Noise emanating from the project during the construction phase has the potential to impact off-site receptors. The



proposed development will be obliged to comply with BS 5228 “Noise Control on Construction and open sites Part 1”. The appointed contractor would ensure compliance with guidelines to limit construction related noise and follow best practicable means to control noise. All plant and equipment will comply with the noise limits quoted in the relevant European Commission Directive 2000/14/EC. No out of hours work will be undertaken unless permission to do so has been granted.

The proposed development would not have a significant effect on air quality. Given the type of development (amenity park) standard construction environmental control measures would be put in place to prevent any impact on air quality during this phase. During construction, the proposed scheme can be expected to affect pedestrian, cycle, and vehicular traffic and to cause temporary noise, dust, and visual effects.

6. POTENTIAL IMPACTS

Potential impacts are anticipated as negligible given the nature and scale of the proposed development. The proposed development will be contained within existing hard surfaced areas. Therefore, there are no significant interactions with any landscape or archaeological features. The AA screening report submitted as part of the planning application concludes that the proposed development will not give rise to any effect on the ecological integrity of any European sites, alone or in combination with other plans or projects. Air quality, light, noise, and water pollution impacts associated with the proposed works are anticipated to be negligible given the existing condition of the site as well as the scale and nature of the proposed development. During construction, noise and air pollution have a probability of occurrence in the absence of any environmental control measures. However, given the scale of these and the limited construction activities the potential impact on the surrounding environment is low and temporary. The potential impacts due to risk of accidents and/or disasters are anticipated to be negligible given the nature of the proposed development and the existing land use activities on site. The risks to human health are anticipated to be negligible given the nature of the proposed development. The local road network is anticipated to be sufficient to accommodate construction site related traffic. Sightlines from the existing carpark entrance road entrance are sufficient for safe ingress/egress to the site.



During the operational phase there will be an intensification of use on site. The location of the proposed development on zoned land for public amenity within the town of Ballaghaderreen with surrounding established residential/commercial uses. The development also proposes to improve the existing site, therefore, has the potential to act as a positive impact in terms of urban amenity and local economy. This development will enable the regeneration of Ballaghaderreen by providing a public amenity.

7.0 SUMMARY SCREENING ASSESSMENT

| 1. Characteristics of proposed development | |
|--|---|
| The size and design of the whole of the proposed development? | No (sub threshold) |
| Potential for impacts from project in culmination with other existing and/or approved projects? | No |
| The nature of any associated demolition works? | None |
| Use of natural resources in particular land, soil, water, and biodiversity? | No – no habitats of note within the site and has previously been developed. |
| The production of waste? | No – any construction waste will be disposed as per guidelines |
| Pollution and nuisances? | Not a significant impact |
| Risk of major accidents and/or disasters relevant to the project including those caused by Climate Change in accordance with scientific knowledge? | No |
| Risks to human health | No |
| 2. Location of proposed development | |
| Environmental Sensitivity of project in relation to existing and approved land use? | None |
| Relative abundance, availability, quality, and regenerative capacity of natural resources (including soil, land, water, and biodiversity) in the area and its underground? | No significant impact to natural resources |
| Absorption capacity of the natural environment including wetlands, riparian areas, river mouths, coastal zones and the marine environment, mountain, and forest area? | No significant impact to natural environment |
| Potential of works to impact directly or indirectly on sites designated for nature conservation (NHA/SAC/SPA)? | No significant impact to a designated site as outlined in |



| | Appropriate Assessment Screening |
|--|--|
| Potential for impacts directly or indirectly on Habitats or Species listed on Annex I, II and IV of the Habitats Directive? | No significant impact to protected species or habitats |
| Potential for impacts on breeding places of any species protected under the Wildlife Act? | No significant impact to protected species or habitats |
| Potential to impact directly or indirectly on any listed ACA in the County Development Plan? | None |
| Potential to impact directly or indirectly on any protected structure or recorded monuments and places of Archaeological Interest? | No |
| Potential to impact directly or indirectly on listed or scenic views or protected landscape in the County Development Plan? | No |
| Potential to impact on areas in which there has already been a failure to meet the environmental quality standards and relevant to the project, or in which it is considered that there is such a failure? | No |
| Potential to impact on densely populated areas? | No |
| 3. Types and characteristics of potential impacts | |
| Human Beings | Minor and localised impacts are during the construction phase |
| Flora and Fauna | The change of use from an artificial surface to an amenity park with landscaping will increase biodiversity at a local level. Lighting will be sensitive to nocturnal species. |
| Soils and Geology | Development will not impact on site regenerative capacity for natural resources (including soil, land, water, and biodiversity) in the area and its underground. |
| Hydrology | All surface runoff will be directed to soft landscaping. During the operational phase there will be no potential pathway for pollutants giving the type of activities at the site. |
| Air and Climate | None No impact on air quality by the proposed development |



| | |
|--------------------------|---|
| Noise and Vibration | None Noise and Vibration levels will be restricted during the constructions works, no potential impacts during the operational phase |
| Material Assets | None The proposed development will not have any significant impact on material assets including public utilities and natural resources |
| Cultural Heritage | None The proposed development will not have any significant impact on Cultural Heritage |
| Interaction of Foregoing | No significant effects likely to arise associated with the characteristics of the potential impacts. |

8.0 CONCLUSION

It is considered that the proposal does not come within the scope of any class of project prescribed in Schedule 5 of the Regulations (SI 600 of 2001 as amended). Having considered the nature, scale, and location of the proposal, having regard to the characteristics and location of the proposed development, and having regard to the characteristics of potential impacts it is considered that the project is unlikely to give rise to significant environmental impacts. The development is below the mandatory threshold required for an EIAR, outlined in the Planning and Development Regulations. This sub-threshold EIA screening assessment has been carried out in accordance with the criteria listed in Schedule 7 and Schedule 7A of the Planning Regulations, in cognizance of the sensitivities of the area. It is concluded that there is no requirement for an Environmental Impact Assessment to be carried out for the proposed The Plots Town Park. Therefore, there is no requirement for an Environmental Impact Assessment Report to be prepared.

A1: Site Design

