



Proposed Housing Scheme



**Golf Course Road,
Westport
Co Mayo.**

Screening Statement for Appropriate Assessment

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1 INTRODUCTION

This report comprises of an Appropriate Assessment Screening for the construction and operation of 50 Unit Local Authority Housing Scheme on Golf Course Road, Westport Co. Mayo in order determine whether or not this development, alone and in combination with other plans or projects, could have a significant effect on a Natura 2000 sites (EC Habitats Directive 92/43/EEC), in view of the site's conservation objectives. The Natura network is made up of Special Protection Areas for Birds (SPA) and Special Conservation Areas (SAC) for habitats and species. The proposed development is not directly connected with or necessary to the management of a Natura 2000 site. The findings of the assessment will determine whether the proposed development requires an Appropriate Assessment and a Natura Impact Statement under Article 6(3) of the EU Habitats Directive 92/43/EEC.

1.1 STATEMENT OF AUTHORITY

The ecological survey for this report was carried out on February 1st 2020 by Leo Brogan (B.Env., Sc. M.Sc and Dip. Field Ecol.) who has the relevant academic qualifications and experience to undertaking habitat surveys and appropriate assessments.

1.2 GUIDANCE

This report has been carried out using the following guidance:

- Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities. Circular NPW 1/10 & PSSP 2/10¹.
- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities. (Department of Environment, Heritage and Local Government, 2010)².
- Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC, Office for Official Publications of the European Communities, Luxembourg (EC 2000)³.
- 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, Office for Official Publications of the European Communities, Luxembourg (EC 2002)⁴.

¹ NPWS (2010). Legislation Unit, NPWS Department of Environment, Heritage and Local Government, 7 Ely Place Dublin 2.

² National Parks and Wildlife Services (2010):

http://www.npws.ie/sites/default/files/publications/pdf/NPWS_2009_AA_Guidance.pdf

³ European Commission (2000)

http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/provision_of_art6_en.pdf

⁴ European Commission (2000)

http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/natura_2000_assess_en.pdf

- Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission. Office for Official Publications of the European Communities, Luxembourg (EC 2007)⁵.

2 SCREENING ASSESSMENT

2.1 DESCRIPTION OF THE PROJECT LOCATION

The site is located in the townland of Westport Demesne, which lies 2km to the north west of Westport town and within the town boundary (see Figure 1). The site is positioned in lands zoned A2 & A3 Residential on the Westport Town & Environs Development Plan 2010-2016.

The 2.4 hectares of lands within the redline planning boundary is accessed off the L1802 Golf Course Road. The lands south of the site consist of Westport House and Westport United FC, with Westport Industrial Park and a council owned residential development to the north. The remaining adjoining land use within the blue line ownership boundary is agricultural (sheep grazing).

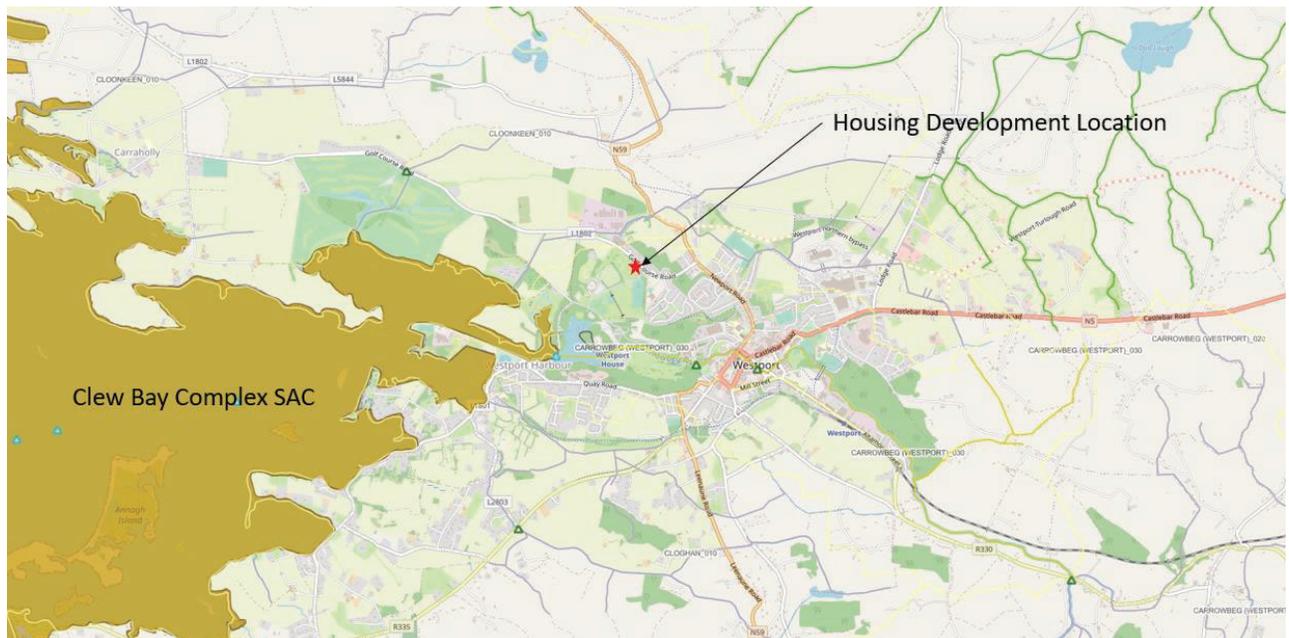


Figure 1 Location for proposed Housing Development with Clew Bay SAC to the West

⁵ European Commission (2007)

http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/guidance_art6_4_en.pdf

Figure 2 shows the redline planning boundary of the proposed housing development and some of the adjoining lands under Mayo County Council ownership.

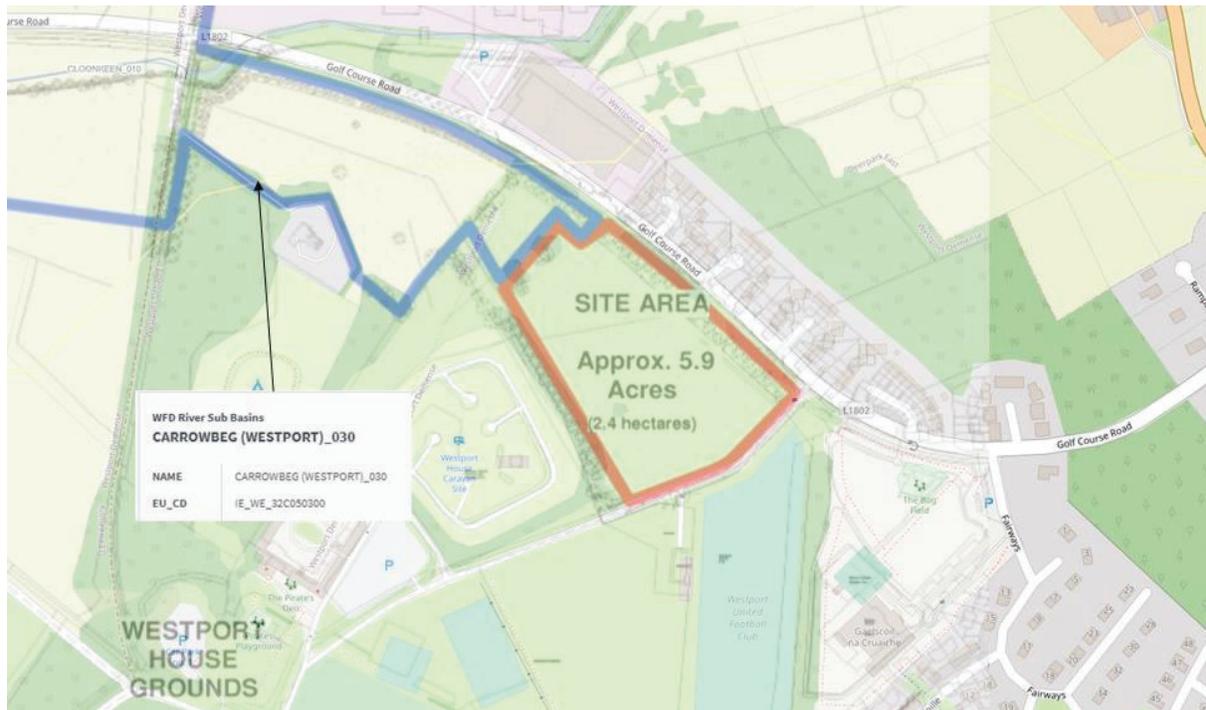


Figure 2 Red line planning boundary for Housing Development On Golf Course Road Westport (Boundary of Carrowbeg_030 in yellow)

2.2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.2.1 Description of Project

The proposed development as shown in Figure 3 is to consist of the construction of 50 no. Dwelling Units comprising 38 no. 3 bed (5 person) houses and 12 no. 2 bed (4 person) houses all constructed as terraced or semi-detached blocks. Houses will have identified open frontages, secure rear garden areas & screen / boundary walls. Works will also include provision of new public pathways, parking spaces & access roads together with all new public utility connections to each unit and all associated site development works. It is anticipated that there will be a 24 month construction period to commencing in the fourth quarter of 2021.



Figure 3 Site Layout for Proposed Housing Development

2.3 DESCRIPTION OF THE EXISTING ENVIRONMENT

2.3.1 Information Sources

The ecological desktop study to inform the Appropriate Assessment Screening completed for the proposed development comprised the following elements:

- Identification of European Sites within the Zone of Influence (Zoi) of the proposed development area through the identification of potential pathways/ links from the proposed development area and European sites and/ or supporting habitats;
- Review of the National Parks and Wildlife Service (NPWS) site synopses (Natura 2000 data form) and conservation objectives for European Sites⁶ with identification of potential pathways from the proposed development; and
- Review of available literature and online data. This included a detailed review of the NPWS website including mapping and available reports⁷ for relevant sites and in particular Qualifying Interests described and their conservation objectives.

An outline of the key datasets and information sources reviewed as part of the study are provided below:

- National Parks and Wildlife Service (NPWS) database of areas designated (and proposed) for nature conservation
- National Biodiversity Data Centre database (NBDC)⁸;
- EDEN Application⁹; and
- EPA Appropriate Assessment Geo Tool¹⁰
- OSI and Bing Maps aerial photography and mapping were used to identify non-designated semi-natural habitats of local ecological importance.

2.3.2 Existing Environment

Habitats

Using Fossits Guide to Habitats of Ireland¹¹, the terrestrial habitats (See Figure 4) within the site can best be described as;

- Improved Agricultural Grasslands (GA1)
- Wet Grassland (GS4)
- (Mixed) Broadleaved Woodland (WD1)

⁶ National Parks and Wildlife Service: <http://www.npws.ie/protectedsites/> (accessed October, 2019)

⁷ National Parks and Wildlife Service: <http://www.npws.ie/mapsanddata/> (accessed October, 2019)

⁸ NBDC <https://maps.biodiversityireland.ie/Map> (accessed October, 2019)

⁹ EPA <https://www.edenireland.ie/home/secure> (accessed October, 2019)

¹⁰ EPA AA Geotool (<https://gis.epa.ie/EPAMaps/AAGeoTool/>) (accessed October, 2019)

¹¹ Fossit 2000. A guide to habitats in Ireland. The Heritage Council

Habitat mapping completed for the Westport Municipal area indicates that majority of the development site is classified as GA1. A 15m wide strip of (Mixed) Broadleaved Woodland forms the north western boundary representing 0.3 Hectares of the overall area. The area of Wet Grassland (GS4) representing approximately 0.37 Hectares is located in the south west of the site. A 25m strip of (Mixed) Broadleaved Woodland is located outside the southwestern boundary of the site. A summary of the habitats located within the planning boundary is provided in Table 1 and Photographs in Figures 5 to 7.

There is two mature trees within the redline boundary – a Horse chestnut (*Aesculus hippocastanum*) elevated ground north east of the Marsh (GM1) and Hawthorn tree found close to a stone lined trough in the northeast of the site.

A second mature Horse chestnut tree and thicket of mature Hawthorn (*Crataegus Monogyna*) trees (12 no.) are located just outside the northern boundary of the site.



Figure 4 Habitats Map of Study Area with Site Layout superimposed
(Biodiversity Ireland - © Ordnance Survey Ireland | Compass Informatics)

Table 2-1 Terrestrial Habitats present within study area with Fossit Codes and Species list

FOSSIT Habitat Type	CODE	Species list
Wet Grassland	GS4 (See Fig 7)	The habitat has developed on peaty, soils on the low lying ground in the east of the site. Common Rush (<i>Juncus effuses</i>) dominates with Hard Rush (<i>Juncus Inflexus</i>) also present. Other species included Common Reed, Flag Iris and <i>Luzula</i> sp.
(mixed) Broadleaved Woodland	WD1 (See Fig 5)	This planted strip of woodland consists of mature broadleaved trees > 5m in height. Species included Alder and Birch.
Agricultural Grassland	GA1 (See Fig 6)	The species present are all typical this habitat <i>Agrostis</i> sp., Creeping Buttercup, Thistles (<i>Cirsium Arvensis</i> and <i>C. Vulgare</i>), <i>Juncus effusus</i> and dock species.



Figure 5 View south of the Wet Grassland (GS4) in the east of the site



Figure 6 Mixed Broadleaved Woodland (WD1) along the northern margin of the site



Figure 7 View of Agricultural Grassland (GA1) looking east from the centre of the site

2.3.3 Surface Water Quality

A review of the EPA Eden website indicates that the site is located in the Carrowbeg_030 subcatchment, the main channel of which runs approximately 500m to the south of the proposed development site. There are no surface water features (streams or ditches or drains) within or adjacent to red line boundary.

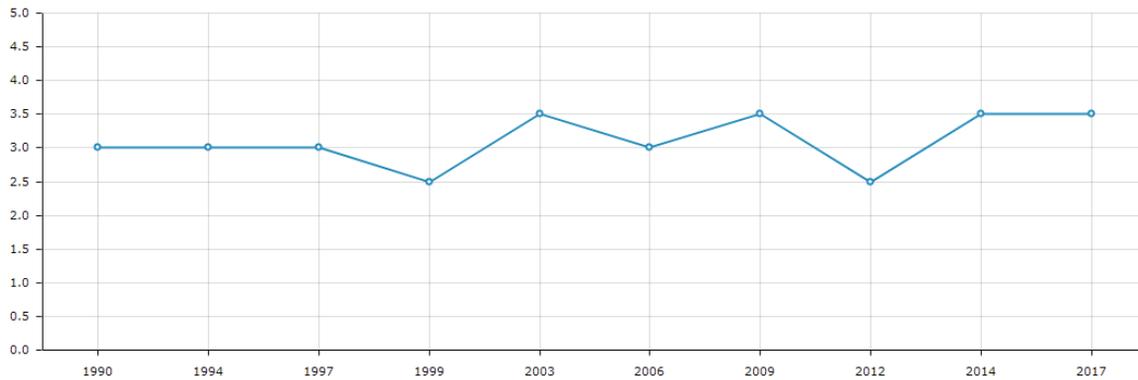
The Carrowbeg_030 is currently at Moderate Ecological Status based on data collected between 2013 and 2018 and is at risk of not meeting Good Status in the current cycle of the River Basin Management Plan 2018 to 2021.

The Q values recorded at EPA water quality monitoring station (RS32C050300) upstream of the development show that the river has had poor or moderate ecological status since 1990 (See Figure 8). Stormwater overflows and diffuse urban runoff are listed as the significant pressures on this waterbody.

Monitoring Station: RS32C050300

Code	RS32C050300	Monitoring Type	RIVER_STATION
Station	2nd Br u/s Lake Westport Ho	Easting	99417.70
Station Type	Operational	Northing	284466.00

Q Value - Chart



	1990	1994	1997	1999	2003	2006	2009	2012	2014	2017
Result	3	3	3	2.5	3.5	3	3.5	2.5	3.5	3.5
Classification	Poor	Poor	Poor	Poor	Moderate	Poor	Moderate	Poor	Moderate	Moderate
Q-Value	3	3	3	2-3	3-4	3	3-4	2-3	3-4	3-4

Figure 8 Q Values recorded at EPA Operational Monitoring Station upstream of the development

A review of the EPA Eden website indicates that the transitional water body into which the Carrowbeg_030 discharges (Westport Bay (IE_WE_350_0100), is currently at High Ecological Status and is not at risk of meeting Good Status under the Water Framework Directive.

2.3.4 Groundwater Environment

Figures 9 below shows that there is a Regionally Important Aquifer (Karstfied Conduit) beneath the proposed development. The bedrock geology maps (Figure 10) indicate that the majority of the site consists of Oolites and calcareous sandstone with Limestone/subordinate shales in the east of the site. There are no karst features located or adjacent to the development site. Based on the local topography groundwater flow direction is anticipated to be in the southwestern as shown in Figure 11.

The area marked in purple to the south of the development in Figure 12 indicates that groundwater flooding occurred here historically. The low-lying area to the southwestern corner of the site was flooded at the time of the ecological site visit on February 1st indicating that groundwater flooding is still a feature.

The rock is trial holes excavated within the proposed development was described as being medium grained and moderately strong. This indicates that transition zone,- the broken, weathered zone at the top of bedrock widely recognised as a pathway for groundwater flow and potential movement of contaminants, is not a significant feature of the bedrock on this particular site.

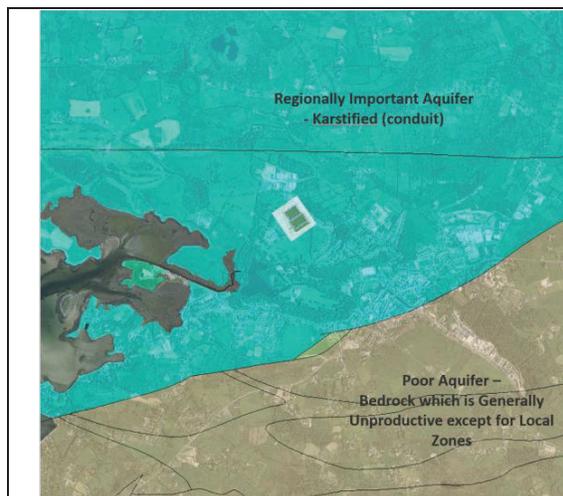


Figure 9 Aquifer classification (Rkc) at the development site

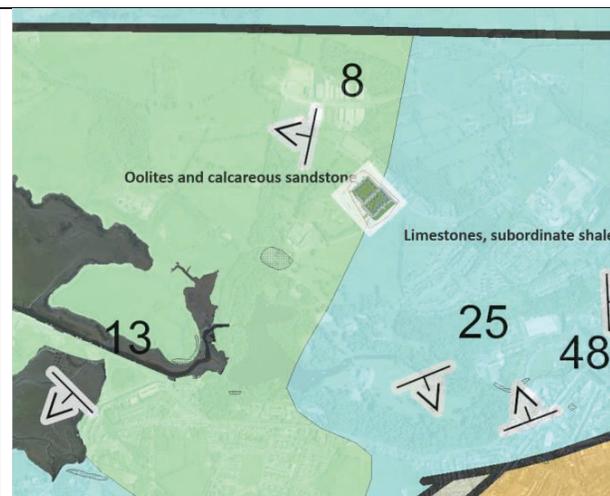


Figure 10 Bedrock Geology Map at the proposed development

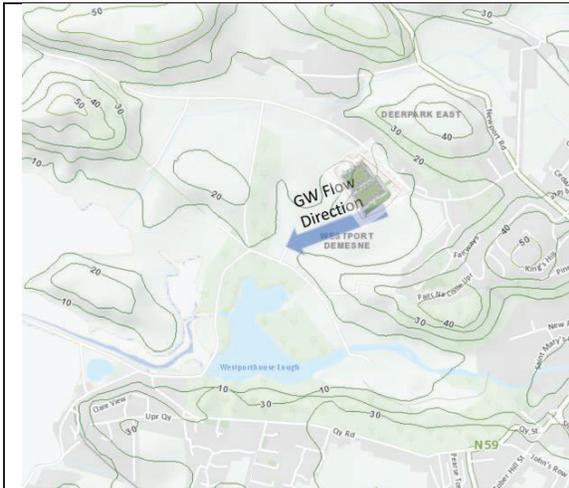


Figure 11 Groundwater flow direction based on contours



Figure 12 Historic Groundwater Flooding adjacent to proposed development site¹²

2.4 IDENTIFICATION OF RELEVANT NATURA 2000 SITES

A standard source-receptor-pathway conceptual model was used to identify a preliminary list of ‘relevant’ European sites (i.e. those which could be potentially affected). This conceptual model is a standard tool in environmental assessment. In order for an effect to occur, all three elements of this mechanism must be in place. The absence or removal of one of the elements of the mechanism means there is no likelihood for the effect to occur. In the context of the proposed development, the model comprises:

- Source (s) – e.g. sediment run-off from the proposed development
- Pathway (s) – e.g. drains and streams connecting to a European site
- Receptor (s) – Qualifying habitats and species of European sites

There are 5 European sites located within 15km of the proposed development site (Figure 13). In addition, this screening assessment includes an evaluation of whether there are any pathways for effects on European Sites located outside of the 15km buffer potentially arising from the proposed development. The pathways for effects, potential impacts and an evaluation of significance with reference to the European sites listed below are presented in Table 2.3 below, where the potential for a source-receptor-pathway relationship has been identified.

Clew Bay Complex SAC is the only Natura 2000 site considered to be in the Zone of Influence of the proposed development by nature of its proximity (0.6km southwest).

¹² <https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=848f83c85799436b808652f9c735b1cc>

2.4.1 Clew Bay Complex SAC (Site Code: 001482)

Clew Bay is a wide, west-facing bay on the west coast of Co. Mayo. It is open to the westerly swells and winds from the Atlantic, with Clare Island giving only a small amount of protection. This drumlin landscape was formed during the last glacial period when sediments were laid down and smoothed over by advancing ice. The sea has subsequently inundated the area, creating a multitude of islands. The geomorphology of the bay has resulted in a complex series of interlocking bays creating a wide variety of marine and terrestrial habitats.

Around the edges of the inner part of the bay are shores of mixed boulders, cobbles, gravel with some sand and mud. They have a typical zonation of intertidal communities found on sheltered shores of mixed substratum. The shore at Murrisk is unusual as a distinct zone characterised by *archionnelids* occurs above the sandhopper zone in the upper shore under the boulders and cobbles. This is an unusual habitat. In sheltered areas of shallow water with little sand scour, a well-developed community of hydroids, sponges and solitary sea squirts is present. Where the sediments include gravel and mud the species richness in the area can be exceptionally high (180 species). A number of marine species that are rarely recorded are found in Clew Bay: the stalked jellyfish *Lucernariopsis cruxmelitensis*; the *polychaetes* *Anitides rosea*, *Clymenura clypeata*, *Pterosyllis formoso* and *Pionosyllis sp.* and the snail *Clypterea chinensis*.

Important populations of Otter and Common (Harbour) Seal are found in Clew Bay. A total of 95 Common Seals were recorded ashore within Clew Bay Complex SAC in August 2003 during a national aerial survey for the species. Continued land-based monitoring within the site recorded 121 seals of all ages ashore in August 2009 and 118 in August 2010. The snail species *Vertigo geyeri*, which is also listed on Annex II of the E.U. Habitats Directive, has been recorded from this site.

The Clew Bay Complex supports a good diversity of wintering waterfowl, with nationally important numbers of Red-breasted Merganser (average maximum of 70 in the winters 1995/96-1999/00) and Ringed Plover (average maximum of 142 in the winters 1995/96-1999/00). A population of Barnacle Goose (100-200 birds) frequents the islands during winter. Other species which occur in significant numbers include Great Northern Diver (14), Brent Goose (118), Shelduck (74), Wigeon (112), Teal (127), Mallard (64), Oystercatcher (250), Dunlin (450), Bar-tailed Godwit (73), Curlew (373), Redshank (172), Greenshank (10) and Turnstone (27) (all figures are average maxima for the winters 1995/95-1999/00). Species which breed in important numbers include Cormorant (115 pairs in 1985), Common Tern (20+ pairs in 2000/01), Arctic Tern (100+ pairs in 2000/01) and Little Tern (9 pairs in 2000). The various tern species, as well as Barnacle Goose, Great Northern Diver and Bar-tailed Godwit, are listed on Annex I of the E.U. Birds Directive. The juxtaposition within Clew Bay of a wide variety of habitats, including 10 listed on Annex I of the E.U. Habitats Directive, and the combination of important flora and fauna, including one Red Data Book plant and three animals listed on Annex II of the E.U. Habitats Directive, make this a site of considerable national and international importance.

2.4.2 Qualifying Interests of Clew Bay Complex SAC

The features of qualifying interest of the SAC are outlined in Table 2-2.

Table 2-2 Qualifying interests for Clew Bay Complex SAC

	Natura Code	Item Description (* denotes priority Annex I habitats)
Habitats	1140	Tidal Mudflats and Sandflats
	1150	Coastal Lagoons
	1160	Large Shallow Inlets and Bays
	1210	Annual Vegetation of Drift Lines
	1220	Perennial Vegetation of Stony Banks
	1330	Atlantic Salt Meadows
	2110	Embryonic Shifting Dunes
	2120	Marram Dunes (White Dunes)
	21A0	Machairs (* in Ireland)
	91A0	Old Oak Woodlands
Species	1013	Geyer's Whorl Snail (<i>Vertigo geyeri</i>)
	1355	Otter (<i>Lutra lutra</i>)
	1365	Common (Harbour) Seal (<i>Phoca vitulina</i>)

Due to absence of drains or streams in the vicinity of the development site does it is reasonable to suggest that there are no indirectly surface water pathways to Clew Bay Complex SAC.

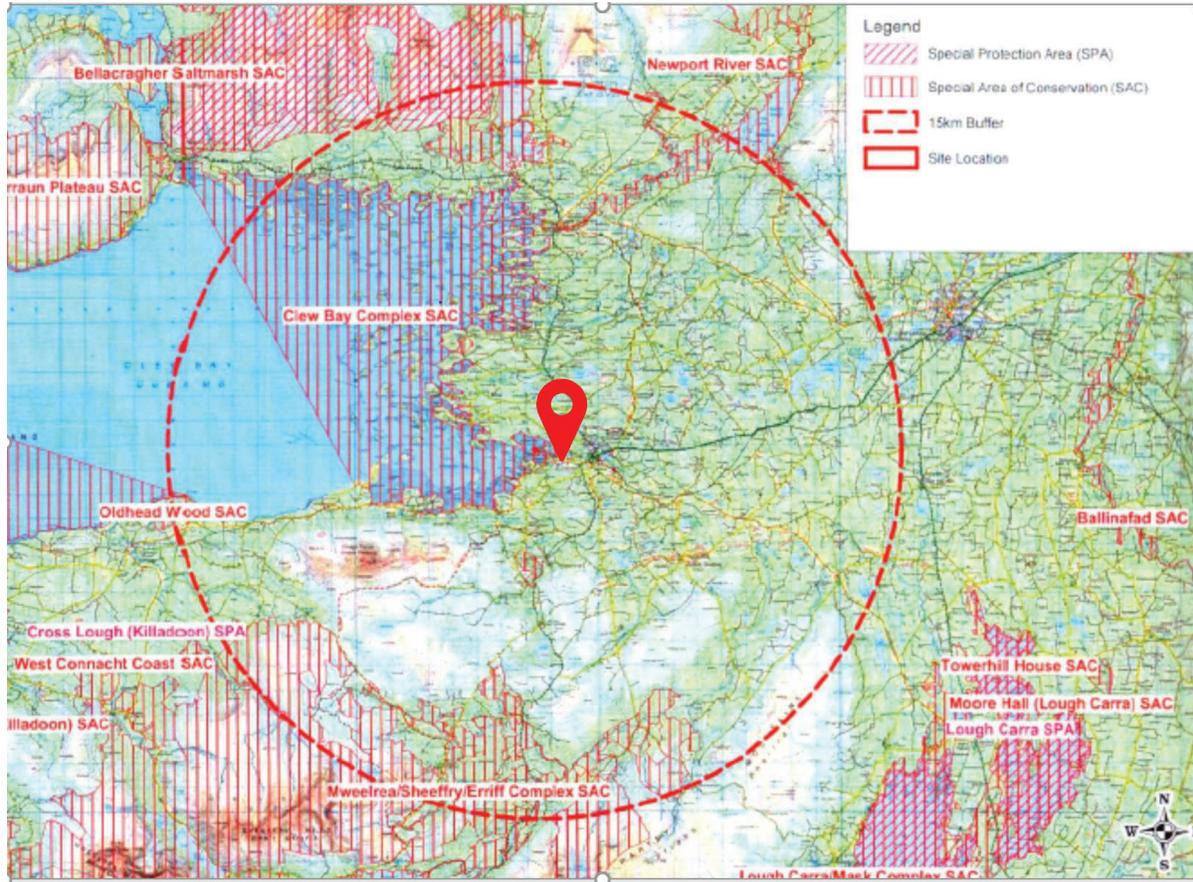


Figure 13 Natura 2000 Sites with 15 km radius of the development site

Table 2-4 Designated Natura 2000 Sites within a 15km radius of the proposed development

European Sites	Distance from Project site	Potential pathways	Potential for interaction with mobile species (Annex II species/ species/	Potential for significant effects
Clew Bay Complex [0001482]	0.6 km to the south west	No surface water stream within or adjacent to the site Potential indirect pathway via groundwater.	No	As described in Section 2.3.4 the groundwater pathway is tenuous in nature due to the competent bedrock and absence of karstic features. Despite the relative proximity of the site to this SAC, the absence of pathways rules out any significant effects
Brackloon Wood SAC (000471)	5 km to southwest	No potential pathways	No	No potential for significant effects likely due to separation distance involved and absence of potential pathways.
Newport River SAC 002144	9.0 km to the northeast	No potential pathways	No	No potential for significant effects likely due to separation distance involved and absence of potential pathways.
Mweelrea Sheefry Erriff Complex SAC (001932)	9,7 km to the south	No potential pathways	No	No potential for significant effects likely due to separation distance involved and absence of potential pathways.
Owenduff Nephin Complex SAC	13 km to the north	No potential pathways	No	No potential for significant effects likely due to separation distance involved and absence of potential pathways.

2.4.3 Potential for in-combination or cumulative effects

A search of the Mayo County Council on line planning portal¹³ was completed on the 5th of February 2021 to identify any other projects in the vicinity of the proposed project (See Figure 14). These projects are listed in Table 2.4.



Figure 14 Relevant planning applications considered for incombination effects

Table 2-5 Incombination Effects

Planning reference	Description	In combination Effects
P21 5 Westport United Community Soccer Club Ltd. Submitted 04/01/2021	Construction of new residential units consisting of 2 no. one-bed and 7 no. three-bed units, together with associated car parking, services, site works and landscaping	The site has already been subject to drainage and according to the engineering drawings submitted the surface water infrastructure is in place. Runoff rates will be similar to that from a greenfield site. Due to nature and scale of the development no in combination effects are expected to occur.

¹³ <https://mayococo.maps.arcgis.com/apps/webappviewer/index.html?id=602775443c8e47a0aa5a0f3b059aedad>

<p>P20 1044 Westport GAA Club Submitted 22/12/2020</p>	<p>Sports facility comprising full size grass gaa playing pitch, associated pitch fencing, ball fences and site fencing, pitch floodlighting and site lighting, spectator stand, sports building comprising changing rooms, toilets, gym, meeting room, multi-purpose room and ancillary accommodation, access from gold course road, car parking, bus parking, set down and walkway/trail around the site, all ancillary siteworks, retaining structures, services and landscaping. development is partly located within the curtilage of protected structures rps no. 077 westport house and rps no. 080 courtyard buildings</p>	<p>This development is in a different river subcatchment (Clooneen_010) so no hydrological interactions are expected.</p> <p>In combination effects are unlikely given the separation distance (700m).</p> <p>The Screening Report submitted in support of this development concluded that no significant effects were likely to occur.</p>
<p>20 295 Inishoo Management Ltd. Submitted 30/04/2020</p>	<p>The Westport Demesne, located at the disused quarry within part of the adjoining woodlands. The proposed adventure park (overall plan area of 1.7 hectares) will consist of a visitors entrance building, (158sqm)-providing entrance turnstiles, public toilets, ancillary retail, staff facilities, stores and ancillary services and park attractions to include a net park, large swing, junior swing, zip line, climbing ropes, slide, climbing/abseiling tower and activity garden all with associated landscaping, seating area, site services, lighting, walkways, boundary treatment and all associated site works</p>	<p>The development is in the same sub catchment and is located 370m to the southwest.</p> <p>The Screening Report submitted in support of this development concluded that no significant effects were likely to occur.</p>

2.5 ASSESSMENT OF THE SIGNIFICANCE OF POTENTIAL EFFECTS ON THE SITES WITHIN THE ZONE OF INFLUENCE

Table 2-6 Screening Matrix for Assessment of Significance of Potential Impacts

Screening Matrix for Assessment of Significance of Potential Impacts on Conservation Objectives	
Name and Location of Natura 2000 Sites	Clew Bay Complex SAC (Site Code 001482) is within Zone of Influence of the project (0.6km to the north east)
Project Description	Construction of 50 no. Dwelling Units comprising 38 no. 3 bed houses and 12 no. 2 bed houses all constructed as terraced or semi-detached blocks with open frontages, secure rear garden areas & screen / boundary walls. Provision of new public pathways, parking spaces & access roads together with all new public utility connections to each unit and all associated site development works.
Is this plan or project directly with or necessary to the management of the site (provide details)	No. The proposed development is not connected with the conservation management of Clew Bay Complex SAC.
Are there other plans or projects that together with the project being assessed, could affect the site.	No . Three projects of a similar scale to the one being considered are due for decision by the planning section in February (see Section 2.4.1). It was concluded that no in-combination effects are likely to occur.
Describe the individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the Natura 2000 sites	<p>The following are the potential sources for effects on Clew Bay Complex;</p> <ul style="list-style-type: none"> • Excavations giving rise to sediment laden surface water. • Loss of hydraulic fluids to the groundwater environment. • Surface water runoff during operational phase • Generation of wastewater <p>Using the Source-Pathway-Receptor model the above listed sources are extremely unlikely to give rise to impacts on Clew Bay Complex SAC given the separation distance involved and the absence of the hydrological pathway.</p>
Assessment of the likelihood of direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 sites	<p>Size and Scale The footprint of the development is relatively compact in nature (2.4 Ha)</p> <p>Land-take There will be no land take from the Natura 2000 sites or from adjacent connecting habitats.</p> <p>Distance from the Natura 2000 site or key feature of the site The development site is 0.6 km northeast of Clew Bay Complex SAC</p>

	<p>Resource requirements (water abstraction etc.,) No resources associated with any of the Natura 2000 sites considered will be required for or utilised by the development.</p> <p>Emissions (disposal to land, water, air etc.,) The potential for indirect effects on the water quality in the Clew Bay Complex SAC via contaminated surface water runoff from within the site during construction has been assessed to be extremely remote (absence of pathway for effects).</p> <p>All wastewater generated during the operational phase of the housing development will be treated to a high standard in the municipal wastewater treatment system</p> <p>Excavation requirements There will a requirement for excavation works to remove topsoil and subsoil to achieve a solid base for construction. Any material considered surplus to requirements will be transferred to a licenced facility for disposal/reuse.</p> <p>Transportation requirements There will be increased vehicular movements in the vicinity of the site but not impact on the SAC is predicted to occur.</p> <p>Duration of construction, operation, decommissioning It is anticipated that construction activity will last for approximately 2 years. Clew Bay Complex SAC is not predicted to be negatively impacted during operational phase.</p> <p>Noise and light Pollution Not applicable</p> <p>Potential in -combination impacts It is considered in Section 2.4.1 that there is no potential for in combination effects with other projects .</p>
Likely changes to the Natura 2000 sites arising from the development as a result of ;	<p>Reduction of habitat area The project will not result in the loss of any qualifying habitats</p> <p>Disturbance to key species None expected</p>

	<p>Habitat or species fragmentation The project will not result in any fragmentation of habitat or species listed in the Conservation Objectives of Clew Bay Complex SAC</p> <p>Reduction in species density Densities of species associated with Clew Bay Complex SAC will not be effected.</p> <p>Changes in key indicators or conversation value (water quality etc.) Although the development is considered to be inside the Zone of Influence, due to the separation distance involved and the absence of hydrological connection, water quality in SAC will not be affected</p> <p>Climate change. Imperceptible</p>
<p>Describe the likely impacts on the Natura 2000 sites as a whole in terms of interference with key relationships that define the structure and function of the site</p>	<p>No impacts predicted to occur.</p>
<p>Describe from the above the elements of the project or plan or combination of elements where the above impacts are likely to be significant or where the scale of the magnitude of the impact is not known</p>	<p>None. There are no such elements of the project likely to be significant</p>

3 SCREENING CONCLUSION

The Appropriate Assessment screening process considered potential impacts which may arise during the construction and operational phase of the proposed Local Authority Housing Scheme.

Due to the absence of pathways for effects it has been concluded that there are no likely significant adverse effects on the qualifying interests or the conservation objectives of any designated European Site, of which Clew Bay Complex SAC was identified as being the closest.

It is concluded that there are no likely potential impacts, whether direct, indirect or cumulative/ in-combination, which could give rise to significant effects on the conservation objectives of any designated Natura 2000 sites, with particular reference to Clew Bay Complex SAC.

This evaluation is made in view of the conservation objectives of the habitats or species for which these sites have been designated.

Consequently, this proposed development does not need to proceed to Stage 2 -Natura Impact Statement.