

2.

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.1

### Site Location

The site is located at Cairns Road in Co. Sligo (Grid Reference: G: 69722 33724/ ITM: X 569675, Y833740). The site is located approximately 3km south of Sligo Town, in the Townland of Cairns. It is accessible from the eastern boundary via the Cairns Road (L3602) and from the North via Ardcairn, with pedestrian/cycle access via the existing residential developments; The Oaks, Hilltop Park, and Ard Cairn are located to the north of the site. From the access point to The Oaks development, the site has footpath connectivity to Sligo Town, with a designated cycle path commencing at the junction between Cairns Road and the Pearse Road (N287). The area is predominantly residential in nature, with the Hawthorns Residential Development and the Carraroe Retail Park located adjacent to the west site, though not directly connected to the site itself at present.

The location of the site is shown in Figure 2.1.

2.2

### Characteristics of the Proposed Development

2.2.1

#### Proposed Description of the project

Planning Permission is sought from Novot Holdings Ltd. for the development of a site which extends to 2.18ha in the townland of Cairns, Sligo Town, Co. Sligo.

The proposed development will consist of the following:

Construction of 74 no. residential units comprising of:

1)

- > 5 no. 1-bed own-door apartments,
- > 19 no. 2-bed own-door apartments,
- > 8 no. 3-bed terrace houses,
- > 14 no. 3-bed semi-detached houses,
- > 2 no. 4-bed terrace houses,
- > 26 no. 4-bed semi-detached houses.

2) Provision of all associated surface water and foul drainage services and connections with all associated site works and ancillary services.

3) Pedestrian, cycle, and vehicular access/egress with Cairns Road, and pedestrian and cycle access/egress with the adjoining Ardcairn residential estate.

4) Provision of public open space, communal open space, private open space, site landscaping, public lighting, refuse storage, resident and visitor car parking including electric vehicle charging points, bicycle parking, boundary treatments, and all associated site development works.

5) Demolition of existing bungalow dwellinghouse and outbuildings located to the north-east of the development site.

The layout plan for the proposed development is provided in Fig 2.2.

## 2.2.2

## Wastewater and Surface Water

### Wastewater and Foul Water Drainage

As described in the 'Civil Design Report' (Jennings O'Donovan & Partners, 2022) (attached as Appendix A of this Appropriate Assessment) that accompanies the application '*The pipework to the drainage system has been designed to provide for six times the dry weather flow (DWF) in accordance with the recommendations of the Greater Dublin Strategic Drainage Study (GDSDS). It is proposed that all pipes will be HDPE twinwall. The maximum pipe diameter is to be 450mm, with a maximum and minimum gradient such that all velocities fall within the limits of 0.75 and 2.5m/sec as set out in the "Code of Practice for Wastewater Infrastructure" by Irish Water.*

*'The foul drainage for the entire development will be collected throughout the site in the foul pipe network and will then discharge by gravity to the existing foul network in the adjoining Ardcairn estate at the north-western boundary of the proposed site. The typical specification of the proposed pipes are detailed in Appendix C of the Civil Design Report. Details of the development's foul drainage network are shown on drawing 6665-JOD-XX-DR-C-700-001, included in Appendix A of the Civil Design Report.*

In accordance with the recommendations from the Irish Water Code of Practice for Wastewater Infrastructure, a wastewater flow rate of 150 litres/person/day was assumed.

### Water Main

According to the Civil Design Report '*The water main has been designed in accordance with the Code of Practice for Water Infrastructure. A 110mm OD PE connection is proposed to be made to the existing water main located in the Cairn Road as shown on drawing 6665-JOD-XX-ZZ-DR-C-700-002, included in Appendix A of the Civil Design Report. A 50mm PE connection will be made to each dwelling/unit.*

### Surface Water

According to the Civil Design Report '*The proposed storm network will discharge surface water run-off to two separate proposed soakaways, one located in the central amenity area and the other located within the northern public pocket park. It is proposed that all storm water generated by the site will gravity flow to the each of the proposed soakaways via a Class 1 Klargestor Bypass separator or similar. For the soakaway located within the central amenity area it is proposed to use a Class 1 Klargestor NSBE015 Bypass separator or similar. For the soakaway located in the within the northern public pocket park it is proposed to use a Class 1 Klargestor NSBP004 Bypass separator or similar. This can also be seen on drawing 6665-JOD-XX-ZZ-DR-C-700-001, included in Appendix A of the Civil Design Report.*

### Site Drainage

As described in the Civil Design Report '*Storm water run-off from the internal roads, parking bays and footpaths will be collected by precast concrete gullies including lockable cast iron grating and frames connected to a piped system. Surface water run-off from roof areas will be collected via downpipe connections to the main network. Gullies are located as shown on the drawings included in Appendix A of the Civil Design Report. Gullies are positioned in accordance with the 'Recommendations for Site Development Works'. Gullies are provided at a minimum rate of one gully per 200m<sup>2</sup>.*

### Soakaway Design

According to the Civil Design Report '*The two proposed soakaways are proposed to discharge surface water run-off from the site directly into the ground. The soakaways have been designed according to*

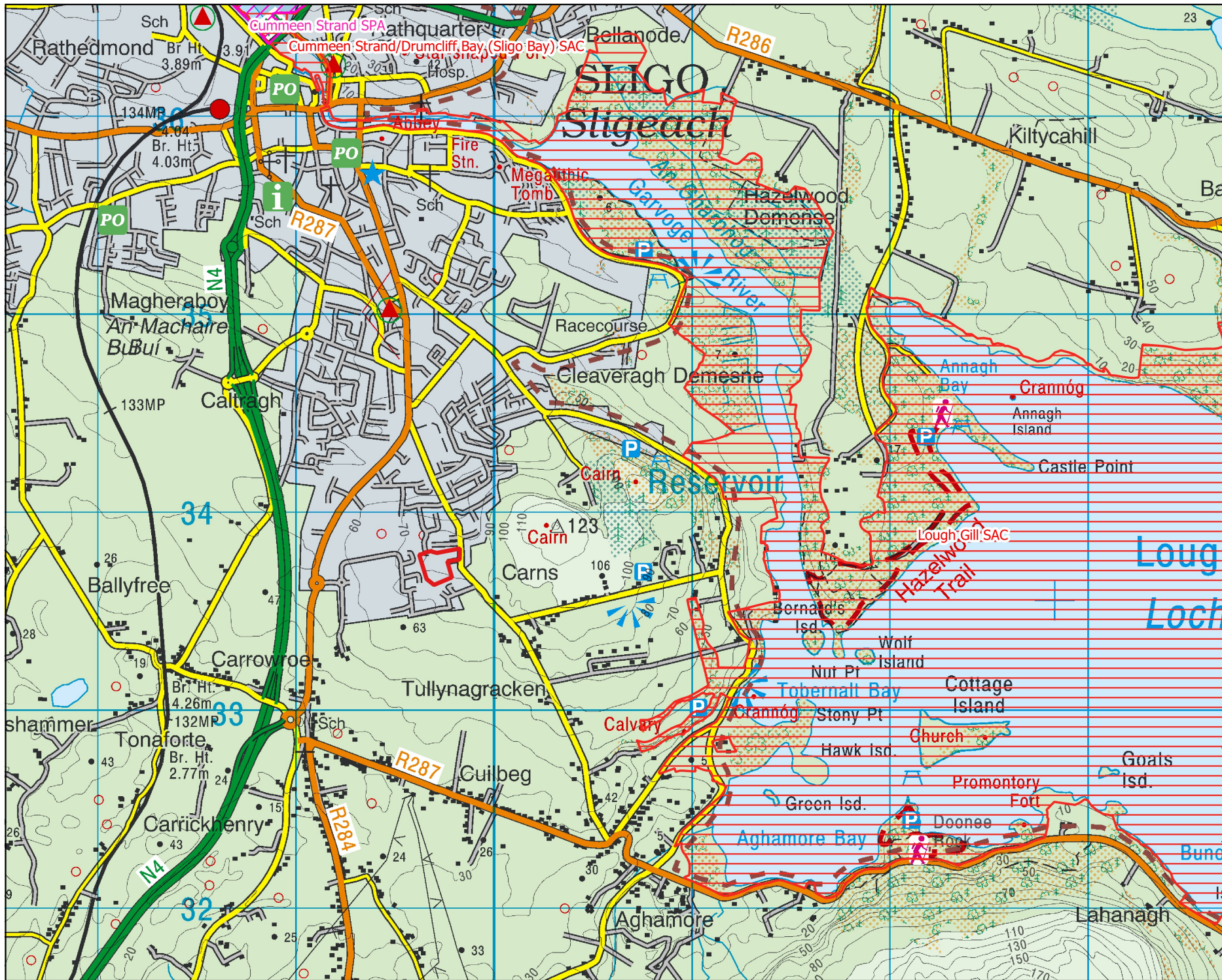
*BRE Digest 365 and TII publications: Design of Soakaways*'. The soakaway design calculations are included in Appendix B of the Civil Design Report.

*'A class 1 petrol/oil interceptor is required to be installed before the southern soakaway capable of accommodating a peak flowrate of 150 l/s for this network. A Klargestor Bypass Separator NSBE015 or similar approved is recommended for the South soakaway. A class 1 petrol/oil interceptor is also required to be installed before the Northern soakaway capable of accommodating a peak flowrate of 45 l/s for this network. A Klargestor Bypass Separator NSBP004 or similar approved is recommended for the Northern soakaway.'*

### Flood Risk

In relation to flood risk, the overview provided in the Civil Design Report (Jennings O'Donovan & Partners Ltd concludes the following: *'According to the Sligo Flood Risk Map, there are no noted major flooding events in close proximity to the proposed site. Therefore, it can be determined that there are no risks of flooding of adjacent lands/schemes as a result of this proposed development. All available maps of the area for the proposed development including latest OPW maps have been reviewed'*. The Catchment Flood Risk Assessment and Management (CFRAM) map for the Sligo area has also been included in Appendix F of the Civil Design Report.





**Map Legend**

- Site Boundary
- Special Areas of Conservation (SAC)
- Special Protection Areas (SPA)
- River Waterbodies (WFD)

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Drawing Title	
Site Boundary	
Project Title	
Cairns Road, Co Sligo	
Drawn By	Checked By
RG	PE
Project No.	Drawing No.
210937	Fig 2.1
Scale	Date
1:25000	02.03.22

**MKO**  
 Planning and Environmental Consultants  
 Tuam Road, Galway  
 Ireland, H91 W84  
 +353 (0) 91 735611  
 email: info@mkofireland.ie  
 Website: www.mkofireland.ie



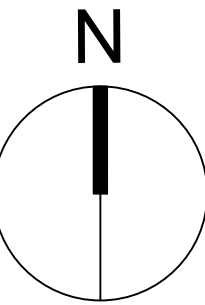


STATUS :

PLANNING

THIS DRAWING HAS BEEN PREPARED SOLELY FOR THE PURPOSE OF DISCUSSION.  
THIS DRAWING IS NOT TO BE RELIED UPON FOR CONSTRUCTION AND NO GUARANTEE IS GIVEN AS TO ITS SUITABILITY FOR CONSTRUCTION.

ORIENTATION :



NOTES :

SCHEDULE OF UNITS

- 4 BED HOUSES - 28 No. UNITS (37%)
- 3 BED HOUSES - 22 No. UNITS (30%)
- 2 BED APARTMENTS - 19 No. UNITS (26%)
- 1 BED APARTMENTS - 5 No. UNITS (7%)
- (TOTAL 1/2 BED UNITS = 24 UNITS (33%))

PROPOSED OVERALL TOTAL = 74 UNITS  
BUILDABLE SITE AREA = 2.1ha  
PROPOSED DENSITY = 35 UNITS/ HEC

OPEN SPACE

**PUBLIC OPEN SPACE:**  
Required/ Provided at a Rate of 15% of overall site area:  
  
**REQUIRED PUBLIC OPEN SPACE = 0.3366 ha (15% of site area)**  
**PROVIDED PUBLIC OPEN SPACE = 0.3540 ha (15.7% of site area)**  
  
**COMMUNAL OPEN SPACE:**  
  
**REQUIRED = 151 sq.m**  
**PROVIDED COMMUNAL OPEN SPACE = 737 sq.m.**  
  
**PRIVATE OPEN SPACE:**  
**REQUIRED:** at a Rate of :  
60 sq.m per dwelling  
7 sq.m per 2-Bed (4-person) Apartment  
6 sq.m per 2-Bed (3-person) Apartment  
5 sq.m per 1-Bed Apartment  
  
**PROVIDED:** All Private Open Spaces/ Gardens are in excess of the minimum requirements . Refer to PL-011 Schedule of Areas for Details

CAR PARKING

122 Car Parking spaces provided:  
  
Provided at a Rate of:  

- 2 spaces per 28No. 4 bedroom houses (56No. spaces)
- 2 spaces per 20No. 3 bedroom houses (40No. spaces)
- 1 spaces per 2No. 3 bedroom houses (2No. spaces)
- 1 space per 2 bedroom duplex/ townhouse (24No. spaces)

  
★ Location of electric vehicle charging points

BICYCLE PARKING

FOR DETAILS REFER TO DRAWING PL-405  
132 bicycle parking spaces proposed to be provided:  
  
Provided at a Rate of:  

- 1 residential secure lockable residential bicycle storage space per bedroom for all apartments/ duplexes (43No. spaces required, 44 provided)
- 1 residential secure lockable residential bicycle storage space per houses (50No. spaces)
- 1 visitor bicycle spaces (Sheffield Stands) per every 2No. dwellings (37No. spaces required, 38 provided)

A	18.2.22	DM	ISSUED FOR PLANNING	DM
REV.	DATE	BY	DESCRIPTION	CHKD

NOTE © This drawing is copyright. Figured dimensions only to be taken from this drawing. All dimensions to be checked on site. Architects to be informed immediately of any discrepancies before work proceeds.

DOUGLAS  
WALLACE

1 Grantham Street, Dublin 8, D08 A49Y, Ireland  
T: +353 (0)1 478 7500 ; E: info@douglaswallace.com ; W: www.douglaswallace.com

CLIENT	NOVOT HOLDINGS LIMITED		
PROJECT	PROPOSED RESIDENTIAL DEVELOPMENT AT CAIRNS ROAD, SLIGO		
TITLE	PROPOSED SITE LAYOUT PLAN		
PROJ. NO.	5470	DRG. NO.	PL - 004
REVISION	A		
DRAWN	DM	SCALE	1:500 @ A1
CHECKED BY	DM	DATE	OCT. / 2021



## 2.3

## Description of the Baseline Ecological Environment

## 2.3.1

### Survey Methodology

Assessing the impacts of any project and associated activities requires an understanding of the ecological baseline conditions prior to and at the time of the project proceeding. Ecological Baseline conditions are those existing in the absence of proposed activities (CIEEM, 2018).

A multidisciplinary ecological walkover survey of the entire site was conducted on the 12<sup>th</sup> of January in line with NRA (2009) guidelines. The habitat classifications and codes correspond to those described in 'A Guide to Habitats in Ireland' (Fossitt, 2000). All habitats within and adjacent to the works area were readily identifiable during the site visit. During the survey, the site was also searched for species listed on the Third Schedule of the European Communities (Birds and Natural Habitats) Regulations (S.I. 477 of 2011).

## 2.3.2

### Bird Survey

Bird surveys were undertaken at the site over two dates: 12<sup>th</sup> January 2022 and 15<sup>th</sup> February 2022. The February survey also covered the area of shoreline within Cummeen Strand SPA, Drumcliff Bay SPA and Ballysadare Bay SPA, approximately 2.7km, 7.5km and 4km from the proposed development site respectively. The Bird Survey Report is attached as Appendix B to this AASR.

The bird surveys were undertaken by appropriately qualified and experienced ecologists. All observations were recorded, and detailed point data was gathered for each species observation, with all bird species denoted using standard British Trust for Ornithology (BTO) codes and with the number of each species recorded next to each registration. The species recorded in the surveys were those covered by Irish Wetlands Bird Survey (I-WeBS) counts, i.e. all divers, grebes, cormorant, shag, herons, swans, geese, ducks, rails, crakes, waders, gulls and kingfisher. However, in addition to this, all other bird species, including all common and widespread passerines, were also recorded from within the proposed development site.

The winter bird surveys at the nearby SPA's followed the Irish Wetland Bird Survey (I-WeBS) methodology; the simple 'look-see' method, whereby all birds present within a predefined area are counted (Gilbert et al., 2011; Birdwatch Ireland, 2018). The surveys were carried out at suitable vantage points, located overlooking sections of Cummeen Strand SPA, Ballysadare Bay SPA and Drumcliff Bay SPA in close proximity to the proposed development site. Vantage points were chosen to have as large as possible a view of the identified wetland site and potential adjacent daytime foraging habitat in the vicinity of the proposed development. Vantage points focused on areas which were deemed to be of likely significance to wintering waterbirds of the SPAs.

Walked transects were undertaken within the site boundary. Due to the topography of the site, vantage points were taken at a single location within the site before completing the walked transects. The purpose of doing this was to scan the site to identify if bird species were foraging before completing the walked transect. During the surveys species of note were recorded both within and adjacent to the development site.

### 2.3.3 Survey Findings

#### 2.3.3.1 Habitats

The main Fossitt habitat types recorded within the boundary of the proposed development are **Dry Meadows and grassy verges (GS2)**, **Wet Grassland (GS4)**, **Hedgerows (WL1)**, **Stonewalls and other stone works (BL1)**, **Treelines (WL2)** with areas of **Recolonising bare ground (ED3)**, **Spoil and bare ground (ED2)** and **Building and artificial surfaces (BL3)**.

**Dry meadows & grassy verges (GS2)** habitat is dominant within the site boundary being present from the northern to southern boundary and from the western to the eastern with an area of **Wet Grassland (GS4)** present at the southwestern corner of the Site (Plate 2-1 and 2-2). The habitat is divided into two areas being separated by a **Treeline (WL2)** running from the north to the south through the centre of the site. The smaller area (Plate 2-1), approximately 0.3 hectares had not been managed in sometime and was dominated by perennial rye grass (*Lolium perenne*) and rushes (*Juncus* sp). The larger area (Plate 2-2), approximately 1.7 hectares located to the west of the site is dominated by perennial rye grass (*Lolium perenne*) and rushes (*Juncus spp*).

**Hedgerows (WL1)** were present along habitat margins throughout the site. The dominant species present in hedgerow habitats included Hawthorn (*Crataegus monogyna*), Birch (*Betula spp*), Ivy (*Hedera helix*), Hazel (*Corylus avellana*), Ash (*Fraxinus excelsior*) and Bramble (*Rubus fruticosus* agg.). Hedgerow dominated by Privet spp (*Ligustrum spp*) north of residential development within the site with a hedgerow of Kapuka (*Griselinia littoralis*) adjacent to the property to the south. The South-western corner was dominated by Kapuka (*Griselinia littoralis*).

An area of **Treelines (WL2)** was present running from north to south through the development site. This treeline separates the two **Wet grasslands (GS4)** habitats. This treeline was dominated by Ash (*Fraxinus excelsior*) with Bramble (*R. fruticosus*), Ivy (*Hedera helix*) and Kapuka (*Griselinia littoralis*).

Patches of **Recolonising bare ground (ED3)** were present along the site boundary in the southwest of the development site in the form of an old access road and to the north of the site at the access point from the Ard Cairn housing estate. The dominant species in this area were Perennial ryegrass (*Lolium perenne*), Dock (*Rumex crispus*) and Ribwort plantain (*Plantago lanceolatum*).

**Stonewalls and other stone works (BL1)** was recorded along the northern boundary of the proposed development site. Fragments of this habitat was also found within the hedgerows on the boundary in the east of the development site.

A residential dwelling with associated greenhouse and outhouses within the proposed development site were classed as **Building and artificial surfaces (BL3)**. This habitat occurs in the north-western corner of the Site.

Areas of **Spoil and bare ground (ED2)** were present adjacent to the above residential building to the west. This habitat was dominated by disturbed soil.

No watercourses or invasive species were identified on or adjacent to the surveyed area. No species listed on the Third Schedule of the European Communities (Birds and Natural Habitats) Regulations, 2011 were recorded during the survey. No habitats listed under Annex I of the EU Habitats Directive were identified within the boundary of the proposed development. There are no watercourses within the proposed development site, therefore the site does not offer suitable supporting habitat for otter. No evidence of Annex I or Special Conservation Interest (SCI) bird species associated with any SPA was recorded within the site boundaries.





*Plate 2-1 Small wet grassland (GS4) bordered by tree lines (WL2) on the north, west and sparsely on the east.*



*Plate 2-2: Large wet grassland (GS4) with a hedgerow (WL1) on the north and a sparse hedgerow on the east (GS4).*

### 2.3.3.2 Birds

A total of 13 bird species were recorded within or immediately adjacent to the proposed development site during the winter site visits. The majority of the birds recorded within the site boundary and in the surrounding habitat during the site visit were an assemblage of common passerines birds that are typical of the grassland, woodland and hedgerow habitats found within the wider area. The hedgerow and treeline habitat within the site provide suitable foraging and nesting habitat for these species, however, these habitats are common and widespread within the local area. Any clearance of hedgerow or treeline habitat will be done outside of the breeding season (March 1<sup>st</sup> – September 1<sup>st</sup>) in accordance with the Wildlife Act 1976-2021. No SCI species were recorded using the site or the immediately surrounding area during the bird surveys that were undertaken and no connectivity or flightpaths between the SPAs and the site of the proposed development was recorded.

No SCI bird species of surrounding SPAs (see Table 3.1 for details) were recorded within the Site or the immediately surrounding area during the surveys undertaken. Based on these findings, and the habitat composition, the site and the surrounding habitats do not provide any significant foraging and supporting habitat for wintering geese, wildfowl or waders associated with nearby SPAs potentially within the likely zone of influence of the proposed development that are designated for wildfowl i.e. Cummeen Strand SPA, Drumcliff Bay SPA and Ballysadare Bay SPA or any other SPAs identified as being within the likely zone of impact (see Table 3.1 AASR). Habitats within the development site are predominately comprised of intermittently managed agricultural/wet grassland, buildings and artificial surfaces and hedgerow habitat. The SCI species of nearby SPAs (see Table 3.1 for details) are not dependant on the habitats therein, which are also common and widespread in the local area.

The SCI species recorded at the three SPAs surveyed were Oystercatcher (*Haematopus ostralegus*), Shellduck (*Tadorna tadorna*), Little egret (*Egretta garzetta*), Curlew (*Numenius arquata*), Black-headed gull (*Larus ridibundus*), Common Gull (*Larus canus*), Tern (*Sterna spp*), Teal (*Anas crecca*), Black Tailed Godwit (*Limosa limosa*), Cormorant (*Phalacrocorax carbo*), Herring Gull (*Larus argentatus*), Red Breasted Merganser (*Mergus serrator*), Whimbrel (*Numenius phaeopus*) and Wigeon (*Anas Penelope*). A full list of all the bird species recorded is contained in the Bird Survey report attached in Appendix B of this AASR.

However, no observations of SCI birds flying in the direction of the site was observed and it is judged that no connectivity between the SPA and the site exists.

The full details of the bird surveys are contained within the Bird Survey report in Appendix B to this AASR and are summarised below:

*'Based on the wintering bird assemblages recorded over the two surveys carried out between January 2022 and February 2022 it can be concluded that the site does not support important assemblages of Red listed species, wintering wildfowl, waders or any SCI species for which Cummeen Strand SPA, Drumcliff Bay SPA and Ballysadare Bay SPA is designated. The hedgerow and treeline habitat within the site provide suitable habitat for common passerine species, however, these habitats are common and widespread within the local area.'*

*'No potential for adverse effects on the SCI species of which Cummeen Strand SPA, Drumcliff Bay SPA and Ballysadare Bay SPA have been designated has been identified. For this reason, there is not considered to be potential for adverse effects alone or in-combination with other developments within the environs of the which Cummeen Strand SPA, Drumcliff Bay SPA and Ballysadare Bay SPA.'*