

## 4. **IN COMBINATION EFFECTS**

### 4.1 **Likely Cumulative Impact of the Proposed Development on European Sites, in-combination with other Plans and Projects**

Where potential pathways for effect have been identified in Table 3-1, the potential for cumulative effects resulting from the proposed development when considered in combination with other plans and projects, cannot be discounted at this stage and further assessment is required. Further assessment is required in relation to the following sites:

- > Lough Gill SAC [001976]
- > Ballysadare Bay SAC [000622]
- > Cummeen Strand/Drumcliff Strand (Sligo Bay) SAC [000627]
- > Cummeen Strand SPA [004035]
- > Ballysadare Bay SPA [004129]

Potential for Cumulative effects in combination with the proposed are assessed in the NIS. A list of other projects to be considered within the further assessment is provided below:

## Identification of Other Projects

The National Planning Application Map Viewer was consulted on 11.01.2022. Projects identified in the 1km radius of the proposed development from the last 5 years are:

- Permission for development consisting of the construction of extension to south-east elevation of existing semi-detached dwelling house (Planning ref. 20414).
- Permission for development consisting of permission of access from public road to serve existing agricultural sheds (Planning ref. 18122).
- Permission for development consisting of proposed renovation and extensions to side and rear of existing detached dwelling house. Alterations to include increasing ridge and eave levels of side roof to match existing front facade, two new windows at first floor level and all associated landscaping and site works (Planning ref. 18314).
- Permission for development consisting of (a) Convert part of attic space to living accommodation, (b) Construct a two-storey extension to side of dwelling house and (c) Construct a single storey extension to rear of dwelling house (Planning ref: 19351).
- Permission for development consisting of the construction of a dwelling house, domestic garage and connect to public utilities, together with all associated site works (Planning ref. 17364).
- Retention for development consisting of Construction of extension to rear of existing dwelling house. 2) Retention of alterations to plans and elevations of existing dwelling house from those previously permitted under PL05/905 with all associated site works (Planning ref. 18324).
- Permission for development consisting of: 1. Construction of a single storey extension to the front elevation of existing house and carry out material alterations to existing elevations. 2. Conversion of existing attached garage into habitable accommodation. 3. Reconnection to existing site services and associated site development works (Planning ref. 2058)
- Permission for development consisting of the change of design to dwelling house based on previously granted planning permission ref. No PL20/154, and all associated site works (Planning ref: 2175).
- Permission for development consisting of construction of a 1st floor rear bedroom extension (Planning ref. 19226)
- Permission for development consisting of the erection of signage on the West and South elevations of Unit 14 and associated site works (Planning ref. 17272).
- Permission for development consisting of Permission for the construction of a motor sales showroom and service garage building (1596 m<sup>2</sup> gross floor area) with accommodation at a single level with a maximum height of 7.3 meters. The proposed accommodation comprises of car sales showroom (567 m<sup>2</sup>) aftersales (696 m<sup>2</sup>) valeting, photo booth and tyre fitting (267 m<sup>2</sup>) with staff accommodation. The proposed development includes 18 customer parking spaces and 170 spaces for display and storage of cars for sales. Permission is also sought for signage, hard and soft landscaping, new boundary treatments and all associated site development works. Access to the proposed development is to be from a new service road linked to the current site access at the North end of the site. A temporary motor sales site is also proposed to the east of the site with a small reception / office unit (66 m<sup>2</sup>), 5 customer parking and 51 display spaces, signage hard and soft landscaping and associated site works (Planning ref: 18245).
- Permission for development consisting of permission for the alterations to the previous planning application Reg. Ref: PL18/275. Proposed alterations include; Existing 2 no. Single and 2 no. Double internally illuminated Triple Sided Poster and Menu signs to be replaced with 1 no. Single and 3 no. Double, digital Poster and Menu Signs and 1 no. proposed 15" Digital Screen at the Drive Thru Window and associated site works (Planning ref. 19219).
- Permission for development consisting of modifications to the drive-thru arrangements to provide a side by side ordering arrangement: demolition of 6 sq m at the northern elevation reducing the corral and bin store from 30 sq m to 14 sq m and change of use of remaining space to dry storage; extension to existing collection booth/managers office (6.3 sq m) at eastern elevation; modifications to entrance arrangements to southern and western elevation;

- provision of an outdoor seating area including a canopy area in lieu of the existing outdoor play area; extension of external bin storage area by 13 sq m (providing a bin store of 30.4 sq m); 1 No goal post height restrictor; 2 No Customer Order Displays, 3 No. new double digital screen signs; 15" digital display sign to customer collection window; amendments to fascia signage comprising removal of existing illuminated 'Golden Arch' sign to southern elevation and provision of a repositioned illuminated 'Golden Arch' sign (1,540mm X 1,540mm), provision of an illuminated 'Golden Arch' sign (1,540mm x 1,540mm) to northern elevation, removal of existing illuminated 'Golden Arch' sign to western elevation and provision of a repositioned illuminated 'Golden Arch' sign (1,442mm X 1,729mm); relocation of existing sky sign; associated elevational changes; new road markings; speed control measures; protective bollards; directional signage; and all other associated site works (Planning ref. 208)
- Permission for development consisting of the installation of 10 No external condenser's, 1 No Air Handling Unit within a 2.1 m high palisade fence compound, new double door and external vent louvre's within the service yard at rear (Planning ref. 19364).
  - Permission for development consisting of the following: the erection of new external signage to the front elevation of Unit No. 4 and all associated site works (Planning ref. 19456).
  - Permission for development consisting of a) Units 1a, 1b and 2 - 3 no. existing units (c.5,001 sq.m in total ) to be internally rearranged to form 2 no. new units 1 (c. 4050 sq.m) and 2 (c.784 sq.m) - including minor elevational alterations. B) Unit 4 - Internal alterations including removal of existing mezzanine (c.77 sq.m) and provision of a new mezzanine floor level measuring c 747 sq.m with associated stairs/lift and minor alterations to existing rear elevation. c) Unit 8 - Internal alterations including removal of existing mezzanine (c. 200 sq.m) and provision of a new first floor level measuring c.903 sq.m with associated stairs/lift and minor alterations to existing rear and side elevations d) Unit 11 - Internal alterations including provision of a new first floor level measuring c 836 sq.m, associated stairs / lift and minor alterations to existing rear and side elevations. All associated site development works and services provision (Planning ref. 1818).
  - Permission for development consisting of the construction of a 161sqm storage mezzanine, 67 sqm external WEEE enclosure, installation of 2 no external air handling units and condensers, elevational changes to the rear facade including installation of dock shelter/roller door, personnel door, distribution ductwork and all associated site works (Planning ref 20182).
  - Permission for development consisting of demolition of the old Staff Quarters Building and for permission to erect a Storage Building at the rear of the site (Planning ref. 19182).
  - Permission for development consisting of the construction a single storey extension to the rear of dwelling house with all associated works (Planning ref. 19120).
  - Permission for development consisting of the construction of 6 no. new dwelling houses (1 no. detached, 2 no. semi-detached and a terrace of 3 no. houses), new vehicular entrances onto Pearse Road and all associated site works and services (Planning ref. 19447).
  - Permission for development consisting of; (a) demolition of 2 no. garages to rear of existing dwelling, (b) alterations to elevations of existing dwelling, (c) construction of a new rear extension, (d) construction of new front porch, (e) removal of 2 no. chimneys together with all associated site works (Planning ref. 20323).
  - Retention for development consisting of retention of single storey extension, floor area 22.50 sq.m. to the rear of existing dwellinghouse (Planning ref. 20377).
  - Permission for development consisting of construction of a single storey extension to the rear of a single storey semi-detached dwelling house (Planning ref. 18127).
  - Permission for development consisting of construction of a two storey extension semi-detached dwelling house (Planning ref. 18126).
  - Permission for development consisting of the construction a single storey extension to the rear of dwelling house with all associated works (Planning ref. 19120).
  - Retention for development consisting of the retention of extension to side of Scooters Creche (Planning ref. 20187).
  - Permission for development consisting of the proposed demolition of existing dwelling and associated ancillary buildings, decommissioning of existing septic tank system, and their replacement with the proposed construction of a new dwelling, on-site waste water treatment

system, and detached domestic garage. Proposed alterations to existing vehicular access and all associated landscaping and site works (Planning ref. 17471).

- Development of the following: (a) a total of 34 no. residential units consisting of 1 no. - Type A - 2 Bed Bungalow House 1 No. - Type A1 - 2 Bed Bungalow House 1 No. - Type A2 - 2 Bed Bungalow House 2 no. - Type A3 - 2 Bed Bungalow Houses 7 no. - Type B - 3 Bed Semi Detached Houses 5 no. - type B1 - 2 Bed Mid Terrace/Semi Detached Houses 1 no. - type B2 - 3 Bed Semi Detached House 5 No. - Type C - 3 Bed Semi Detached / Detached Houses 4 no. - Type C1 - 3 Bed Semi Detached/Mid Terrace Houses 1 no. - Type C2 - 4 Bed Semi Detached House 3 no. - Type D - 4 Bed Semi Detached Houses 3 no. -Type D1 - 4 bed semi detached houses (b) all car parking, landscaping, entrance improvements, pump station and all associated site works (Planning ref. 21190)
- Development consisting of construction of nine dwelling houses on a vacant site. The development will consist of one detached and eight semi-detached houses, each with connections to the existing public services (Planning ref. 2214)

These projects are considered as part of the cumulative assessment within the NIS in relation to potential for cumulative effects in combination with the proposed development on the screened-in European Sites identified in Section 4.1 above.

In addition, the potential for the developments listed above to act cumulatively with the proposed development in relation to all other European Sites described and subsequently screened out within Section 3.1 has been considered. No pathways for significant effect on any of these other European Sites have been identified in combination with the proposed development.