



Lahardane EIAR Screening

Proposed residential development of 19 no. residential units, at Lahardane, Co. Mayo.

On behalf of:
Mayo County Council

12 September 2024



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TABLE OF CONTENTS

1.	INTRODUCTION.....	5
1.1	Background	5
1.2	Aims of Report	5
1.3	Legislation and Guidance.....	5
1.4	Overall Methodology.....	6
1.5	Structure of Report.....	6
1.6	Data Sources	7
1.7	Qualification	7
2.	SITE AND LOCATION	8
2.1	Site Context	8
2.2	Site Description.....	9
2.3	Environmental Sensitivity of the Site.....	10
2.4	Habitats and Species	14
2.5	Built Heritage and Protected Structures	16
2.6	Landscape and Visual Context.....	18
2.7	Human Beings	19
3.	PROPOSED DEVELOPMENT	22
3.1	Introduction.....	22
3.2	Landscape	23
3.3	Scope of the Works	25
4.	PLANNING POLICY	26
4.1	Mayo County Development Plan 2022 – 2028.....	26
4.2	Mayo Housing Strategy 2021-2027.....	29
4.3	Landscape Appraisal for County Mayo	29
4.4	Planning Permissions.....	29
5.	SCREENING.....	32
5.1	Methodology	32
5.2	Preliminary Examination in Context of the Proposed Development	32
5.3	Mandatory EIAR Threshold Review.....	32
5.4	Preliminary Examination considerations.....	34
5.5	Preliminary Examination Conclusion	35
6.	SCREENING DETERMINATION	36
6.1	Criteria for Determining Whether Development Should be Subject to EIA	36
6.2	Available Results Under Other Relevant EU Environmental Legislation.....	43
6.3	Conclusions	44

LIST OF TABLES

Table 1: Proximity to designated Natura 2000 sites	13
Table 2: Proximity to designated pNHA/NHA sites	13
Table 3: Annex I and II species and habitats within 5km of the SS (source: NPWS).....	15
Table 4: NIAH and NMS Structures of note proximate to and within the SS.....	17
Table 5: Lahardane and Addergoole ED Population forecast (source: CSO)	19
Table 6: Primary and secondary schools within 10km of the SS	20
Table 7: MCDP 2022-2028 core settlement strategy objectives and policies	27
Table 8: MCDP 2022-2028 housing strategy policies	28
Table 9: Rural and village settlement plan policies.....	28
Table 10: Additional developments assessed for cumulative effects (source: Altemar Ltd.).....	31
Table 11: Mandatory EIAR requirement as per Planning Regulations 2001-2021, Schedule 5 Part 2.....	33
Table 12: Schedule 7 criteria commentary	37
Table 13: Other relevant EU environmental legislation.....	43

LIST OF FIGURES

Figure 1: Lahardane settlement plan (source: Mayo County Council)	8
Figure 2: Lahardane site location map (source: Mayo Co. Co. Architects Dept.)	9
Figure 3: View of site from the road (left) and site boundary (right) (source: Google Maps & ArcGIS).....	9
Figure 4: 5, 10 and 15km radii from the subject site (source: ArcGIS, MDB)	10
Figure 5: Subsoil classification map (source: EPA).....	11
Figure 6: Watercourses in the context of the SS (source: EPA)	11
Figure 7: SACs, SPAs and NHAs within 5, 10 and 15km of the SS (source: EPA)	13
Figure 8: Annex I habitats in proximity to the subject site (source: NPWS).....	14
Figure 9: Annex II species in proximity to the subject site (source: NPWS)	15
Figure 10: NIAH and NMS structures (source: Historic Environment Viewer).....	16
Figure 11: View looking north, east, south and west (left to right) from the subject site (source: Google Earth)	18
Figure 12: Topographic map of the area surrounding the SS (source: topographic-map.com)	19
Figure 13: Employment per industry in Lahardane workplace zone (source: Tableau Workzone EDA)	21
Figure 14: Population aged five and over by journey time to work, school or college (source: CSO).....	21
Figure 15: Lahardane site layout map (Source: Mayo Co. Co. Architects Dept.)	22
Figure 16: 3D depiction of the development at Lahardane (source: Mayo Co. Co. Architects Dept.).....	23
Figure 17: Current and proposed tree-lined boundary (source: Mayo Co. Co. Architects Dept.)	24
Figure 18: Proposed site elevations (source: Mayo Co. Co. Architects Dept.).....	24
Figure 19: Proposed foul and surface water layout (source: SDS)	25

Figure 20: Distribution of future population and housing for Tier IV rural settlements (source: MCDP 2022-2028).....	26
Figure 21: Extract from the OPR Guidance Note (Step 1) (source: OPR).....	32
Figure 22: Extract from OPR Guidance Note (Step 2) (source: OPR)	34
Figure 23: Extract OPR Guidance Note (Step 3) (source: OPW)	36
Figure 24: Likely significant effects (source: OPR)	39

1. INTRODUCTION

1.1 Background

This report has been prepared by MacCabe Durney Barnes on behalf of the Mayo County Council, to support it in undertaking a screening for Environmental Impact Assessment for a development at Lahardane, Co. Mayo. The proposed development will involve the construction of 19 no. dwellings on a site of c.1ha extending to either side of the L5704 between the R315 and Lahardane National School. The proposed development will consist of:

- 6 no. three bed two storey houses
- 11 no. two bed two storey houses
- 2 no. one bed single storey houses

1.2 Aims of Report

This report has been undertaken to support the Mayo County Council review in the determination of a proposed Part 8 application for the residential development. While the development falls below the threshold for a full EIA, this EIAR Screening Report will assess the possible impacts on the environment of the proposed development on lands at Lahardane, Co. Mayo with the aim of contributing to the Council's appraisal of the planned development. The process of bringing the scheme forward must have regard to the conclusions of the EIA Screening, set out herein.

1.3 Legislation and Guidance

The EIA Screening Report has had regard to the following:

- Planning and Development Act 2000, as amended.
- Planning and Development Regulations 2001, as amended.
- Directive 2014/52/EU of 16 April 2014 amending Directive 2011/92/EU.
- The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018).
- Guidelines on the information to be contained in Environmental Impact Assessment Reports, Environmental Protection Agency, (2022).
- Interpretation of definitions of project categories of Annex I and II of the EIA Directive, European Commission, 2015.
- Environmental Impact Assessment of Projects: Guidance on Screening, European Commission (2017).
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, Department of Housing, Local Government and Heritage (2018).
- Circular Letter PL 8/2017 (DHPLG), as revised by Circular Letter 05/2018 – Implementation of Directive 2014/52/EU on the effects of certain public and private projects on the environment (the EIA Directive) – Advice on Electronic Notification Requirements (Circular Letter PL 8/2017).

- Circular Letter: PL 10/2018 22 November 2018 Public notification of timeframe for application to An Bord Pleanála for screening determination in respect of local authority or State authority development.
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-Threshold Development (2003).
- Environmental Impact Assessment Screening- Practice Note, Office of the Planning Regulator (2021).

1.4 Overall Methodology

The EIA screening assesses the proposed scheme with reference to the relevant EIA legislation including the EIA Directive, and Planning and Development Regulations. The methodology has particular regard to the '3-Step' assessment process set out in the Office of the Planning Regulator (OPR) Environmental Impact Assessment Screening Practice Note PN02 (June 2021). Regard is also had to the European and National guidance documents noted above.

For the purpose of this application, the relevant statutory provision is Article 103 of the Planning and Development Regulations, 2001 (as amended). Where the local authority concludes, based on such preliminary examination, that—

- (i) there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,
- (ii) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, or
- (iii) there is a real likelihood of significant effects on the environment arising from the proposed development, it shall— (I) conclude that the development would be likely to have such effects, and (II) prepare, or cause to be prepared, an EIAR in respect of the development.

The consideration of potential impacts covers all significant direct, indirect and secondary impacts as relevant having regard to the criteria for determining whether development listed in part 2 of schedule 5 should be subject to an environmental impact assessment under Schedule 7 of the Planning and Development Regulations, 2001 to 2021.

- Characteristics of the proposed development.
- Location of the proposed development.
- Characteristics of potential impacts.

Where a local authority proposes to carry out a sub-threshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

1.5 Structure of Report

This EIA Screening Report is structured to assess the relevant project and environmental criteria as follows:

- Description of site and surrounding area
- Description of the proposed development

- The legislative basis for EIA
- Mandatory Threshold Review
- Preliminary Screening Examination
- Screening determination
- Conclusions

1.6 Data Sources

The information is obtained from review of several online databases and public sources including:

- Geological Survey of Ireland (GSI) online dataset¹
- Mayo County Development Plan 2022 - 2028
- Mayo County Council Planning Applications
- An Bord Pleanála Planning Applications
- EPA²
- GeoHive³
- Office of Public Works (OPW)⁴
- National Parks and Wildlife Service⁵
- Topographic-map.com
- Central Statistics Office

In addition to the above the following project specific reports were utilised to inform this report:

- Appropriate Assessment Screening for a proposed Residential Development at Lahardane, Co. Mayo – Altemar Ltd.
- Bat Fauna Impact Assessment - Altemar Ltd.
- Architectural Design proposals by Mayo County Council
- Civil Engineering Report and drawings by SDS Design Engineers

1.7 Qualification

This EIA Screening Report has been prepared by Richard Hamilton, BA MSc P.Grad EMAE, MIPI MRTPI. Richard is a Chartered Town Planner with over 28 years of experience in public and private sectors in Ireland including the preparation of EIS, EIAR and EIA Screening for infrastructure, commercial and residential development projects. He has a Post Graduate Diploma in Environmental Monitoring Assessment and Engineering (EMAE) from Trinity College Dublin. Prior to MacCabe Durney Barnes, his roles include Director with KPMG Future Analytics, a Director of Planning at RPS and an Associate with Colin Buchanan and Partners.

¹ <https://www.gsi.ie>

² <https://gis.epa.ie/EPAMaps/>

³ <https://webapps.geohive.ie/mapviewer/index.html>

⁴ <https://www.floodinfo.ie/map/floodmaps/>

⁵ [The Status of EU Protected Habitats and Species in Ireland \(arcgis.com\)](https://www.npws.gov.ie/About/Protected%20habitats%20and%20species)

2. SITE AND LOCATION

2.1 Site Context

The site of 1ha is in the town of Lahardane, designated as a Tier IV rural settlement under the Mayo County Development Plan (MCDP) 2022-2028. It is located in the Addergoole parish located between Lough Conn and the Nephin Mountain, at a distance of approx. 1.5 and 3.5km respectively. The subject site (SS) extends to the north and south of the L5704 and is approx. 90m from the junction with the R315 to the west and 100m from Lahardane National School to the east. A community centre and car park are directly adjacent to the north-eastern boundary, between the site and the school. The Radharc na Slíbhthe housing estate fronts an open green space on the north-western perimeter of the development, separated by a tree-lined boundary and is comprised of 11 semi-detached housing units.

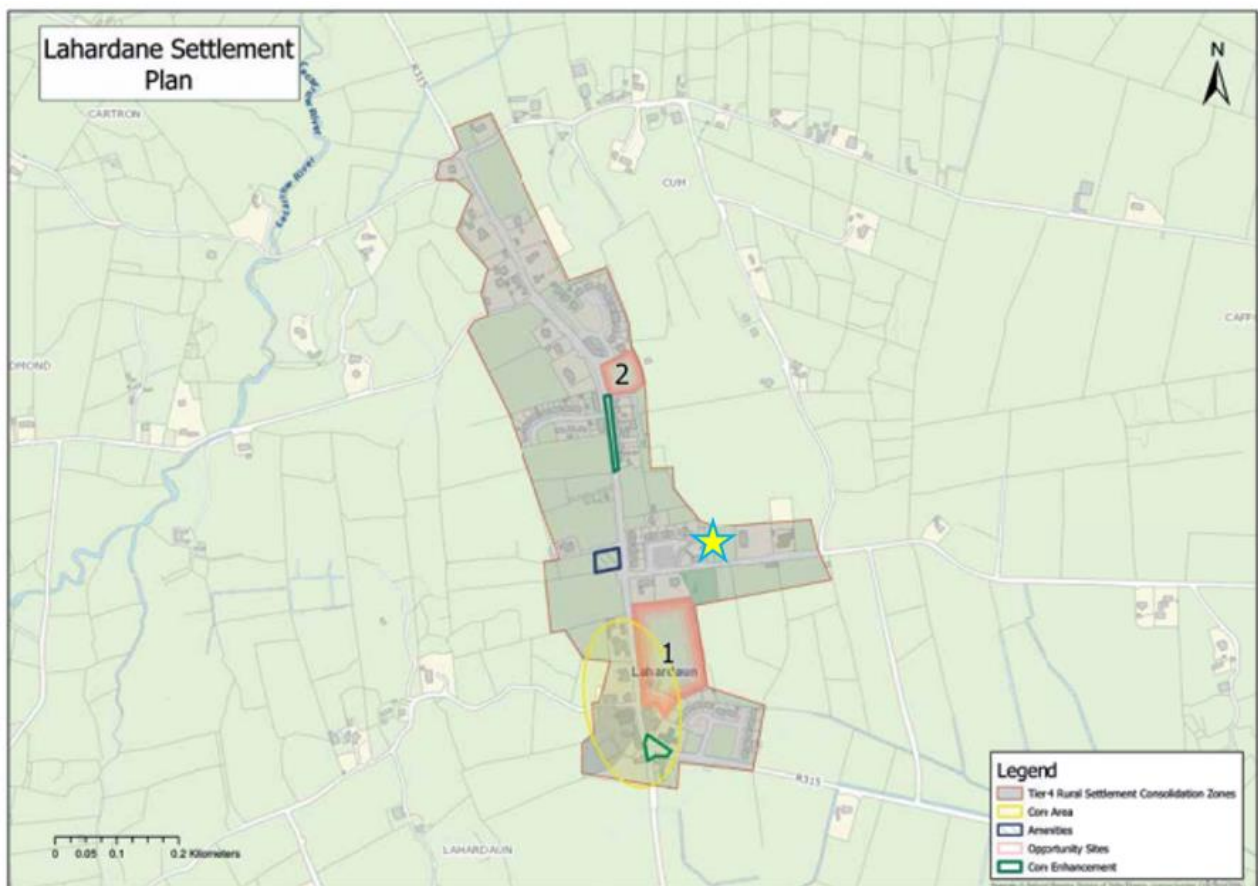


Figure 1: Lahardane settlement plan (source: Mayo County Council)

Extending in the direction of Lough Conn, the L5704 travels through rural-agricultural lands with occasional detached houses. The local road is well paved until the 'Knockmaria or Addergoole' intersection at which point a median strip develops and is present for the remainder of the lakeside route. The northbound arm of this intersection leads to the Lahardane Graveyard and the southern arm connects the L5704 with the R315 near Tonacrock.

The centre of Lahardane lies 320m to the south-west of the development. Access is provided via the T-junction with the R315. The Titanic Memorial Park is directly opposite this junction and marks the beginning of three looped local trails. The town itself hosts a medical centre, convenience store, petrol station, two pubs and St. Patrick's Church. The area adjacent to the road for 1km north of the town is primarily residential in

nature before transitioning into agricultural lands. Several notable natural areas are present in the vicinity of the site. These include Nephin Mountain to the west and Lough Conn to the east (see 2.3.6).

2.2 Site Description

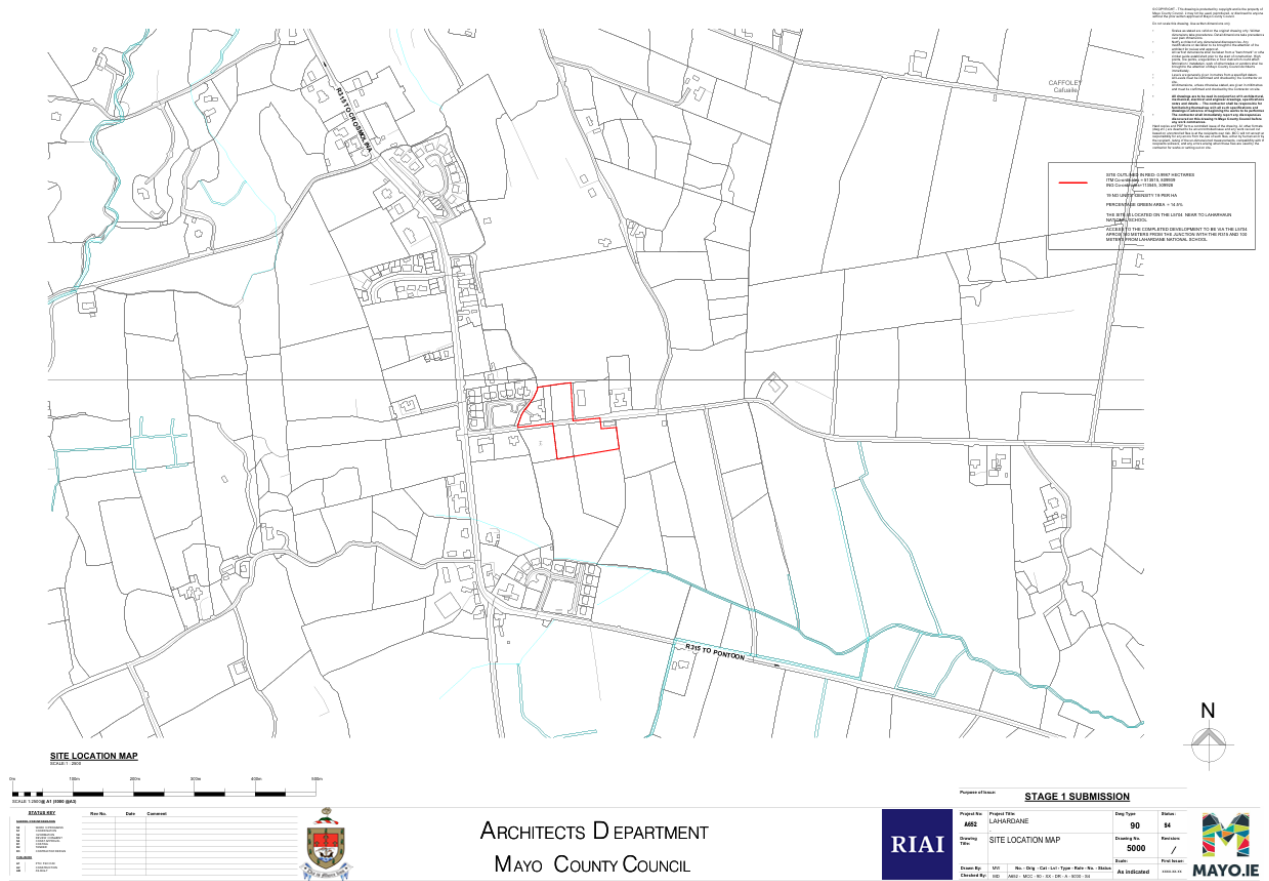


Figure 2: Lahardane site location map (source: Mayo Co. Co. Architects Dept.)

The land on which the proposed development will be constructed is predominantly greenfield. It is a combination of open pastureland and vacant buildings. There is a derelict two-storey structure fronting the road, called McHales Shop, and three derelict one-storey sheds behind it in the north-western section of the site. At present, three foul and three surface water drainage manholes are located along the existing roadway. Approx. 0.2 ha of open field lies to the east of this across a boundary wall. The southern portion is located on lands previously used for grazing.



Figure 3: View of site from the road (left) and site boundary (right) (source: Google Maps & ArcGIS)

2.3 Environmental Sensitivity of the Site

The information set out below was derived from the data available within the EPA Mapping Tool, the Mayo County Council Planning Application Portal, and the relevant local statutory planning documentation, including the Mayo County Development Plan 2022-2028.

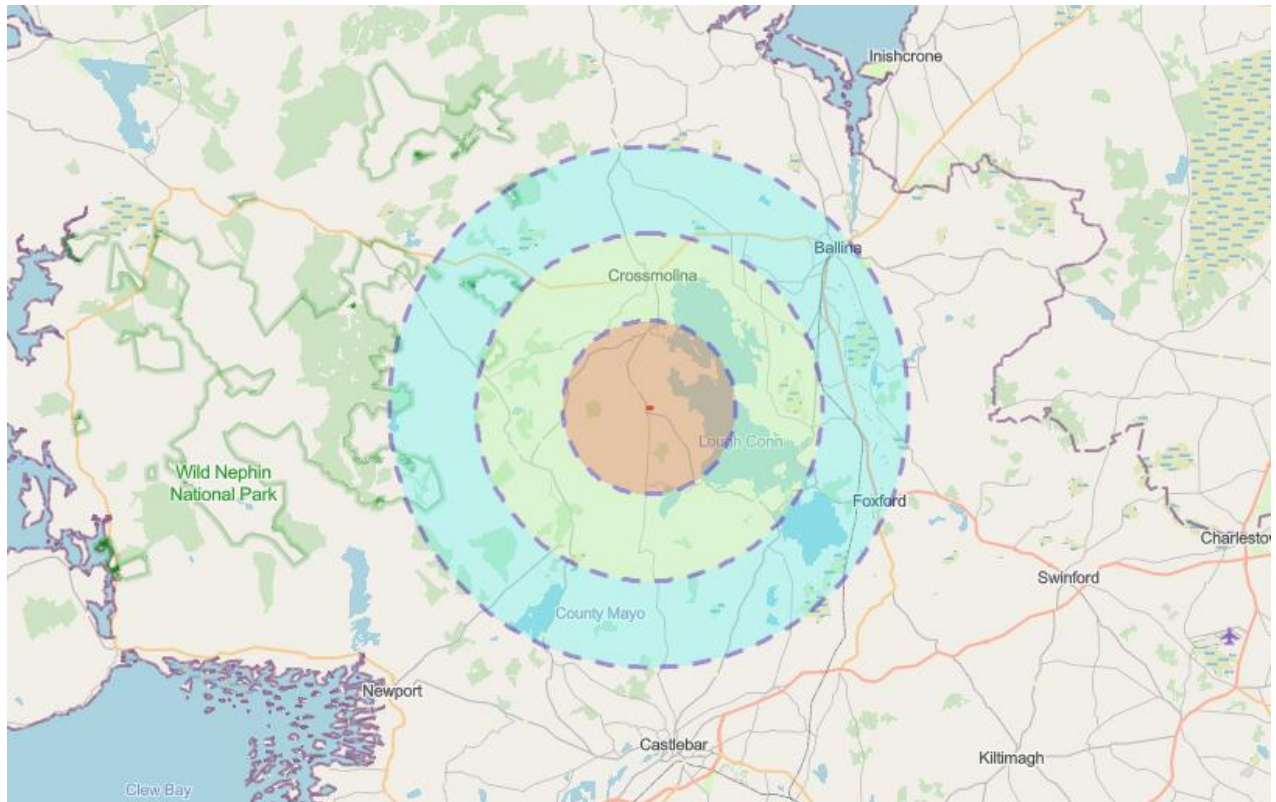


Figure 4: 5, 10 and 15km radii from the subject site (source: ArcGIS, MDB)

2.3.1 Subsoils and Soils

The site is located within 1km of six different subsoil classifications. Directly beneath the proposed development is *sandstone till*, a glacial deposit from the Devonian/Carboniferous periods. Scattered regions to the south-east (see yellow in Figure 5 below) have *bedrock at surface* while other small areas are comprised of *cutover peat*. To the east there is a large region of *metamorphic till* while the majority of northern Lough Conn is surrounded by *limestone till* and *limestone sands and gravels*.

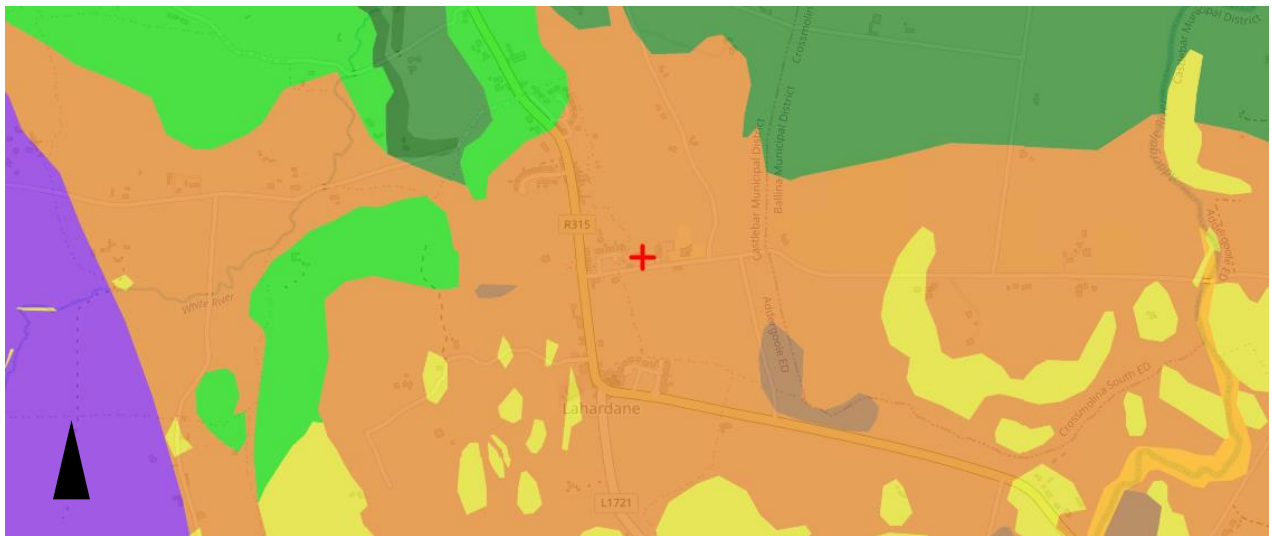


Figure 5: Subsoil classification map (source: EPA)

The SIS National Soils Database describes the soil surrounding the subject site as *Cooga*, a coarse loamy drift with siliceous stones. This type of soil drains well. The AA defines the ground conditions as *well drained* and indicates that *surface water drainage currently percolates into the ground onsite*.

2.3.2 Hydrology

There are no watercourses recorded on the site in the EPA mapping. The closest watercourse is the Caffoley watercourse approx. 300m from the proposed development, which flows into the Adergoole River. The Lecarrow 34 watercourse is 500m from the site and the Lecarrow River (EPA: Ballymacredmond 34) is approx. 800m away. Both of these flow into the Castlehill River and all noted watercourses flow into Lough Conn within 2km of the SS. The status of the Castlehill River and its tributaries is under review and the status of the Caffoley watercourse (EPA: Addergoole_010) is *not at risk*. The risk status of Lough Conn is under review while it was considered to have a Water Framework Directive status of moderate from 2013-2018. Flood maps do not indicate any flooding designations.

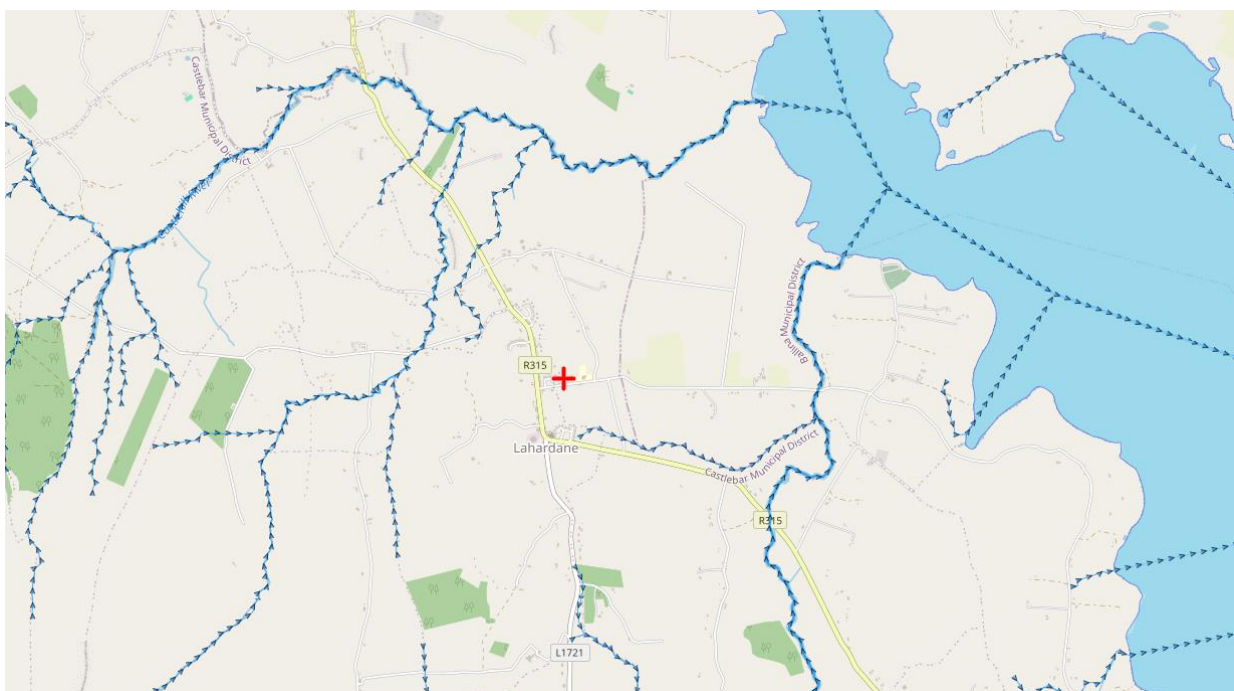


Figure 6: Watercourses in the context of the SS (source: EPA)

The AA states that *the site is located within the Addergoole_SC_010 Sub-Catchment. Therefore, groundwater from the subject site ultimately outfalls to the Addergoole watercourse, which in turn outfalls to Lough Conn. From a review of EPA watercourse data, Lough Conn is hydrologically connected to the marine environment at Killala Bay via an expansive watercourse network.*

2.3.3 Aquifer and Groundwater

- The site is located over “Regionally Important Aquifer – Karstified”.
- The GSI vulnerability is defined as “High” [H].
- Subsoil Permeability is classified as low.

2.3.4 Air Quality

The site falls within Air Quality Index Region where the Index indicates that the air quality is ‘Good’. According to EPA Maps, the site is situated in Zone D Rural Ireland.

2.3.5 Radon

The site, particularly its southern extent, is close to the border between two zones. Its location is in a zone where *about 1 in 5 homes* is likely to have high radon levels and borders an area where *about 1 in 10 homes* is likely to have high radon levels.

2.3.6 Designated Sites

The proposed project is not within a European conservation site, though there are seven European Designated Sites (EDSs) within 15km of Lahardane. The nearest European sites (SAC and SPA) to the SS are the River Moy SAC and Lough Conn and Lough Cullin SPA. These, along with the Lough Conn and Lough Cullin pNHA are the only sites within a 5km radius.



Figure 7: SACs, SPAs and NHAs within 5, 10 and 15km of the SS (source: EPA)

Table 1: Proximity to designated Natura 2000 sites

European Designated Site	Code	Distance	Direct Hydrological / Biodiversity Connection
<i>Special Protection Areas</i>			
Lough Conn and Cullin SPA	004228	1.4 km	No
<i>Special Areas of Conservation</i>			
River Moy SAC	002298	0.8 km	No
Newport River SAC	002144	6.86 km	No
Bellacorick Bog Complex SAC	001922	9.46 km	No
Newport River SAC	002144	9.62 km	No
Owenduff/Nephin Complex SAC	000534	13.36 km	No
Killala Bay/Moy Estuary SAC	000458	14.69 km	No

Table 2: Proximity to designated pNHA/NHA sites

pNHA / NHA Site	Designation	Distance
Lough Conn and Lough Cullin	Proposed	2.3 km
Croaghmoyle Mountain NHA	Designated	7.9 km
Lough Alick	Proposed	8.8 km
Cunnagher More Bog NHA	Designated	9.27 km
BellaConnick Bog Complex	Proposed	9.6 km

Moy Valley	Proposed	12.5
Cloonagh Lough	Proposed	13.2 km
Forrew bog NHA	Designated	13.8 km
Killala Bay/Moy Estuary	Proposed	14.69

2.3.7 Analysis of the Potential Impacts on the Lough Conn and Cullin SPA and River Moy SAC

No direct hydrological pathways between the subject site and designated Natura 2000 sites have been identified. Altamar notes that *there is an indirect hydrological pathway from the proposed development site to European Sites located within Lough Conn via the proposed foul, surface water, and groundwater drainage strategy*. This would occur via groundwater outfall phase and involves potential outfall to the River Moy SAC and Lough Conn and Lough Cullin SPA. The AA continues: *groundwater from the subject site ultimately outfalls to the Addergoole watercourse and the downstream Lough Conn, which is connected to the marine environment via an expansive watercourse network to Killala Bay*. As a result, it is considered that *there is an indirect hydrological connection to European sites located along this watercourse network via surface and ground water drainage during construction and operation of the proposed development*.

2.3.8 Effects on the Conservation Objectives of European Sites

Taking into account the small-scale nature of the development along with the project’s adherence to standard construction and operational phase mitigation measures there is little chance that runoff will enter these streams. It has been determined by Altamar that *given the small scale of the proposed development, any silt or pollutants from the proposed development site will settle, be filtered or dispersed within the surrounding lands and public surface water network, no significant effects are likely*.

2.4 Habitats and Species

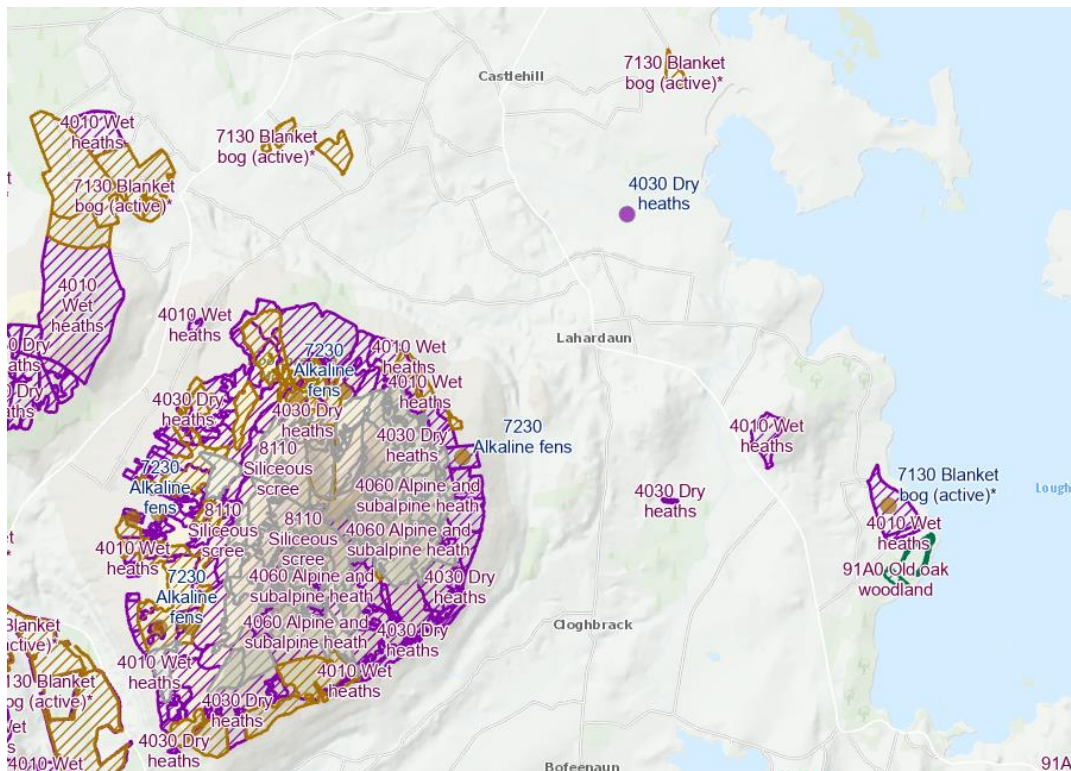


Figure 8: Annex I habitats in proximity to the subject site (source: NPWS)

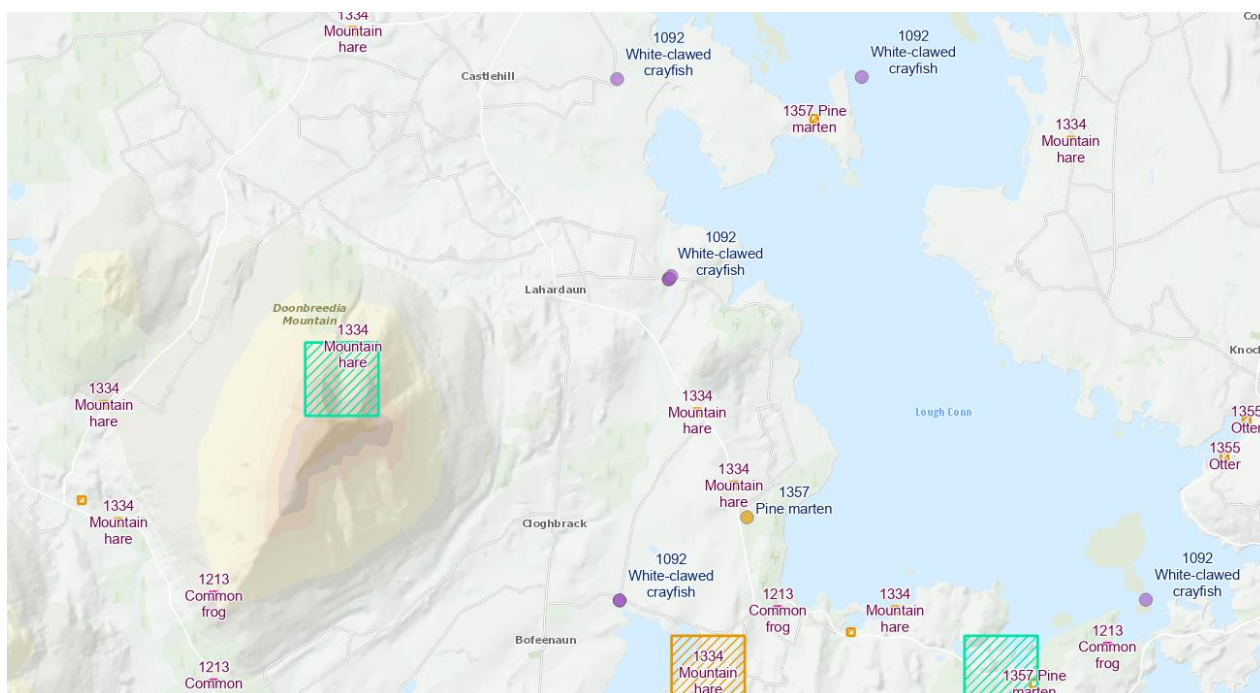


Figure 9: Annex II species in proximity to the subject site (source: NPWS)

There are no EU Annex I habitats present on site. There are seven terrestrial habitats and four terrestrial species identified by the National Parks and Wildlife Service (NPWS) within 5 km of the SS (see Table 3).

Table 3: Annex I and II species and habitats within 5km of the SS (source: NPWS)

Annex I Habitats	Code
Wet heaths	4010
Dry heaths	4030
Alpine and subalpine heath	4060
Blanket bog (active)	7130
Alkaline fens	7230
Siliceous scree	8110
Old oak woodland	91A0
Annex II Species	Code
Terrestrial Species	
White clawed crayfish	1092
Common frog	1213
Mountain hare	1334
Pine marten	1357

The Addergoole River into which the Caffoley watercourse drains is a location where the white-clawed crayfish (code: 1092) was noted in the EU Habitats Directive Annex Species Article 17 Report 2019. The most recent data point on this species was collected in 2017.

Altamar, Environmental Consultants have undertaken a Bat fauna impact assessment for proposed residential development at Lahardane (September 2024). It notes “Two Soprano Pipistrelles (*Pipistrellus pygmaeus*) and a single Lesser Noctule (*Nyctalus leisleri*) were noted foraging onsite. Following a building inspection, no bats were noted roosting within the buildings. There are no trees of bat roosting potential onsite”

In terms of impact it concludes:

“The proposed development will not result in the loss of a bat roost. The present survey found no evidence of roosting bats in any onsite tree or structure, therefore the proposed development will not result in the loss of any bat roost..

..Based on the small number of common species found using the site the displacement from this site it will not have any significant effect on local bat populations, and that any such effect will be only significant at the local level. Increased lighting onsite during construction and operation has the potential to impact on foraging activity of bat species recorded onsite. Following implementation of a sensitive lighting strategy to reduce light intensity that is in compliance with bat lighting guidelines, the species expected to occur onsite and in the surrounding area should persist.”

2.5 Built Heritage and Protected Structures

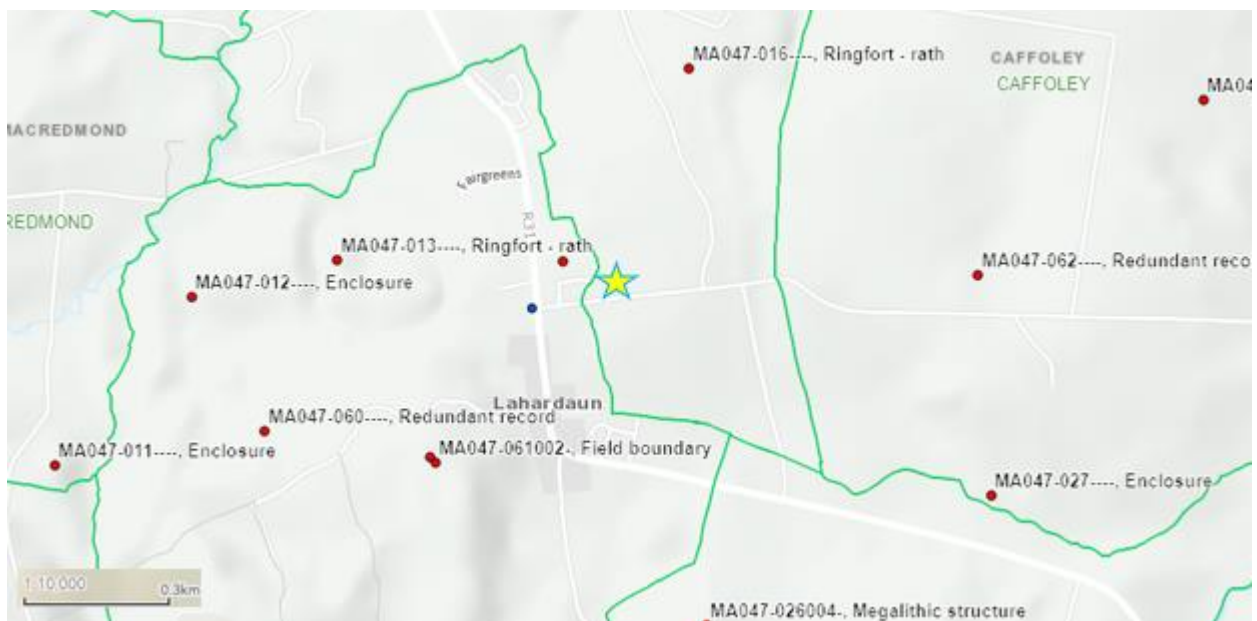


Figure 10: NIAH and NMS structures (source: Historic Environment Viewer)

A search of the built heritage proximate to the proposed alignment of the route was conducted. The proposed site includes no Sites and Monuments Records (SMR) or National Inventory of Architectural Heritage (NIAH) sites. There are nine National Monuments (NMS) Service structures and one NIAH in proximity to the SS. Additionally, there are two redundant NMS records of which no evidence of an archaeological monument was found during field investigations (ref: MA047-060 and MA047-062).

Detailed information on the NMS monuments has not been provided by the Archaeological Survey of Ireland (ASI). The NIAH monument (ref: 31304701: 1798) is described as a *freestanding drag edged cut-limestone Celtic High Cross-style monument, dated 1937, on a stepped base. Road fronted on stone flagged footpath with cast-iron bollards to perimeter.*

Table 4: NIAH and NMS Structures of note proximate to and within the SS

NMS Ref. No.	Description	Location
NMS Structures		
MA047-011	Enclosure: BALLYMACREDMOND (Tirawley By., Addergoole Par.)	Off site.
MA047-012	Enclosure: LAHARDAUN	Off site.
MA047-013	Ringfort- rath: LAHARDAUN	Off site.
MA047-015	Ringfort- rath: LAHARDAUN	Off site.
MA047-016	Ringfort - rath : CUM	Off site.
MA047-026004	Megalithic structure : KNOCKFARNAGHT	Off site.
MA047-027	Enclosure: CAFFOLEY	Off site.
MA047-061002	Field boundary: LAHARDAUN	Off site.
MA047-061001	Enclosure: LAHARDAUN	Off site.
NIAH Ref. No.	Description	Location
NIAH Structures		
31304701: 1798	Monument: monument	Off site.

2.6 Landscape and Visual Context



Figure 11: View looking north, east, south and west (left to right) from the subject site (source: Google Earth)

The landscape surrounding the proposed development falls under the MCDP 2022-2028 Landscape Character Unit Designation G – ‘North Mayo Drumlins’. Critical landscape factors noted are its *undulating topography, shelter vegetation, prominent ridge lines* and *localised lake vistas*. The land is predominantly rural and agricultural beyond the border of Lahardane town. Many of the surrounding fields border the R315 and its access roads, within the boundaries of the town.

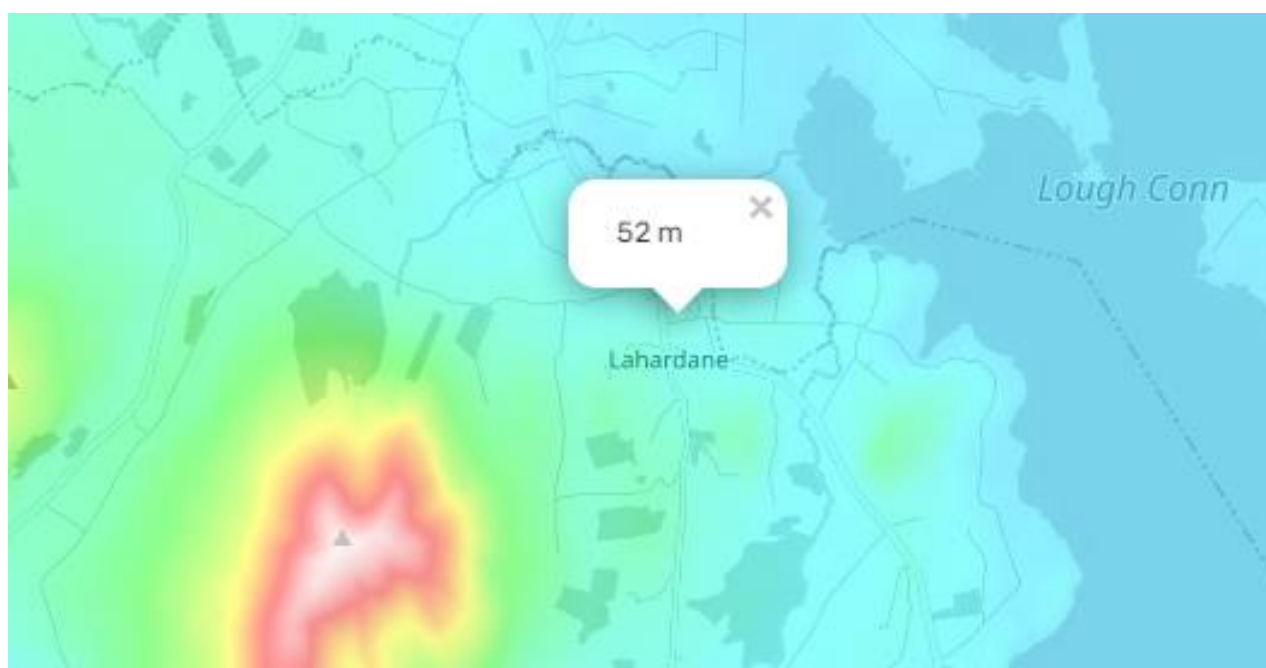


Figure 12: Topographic map of the area surrounding the SS (source: topographic-map.com)

The site is at an elevation of c.52m. To the north the elevation drops rapidly to 14m at the intersection of the R315 and the Castlehill River. To the east is Lough Conn, a 48 km sq. lake into which the Caffoley watercourse (and Addergoole River into which it leads) along with the Castlehill River drains. The ground slopes downwards to the lake which is at an elevation of 7m. In a southerly direction from the site, the R315 transitions to the L1721 at the junction in Lahardane, with the elevation remaining relatively consistent. The peak of the Nephin Mountain 3.5km to the west is at an altitude of 806m.

2.7 Human Beings

2.7.1 Population

The total population of Lahardane as calculated in the 2022 census was 200. This is an increase of 12.4% from the previous 2016 census and shows that the town's population is growing at a faster rate than either the Electoral Division of Adergoole in which it is situated or County Mayo generally (see Table 5 below).

Table 5: Lahardane and Addergoole ED Population forecast (source: CSO)

Town	2016	2022	Change	% Change
Lahardane	178	200	22	12.4%
Electoral Division	2016	2022	Change	% Change
Adergoole	837	900	63	7.5%
County	2016	2022	Change	% Change
Mayo	130,507	137,970	7,463	5.7%

Within the town, the percentage of individuals over the age of 65 is less than the national average (12.5% vs 15.1%).⁶ 30.5% of the population are under the age of 20, a higher-than-average proportion. Nationwide, the percentage of people under the age of 24 equates to 32.1%. 58% of Lahardane's

⁶ <https://www.cso.ie/en/releasesandpublications/ep/p-mip/measuringirelandsprogress2022/society/>

population is aged between 19 and 65 while 52.9% of the national average is aged between 24 and 65. Overall, Lahardane has a relatively younger demographic when compared to national trends.

2.7.2 Childcare and Schools

The most proximate childcare facility to the proposed development is in Crossmolina, approx. 8km from the proposed development. Two other facilities are located between Lahardane and Castlebar. The remainder of facilities in the area with the exception of Ballyvarry Pre-School are located in the towns of Foxford, Castlebar and Ballina. Lahardane National School is the closest school to the site. 75 pupils are enrolled. There are three other national schools in a 10km radius. No secondary school is present in the town, though there are two within a 10km radius and several more in both Castlebar and Ballina. Transport connection to local secondary school is provided by a school bus.

Table 6: Primary and secondary schools within 10km of the SS

Name	Distance from site
Primary	
Lahardane National School	100 m
Rathbane National School	5.3 km
Kilmurry National School	6.3 km
Crossmolina National School	7.1 km
Post primary	
St. Tiernan's College	7 km
Jesus and Mary Secondary School	7.5 km

2.7.3 Employment

Data was published by the CSO on 'workplace zones' (WZ) and their daytime populations under the 2016 census. The zones themselves were delineated by altering the Small Area boundaries to accommodate to a predefined quantity of workers, workplaces and to align with county boundaries. The population of a WZ includes people who indicated that they worked or studied in an area along with those who are there during the daytime for other reasons. The WZ in which Lahardane is located has a low proportion of daytime workers of approx. 28% (see Figure 13 below). The largest industries are agriculture/fishing, education/social work and construction.

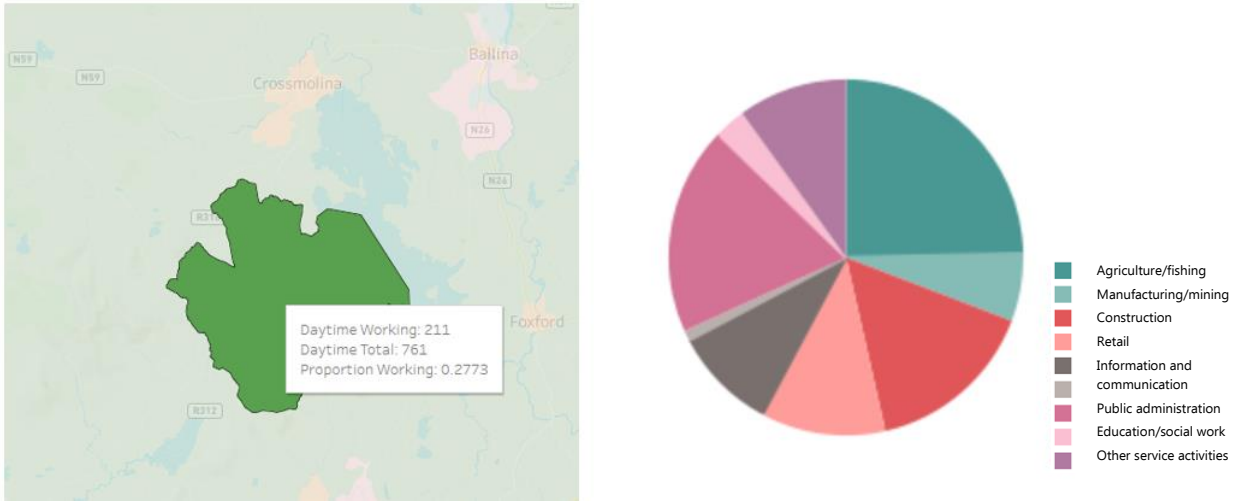


Figure 13: Employment per industry in Lahardane workplace zone (source: Tableau Workzone EDA)

2.7.4 Travel Time

Average travel time to work or school comes in at approx. 15.3 minutes. 33 individuals from Lahardane travel less than 15 minutes to work, school or college, 52 under half an hour and 30 under three quarters of an hour. Seven travel over three quarters of an hour and for the remainder of individuals travel time was not stated. It can be assumed that a proportion of this remainder either work from home or are outside of the school-work age bracket.

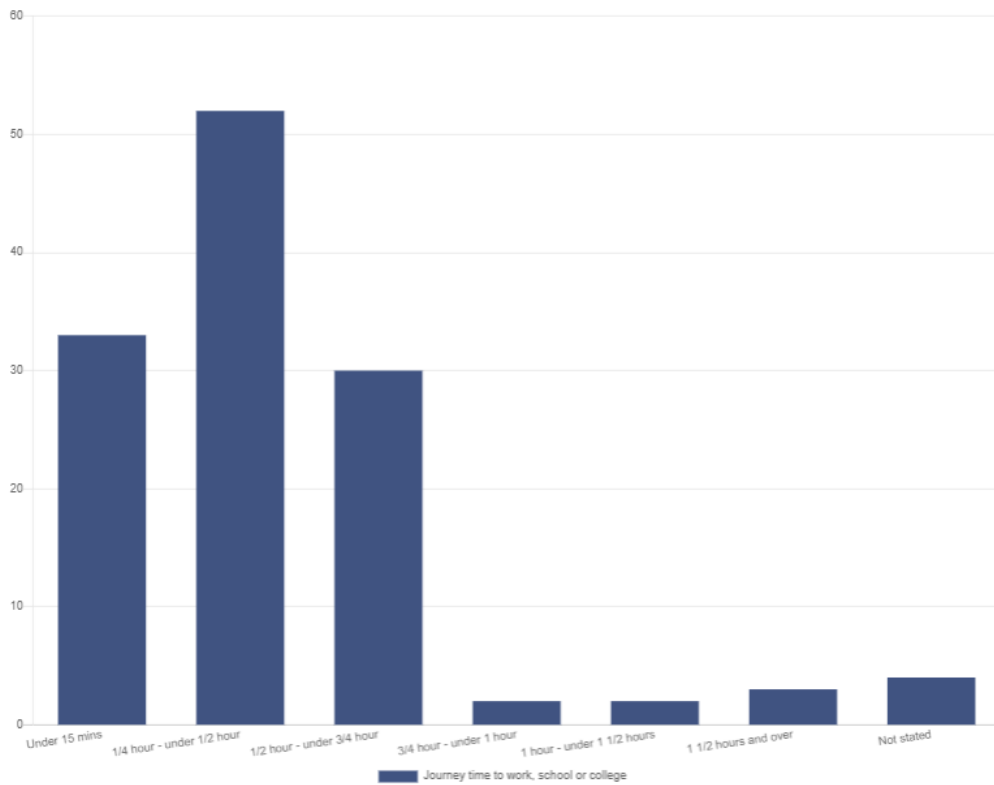


Figure 14: Population aged five and over by journey time to work, school or college (source: CSO)

3. PROPOSED DEVELOPMENT

3.1 Introduction

The EIAR Screening Report provides an assessment of a proposed development By Mayo County Council for no. 19 dwellings at Lahardane Co. Mayo. The site density will be 19 dwellings per ha. Access to the site will be via the L5704 approx. 150m from the junction with the R315 and 100m from Lahardane National School.



Figure 15: Lahardane site layout map (Source: Mayo Co. Co. Architects Dept.)

The proposed development will consist of:

- 6 no. three bed two storey houses
- 11 no. two bed two storey houses
- 2 no. one bed single storey houses

The three bed two storey houses will be located both the north and south of the L5704, proximate to the road. The two bed two storey houses will predominantly be constructed to the south of the road, with only two units in the northern section. Both of the one bed single storey houses will be to the north of the road. The external façade of the dwellings will be plastered and painted, with composite windows and doors. They will be constructed with slated roofs and metal clad dormers.

14.5% of the residential development will be comprised of will be green area and all dwellings have additionally been designed with private back garden spaces. There will be a total of 44 parking spaces for the development. Each of the one- and two-bedroom units will be provided with one personal and one visitor parking space. The three-bedroom units will be provided with two personal and one visitor parking

space distributed to the front of the units. The site layout plan above depicts designated electric vehicle and disabled parking spaces. Traffic calming measures will be put in place both along the L5704 and at both entrances to the estate.



Figure 16: 3D depiction of the development at Lahardane (source: Mayo Co. Co. Architects Dept.)

3.2 Landscape

The development at Lahardane seeks to deliver a high-quality residential neighbourhood. This will be achieved through balancing residential units, open space and ancillary infrastructure. Pedestrian footpaths will provide access to houses. The units will be arranged around two independent central open spaces, comprised of both green and paved elements along with scattered trees. The trees and bushes which currently line the north-western boundary of the site will be removed, opening up the line of site between

the new development and Radharc na Sléibhte. A line of trees will be planted along the south-western boundary of the site.



Figure 17: Current and proposed tree-lined boundary (source: Mayo Co. Co. Architects Dept.)

The topography of the site is relatively consistent, ranging between 48.000m at the site's northern boundary to 50.250m to the rear of McHale's Shop. According to the AA the topography of the southern half of the site necessitates the importation of stone to make up site levels.



Figure 18: Proposed site elevations (source: Mayo Co. Co. Architects Dept.)

3.3 Scope of the Works

SDS Design Engineers prepared both foul and surface water drainage layouts for the proposed development. The AA by Altermar Ltd. provides the below summary of the works.

3.3.1 Stormwater Disposal

After attenuation onsite (using attenuation tanks), surface water drainage will pass through silt traps, hydrobrakes, and petrol interceptors before discharging to the existing public surface water network located on the adjacent road. Following consultation with Mayo County Council, it has been confirmed that the public storm network adjacent the site feed into local drains and soakpits in the surrounding landscape.

3.3.2 Foul Water Disposal

Foul wastewater from the proposed development (during operation) will discharge to an existing public wastewater sewer located on the adjacent public road, which in turn ultimately outfalls to Lahardane Wastewater Treatment Plant (WWTP). This WWTP is currently operating within its capacity.



Figure 6. Proposed foul and surface water layout

1.4

Figure 19: Proposed foul and surface water layout (source: SDS)

3.3.3 Construction Management Plan (CMP)

Demolition of the previous McHale’s Shop and three sheds to its rear will be required prior to construction in the north-west portion of the site. The most easterly shed contains an oil tank and containers. The surrounding ground is presumed contaminated and will require appropriate management at disposal.

4. PLANNING POLICY

4.1 Mayo County Development Plan 2022 – 2028

This section demonstrates compliance with the policies of the MCDP 2022-2028. Under the plan, Lahardane is denoted as a Tier IV Rural Settlement. These are towns and villages with more than 50 but less than 500 inhabitants. *A single category mixed-use zoning applies to the rural settlement plans i.e. Rural Settlement Consolidation Zoning. Facilitating population growth through the provision of housing of suitable scale and character in these villages, subject to availability of services, is considered paramount to ensuring their future vitality and viability.*

Settlement Tiers	Settlements	Population 2016	Population 2021	Population increases to 2028	Population Growth Rate %	Housing Targets*	Housing Target Allocation Rate %	Quantum of lands zoned Existing Residential	Quantum of lands zoned for New Residential*	Quantum of lands zoned for Strategic Residential Reserve Tier I	Quantum of lands zoned for Strategic Residential Reserve Tier II
Tier IV Rural Settlements	18 Settlements*	4,535	4,741	4,989	10%	116	3.6%	N/A	N/A	N/A	N/A

Figure 20: Distribution of future population and housing for Tier IV rural settlements (source: MCDP 2022-2028)

4.1.1 Core & Settlement Strategy

In terms of MCC's Strategic Aims, the proposed development (see Figure 1) aligns with:

- Housing** – *To facilitate the sustainable growth of all rural areas, towns, villages and countryside throughout the county by seeking to accommodate, as far as possible, all persons in their choices to live in our rural areas, towns and villages; by supporting and strengthening the rural economy to sustain vibrant rural communities and by promoting consolidation and compact development of all urban and rural settlements in an attractive setting that provides a suitable mix of housing with supporting amenities. This builds upon the county's unique dispersed settlement characteristics.*
 - The plan's **Housing Land Requirements** are planned in accordance with NPF requirements which aims to deliver at least 20% of all new homes in rural towns and villages within the existing built-up footprint of settlements. Approx. 23% of the proposed development encompasses the brownfield site of McHale's Shop. The development is within the existing built footprint of the town, located between the Radharc na Sléibhte housing estate and Lahardane National School.
- Settlements** - *To develop Mayo's settlements as a network of attractive, liveable towns, villages and countryside in the county with sustainable levels of population, employment activity and enhanced levels of amenity which encourage a high quality of life and well-being and support a sustainable synergy with the rural countryside.*

Additionally, the development at Lahardane is consistent with the following County Development Plan's Core and Settlement Strategy Objectives and Policies:

Table 7: MCDP 2022-2028 core settlement strategy objectives and policies

Core and Settlement Strategy Objectives and Policies		
Objectives		
SO1	Population Growth	<i>To plan for a population increase in County Mayo during the plan period of 15,200 persons.</i>
SO5	Development of Sustainable Communities	<i>To support and develop sustainable communities and a competitive county that enhances the health and wellbeing of our people and places from rural to urban, with access to employment opportunities, accessibility to high quality housing and physical, social and community infrastructure, including quality transport infrastructure and new digital technologies, where people of all ages can enjoy a good quality of life and a sense of pride in their place.</i>
SO 8	Supporting Rural Areas	<i>To promote the role of Mayo's rural countryside, by developing a sustainable synergy between the rural area and network of settlements, enhancing the rural economy with improved connectivity, broadband, rural economic development opportunities and smarter working opportunities, all within the context of the sustainable management of land and resources.</i>
SO 9	Ecological Impact Assessment, Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment	<i>To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 5 of the Mayo CDP 2022-2028. To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including Ecological Impact Assessments (EclA) and assessments of disturbance to species protected under the Wildlife Act and/or the Flora Protection Act and of Habitat IV species protected under the Habitats Directive...⁷</i>
CSO 1	-	<i>To secure the implementation of the population and housing growth household allocation set out in the Core Strategy and Settlement Strategy, in so far as practicable, by facilitating rural housing, while allowing for the accommodation of further residential growth in our designated settlements, subject to the availability of infrastructure and services.</i>
CSO 4	-	<i>To move towards more compact towns by promoting the development of infill and brownfield/consolidation/regeneration sites and the redevelopment of underutilised land within and close to the existing built-up footprint of existing settlements in preference to edge of centre locations.</i>
CSO 6	-	<i>To deliver at least 20% of all new homes in rural towns and villages within the existing built-up footprint of settlements.</i>
SSO 1	-	<i>To facilitate the appropriate growth of the Rural Countryside by offering a sustainable choice for people to live in order to maintain vibrant Rural Communities.</i>
SSO 6	-	<i>To strengthen the core of settlements and encourage the compact growth of settlements by way of the development of infill sites, brownfield lands, underutilised land / buildings, vacant sites, and derelict sites within the existing built-up footprint of the settlements and develop outwards from the centre in a sequential manner.</i>

⁷ MCDP p.27

Policies		
SSP 1	-	<i>Support the appropriate growth of the Rural Countryside by offering a sustainable choice for people to live in order to maintain vibrant Rural Communities.</i>
SSP 5	-	<i>To promote and encourage the sustainable, balanced development of the Rural Settlements and Rural Villages in an incremental manner, with the emphasis on small scale development over a medium to long-term period, in keeping with the character of the settlement.</i>

4.1.2 Housing

Chapter 2 of the CDP sets out the policy framework in relation to housing. Of particular relevance are the following objectives:

Table 8: MCDP 2022-2028 housing strategy policies

Housing Strategy Policies	
HSP 1	<i>To promote the provision of housing in the county, both public and private, in rural areas, small settlements and larger towns, in a manner that provides a balance and choice in terms of location, house type and tenure.</i>
HSP 3	<i>To promote a mixture of house types, tenures and sizes to reasonably match the requirements of different categories of households and ensure that the special requirements of older persons, persons with disabilities and persons with learning difficulties, are developed in convenient, easily accessible and permeable locations.</i>
HSP 4	<i>To support the provision of accommodation for older people and for people with disabilities that would allow for independent and semi-independent living, in locations that are proximate to town and village centres, and services and amenities, such as shops, local healthcare facilities, parks and community centres.</i>
RHP 1	<i>To support and promote strong vibrant sustainable rural communities in County Mayo.</i>
RHP 3	<i>To endeavour to accommodate the housing needs of the population, as projected in the Core Strategy, while at all times seeking to facilitate, as far as possible, all persons in their choices to live in our rural areas, towns and villages, subject to normal planning considerations and carrying capacity of natural resources.</i>
RHP 7	<i>To consider replacement dwellings or development of other structures to habitable homes in all rural areas, subject to normal planning considerations.</i>

4.1.3 Settlement Plans for Tier IV Rural Settlements and Tier V Rural Villages

Specific plans and policies for rural settlements relevant to the proposed development are outlined below:

Table 9: Rural and village settlement plan policies

Rural and Village Settlement Plan Policies	
Policies	
RSVP 1	<i>To plan for a population increase in County Mayo during the plan period of 15,200 persons.</i>
RSVP 3	<i>To encourage in-depth residential development in rural settlements and villages, of an appropriate scale, design and density, compatible with the intrinsic character and scale of those settlements/villages.</i>
RSVP 4	<i>To promote the role of Mayo's rural countryside, by developing a sustainable synergy between the rural area and network of settlements, enhancing the rural economy with improved connectivity, broadband, rural economic development opportunities and smarter working opportunities, all within the context of the sustainable management of land and resources.</i>

Objectives	
RSVO 1	<i>To ensure that future housing occurs in rural settlements and villages within the settlement/village boundary (based on the sequential approach), where serviced lands are available.</i>
RSVO 3	<i>To promote and facilitate residential development commensurate with the nature and scale of the particular rural village or settlement, utilising brownfield and infill opportunities in order to regenerate and consolidate the rural settlements and villages.</i>
RSVO 4	<i>To support the development of appropriate housing in rural settlements and villages, in order to provide a choice for those who wish to live in a rural setting but not in the rural countryside, subject to a limited scope for individual small-scale multi-house developments of up to 12 houses only or 10% of the existing housing stock, unless it can be demonstrated to the satisfaction of the Planning Authority that local infrastructure, such as schools, community facilities and water services, are sufficiently developed to cater for a larger residential development.</i>

4.2 Mayo Housing Strategy 2021-2027

The Housing Strategy plays a key role in the translation of national housing policies and supply responses to the local level. This strategy accounts for the below points of which the bold are applicable to the proposed development at Lahardane:

- **The existing need and the likely future need for housing;**
- the need to ensure that housing is available for persons who have different levels of income;
- **the need to ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, as may be determined by the planning authority, and including the special requirements of elderly persons and persons with disabilities,** and;
- the need to counteract undue segregation in housing between persons of different social backgrounds.

4.3 Landscape Appraisal for County Mayo

The Landscape Appraisal for County Mayo sets out policies to control the type and pace of landscape changes with the aim of continuing the character of each distinct landscape element. It evaluates the capacity of the proposed development's *Area G: North Mayo Drumlins* to accept change without disproportionate effects. under Policy Area 4.

- **Policy 16:** Preserve from development any areas that have not already been subject to development, which have retained a dominantly undisturbed upland/moorland character.
- **Policy 22:** Continue to permit development that can utilise existing infrastructure, whilst taking account of absorption opportunities provided by the landscape and prevailing vegetation.

4.4 Planning Permissions

In order to consider the potential of cumulative development impacts, planning applications in the vicinity of the SS have been reviewed. There are no applications that directly interact with the development here under review and there has been very little development in the town over the past five years with all large residential developments granted permission pre-2010. The following minor cases are noted from the Mayo County Council ePlanning Portal.

Application Number	211080
Development Description	CONSTRUCT A PRIVATE DWELLING HOUSE AND CONNECTION TO PUBLIC SERVICES TOGETHER WITH ALL ANCILLARY SITE WORKS
Development Address	CUM , LAHARDANE , BALLINA
Application Status	APPLICATION FINALISED
Application Type	PERMISSION
Decision	Granted
Received Date	10/11/2021 1:00 AM
Decision Date	12/17/2021 12:00 AM
Decision Due Date	1/6/2022 12:00 AM
Grant Date	1/31/2022 12:00 AM
Link Application Details	More info

Application Number	22377
Development Description	CONSTRUCTION OF A DWELLING HOUSE, A PERCOLATION AREA AND ALL ANCILLARY SITE WORKS
Development Address	CAFFOLEY , LAHARDANE , BALLINA
Application Status	APPLICATION FINALISED
Application Type	PERMISSION
Decision	Granted
Received Date	5/18/2022 1:00 AM
Decision Date	11/1/2022 12:00 AM
Decision Due Date	11/9/2022 12:00 AM
Grant Date	12/2/2022 12:00 AM
Link Application Details	More info

FILE NUMBER	2018
APPLICATION RECEIVED DATE	21/01/2020
APPLICATION STATUS	9
APPLICATION TYPE	P
DEVELOPMENT DESCRIPTION	CONSTRUCT GREENHOUSE AND SHED AT THE REAR OF AN EXISTING DWELLING AND ALL ANCILLARY WORKS
DEV_ADD1	2 CHURCH VIEW
DEV_ADD2	LAHARDANE
DEV_ADD3	BALLINA
DEV_ADD4	CO. MAYO
DECISION CODE	C
DECISION DATE	09/03/2020

Application Number	20205
Development Description	CONSTRUCT NEW DETACHED DWELLING HOUSE, CONSTRUCTION OF DOMESTIC SHED, AND PROPOSED CONNECTION TO SERVICES AND ALL ASSOCIATED SITE WORKS
Development Address	CUM , LAHARDAUN , CO. MAYO
Application Status	APPLICATION FINALISED
Application Type	PERMISSION
Decision	Granted
Received Date	3/24/2020 12:00 AM
Withdrawn Date	
Decision Date	8/7/2020 1:00 AM
Decision Due Date	8/11/2020 1:00 AM
Grant Date	9/10/2020 1:00 AM
Link Application Details	More info

Altamar Ltd.'s AA additionally notes the cases in the AA Screening Report. They conclude that there are no significant projects in proximity to the site that could cause in combination effects.

Table 10: Additional developments assessed for cumulative effects (source: Altemar Ltd.)

Planning Ref.	Address	Proposal
2360230	Lahardaun, Ballina, Co. Mayo	(1) Demolish the existing shed and extensions to the rear of the existing dwelling house (2) Alter dwelling house and construct new extension to the rear of the dwelling house, (3) replace existing flat roof with pitched roof and (4) Carry out all required ancillary works on site
22145	KNOCKFARNAUGHT, LAHARDANE, BALLINA, CO. MAYO	CONSTRUCTION OF A DWELLING HOUSE AND DOMESTIC GARAGE WITH EFFLUENT TREATMENT SYSTEM AND FOR ALL ASSOCIATED SITE WORKS
18944	CAFFOLEY, LAHARDANE, BALLINA, CO. MAYO	CONSTRUCT DWELLING HOUSE, PROPRIETARY EFFLUENT TREATMENT SYSTEM, PERCOLATION AREA AND ALL ASSOCIATED SITE WORKS

5. SCREENING

5.1 Methodology

This section sets out the legislative basis for 'Screening' so as to decide whether or not the project requires the preparation of an Environmental Impact Assessment Report (EIAR) as part of an application.

The basis for this assessment is whether the proposed project exceeds mandatory "thresholds" or is considered to have a potential impact on "sub-threshold" criteria set out under legislation. The EIA Screening Report has had regard to the legislation and guidance laid out in section 1.3 of this report.

5.2 Preliminary Examination in Context of the Proposed Development

The Office of the Planning Regulator has issued guidance in the form of the Environmental Impact Assessment Screening- Practice Note, May 2021 which aids Planning Authorities as the Competent Authority (CA) in this area. This report has had regard to the OPR guidance and methodology which sets out a 3 Step Process illustrated in Figure 21.

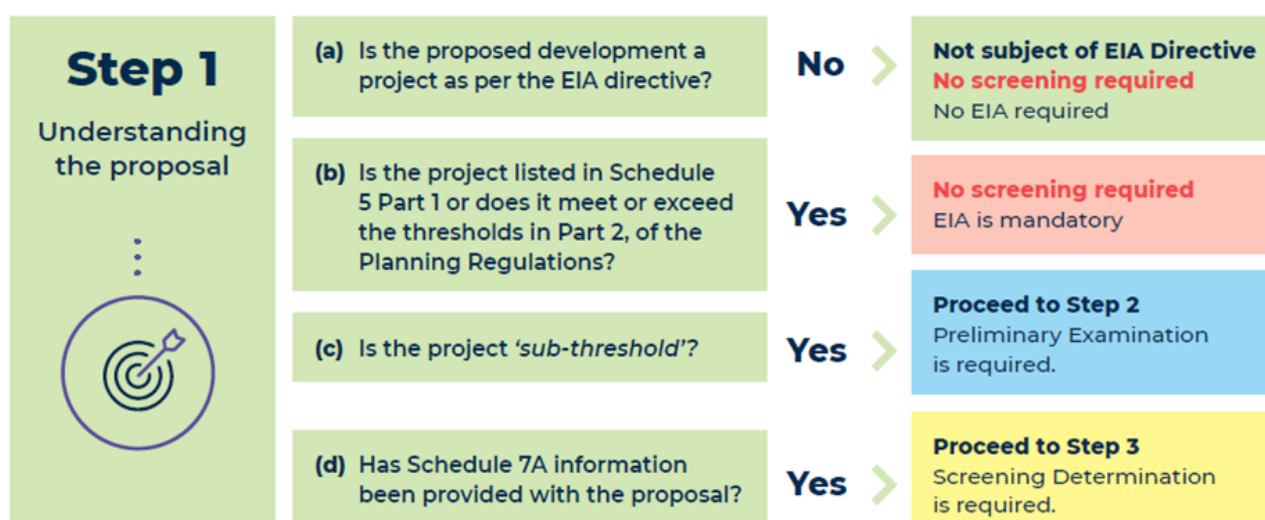


Figure 21: Extract from the OPR Guidance Note (Step 1) (source: OPR)

The proposed application **is a project** for the purpose of Environmental Impact Assessment (EIA) under Stage 1 stage (a) of the OPR guidance.

5.3 Mandatory EIAR Threshold Review

A list of the types or classes of development that require EIA or screening for EIA is provided in Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001, (as amended). 'Sub-threshold development' comprises development of a type that is included in Part 2 of Schedule 5, but which does not equal or exceed a quantity, area or other limit (the threshold).

The specific nature of the proposed development is not stated in Part 1 of Schedule 5 of the Regulations. Sub-threshold projects in Schedule 5 Part 2 require screening for EIA, except in cases where the likelihood of significant effects can be readily excluded. Schedule 5 Part 2 provides the following relevant projects/thresholds:

Table 11: Mandatory EIAR requirement as per Planning Regulations 2001-2021, Schedule 5 Part 2.

Mandatory	Regulatory Reference	Response
<p>10. Infrastructure projects</p> <p>(b)(i) Construction of more than 500 dwelling units.</p> <p>(ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.</p> <p>(iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.</p> <p>(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere</p> <p>(In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)</p>	<p>Planning and Development Regulations 2001-2021, Schedule 5, Part 2</p>	<p>European Commission guidelines suggest that projects with similar characteristics are not explicitly mentioned in the EIA Directive could include: bus garages, train depots; Construction projects such as housing developments, hospitals, universities, sports stadiums, cinemas, theatres, concert halls and other cultural centres. The underlying principle is that all these project categories are of an urban nature and that they may cause similar types of environmental impact. Projects to which the terms 'urban' and 'infrastructure' can relate, such as the construction of sewerage and water supply networks, could also be included in this category.</p> <p>As such, the project is considered an 'urban development'. It is 1ha in total and is comprised of 19 units. Therefore it falls under the 20 hectare threshold in 'elsewhere' and also falls below the 500 unit threshold.</p> <p>Mandatory Threshold Trigger not reached.</p>
<p>(dd) All private roads which would exceed 2000 metres in length.</p>		<p>The Directive Includes:</p> <p>(e) Construction of roads, harbours, and port installations, including fishing harbours (projects not included in Annex I). In Case C-142/07, <i>Ecologistas en Acción-CODA</i>, the Court held that the concept of 'road' in the EIA Directive does not make any distinction with regard to its applicability as to whether a road is a private or a public one. Road proposals in this scheme would not exceed 2000m in length.</p> <p>Mandatory Threshold Trigger not reached.</p>

In relation to proposed development none of the thresholds above are exceeded.

Accordingly, the project is sub threshold development and under Step 1(b) of the OPR guidance a preliminary examination is required under Step 2.⁸

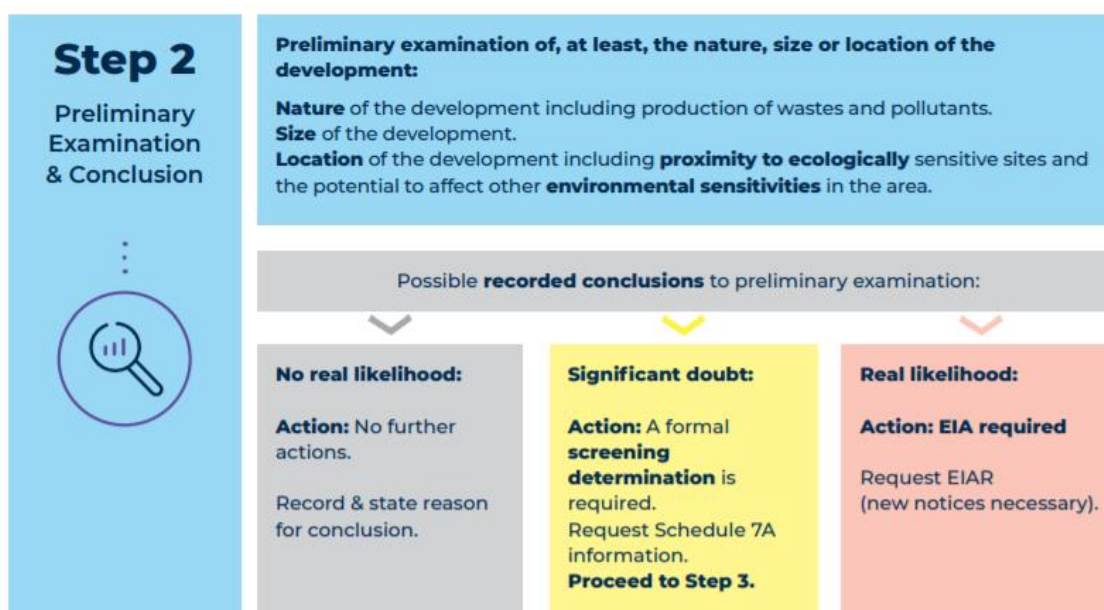


Figure 22: Extract from OPR Guidance Note (Step 2) (source: OPR)

5.4 Preliminary Examination considerations

Preliminary examinations must consider at least the following:

- The nature of the development including the production of wastes and pollutants;
- The size of the development; or
- The location of the development including the potential to impact on certain ecologically sensitive sites and the potential to affect other environmentally sensitive sites in the area.

The OPR guidance states a number of questions to assist the preliminary examination, as addressed below.

5.4.1 Nature of the development

Is the nature of the proposed development exceptional in the context of the existing environment?

The proposed development seeks to provide residential units and will change the nature of use from typically agricultural/brownfield derelict to residential. The overall appearance and nature of the use of the lands will be significantly altered yet it is not exceptional in the context of adjoining residential developments and the school and community centre immediately to the east.

5.4.2 Size of the development

Is the size of the proposed development exceptional in the context of the existing environment?

The size of the development is not considered exceptional in the context of the existing environment. It is similar in both scale and density to adjoining residential developments in the Lough Conn and Fairgreens housing estates. It is also located directly east of Radharc na Sléibhte, a residential development of 11 units.

⁸ Art 120 (1) (a) of the Planning Regulations provides that; “where the authority proposes to carry out a subthreshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development”.

Are there cumulative considerations having regard to other existing and/or permitted projects?

The project provides for the development of 19 residential units in an area of Lahardane not zoned as an opportunity site in the MCDP 2022-2028 (see Figure 1). A review of Mayo City Council's planning application portal has not highlighted relevant recent cases. There are no recent planning applications/permissions on site or near the site. Any recent planning applications around the area are one-off houses, extensions, or small alterations of existing developments.

5.4.3 Location of the development

Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?

The site is not located within a Designated European Site or Natural Heritage Area. It is located within a 5km radius of the Lough Conn and Cullin SPA, the River Moy SAC and the Lough Conn and Lough Cullin pNHA. No direct hydrological pathways to Natura 2000 sites were identified. However, an indirect hydrological pathway via groundwater and subsequent potential outfall to the aforementioned SAC, SPA and pNHA was found. According to Altemar, given the small scale of the development and filtration into soil, no significant effects are likely.

Does the proposed development have the potential to affect other significant environmental sensitivities in the area?

There are seven Annex I habitats and four Annex II species noted by the NPWS within 5km of the SS. The Addergoole River into which the Caffoley watercourse drains is a location where the white-clawed crayfish (code: 1092) was noted in 2017. The impact of the development on this environmental sensitivity is considered to be of the same nature as that on the ecologically sensitive sites noted above.

5.5 Preliminary Examination Conclusion

Following preliminary examination, the planning authority is recommended to conclude that having particular regard to the location of the development in an agricultural landscape, proximity ecologically sensitive sites and environmental sensitivities, and the existence of proximate hydrological features, **there are uncertainties regarding the likelihood of significant effects on the environment arising from the proposed development and to proceed to a Stage 3 screening determination.**

6. SCREENING DETERMINATION


Where the requirement to carry out EIA is not excluded at preliminary examination stage, the competent authority must carry out a screening determination.

The screening determination carried out on the basis of the Schedule 7A. In making its screening determination, the competent authority must have regard to:

- Schedule 7 criteria,
- Schedule 7A information,
- Any further relevant information on the characteristics of the development and its likely significant effects on the environment submitted by the applicant,
- Any mitigation measures proposed by the applicant,
- The available results, where relevant, of preliminary verifications or assessments carried out under other relevant EU environmental legislation, including information submitted by the applicant on how the results of such assessments have been taken into account (see Box 3), and
- The likely significant effects on certain sensitive ecological sites.

Step 3

Formal
Screening
Determination



Screening Exercise:
Is the proposal likely to have significant effects on the environment?

In making the determination, the planning authority must have regard to Schedule 7 criteria, Schedule 7A information, results of other relevant EU assessments, the location of sensitive ecological sites, or heritage or conservation designations. Mitigation measures may be considered.

Screening Determination: Recorded outcomes to screening determination must state main reasons and considerations, with reference to the relevant criteria listed in Schedule 7 of the Regulations and mitigation if relevant.

Figure 23: Extract OPR Guidance Note (Step 3) (source: OPW)

6.1 Criteria for Determining Whether Development Should be Subject to EIA

The 'Environmental Impact Assessment (EIA) Guidance for Consent Authorities Regarding Sub-Threshold Development', groups criteria for deciding whether or not a proposed development would be likely to have significant effects on the environment under three headings which correspond to the updated Schedule 7. Schedule 7 criteria for determining whether development listed in part 2 of Schedule 5 should be subject to an environmental impact assessment.

- Characteristics of the proposed development.
- Location of the proposed development.
- Characteristics of potential impacts.

Table 12: Schedule 7 criteria commentary

Schedule 7 Criteria	Schedule 7 Criteria Commentary
1. Characteristics of proposed development	
The characteristics of proposed development, in particular to:	
a) the size of the proposed development,	The proposed development covers an area of c.1ha of which 14.5% is designated as open green space. Private back gardens will be provided for each of the units. The scheme will extend either side of the L5704 road. On the north it will border the boundary with the Radharc na Sléibhte housing estate to the west and community centre to the east. On its southern extend the site borders a wooded area to the west and agricultural fields to the east.
(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 development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,	The proposed development Project is not considered to interact directly with other projects subject of a consent for proposed development. While not part of the designated Opportunity Sites in Lahardane, there are no plans for further development of these sites at this point in time.
(c) the nature of any associated demolition works,	Demolition of the previous McHale's Shop and three sheds to its rear will be required prior to construction in the north-west portion of the site. The most easterly shed contains an oil tank and containers. The surrounding ground has potential for contamination and will require appropriate management at disposal. The remainder of the site is greenfield.
(d) the use of natural resources, in particular land, soil, water and biodiversity,	The proposed development will impact on soil through site works during construction and use of typical building materials. The site layout seeks to preserve any identifiable habitats of value. It does not give rise to any further significant impacts on the use of natural resources.
(e) the production of waste,	The proposed development would give rise to typical construction waste streams. All construction activities, will be managed in accordance with the recommendations of the CMP.
(f) pollution and nuisances,	The proposed scheme is likely to have a neutral impact on pollution. The construction phase is likely to introduce temporal nuisance to local property owners (on roads providing access to lands including Lahardane National School to the east).
(g) the risk of major accidents, and/or disasters which are relevant to the project concerned, including those	The project does not provide for pollutants or construction works that would give rise to environmental risks, and/or disasters in the area.

Schedule 7 Criteria	Schedule 7 Criteria Commentary
caused by climate change, in accordance with scientific knowledge, and	
h) the risks to human health (for example, due to water contamination or air pollution).	The project is unlikely to give rise to risks to human health arising from contamination or pollution. There is no likely impact on sensitive water bodies, rivers or environmental designations.
2. Location of proposed development. The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard in particular to:	
a) the existing and approved land use,	The land-uses are mainly residential and prescribed for amenities within the boundaries of Lahardane Town. It is defined as a rural consolidation zone. Agriculture is the dominant land-use in the area surrounding the town.
(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,	The project is located within a rural settlement. Due to the nature of the proposed scheme, the completed works are not expected to result in potential environmental impacts that affect the relative abundance, availability, quality and regenerative capacity of natural resources.
c) the absorption capacity of the natural environment, paying particular attention to the following areas:	
(i) wetlands, riparian areas, river mouths;	The project is located on an elevated site and is not vulnerable to flooding or inclusive of wetlands, or river mouths. There is one watercourse, the Caffoley watercourse approx. 300m from the proposed development, which flows into the Adergoole River, and another, the Lecarrow 34 watercourse approx. 500m from the site.
(ii) coastal zones and the marine environment;	The proposed development is located 30km from the coast to the north. No direct or indirect impacts are considered to arise.
(iii) mountain and forest areas;	The proposed development is located approx. 3.5km from the Nephin Mountain. No direct or indirect impacts are considered to arise.
(iv) nature reserves and parks;	No nature reserves or parks are located within 15km of the proposed development.
(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;	The project is not located within a Natura 2000 site, and is unlikely have any direct impact, or indirect impact on any Natural 2000 site due to the nature of construction and activity during operation.
(vi) 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	The project will not have any impact on an area which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union.

Schedule 7 Criteria	Schedule 7 Criteria Commentary
project, or in which it is considered that there is such a failure;	
(vii) densely populated areas;	The project is not located in proximity to any densely populated area.
(viii) landscapes and sites of historical, cultural or archaeological significance	It is considered that the proposed development will not have a significant negative impact on landscapes and sites of historical, cultural or archaeological significance.

The OPR's Practice Note on EIA Screening considers what are **likely significant effects**. Refer to Figure 24 below. The likelihood of effects on the environmental factors listed is summarised in the table below.

Box 1: Likely Significant Effects

1. Are the effects identified likely to occur?

This refers to the effects that are expected to occur, those that can be reasonably foreseen as normal consequences of project construction and operation, including where relevant associated demolition, remediation and/or restoration.

2. Are the effects, which are likely to occur, significant?

EPA draft guidelines define a '*significant effect*' as an effect, which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment. The same draft guidelines provide useful definitions in relation to quality of effects, significance of effects, context of effects, probability of effects and duration and frequency of effects.

3. Will identified likely significant effects impact the environment?

Likely significant effects should cover the direct and indirect, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the project.

The factors of the environment to be described and assessed are:

- **population and human health;**
- **biodiversity, with particular attention to protected species and habitats;**
- **land, soil, water, air and climate;**
- **material assets, cultural heritage and the landscape; and**
- **the interaction between the factors.**

Figure 24: Likely significant effects (source: OPR)

Aspect	Phase	Potential Effect	Extent	Probability	Significance of Effect	Quality of Effect	Duration
Landscape	C	Perceived negative changes due to landscaping works.	Local	Likely	Significant	Negative	Short term/ Temporary
	O	Perceived changes in landscape arising from location of new development and infrastructure.	Local	Likely	Moderate	Neutral	Permanent
Visual	C	Perceived changes due to proposed works to provide for development.	Local	Likely	Moderate	Negative	Short Term /Temporary
	O	Changes to visual appearance of existing greenfield and brownfield settings.	Local	Likely	Moderate	Neutral	Permanent
Biodiversity	C	Potential for pollution and disturbance of agricultural habitat (subject to mitigation measures).	Local	Likely	Moderate	Neutral	Short Term /Temporary
	O	Impact on local habitats through more intense use of lands.	Local	Likely	Moderate	Neutral	Permanent
Land & Soil	C	Loss of subsoil from site. Potential contamination due to accidental spillage or from the removal of shed. Potential increased surface water run-off due to alteration of surface profile and soil compaction.	Local	Not likely	Slight	Neutral	Temporary
	O	Change in character of parts of site to incorporate built structures.	Local	Likely	Moderate	Positive	Permanent
Human Health	C	Local disturbance from construction activity.	Local	Likely	Slight	Negative	Short Term /Temporary
	O	Provision of dwellings for population and associated creche, park and amenity.	Local	Likely	Moderate	Positive	Permanent
Water	C	Potential for accidental pollution events occurring in construction if mitigation measures not applied.	Local	Not Likely	Moderate	Neutral	Brief - Temporary
	O	None predicted.	Local	Not likely	Moderate	Neutral	Permanent

Lahardane EIAR Screening

Air Quality & Climate	C	Reduction of air quality as a result of construction traffic and HGVs, and emissions from construction and plant machinery.	Local	Not Likely	Moderate	Neutral	Brief Temporary
	O	General nature of lands to change from agricultural and brownfield to residential use.	Local	Likely	Slight	Neutral	Long-term
Noise	C	Increase in noise as a result of construction activity, and operation of plant and machinery.	Local	Likely	Slight	Negative	Brief - Temporary
	O	None predicted.	-	-	-	-	-
Cultural Heritage: Built Heritage	C	Existing vacant buildings on site will be demolished.	Local	Likely	Slight	Neutral	Permanent
	O	None predicted.	-	-	-	-	-

Schedule 7 Criteria	Schedule 7 Criteria Commentary
3. Characteristics of potential impacts The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Act, taking into account—	
a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected)	The project is contained within the 1ha site with 14.5% allocated for open green space. This will be developed within the boundary of Lahardane Town and in the context of the Lahardane National School and other residential developments. Construction stage impacts are unlikely to have an impact outside of the project area, though slight increases to traffic along the L5704 and noise may occur. Outfall to the Caffoley/Addergoole watercourse to the south via groundwater will require monitoring. The provision of 19 dwellings will contribute to the growth of rural settlements as stated in the Housing Land Requirements of the MCDP.
(b) the nature of the impact	The nature of the impact relates to typical site construction works and daily activities of a residential community during operation. Works will be relatively minor with the project not affecting lands outside the site.
c) the transboundary nature of the impact	Not applicable due to scale and location of scheme.
(d) the intensity and complexity of the impact,	Construction impacts will be temporary and of typically low intensity. All elements of the project will take place off public roads. The construction methodology is adapted to the setting to ensure potential impacts are mitigated.
(e) the probability of the impact,	The project's design is subject to refinement and decisions on the design of various details. The impacts of the project during construction phase and operation are comprehended as probable.
(f) the expected onset, duration, frequency and reversibility of the impact	Temporary environmental impacts are likely to occur. These are not likely to be significant, within the meaning of the Directive.
(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	The project provides for the development within the rural settlement of Lahardane. The proposed development has a site area of 1ha and is proposed with 14.5% open green space. It is considered unlikely that there is potential to contribute to significant effects within the meaning of the Directive when considered in-combination with the effects of the proposed project. It is considered that the potential impacts of the scheme are largely confined to the defined project area.
(h) the possibility of effectively reducing the impact	It is likely that the operation of the scheme will be neutral. There is potential to reduce the impact of the project at construction stage with a detailed construction management plan.

6.2 Available Results Under Other Relevant EU Environmental Legislation

Table 13 addresses the results of other relevant EU environmental legislation on the proposed development, which may include:

- SEA Directive [2001/42/EC]
- Birds and Habitats Directives [79/409/EEC, 2009/147/EC & 92/43/EEC]
- Water Framework Directive [2000/60/EC]
- Marine Strategy Framework Directive
- Ambient Air Quality Directive and Heavy Metals in the Ambient Air Directive
- Industrial Emissions Directive
- Seveso Directive
- Trans-European Networks in Transport, Energy and Telecommunication
- EU Floods Directive 2007/60/EC

Table 13: Other relevant EU environmental legislation

Directive	Results
SEA Directive [2001/42/EC]	The proposed development is located on lands which are within the area of the Mayo County Development Plan 2022-2028. These have been subject to Strategic Environmental Assessment.
Birds and Habitats Directives [79/409/EEC, 2009/147/EC & 92/43/EEC]	<p>The Conclusion of the NIS Report by Altemar is noted that no significant effects are likely on European sites, their features of interest or conservation objectives. The proposed project will not will adversely affect the integrity of European sites.</p> <p>Bat fauna impact assessment for proposed residential development at Lahardane (September 2024) notes "Two Soprano Pipistrelles (<i>Pipistrellus pygmaeus</i>) and a single Lesser Noctule (<i>Nyctalus leisleri</i>) were noted foraging onsite. Following a building inspection, no bats were noted roosting within the buildings. There are no trees of bat roosting potential onsite". In terms of impact it concludes: "The proposed development will not result in the loss of a bat roost. The present survey found no evidence of roosting bats in any onsite tree or structure, therefore the proposed development will not result in the loss of any bat roost....Based on the small number of common species found using the site the displacement from this site it will not have any significant effect on local bat populations, and that any such effect will be only</p>

Directive	Results
	significant at the local level. Increased lighting onsite during construction and operation has the potential to impact on foraging activity of bat species recorded onsite. Following implementation of a sensitive lighting strategy to reduce light intensity that is in compliance with bat lighting guidelines, the species expected to occur onsite and in the surrounding area should persist.”
Water Framework Directive [2000/60/EC]	No negative impact on the status of the water body under the Water Framework Directive Status Assessments 2013-2018 is noted.
Marine Strategy Framework Directive	The site is located inland, away from the coast, there is no likely impact on the coastal area.
Ambient Air Quality Directive and Heavy Metals in the Ambient Air Directive	n/a for the proposed development.
Industrial Emissions Directive	n/a for the proposed development.
Seveso Directive	There are no Seveso sites within the site nor in the vicinity of the
Trans-European Networks in Transport, Energy and Telecommunication	n/a for the proposed development.
EU Floods Directive 2007/60/EC	The proposed project is not situated within a Flood Risk Zone. The application is accompanied by a comprehensive Site-Specific Flood Risk Assessment prepared by IE Consulting. No flood risk arises due the nature of the development and construction methodology proposed.

6.3 Conclusions

Having regard to the nature and scale of the proposed development which is below the thresholds set out in Class 10 of Part 2 of Schedule 5, the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001, as amended, and the following:

- The scale, nature and location of the proposed impacts
- The potential impacts and proposed mitigation measures
- The results of the any other relevant assessments of the effects on the environment

It is considered that the proposed development would not be likely to have significant effects on the environment and it is recommended that Environmental Impact Assessment Report is not required.



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Mayo County Council

Environmental Impact Assessment (EIA) Screening Determination

Appropriate Assessment for Development to be undertaken by Mayo County Council under Section 179A of the Planning and Development Act, 2000 (as amended) of: **The restoration, extension, and conversion of former McHales shop to a terrace of 3 no. 3-bedroom houses together with the construction of 16 no. new houses comprising 2 no. 1-bedroom houses, 11 no. 2-bedroom houses, and 3 no. 3-bedroom houses. All associated site development works including access roads, footways, car parking, site boundaries, open space, drainage, landscaping, associated earthworks, public lighting, utilities and services connections, and all ancillary site works, at a site straddling both sides of the L5704 road at Cum, Lahardane, Co Mayo.**

MacCabe Durney Barnes Ltd prepared an Environmental Impact Assessment (EIA) Screening Report on behalf Mayo County Council for the proposed development of **19 no. houses and associated works as listed above**, to determine the requirement for mandatory or subthreshold EIA for the Development, per the mandatory screening criteria transposed into Schedule 5 of the Planning and Development Regulations 2001 (as amended) and the sub-threshold screening assessment criteria transposed into Schedule 7 of the Planning and Development Regulations 2001 (as amended).

Mayo County Council has received and read the Environmental Impact Assessment Screening Report containing a fair and reasonable assessment of the likelihood of significant effects of the project on the environment. and has considered its content, conclusions and recommendations set out therein.

Mayo County Council has noted that the report provides the following information:

- A description of the Project for concluding, with reference to Part 1 and Part 2 of Schedule 5 of PDR 2001, if the proposal is a 'project', and if it is:
 - of a type where the requirement for EIA is mandatory, or
 - of a type and scale that meets or exceeds a stated threshold at or above which the requirement for EIA is mandatory.
- Consideration for the requirement for the proposal / proposed development to be subject to sub-threshold EIA, including the provision of information required and as set out in Schedule 7A of PDR 2001.

The Environmental Impact Assessment Screening Report has determined that the characteristics of the proposed development are considered not significant due to the scale and nature of the proposed development, the characteristics and sensitivities of the receiving environment and design and standard proven construction measures that will be implemented as part of the construction and operational phase of the proposed development.

Mayo County Council agrees with the conclusions and recommendations as set out in the Environmental Impact Assessment Screening Report. It is considered, given the scale and nature of the proposed provision of 19 No. Units at Cum, Lahardane, Co. Mayo and taking into account all available information, the Council can determine that an EIAR is not required

for the development as it would not be likely that the development would have significant impact on the environment.

Mayo County Council as the Competent Authority having considered the Environmental Impact Assessment Report prepared by MacCabe Durney Barnes Ltd makes a determination that, when considered either alone or in combination with other plans or projects, an Environmental Impact Assessment will not be required to accompany the proposal for Social Housing Development consisting of 19 no. housing units at Cum, Lahardane, Co Mayo.

Signed on behalf of the Competent Authority (Mayo County Council):

A handwritten signature in cursive script, appearing to read 'C. Connell', written in black ink.

Date: 17th September 2024