

Natura Impact Statement Report for Proposed Development at Lugawarry, Ballisodare, Co. Sligo.

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1. Introduction

1.1. Requirement for an Appropriate Assessment

All plans and projects are required to be screened for potential impacts upon Special Areas of Conservation (SACs) or Special Protection Areas (SPAs) under Article 6 of the EU Habitat's Directive (Council Directive 92/43/EEC). The aim of this screening process is to establish whether a full Appropriate Assessment of the plan or project is necessary.

Consideration of likely significant effects should be based on the Source – Pathway – Receptor (S-P-R) risk assessment principle. If there is no ecological pathway or functional link between the proposed development and the European site, there is no potential for impact, and the project can be screened out. Ecological pathways can be physical, for example, water or air in the case of airborne pollutants (e.g. ammonia from intensive agricultural installations). Functional pathways occur, for example, where the application site is used as foraging for a Qualifying Interest of a SAC or SPA.

1.2. The Aim of the Report

This Natura Impact Statement (NIS) has been prepared in accordance with the current guidance on the Appropriate Assessment (AA) process, produced by the European Commission (EC, 2001; 2018) which was used to produce the guidance documents Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (DEHLG, 2009) and Office of the Planning Regulator; Appropriate Assessment Screening for Development Management (2021).

In October 2025 Coyle Environmental Ltd was appointed on behalf of Olga Farry to provide the necessary information to allow the competent authority (in this case Sligo County Council) to conduct an Article 6 (3) Appropriate Assessment for a proposed development in Lugawarry, Ballisodare. This information is being submitted as a Natura Impact Statement (NIS).

The purpose of this NIS is to provide the information required to determine if the project along or in-combination with other plans and projects could undermine the conservation objectives of the European sites and give rise to likely significant effects in the absence of mitigation measures.

2. Regulatory Context

2.1. Relevant Legislation

The EU Habitats Directive (92/43/EEC) provides legal protection for habitats and species of European importance. It sets up the Natura 2000 network, a European network of important ecological sites comprising of Special Areas of Conservation (SACs) designated under Member States under this directive and Special Protection Areas (SPAs) classified under the Birds Directive (Directive 2009/147/EC).

The Birds Directive seeks to conserve all wild birds, protecting birds, their eggs, nests and habitats. The Directive (Directive 2009/147/EC) requires that Member States take measures to classify the most suitable areas as Special Protection Areas (SPAs) for the conservation of bird species listed in Annex 1 of the Directive. SPAs are selected for threatened and migratory bird species (listed in Annex I of the Birds Directive). SPA areas are of international importance for these migratory birds.

The EU Habitats Directive (92/43/EEC) also requires that protection is given to sites (Special Areas of Conservation) which are made up of, or support, particular habitats and species listed in annexes to this Directive.

To protect this network, Articles 6(3) and 6(4) of this Directive also call for the undertaking of an Appropriate Assessment on any plan or project, not directly connected or necessary for the management of which is likely to have a significant effect on any European designated sites in view of the conservation objectives.

Articles 6(3) and 6(4) of the Habitats Directive sets out the decision-making tests for plans or projects affecting Natura 2000 sites. Article 6(3) establishes the requirement for Appropriate Assessment:

“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.”

Article 6(4) deals with the steps that should be taken when it is determined, as a result of appropriate assessment, that a plan/project will adversely affect a European site. Issues dealing with alternative solutions, imperative reasons of overriding public interest and compensatory measures need to be addressed in this case.

Article 6(4) states:

“If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, the Member States shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted.

Where the site concerned hosts a priority natural habitat type and/or a priority species, the only considerations which may be raised are those relating to human health or public safety, to

beneficial consequences of primary importance for the environment or, further to an opinion from the Commission to other imperative reasons of overriding public interest.”

The Water Framework Directive (WFD) (2000/60/EC) aims to ensure that Member States achieve water quality at least *Good Status* in rivers, lakes, groundwater, estuaries and coastal waters by 2027 and that status does not deteriorate in any waters. The WFD was transposed into Irish law by the European Communities (Water Policy) Regulations 2003 (S.I. 722 of 2003). Water quality must be protected and highly impacts species diversity as such it is an important factor to consider in Appropriate Assessment.

3. Methodology

3.1. Appropriate Assessment Screening and NIS

This AA Screening and NIS has been prepared with reference to the following:

- European Commission (2018). Managing Natura 2000 Sites: The Provisions of Article 6 of the ‘Habitats’ Directive 92/43/EEC.
- European Commission (2021). Assessment of Plans and Projects Significantly Affecting Natura 2000 sites: Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC.
- European Commission (2006). Nature and Biodiversity Cases: Ruling of the European Court of Justice.
- European Commission (2007). Clarification of the Concepts of: Alternative Solution, Imperative Reasons of Overriding Public Interest, Compensatory Measures, Overall Coherence, Opinion of the Commission.
- Department of Environment, Heritage and Local Government (2009). Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities.
- Office of the Planning Regulator (2021). Appropriate Assessment Screening for Development Management.
- NPWS (2025). The Status of EU Protected Habitats and Species in Ireland.
- CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.2. Chartered Institute of Ecology and Environmental Management, Winchester.

In complying with the obligations set out in Articles 6(3) and following the guidelines described above, this screening statement has been structured as a stage-by-stage approach as follows:

- Description of the proposed project.
- Identification of the Natura 2000 sites close to the proposed development.

- Identification and description of any individual and cumulative impacts on the Natura 2000 sites likely to result from the project.
- Assessment of the significance of the impacts identified above on the site integrity.
- Exclusion of sites where it can be objectively concluded that there will be no significant effects.

3.2. Statement of Competency

This AA Screening and NIS report was carried out by Catherine Howarth. Catherine Howarth has a BSc (Honours) in Conservation Biology and Ecology from the University of Exeter and a Certificate in Ecological Consultancy. Catherine Howarth has over 17 years' experience in habitat monitoring and surveying. Catherine Howarth is a Consultant Ecologist at Coyle Environmental and is an Associate member of the Chartered Institute of Ecology and Environmental Management (CIEEM).

3.3. Field Based Studies

The site at Lugawarry, Ballisodare, Co. Sligo was visited by Catherine Howarth of Coyle Environmental Ltd on the 22nd of October 2025 to conduct a Site Walkover Survey when field notes and photographs were taken. Habitats within the application site were classified in accordance with Level 3 of *A Guide to Habitats in Ireland* (Fossitt, 2000). These habitats are denoted in the text along with their habitat code, e.g., the habitat code for improved agricultural grassland is GA1. Photos of the site are included as appendices.

3.4. Desk Studies & Consultation

A desk study was carried out to collate information on European sites in the vicinity of the proposed development. The following data sources were accessed to complete a thorough examination of potential impacts prior to the completion of this statement:

- National Parks and Wildlife Service - Aerial photographs and maps of designated sites, information on habitats and species within these sites and information on protected plant or animal species, conservation objectives, site synopses and standard data forms for relevant designated sites.
- Environmental Protection Agency (EPA)- Information pertaining to water quality, geology and licensed facilities within the area;
- Myplan.ie – Mapped based information;
- National Biodiversity Data Centre (NBDC) – Information pertaining to protected plant and animal species within the study area;
- Google Street View – High quality aerials and street images;
- Cass Architects Ltd. – Information regarding the proposed development including site plans and specifications and information on the site.
- Sligo County Council – Information on planning history in the area for the assessment of cumulative impacts.

3.5. Assessment Methodology

The development was assessed to identify any potential ecological impacts and its 'Zone of Influence' (ZOI). The ZOI of a proposed development is the geographical area over which it could affect the receiving environment in a manner that could have significant effects on the Qualifying Interests of a European site.

For significant effects to arise there must be a potential impact from a Source, i.e., a development, to a Receptor, i.e., a European site via an Ecological pathway e.g. a water course. If there is no ecological pathway or functional link between the proposed development and the European site, there is no potential for impact, and the project can be screened out.

Based on the potential impacts and their ZOI, the Natura 2000 sites potentially at risk from direct, indirect or in-combination impacts were identified. The assessment considered all potential impact sources and pathways connecting the proposed development to Natura 2000 sites, in view of the conservation objectives supporting the favourable conservation condition of the site's Qualifying Interests (QIs) or Special Conservation Interests (SCIs).

The conservation objectives relating to each Natura 2000 site and its QIs/SCIs are cited generally for SACs as "to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or Annex II species for which the SAC has been selected", and for SPAs "to maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA".

The conservation status of a habitat is defined in Article 1 of the Directive. The conservation status of a natural habitat will be taken as favourable when:

- Its natural range and area it covers within that range is stable or increasing.
- The specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future.
- The conservation status of its typical species is favourable.

The favourable conservation status of a species is achieved when:

- The population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats.
- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future.
- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

Natura 2000 sites within 15km of the proposed works and those greater than 15km away with a direct pathway and biodiversity connections to the works location, must be considered when performing the Appropriate assessment Screening for this project, in accordance with Appropriate Assessment guidance (OPR 2021), CIEEM Guidance 2018 and complying with the requirements

of Article 6(3) and Article 6(4) of the EU Habitats Directive. This 15km zone is a starting point when identifying the ZOI, which may vary from project to project due to the nature of the project, environmental receptors and the potential for in-combination effects.

When considering potential impacts such as direct disturbance, the potential ZOI may be much less than 15km. Likewise for hydrological impacts, the ZOI can be greater than 15km. If a hydrological pathway exists between works and a Natura 2000 site, the conservation objectives of protected sites beyond 15km should be considered. Where site-specific conservation objectives (SSCOs) have been prepared for a European site, these include a series of specific attributes and targets against which effects on conservation condition, or integrity, can be measured. Where potential significant effects are identified, then these SSCO should be considered in detail.

The potential impacts of the works on these protected sites have been assessed using the Source-Pathway-Receptor model. If a pollution pathway exists between source (development site) and receptor (protected area Qualifying Interests and Special Conservation Interests), there is a potential environmental risk. A hydrological pathway allows for potential pollutants and contaminants to travel to downstream receptors using water as a transport medium. In this case the proposed development is the potential source, the local watercourses are the potential pathway and the Qualifying Interests (QIs), and Special Conservation Interests (SCIs) of downstream Natura 2000 are the receptors of concern.

4. Appropriate Assessment Screening

4.1. Development Description

Olga Farry is applying to Sligo County Council for full planning permission to renovation the existing dwelling. The permission to construct a proposed extension, along with associated site works, demolition of a shed, a new wastewater treatment system and percolation area at Lugawarry, Ballisodare, Co. Sligo F91 ED39. An extract from the Site Layout is shown in Figure 1.

Wastewater and surface water

The proposed development includes a new WWTS and percolation area. The new WWTS will have initial treatment take place in the secondary packaged treatment unit. Effluent will be pumped to a tertiary unit for further treatment and discharged to a percolation area. This WWTS will be installed, operated and maintained in accordance with EPA 2021 guidelines.

Surface water will be directed to soak pits shown on the site layout in Figure 1.

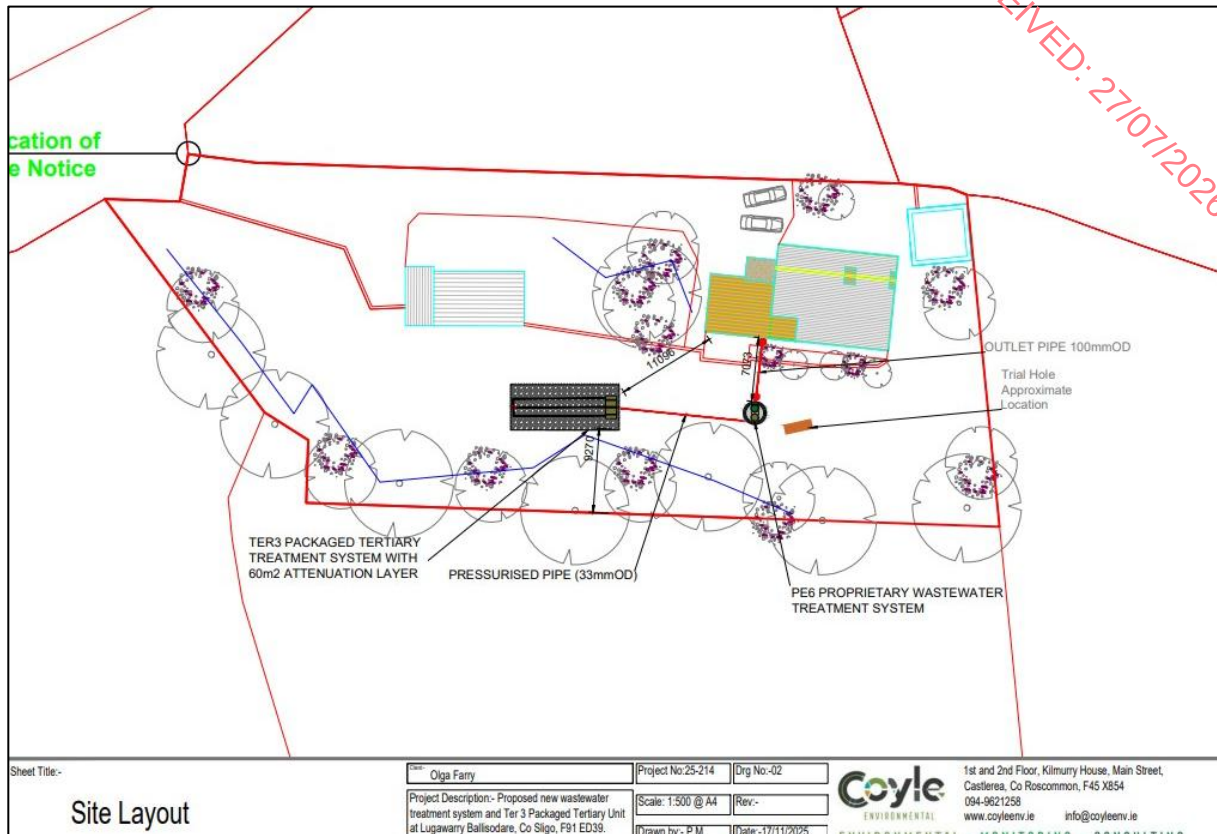


Figure 1 – Extract from Site Layout

4.2. Site Location and Surrounding Environment

The site in question is approximately 0.33 hectares and is in Lugawarry, Ballisodare, Co. Sligo. The site is located 3.8km west of Ballysadare Town on the N59.

Site is located in the townland of Lugawarry, directly off the N59 and is surrounded by Agricultural Pasture, with forestry and Streamstown beach 900m to the northwest. The land use classification within the site, as defined by the 2018 CORINE landcover dataset, is classified as 231 'Agricultural Areas' while the bedrock of the site is Ballyshannon Limestone Formation and Metamorphic till subsoil.

Site location maps are shown in Figures 2 and 3, an aerial photograph of the site and its surrounding landscape is shown in Figure 4.

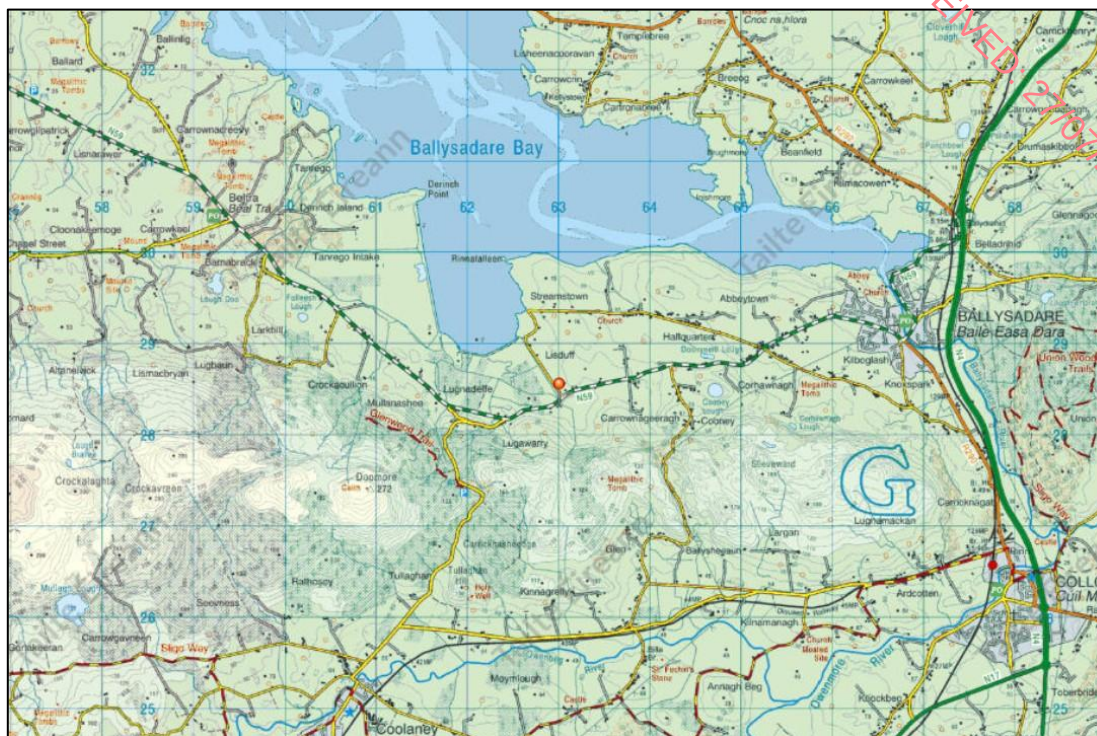


Figure 2 – Site Location Map with Site Pinned (NPWS)

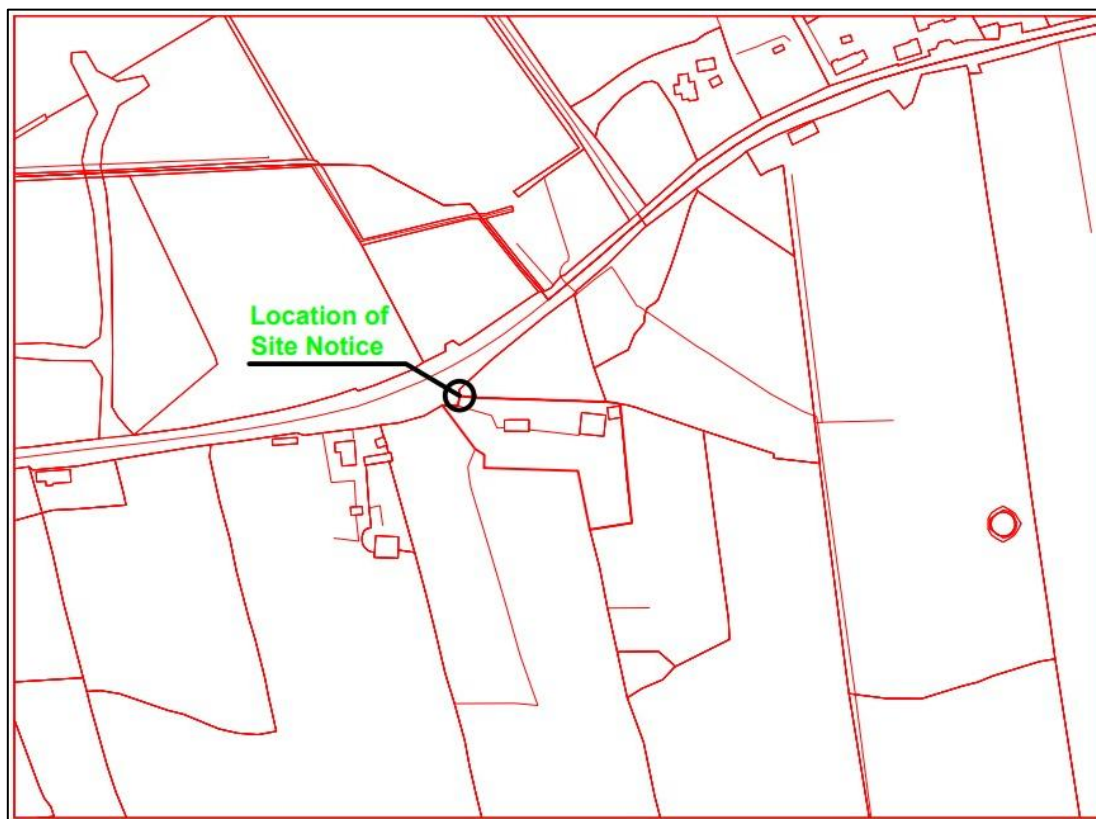


Figure 3 – Site Location Map



Figure 4 – Aerial Photograph of site and surrounding landscape

4.3. Habitats within the Site

No part of the development site lies within an area that has been designated for nature conservation purposes. The habitats within the site are described in greater detail below.

The main habitats on the site are 'Improved Agricultural Grassland' (GA1), Buildings and Artificial Surfaces (BL3), Bare Ground (ED2) and Recolonising Bare Ground (ED3). The boundaries are currently defined by block walls, post and wire fencing with an open field grazed by sheep to the southwest.

All habitats within the development site were mapped and are shown on the accompanying habitat map in Figure 5.

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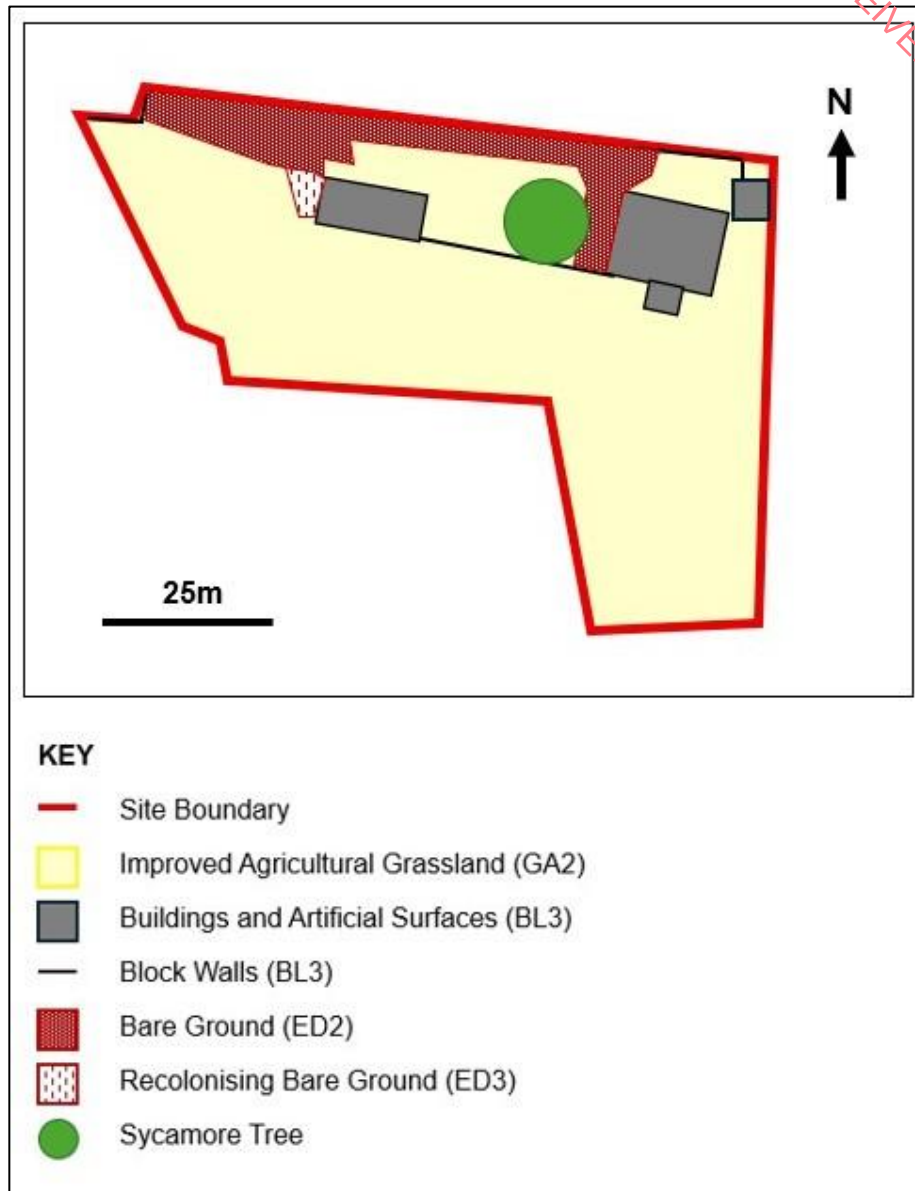


Figure 5 – Habitat Map with Fossitt codes and description.

4.4. Water Features and Quality

The application site is located within the Sligo Bay Catchment (35), and the Dunmorán Sub-Catchment (35_11). The site is within the Carrowmore West (IE_WE_G)0040) Groundwater Body and the status of this groundwater body is good. The closest watercourse is the Stonehall_or_Carrownageeragh (35_4027) which runs 18m from the east boundary of the site. It is a tributary of the Mullanashee Stream which flows into Ballysadare Estuary. There is high groundwater vulnerability, and the site is located on a Locally Important (LI) Bedrock Aquifer - Karstified.

The site is 1.3km upstream of Ballysadare Bay SAC (000622) and Ballysadare Bay SPA (004129).

4.5. Natura 2000 Sites Identified

In accordance with the Appropriate Assessment guidance (OPR 2021) and Inland Fisheries Ireland Guidance Notes for AA Screenings in the vicinity of watercourses (IFI 2018), a list of Natura 2000 sites within 15km of the proposed development have been identified and described according to their site synopses, qualifying interests and conservation objectives. In addition, any other sites further than this, but potentially within its zone of interest were also considered. The ZOI may be determined by an assessment of the connectivity or pathway between the application site (source) and the designated areas (receptors) by virtue of hydrological connectivity, atmospheric emissions, flight paths, ecological corridors etc.

The proposed works are within 15km of nine SACs and three SPAs that have been designated under the EU Habitats Directive and the EU Birds Directive. Maps and aerial photographs showing the locations of Natura 2000 sites relative to the application site are shown in Figure 6. These designated areas, their closest points to the development and QIs are outlined in Table 1. A full description of these sites can be read on the website of the National Parks and Wildlife Service (npws.ie).

Each of these 12 Natura 2000 sites will be evaluated following the Source-Pathway-Receptor model and screened in or out accordingly. In this case the proposed development is the potential source, the most likely significant pathway is hydrological, in this instance the Annaghgortagh watercourse and Breensford River and the Qualifying Interests (QIs) and Special Conservation Interests (SCIs) of downstream Natura 2000 are the receptors of concern. Figure 7 shows the location of Natura 2000 sites in the ZOI of the application site.

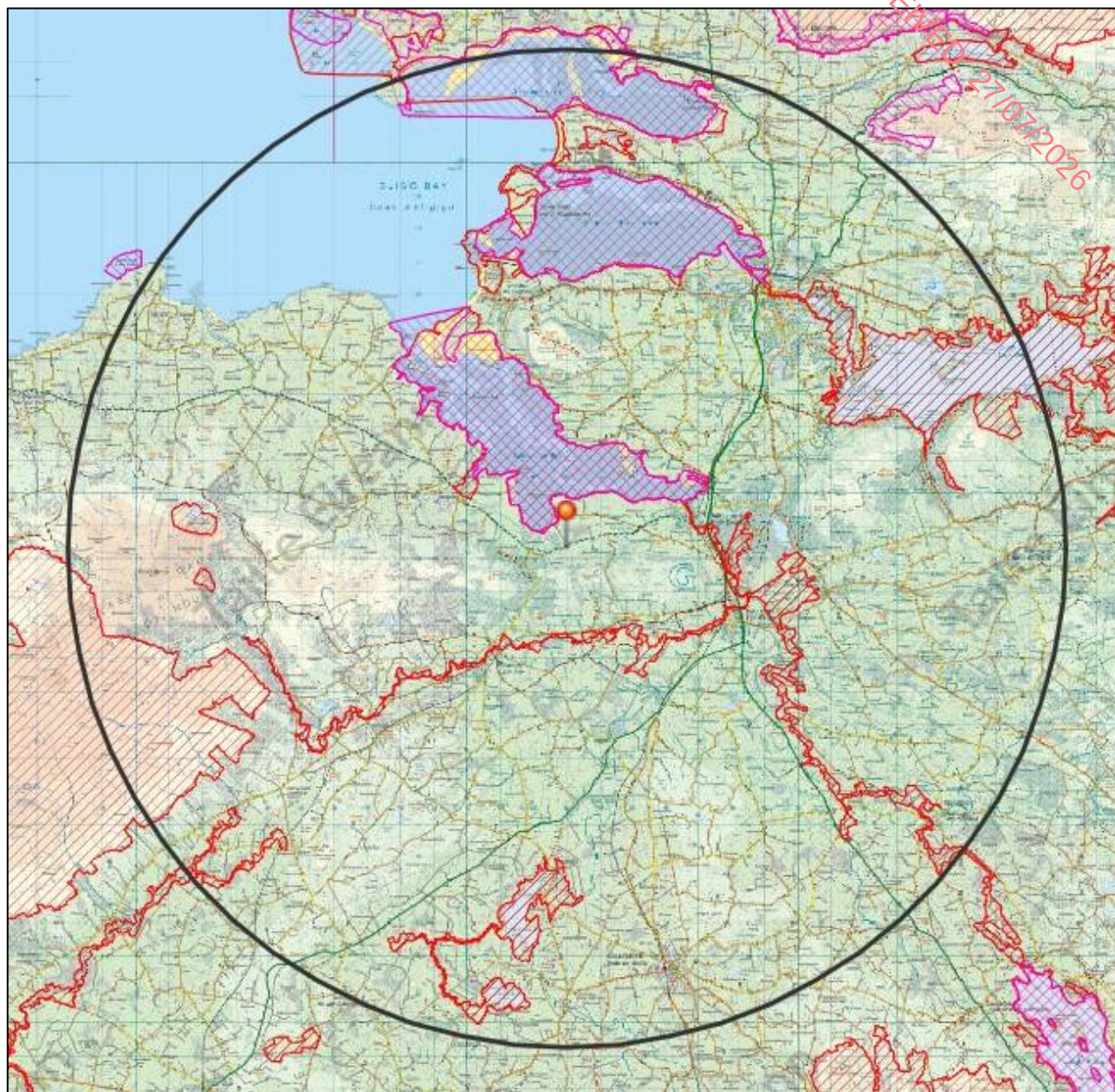


Figure 6 – The Application Site in relation to the Natura 2000 Sites within 15km (Red/Pink). (NPWS Maps)



Figure 7 – The Application Site (Red) in relation to SACs and SPAs (Orange/Yellow). (EPA Maps)

Table 1 – Natura 2000 sites within 15km of the site.

Site Name & Code	Distance	Qualifying Interests	Screened In / Out
Ballysadare Bay SAC SAC 000622	0.85km	Habitats 1130 Estuaries 1140 Mudflats and sandflats not covered by seawater at low tide 2110 Embryonic shifting dunes 2120 Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) 2130 Fixed coastal dunes with herbaceous vegetation (grey dunes)* 2190 Humid dune slacks Species 1014 Narrow-mouthed Whorl Snail (<i>Vertigo angustior</i>) 1365 Harbour Seal (<i>Phoca vitulina</i>)	Screened In – There is a direct hydrological and ecological link from the application site to the SAC and the potential for significant effects upon this SAC and its QIs arising from constructional and operational impacts cannot be ruled out and further assessment is required.
Unshin River SAC SAC 001898	2.54km	Habitats 3260 Water courses of plain to montane levels with the <i>Ranunculus fluitans</i> and	Screened Out - There is no hydrological or ecological connectivity between the

Site Name & Code	Distance	Qualifying Interests	Screened In / Out
		Callitricho-Batrachion vegetation 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) 6410 Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinia caeruleae</i>) 91E0 Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>)* Species 1106 Salmon (<i>Salmo salar</i>) 1355 Otter (<i>Lutra lutra</i>)	application site and this SAC, and significant effects upon this SAC will not arise.
Union Wood SAC SAC 000638	4.85km	Habitats 91A0 Old sessile oak woods with Ilex and Blechnum in the British Isles	
Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC SAC 000627	8.03km	Habitats 1130 Estuaries 1140 Mudflats and sandflats not covered by seawater at low tide 2110 Embryonic shifting dunes 2120 Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) 2130 Fixed coastal dunes with herbaceous vegetation (grey dunes)* 5130 <i>Juniperus communis</i> formations on heaths or calcareous grasslands 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) 7220 Petrifying springs with tufa formation (Cratoneurion)* Species 1014 Narrow-mouthed Whorl Snail (<i>Vertigo angustior</i>) 1095 Sea Lamprey (<i>Petromyzon marinus</i>) 1099 River Lamprey (<i>Lampetra fluviatilis</i>) 1365 Harbour Seal (<i>Phoca vitulina</i>)	
Lough Gill SAC SAC 001976	8.81km	Habitats 3150 Natural eutrophic lakes with Magnopotamion or Hydrocharition - type	

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Site Name & Code	Distance	Qualifying Interests	Screened In / Out
		vegetation 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) 91A0 Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles 91E0 Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae)* Species 1092 White-clawed Crayfish (<i>Austropotamobius pallipes</i>) 1095 Sea Lamprey (<i>Petromyzon marinus</i>) 1096 Brook Lamprey (<i>Lampetra planeri</i>) 1099 River Lamprey (<i>Lampetra fluviatilis</i>) 1106 Salmon (<i>Salmo salar</i>) 1355 Otter (<i>Lutra lutra</i>)	
Templehouse and Cloonacleigha Loughs SAC SAC 000636	9.32km	Habitats 3140 Hard oligo-mesotrophic waters with benthic vegetation of <i>Chara</i> spp. 3260 Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation	
Ox Mountains Bogs SAC SAC 002006	9.93km	Habitats 3110 Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) 3160 Natural dystrophic lakes and ponds 4010 Northern Atlantic wet heaths with <i>Erica tetralix</i> 4030 European dry heaths 7130 Blanket bogs (* if active bog) 7140 Transition mires and quaking bogs 7150 Depressions on peat substrates of the Rhynchosporion Species 1013 Geyer's Whorl Snail (<i>Vertigo geyeri</i>) 1528 Marsh Saxifrage (<i>Saxifraga hirculus</i>)	
Knockalongy and Knockachree Cliffs SAC SAC 001669	10.62km	Species 1421 Killarney Fern (<i>Trichomanes speciosum</i>)	

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Site Name & Code	Distance	Qualifying Interests	Screened In / Out
River Moy SAC SAC 002298	12.11km	Habitats 6510 Lowland hay meadows (<i>Alopecurus pratensis</i> , <i>Sanguisorba officinalis</i>) 7110 Active raised bogs* 7120 Degraded raised bogs still capable of natural regeneration 7150 Depressions on peat substrates of the Rhynchosporion 7230 Alkaline fens 91A0 Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles 91E0 Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i> , <i>Alnion incanae</i> , <i>Salicion albae</i>)* Species 1092 White-clawed Crayfish (<i>Austropotamobius pallipes</i>) 1095 Sea Lamprey (<i>Petromyzon marinus</i>) 1096 Brook Lamprey (<i>Lampetra planeri</i>) 1106 Salmon (<i>Salmo salar</i>) 1355 Otter (<i>Lutra lutra</i>)	
Ballysadare Bay SPA SPA 004129	0.85km	Birds A046 Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) A141 Grey Plover (<i>Pluvialis squatarola</i>) A149 Dunlin (<i>Calidris alpina</i>) A157 Bar-tailed Godwit (<i>Limosa lapponica</i>) A162 Redshank (<i>Tringa totanus</i>) Habitats Wetlands	Screened In - There is a direct hydrological link from the application site to the SPA and the potential for significant effects upon this SPA and its QIs arising from constructional and operational impacts cannot be ruled out and further assessment is required.
Cummeen Strand SPA SPA 004035	8.11km	Birds A046 Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) A130 Oystercatcher (<i>Haematopus ostralegus</i>) A162 Redshank (<i>Tringa totanus</i>) Habitats Wetlands	Screened Out - There is no hydrological or ecological connectivity between the application site and this SPA, and significant effects upon this SPA will not arise.
Drumcliff Bay SPA SPA 004013	12.76km	Birds A144 Sanderling (<i>Calidris alba</i>) A157 Bar-tailed Godwit (<i>Limosa lapponica</i>)	

Site Name & Code	Distance	Qualifying Interests	Screened In / Out
		Habitats Wetlands	

4.6. Identification of Potential Effects

The proposed development at Lugawarry, Ballisodare has a direct hydrological link to Ballysadare Bay SAC (000622) and Ballysadare Bay SPA (004129). In this regard the potential impacts regarding negative impacts, affecting these designated sites, given its proximity will be addressed in detail in Section 5.

There are no expected impacts from the proposed works on the other designated sites listed in Table 1 as there are no direct hydrological connection or the distance is deemed far enough away that any disturbance emanating from the proposed works would be both temporary and on a negligible scale so as not to have an impact. Accordingly, these sites will not be discussed regarding potential impact.

The development is not directly connected with or necessary for the management of the designated site. In the absence of any mitigation, impacts upon these designated sites arising from the operation of this proposed development cannot be ruled out. Therefore, using the precautionary principal, in a worst-case scenario and in the absence of mitigation, an accidental pollution event of a sufficient magnitude during construction or operation, either alone or in-combination with other pollution sources, could potentially affect the surface water quality in these local watercourses to an extent that undermines the conservation objectives of certain qualifying interests of Ballysadare Bay SAC and Ballysadare Bay SPA. A reduction in water quality locally has the potential to affect the aquatic habitats and natural conditions that are required to maintain or achieve the specific attributes and targets of the qualifying interests associated with Ballysadare Bay SAC and Ballysadare Bay SPA and the conservation objectives that have been set for these QIs.

Therefore, following an evaluation of the relevant information including the characteristics of the proposed development and the likelihood of significant effects on the sites and with regards to the tenets of the precautionary principal, it is considered in the opinion of this author that, on the basis of objective information, it is not possible to exclude that the proposed development, either individually or in combination with other plans or projects, will have a likely significant effect on the above European sites.

Only those features of the development that have the potential to affect the integrity and conservation objectives of the identified Natura sites and protected species have been considered. Several factors were examined at this stage and dismissed or carried forward for Appropriate Assessment as relevant. The following areas were examined in relation to potential impacts and subsequent effects from the proposed development on the Natura 2000 sites identified:

- Deterioration of water quality in designated areas resulting from pollution from surface water run-off during site preparation and construction.
- Deterioration of habitat in designated areas during the operation of the site.
- Cumulative impacts with other proposed/existing developments.

4.7. Screening Conclusions

This section considers the list of sites identified in Section 3.3. It can be considered that all sites, except for Ballysadare Bay SAC and Ballysadare Bay SPA can be excluded from the remainder of the Appropriate Assessment process. This is based on their distance from the proposed development and the fact that it is outside of the Zone of Influence of these sites and that no impacts are likely to arise. The remaining concerns will therefore focus upon the protected habitats and species of the Ballysadare Bay SAC and Ballysadare Bay SPA.

The proposed development is not directly connected with or necessary to the nature conservation management of the designated site. Therefore, following the precautionary principal in consideration of likely significant effects on Ballysadare Bay SAC and Ballysadare Bay SPA in relation to the proposed development at Lugawarry, Ballisodare, this project must proceed to the next stage of Appropriate Assessment, the Natura Impact Assessment.

5. Stage II – Natura Impact Statement

5.1. Introduction

The main objective of this stage (Stage 2, Natura Impact Statement) in the Appropriate Assessment process is to determine whether the development of the proposed planning application at Lugawarry, Ballisodare (either alone or in combination with other plans, programmes and projects) will result in significant adverse effects to the integrity of the Natura 2000 sites identified with respect to these site's structures, species, functions and/or conservation objectives. This stage also outlines the mitigation measures that should be taken to avoid any negative impacts of this application, should it receive consent.

5.2. Site Specific Conservation Objectives

For the sites that have been screened in the Site-Specific Conservation Objectives (SSCOs) were reviewed considering the proposed development and the potential impacts that might occur. These SSCO's aim to define the favourable conservation condition for the habitats or species at that site. They outline certain attributes such as distribution, population structure, water quality for different species and habitats with targets, which define favourable condition for a habitat or species at a particular site. The maintenance of habitats and species within the Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at national level. Where available, these SSCO's can be downloaded

on the NPWS website. Any potential threats to the attributes and targets as defined in these SSCOs were assessed and where necessary, mitigated for.

For each Qualifying Interest of the SAC, the specific conservation objective is either to *maintain or restore* the favourable conservation condition of that interest, by defining a list of attributes and targets which are indicative of the conservation status of that interest. For habitats, the main attributes include habitat area; habitat and community distribution; vegetation structure/composition and physical structure. The main target is to ensure that the habitats are stable or increasing in area and that the other attributes are maintained or restored.

For the Annex II species of the SPA, the main attributes are population trend and distribution, whilst the targets aim to ensure that the long-term population trends of the species are stable or increasing and that there is no significant decrease in the numbers or range of areas used by the species, other than that occurring from natural patterns of variation.

5.3. Natura 2000 Sites Identified

A summary of the site screened in is presented below. Full details of these sites are available on the website of the National Parks and Wildlife Service.

5.3.1. Ballysadare Bay SAC (000622)

Ballysadare Bay extends for about 10 km westwards from the town of Ballysadare, Co. Sligo and is the most southerly of three inlets of the larger Sligo Bay. The estuarine channel of the Ballysadare River winds its way through the bay, finally reaching the open sea near the spit at Strandhill dunes. The bay is underlain by sedimentary rocks of limestones, sandstones and shales, which are exposed as low cliffs and small sections of bedrock shore at several locations. Knocknarea Mountain overlooks the site. Ballysadare Bay contains extensive intertidal sand and mudflats, approximately 1,500 ha in extent overall. The mud provides an abundance of food for wildfowl, in the form of colonising plants such as Eelgrass (*Zostera marina*) and Tasselweed (*Ruppia maritima*), as well as numerous species of invertebrates on which both wildfowl and waders feed. Well-developed salt marshes occur at several locations around the bay. Particularly interesting species found on the salt marshes are Flowering Rush (*Butomus umbellatus*), Slender Spike-rush (*Eleocharis uniglumis*) and Hard Grass (*Parapholis strigosa*).

There is a large sand dune system at Strandhill which has been relatively undisturbed by grazers. A range of habitats fringe the bay, adding diversity to the site as a whole. Some of these areas have particular features of interest, e.g. the old oyster farm at Tanrego is important for waterfowl, while the uncommon plant species Ivy Broomrape (*Orobancha hederæ*) occurs in scrubland adjacent to the bay.

Two animals listed on Annex II of the E.U. Habitats Directive occur within the site: The Bay supports a colony of Common Seal (maximum count of 257 in the all-Ireland survey of 2003), and the rare snail, *Vertigo angustior*, occurs in dune slacks and hollows in the dunes at Strandhill.

Ballysadare Bay is important for a range of waterfowl species in autumn and winter and is part of the larger Sligo Bay complex. The bay is little-used for fishing or boating, but marsh shooting is common in the upper reaches. Aquaculture is little-developed in this bay compared to nearby Sligo and Drumcliff Bays.

Dune systems are sensitive to developments which alter their structure. Grazing is also a critical factor; the correct level of grazing maintains an open, species-rich sward, but the presence of too many grazers causes damage to the vegetation and may exacerbate dune erosion. Agricultural improvement, and particularly the application of fertilisers, threatens dune vegetation, leading to the eventual loss of species diversity.

In 2013, the NPWS published Site Specific Conservation Objectives (SSCOs) for the Ballysadare Bay SAC. These SSCO's can be downloaded on the NPWS website. Any potential threats to the attributes and targets as defined in these SSCO's were assessed and where necessary, mitigated for.

5.3.2. Ballysadare Bay SPA (004129)

Ballysadare Bay extends for approximately 10 km westwards from the town of Ballysadare, County Sligo. It is the most southerly of three inlets that form the eastern part of the larger Sligo Bay complex. The estuarine channel of the Ballysadare River winds its way through the bay, finally reaching the open sea near the Strandhill Dunes sand spit. The bay is underlain by sedimentary rocks of limestones, sandstones and shales which are exposed as low cliffs and small sections of bedrock shore at several locations.

The bay contains extensive intertidal sand and mudflats. The flats support good populations of macro-invertebrates which are important food items for wintering waterfowl. Well-developed salt marshes, which provide roosting sites for birds at high tide, occur at several locations around the bay. The sandy beaches around the Strandhill peninsula are used by roosting birds.

The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Light-bellied Brent Goose, Grey Plover, Dunlin, Bar-tailed Godwit and Redshank. The E.U. Birds Directive pays particular attention to wetlands and, as these form part of this SPA, the site and its associated waterbirds are of special conservation interest for Wetland & Waterbirds. Ballysadare Bay is important for a range of waterfowl species in autumn and winter. The site forms an important component of the larger Sligo Bay complex.

5.4. Qualifying Interests of the Ballysadare Bay SAC – Screened Out

Ballysadare Bay SAC is a complex and varied site. Certain qualifying interests of these sites will not be potentially impacted upon from this proposed development, either due to the distance involved or because they are features that are outside of the Zone of Influence of the site. These features and the reason for their screening out are listed in Table 2. In considering these QI features, the SSCO's of the site were referred to, along with the most recent Article 17 Reports on the status of protected habitats and species in Ireland (NPWS, 2025).

Table 2 – The Qualifying Interests of the Ballysadare Bay SAC (Screened Out)

Designated Feature & Code	Rationale for Screening Out
Embryonic shifting dunes [2110]	These habitats are not present within or adjacent to the proposed application site. There will be no loss or fragmentation of these habitats within the SAC, and significant effects upon them can be ruled out.
Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]	
Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]	
Humid dune slacks [2190]	
<i>Vertigo angustior</i> (Narrow-mouthed Whorl Snail) [1014]	These species are not present within or adjacent to the proposed application site. There will be no loss or fragmentation of these species' habitat or disturbance to the species within the SAC, and significant effects upon it can be ruled out.
<i>Phoca vitulina</i> (Harbour Seal) [1365]	

5.5. Qualifying Interests of the Ballysadare Bay SAC – Screened In

Table 3 describes the qualifying interests of the Ballysadare Bay SAC that have the potential to be impacted upon from the proposed development, i.e., these QIs have been screened in, and potential effects have been considered in terms of the SSCOs that have been set.

Table 3 – The Qualifying Interests of the Ballysadare Bay SAC (Screened In)

Designated Feature & Code	Rationale for Screening In
Estuaries [1130]	These habitats have hydrological connectivity downstream of the site, as such the SSCOs of these habitats will be considered in detail and mitigation measures outlined to protect these habitats.
Mudflats and sandflats not covered by seawater at low tide [1140]	

5.5.1. SSCOS of the Ballysadare Bay SAC QI (Screened In)

Site specific conservation objectives for this site were prepared in 2013 (NPWS, 2013). These SSCOs can be downloaded on the NPWS website:

(https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO000622.pdf).

These SSCOs are outlined in Tables 4 & 5.

Estuaries [1130]

The SSCO for this habitat is to maintain the favourable conservation condition of Estuaries in Ballysadare Bay SAC, which is defined by the following list of attributes and targets:

Table 4 – Estuaries

Attribute	Measure	Target
Habitat area	Hectares	The permanent habitat area is stable or increasing, subject to natural processes.
Community extent	Hectares	Maintain the extent of the <i>Zostera</i> -dominated community, subject to natural processes.
Community structure: <i>Zostera</i> density	Shoots/m ²	Conserve the high quality of the <i>Zostera</i> -dominated community, subject to natural processes
Community distribution	Hectares	Conserve the following community types in a natural condition: Intertidal sand with <i>Angulus tenuis</i> community complex; Muddy sand to sand with <i>Hediste diversicolor</i> , <i>Corophium volutator</i> and <i>Peringia ulvae</i> community complex; Fine sand with polychaetes community complex; Sand with bivalves, nematodes and crustaceans community complex; Intertidal reef community complex; Subtidal reef community complex.

Mudflats and sandflats not covered by seawater at low tide [1140]

The SSCO for this species is to maintain the favourable conservation condition of Mudflats and sandflats not covered by seawater at low tide in Ballysadare Bay SAC, which is defined by the following list of attributes and targets:

Table 5 – Mudflats and sandflats not covered by seawater at low tide

Attribute	Measure	Target
Habitat area	Hectares	The permanent habitat area is stable or increasing, subject to natural processes.
Community extent	Hectares	Maintain the extent of the <i>Zostera</i> -dominated community, subject to natural processes.
Community structure: <i>Zostera</i> density	Shoots/m ²	Conserve the high quality of the <i>Zostera</i> -dominated community, subject to natural processes
Community distribution	Hectares	Conserve the following community types in a natural condition: Intertidal sand with <i>Angulus tenuis</i> community complex; Muddy sand to sand with <i>Hediste diversicolor</i> , <i>Corophium volutator</i> and <i>Peringia ulvae</i> community complex.

5.6. Qualifying Interests of the Ballysadare Bay SPA – Screened In

Table 6 describes the qualifying interests of the Ballysadare Bay SAC that have the potential to be impacted upon from the proposed development, i.e., these QIs have been screened in, and potential effects have been considered in terms of the SSCOs that have been set. In considering these QI features, the SSCOs of the site were referred to, along with the most recent Article 17 Reports on the status of protected habitats and species in Ireland (NPWS, 2025).

Table 6 – The Qualifying Interests of the Ballysadare Bay SPA (Screened In)

Designated Feature/ Species & Code	Rationale for Screening In
Wetland [A999]	This habitat is present in close proximity to the proposed application site. There will be no loss or fragmentation of this habitat within the SPA, however a deterioration in water quality could negatively impact this habitat and the species reliant on it.
Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]	These species are not present within or adjacent to the proposed application site. There will be no loss or fragmentation of these species' habitat within the SPA, however a deterioration in the wetland habitat or water quality could negatively affect the species listed.
Grey Plover (<i>Pluvialis squatarola</i>) [A141]	
Dunlin (<i>Calidris alpina</i>) [A149]	
Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]	
Redshank (<i>Tringa totanus</i>) [A162]	

5.6.1. SSCOS of the Ballysadare Bay SPA QI (Screened In)

Site specific conservation objectives for this site were prepared in 2025 (NPWS, 2025). These SSCOs can be downloaded on the NPWS website:

(https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO004129.pdf).

These SSCOs are outlined in Tables 7 & 8.

Wetlands [A999]

The SSCO for this habitat is to maintain the favourable conservation condition of the wetland habitat in Ballysadare Bay SPA as a resource for the regularly-occurring migratory waterbirds that utilise it. This is defined by the following attribute and target:

Table 7 - Wetlands (A999)

Attribute	Measure	Target
Wetland habitat area	Hectares	The permanent area occupied by the wetland habitat should be stable and not significantly less than the area of 2130 hectares, other than that occurring from natural patterns of variation

The SSCO for the species listed below is to maintain the favourable conservation condition of the above species in Ballysadare Bay SPA, which is defined by the list of attributes and targets in Table 8.

- **Light-bellied Brent Goose (*Branta bernicla hrota*) [A046]**
- **Grey Plover (*Pluvialis squatarola*) [A141]**
- **Dunlin (*Calidris alpina*) [A149]**
- **Bar-tailed Godwit (*Limosa lapponica*) [A157]**
- **Redshank (*Tringa totanus*) [A162]**

Table 8 - SSCOs of protected bird species listed for Ballysadare Bay SPA

Attribute	Measure	Target
Population trend	Percentage change	Long term population trend stable or increasing
Distribution	Range, timing and intensity of use of areas	No significant decrease in the range, timing and intensity of use of areas by light-bellied brent goose, grey plover, dunlin, bar-tailed godwit or redshank other than that occurring from natural patterns of variation

5.7. Potential Significant Effects

5.7.1. Introduction

This section will establish whether the impacts of the proposed development at the Lugawarry, Ballisodare site that were identified in the previous section, are likely to occur and whether they are significant. The identification of potential impacts and the assessment of their significance typically requires the identification of the type and magnitude of the impacts; whether impacts will be short term or long term, direct, indirect or cumulative and will they occur during construction or operation. These potential impacts will be examined with respect to the conservation objectives of the Natura 2000 site identified.

In the screening section of this report, the following possible future impacts on the Ballysadare Bay SAC and Ballysadare Bay SPA, were listed. These concerns are again listed below, and they will be dealt with in more detail in this section.

1. Deterioration of water quality in designated areas resulting from pollution from surface water run-off during site preparation and construction.
2. Deterioration of habitat in designated areas during the operation of the site.
3. Cumulative impacts with other proposed/existing developments.

5.7.2. Deterioration in Water Quality in the SAC/SPA During Site Preparation and Construction

The proposed development will involve the excavation of soil and pouring of concrete. Any additional surface water run-off, due to the construction works of the proposed works, has some limited potential to have a negative impact on the water quality downhill of the site in the Ballysadare Bay SAC. The development design involves works on the west side of the existing dwelling and there is a 10m buffer zone between any works and the eastern site boundary. There is a further 18m between the eastern site boundary and the Stonehall Or Carrownageeragh watercourse, however there is potential for run-off from site to enter the stream and result in a potential pollution pathway. The development must be constructed and operated in accordance with best practice guidelines and follow recommended mitigation advice for the protection of water quality listed in Section 6.

5.7.3. Deterioration in habitat in the SAC/SPA Post Construction / Operation

Negative impacts upon water quality in the Ballysadare Bay SAC and Ballysadare Bay SPA arising from the operation of the site have also been considered. The new WWTS will have initial treatment take place in the secondary packaged treatment unit. Effluent will be pumped to a tertiary unit for further treatment and discharged to a percolation area. This WWTS will be operated and maintained in accordance with EPA 2021 guidelines, as such all discharges to the environment will be well within accepted levels. It is considered unlikely that the additional works on the site will negatively affect the QIs of the SAC or SPA.

5.7.4. In combination effects with other proposed/existing developments

This section of the NIS examines whether any other plans or projects have the potential to act cumulatively or in-combination with the proposed development to adversely affect the integrity of the Natura 2000 site identified.

In-combination effects may arise from the development of other projects in the vicinity of the site, such as construction of housing, roads, rail, water and wastewater infrastructure, gas, electricity, provision of tourism facilities and telecommunications infrastructure, however, the in-combination effects of other developments would depend on factors such as the distance in relation to the site, the scale and the characteristics e.g. the types and quantities of emissions.

In the past 10 years there have been 6 applications for planning permission approved within the vicinity of the site. A check of the Sligo County Council Planning Application Maps found only small-

scale one-off housing and extension permissions in the area. The closest project to the proposed development at Lugawarry, Ballisodare was granted permission in 2015 for a development consisting of (1) the retention of extension to front of dwelling as constructed (original PL 04/438 refers) and (2) retention of garage as constructed (Planning Ref. 1548).

Any future application in the area that has the potential to impact upon these Natura 2000 sites will be subjected to Appropriate Assessment as required under Articles 6(3) of the Habitats Directive. Following mitigation, this current development will have no cumulative impacts upon the SAC identified when considered in combination with any other development that has been screened for no impacts themselves (Stage 1) or where potential impacts have been mitigated against (Stage 2 AA / NIS).

Finally, the Sligo County Development Plan, 2024-2030 has been reviewed and considered for possible in-combination effects with the proposed project.

With the implementation of the mitigation measures that are included as part of this NIS, the proposed development will not lead to cumulative impacts upon any designated site when considered in combination with other developments that have been properly screened for AA, or where an NIS was submitted.

6. Mitigation Measures

To protect Ballysadare Bay SAC and Ballysadare Bay SPA and to avoid any reductions in water quality in the area surrounding the proposed development site, several site-specific mitigation measures have been recommended, and these must be implemented and followed.

The implementation of these measures will ensure the protection of Natura 2000 habitats and species, and the local non-designated ecological receptors. The primary parties responsible for the implementation of these measures include the applicants, the project manager and the construction contractors.

6.1. General Good Practice and Initial Works

- Upon appointment of the construction contractor, this team will also be made aware of the sensitivity of the site and the mitigation measures required to protect habitats, groundwater and surface water quality. All measures will be undertaken from initial site works until the completion of all construction and landscaping works on site.
- Prior to the commencement of developments on site, the site engineer and the contractors must be made aware of the ecological sensitivity of the site and its proximity and connection to the Ballysadare Bay SAC and Ballysadare Bay SPA.
- Guidelines in the following best practice documents should be adhered to:
 - Construction Industry Research and Information Association (CIRIA) (2005) Environmental Good Practice on Site (C692)

- Construction Industry Research and Information Association (2001) Control of Water Pollution from Construction Sites, Guidance for Consultants and Contractors (C532)
- Construction Industry Research and Information Association (2000) Environmental Handbook for Building and Civil Engineering Projects (C512)
- Environmental Protection Agency (2015) List of Waste and Determining if Waste is Hazardous or Non-Hazardous
- Environment Agency et al. (2015) Guidance on the Classification and Assessment of Waste, Technical Guidance WM3.

6.2. Management of Construction Waste and Soil

- All construction waste must be removed from site by a registered contractor to a registered site. Evidence of the movement and safe disposal of the construction waste must be retained and presented to Local Authority upon request.
- The applicants and construction contractors will be responsible for the safe removal of any construction waste generated on site. There must be no disposal of construction waste or topsoil in any designated site.
- All topsoil generated from site works should be stored within the application site until it is required for landscaping. It must not be stored outside the site boundaries, and it must not be used for the infilling of any area outside of the site. It must be stored at appropriate locations within the site, away from watercourses.
- If there is more topsoil than is needed for landscaping, it must be removed from site by a registered contractor for appropriate use elsewhere. The end location of the topsoil must be identified, and records presented to the local authority if requested.

6.3. Protection of Water Quality and Management of Pollutants

- Efficient construction practices and sequences should be employed on site, and this will minimise soil erosion and potential pollution of local watercourses with soil and sediment.
- Works within the site should be avoided during periods of heavy rainfall.
- It is vital that there is no deterioration in water quality in the nearby watercourses. This will protect both habitats and species that are sensitive to pollution. Therefore, strict controls of erosion, sediment generation and other pollutants associated with the installation process should be implemented, including the provision of attenuation measures, silt traps or geotextile curtains to reduce and intercept sediment release into any local watercourses.
- Silt fences and berms should be installed prior to the commencement of construction on site between the works and the eastern boundary.
- The silt fences should be monitored daily to ensure that they remain functional throughout the construction of the proposed development. Maintenance of the fences should be carried out regularly. Fences should be inspected thoroughly after periods of heavy rainfall.
- Best practice concrete / aggregate management measures must be employed on site (these measures should be included where possible on a site plan). These will include:

- Best practice in bulk-liquid concrete management should be employed on site addressing pouring and handling, secure shuttering, adequate curing times etc.
 - Stockpile areas for sands and gravel must be kept to a minimum size, well away from the drains (minimum 50m).
 - Where concrete shuttering is used, measures must be put in place to prevent against shutter failure and control storage, handling and disposal of shutter oils.
 - Activities which result in the creation of cement dust must be controlled by dampening down the areas.
 - Raw and uncured waste concrete must be disposed of by removal from the site;
 - Stockpile areas for sands and gravel will be kept to a minimum size, well away from the adjacent watercourse.
- Daily plant inspections must be completed by all plant operators on site to ensure that all plant is maintained in good working order. Where leaks are noted on these inspection sheets, the plant must be removed from operations for repairs as pollution control measures.
 - No refuelling of plant equipment or vehicles should be conducted onsite.

6.4. Biodiversity Management and Enhancement

- The lighting design should use lighting that reduces light pollution for the benefit of nocturnal species. Lighting shall be controlled to avoid light pollution of green areas and shall be targeted to areas of human activity and for priority security areas. Motion-activated sensor lighting is preferable to reduce light pollution.
 - Dark corridor for movement of nocturnal species along the grounds of the site. Lighting shall be directed downwards and shall not illuminate vegetation.
 - All luminaires shall lack UV elements when manufactured and shall be LED
 - A warm white spectrum (ideally <2700 Kelvin) to reduce blue light component
 - Luminaires shall feature peak wavelengths higher than 550nm
- It is recommended that Irish provenance native planting is used in the landscaping.

7. NIS Conclusion

This current NIS has been undertaken to evaluate the potential impacts of the proposed development regarding the effects upon the conservation objectives and qualifying interests (including the habitats and species) of the Ballysadare Bay SAC and Ballysadare Bay SPA. It is considered that following mitigation, that the proposed project does not have the potential to significantly affect the conservation objectives of these Natura 2000 sites, and the integrity of these sites will not be adversely impacted.

The qualifying interests of the site and their potential to be impacted upon from the potential development were listed in Section 5. It is considered that these potential impacts can be successfully mitigated against. With implementation of the mitigation measures there will be no deterioration in water quality or impacts upon any designated habitat or any species dependent on

these designated habitats. The integrity of these sites will not be adversely affected. Table 9 follows the integrity of the SAC / SPA checklist, which shows that the integrity of the site would not be affected by the proposed development.

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Table 9 – Integrity of Site Checklist (From NPWS, Information Checklist for AA, Box 6, EC (2002))

Conservation Objective: Does the project have the potential to:	Yes / No
Cause delays in progress towards achieving the conservation objectives of the site?	N
Interrupt progress towards achieving the conservation objectives of the site?	N
Disrupt those factors that help to maintain the favourable conditions of the site?	N
Interfere with the balance, distribution and density of key species that are the indicators of the favourable condition of the site?	N
Other Objectives: Does the project have the potential to:	Yes / No
Cause changes to the vital defining aspects (e.g. nutrient balance) that determine how the site functions as a habitat or ecosystem?	N
Other Objectives: Does the project have the potential to:	Yes / No
Change the dynamics of the relationships (between, for example, soil and water or plants and animals) that define the structure and/or function of the site?	N
Interfere with predicted or expected natural changes to the site (such as water dynamics or chemical composition)?	N
Reduce the area of key habitats?	N
Reduce the population of key species?	N
Change the balance between key species?	N
Reduce diversity of the site?	N
Result in disturbance that could affect population size or density or the balance between key species?	N
Result in fragmentation?	N
Result in loss or reduction of key features (e.g. tree cover, tidal exposure, annual flooding, etc.)	N

Considering the above, it is deemed that the integrity and conservation objectives of Ballysadare Bay SAC, Ballysadare Bay SPA and other Natura 2000 sites will not be affected by the proposed works following the implementation of and adherence to the mitigation measures detailed in Section 6 of this NIS report. Following the implementation of these mitigation measures, no significant adverse effects on the integrity of Natura 2000 protected sites will occur as a result of the proposed development in Lugawarry, Ballisodare and the conservation status of the Annex I habitats and Annex II species will not be compromised by the proposed works either directly, indirectly or cumulatively.



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Appendix 1

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Appendix 2

Photo Plates





Plate 3 – Site, laneway with shed, house and fields grazed by sheep

Lugawarry, Co. Sligo. October 2025







Plate 6 – Site east boundary closest to watercourse and site in relation to Ballysadare Bay SAC and SPA

Lugawarry, Co. Sligo. October 2025

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