



HABITAT DIRECTIVE APPROPRIATE ASSESSMENT SCREENING AND NATURA IMPACT STATEMENT (STAGE 2):

IN RELATION TO A SINGLE STOREY EXTENSION AND ALTERATIONS
TO AN EXISTING DWELLING WITH ALL ASSOCIATED SITE WORKS AT
AUGHAMORE NEAR, CARRAROE, CO. SLIGO.

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Site Location: Aughamore Near, Carraroe, Co. Sligo

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1. Introduction

1.1 Preamble

Mr. Freddie Symmons - B.Env. Sc. (HONS) M.C.I.E.E.M *Senior Environmental Consultant* of Kingfisher Environmental Consultants and a *Full Member of the Chartered Institute of Ecology and Environmental Management* has been engaged by Mr. Ronan Tansey of Ronan Tansey Engineering Services on behalf of Antoinette Burns to prepare an Appropriate Assessment Screening and a Stage 2 Natura Impact Statement.

This report relates to a proposed single storey extension and alterations to an existing dwelling and all associated site works at Aughamore Near, Carraroe, County Sligo.

This Natura Impact Statement has been prepared by an experienced Senior Environmental Consultant and Ecologist with over 25 years professional experience to evaluate ecological receptors in the vicinity of the site. Potential impacts from the proposed work activities, which may affect designated sites (Natura 2000) are also considered. This report details the findings of Stage 2: Appropriate Assessment Natura Impact Statement.

1.1.1 Conclusions of Appropriate Assessment Screening

A phone discussion between the author and Siobhan Ryan – Heritage Officer of Sligo County Council occurred on 2/3/2020. It was mentioned by the Heritage Officer that due to the proximity of a stream on site and the potential for silt laden run-off during construction works and the location of Lough Gill, and the prohibition of screening using mitigation measures, that it would be prudent to carry out a Stage 2, NIS for this proposed development and that it could not therefore be automatically screened out for appropriate assessment.

Based on the location of the site and that the proposed development site is **not** located within a Natura 2000 site (i.e. SAC or SPA), the Stage 1 Screening Assessment concludes that the only potential pathways resulting in connection between the proposed development site and the Lough Gill SAC site is the possibility of discharge of run-off of surface waters containing silt during the construction phase of the proposed development and reaching the on-site stream which subsequently flows into Lough Gill and which has the potential to impact relevant qualifying interests of Lough Gill.

The closest point of the proposed site boundary of the development site to the closest Natura 2000 site is ca. 0.25 km or 250 metres to the east to Lough Gill SAC site (Site Code 001976) - see **Table 1.1.1.1**. The map presented as **Figure 1.1.1.1** shows the existing site outlined in red in relation to the closest Natura 2000 site – Lough Gill SAC. This has been confirmed through consultation with the NPWS website and the SAC and SPA maps provided at www.biodiversityireland.ie

Having ascertained during the AA Screening that it is not possible to exclude, as a matter of scientific certainty that the proposed development will have an effect on any Natura 2000 site, individually or together with other plans and projects, a NIS has been prepared as a precautionary measure to inform and assist the competent authority in carrying out the Appropriate Assessment.



Figure 1.1.1.1: Natura 2000 Site Screening Map for the Proposed Development at Aughamore Near

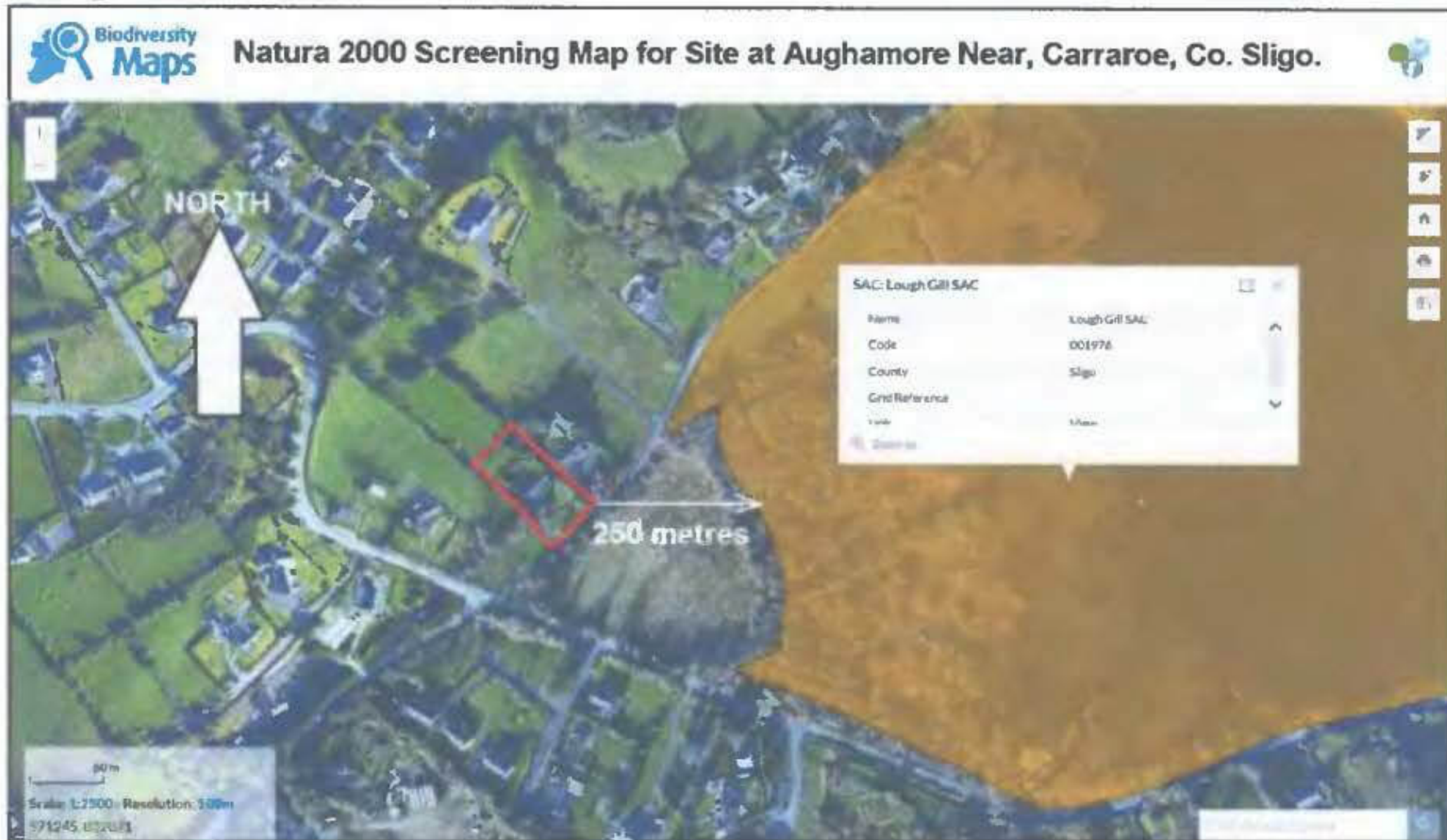


Table 1.1.1.1: Natura 2000 Site Screened against Development Site at Aughamore Near

Name	Site Code	Designation	Qualifying Interests	Distance from the site (km)	Screen in/out/uncertainty
Lough Gill SAC	001976	SAC	3150 Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) 91A0 Old sessile oak woods with Ilex and Blechnum 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>)* 1106 Salmon (<i>Salmo salar</i>) 1099 River Lamprey (<i>Lampetra fluviatilis</i>) 1096 Brook Lamprey (<i>Lampetra planeri</i>) 1355 Otter (<i>Lutra lutra</i>) 1095 Sea Lamprey (<i>Petromyzon marinus</i>) 1092 White-clawed Crayfish (<i>Austropotamobius pallipes</i>)	In excess of 250 metres to the east is closest point as the crow flies.	Screen In The SAC is outside of the existing dwelling house site area and is separated by over 250 metres. No qualifying interests are within the existing development site as it is a conventional house and gardens. However the on-site stream poses a potential pathway for silt laden surface water during construction works to reach Lough Gill.

1.2 Project Description

The site in question contains an already developed dwelling house and existing functioning septic tank system located at Aughamore Near, Carraroe, County Sligo (see **Figure 1.2.1** and **Figure 1.2.3**).

The existing site is located within a site of 0.248 hectares consisting of the dwelling itself and entrance and driveway in, with mature gardens and lawns to the front and back of the property. The existing septic tank which will continue to be used is located to the north-west of the site behind the dwelling.

A small stream flows through the front of the site in a north-easterly direction and all proposed works are situated away from this stream. An existing small bridge allows access over the stream to the dwelling. To the north-east of the site is an adjacent dwelling; to the north-west and south-west is agricultural land; and the south-eastern boundary is formed by a local road which joins the R287 a short distance to the south-west of the site. To the east ca. 250 metres away is Lough Gill.

The proposed development is the demolition of an existing garage (which is exempt from planning) and the construction of a single storey extension to the existing dwelling (see **Figure 1.2.2**).

As there will be no increase in bedrooms, there is no requirement to upgrade or change the existing functioning septic tank and percolation area. It is our understanding that the existing septic tank was registered with Sligo County Council and has been subject to a site inspection by Enda Killoran of the Environment Section of Sligo County Council and was deemed to be satisfactory with no requirements for any modifications or upgrade (pers. comms, Ronan Tansey, 31/1/2020). Therefore there are no new or changes to emissions to ground from wastewater generated by the existing dwelling house and the proposed alterations.

With regards to the construction and excavation works at the site, best practise will be followed with various measures incorporated into the design and construction phases of the project. A method statement is outlined in Section 1.3 and can be summarised as follows:

- i). All construction works will be carried out in good weather to minimise any rainfall mixing with excavated soils.
- ii). Any excavated materials will be placed temporarily to the northern end of the site pending immediate authorised removal off-site for authorised recovery, which should only take 2 days.
- iii) It is proposed to stockpile the retained topsoil on site towards the north-eastern site boundary and cover with an impermeable membrane to reduce saturation of soil and subsequent silting.
- iv) It is proposed to use a silt fence installed c.3 m to the north of the existing watercourse to prevent any silting or contaminated run-off from entering the watercourse. This should be retained in-situ for the duration of the excavation and construction works.
- v). Any excess soil and stone and any construction materials excavated or taken down during the proposed redevelopment of the site, will be removed immediately off-site by an authorised waste haulier operating under a current waste collection permit and this material will not remain on site but be brought to an appropriately permitted or licensed facility. There will therefore be no likely impacts upon surface waters.



vi) The site will be kept clean at all-times to ensure there is no potential for road borne materials to leave the site.



Figure 1.2.1: 1:25,000 Scale Site Location Map (Source: biodiversityireland.ie)

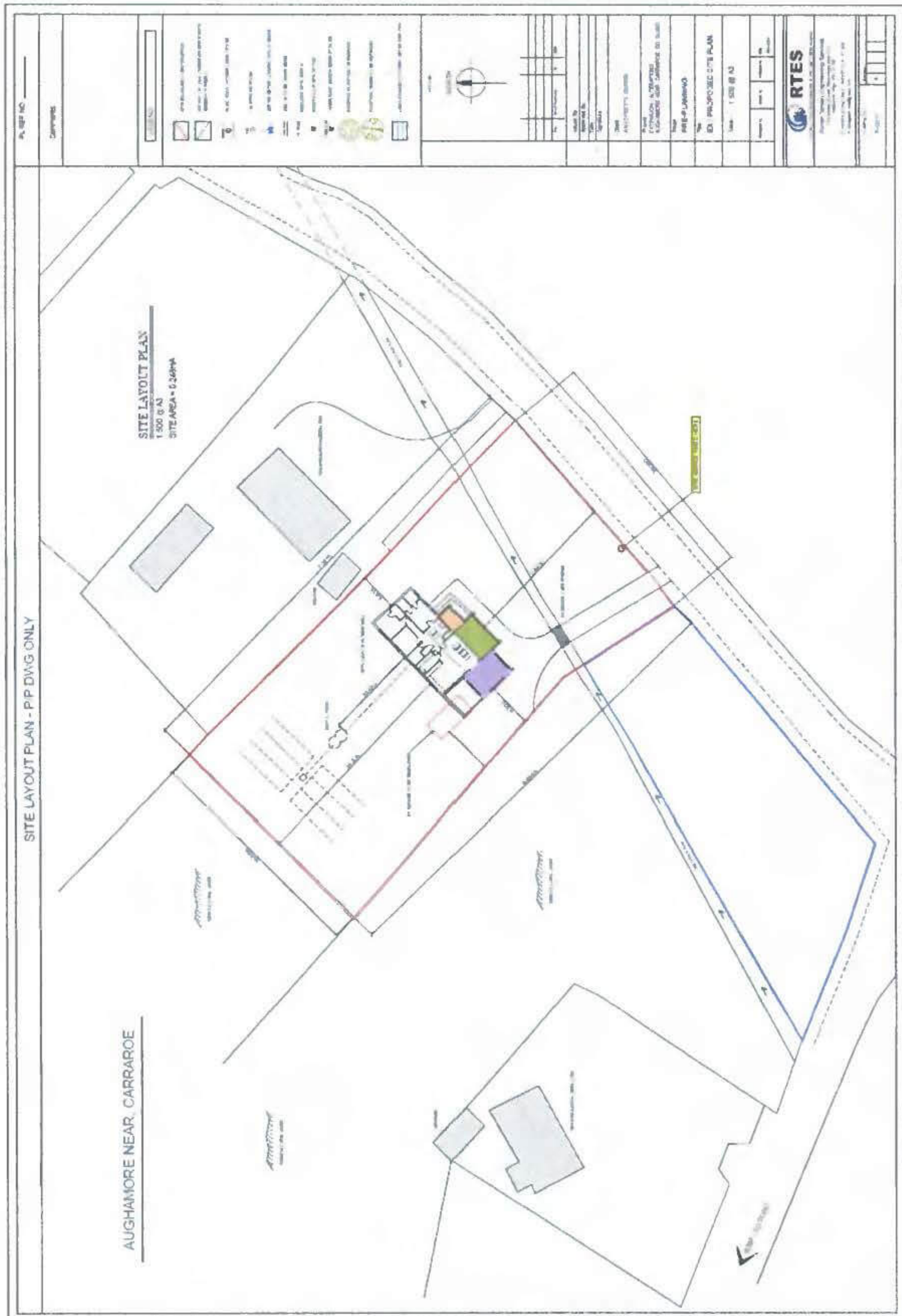


Figure 1.2.2: Proposed Site Layout Plan of Development at Aughamore Near



Figure 1.2.3: Aerial Photo of Existing Site at Aughamore Near (Source: Bing Maps).

1.3 Method Statement of Proposed Works Incorporating Mitigation and Precautionary Measures to Mitigate against any Impact upon Surface Waters and the Stream on Site

1.3.1 Project Brief

The following Method Statement has been prepared by Ronan Tansey Engineering Services. The proposed development requires the demolition of a detached domestic garage (16.3m²), material alterations to the roof and external walls and the construction of a new single storey extension to the front and side gables of the existing dwelling (extended floor area 47.68m²). The works will also require that a portion of the internal walls will be removed and reconstructed in order to reconfigure the internal floor plan layout. The overall site plot is 0.248 hectares.

1.3.1.1 Site Excavations & Demolition Works

Demolition:

The existing detached garage is due to be fully demolished to accommodate part of the single storey extension to the side gable. The concrete roof tiles will be carefully removed by hand and stored in a designated storage area as will the roof timbers. The concrete block gables will require the use of a mechanical excavator to demolish the walls and load the tipper lorries for disposal at a licenced landfill that accepts C&D waste.

The material alteration works to the existing house as per the plans submitted as part of the planning application will also require removing of concrete roof tiles and a section of the roof timbers to be locally removed and altered. This will be stored and as above.



Excavation:

The single storey extension will require the stripping back of topsoil over the proposed extension area along with adequate space for paths and access driveways. The topsoil will be stored on site under an impermeable membrane towards the rear of the site. Strip foundations will be excavated in the load bearing stratum (subject to suitable ground conditions) and this spoil will be removed by lorries to a licenced landfill tip.

The volume of the excavation & disposal of soil is estimated as follows:

$47.68\text{m}^2 \times 0.3\text{m}$ (topsoil) = $14.3\text{m}^3 \times 1.25$ to allow for paths etc = 17.9m^3

42 linear m (approx.) $\times 1.05\text{m}$ width $\times 0.35\text{m}$ depth = 15.43m^3

Total Volume = 33.3m^3

Based on a single tipper truck with a capacity of 8m^3 , there will be approximately 4.5 loads to be removed and disposed off site.

Based on the above low volumes it will be possible to excavate and remove the entire volume within 2 working days (subject to suitable soil conditions). The suitability of the soil conditions will be assessed on site by the Engineer and advice given as to the best course of action in terms of foundation construction.

1.3.1.2 Management of Soil & Excavations

The volume of soil to be removed off site is very small with approximately 25% or 4.5m^3 of the topsoil to be retained and stored on site for reuse and landscaping of works on completion. It is proposed to stockpile the retained topsoil on site towards the north-eastern site boundary and cover with an impermeable membrane to reduce saturation of soil and subsequent silting. This is shown in **Figure 1.3.1.2.1**.

It is proposed to dispose of the spoil / C&D material to Harrington' Quarry in Ballisadare, approximately 7km from the site. In order to reduce the number of site visits with trucks loads it is proposed to use the empty trucks on the backload to haul the off-site material back to the licenced tip.

These excavation and removal of such waste material are to be carried out in dry weather conditions to reduce the risk of run-off.

As the nearest point of the proposed extension to the front is within c.8m from the watercourse entering Lough Gill it is also proposed to use a silt fence installed c.3m to the north of the existing watercourse to prevent any silting or contaminated run-off from entering the watercourse. This should be retained in-situ for the duration of the excavation and construction works. This is shown in **Figure 1.3.1.2.2** and **Figure 1.3.1.2.3**.

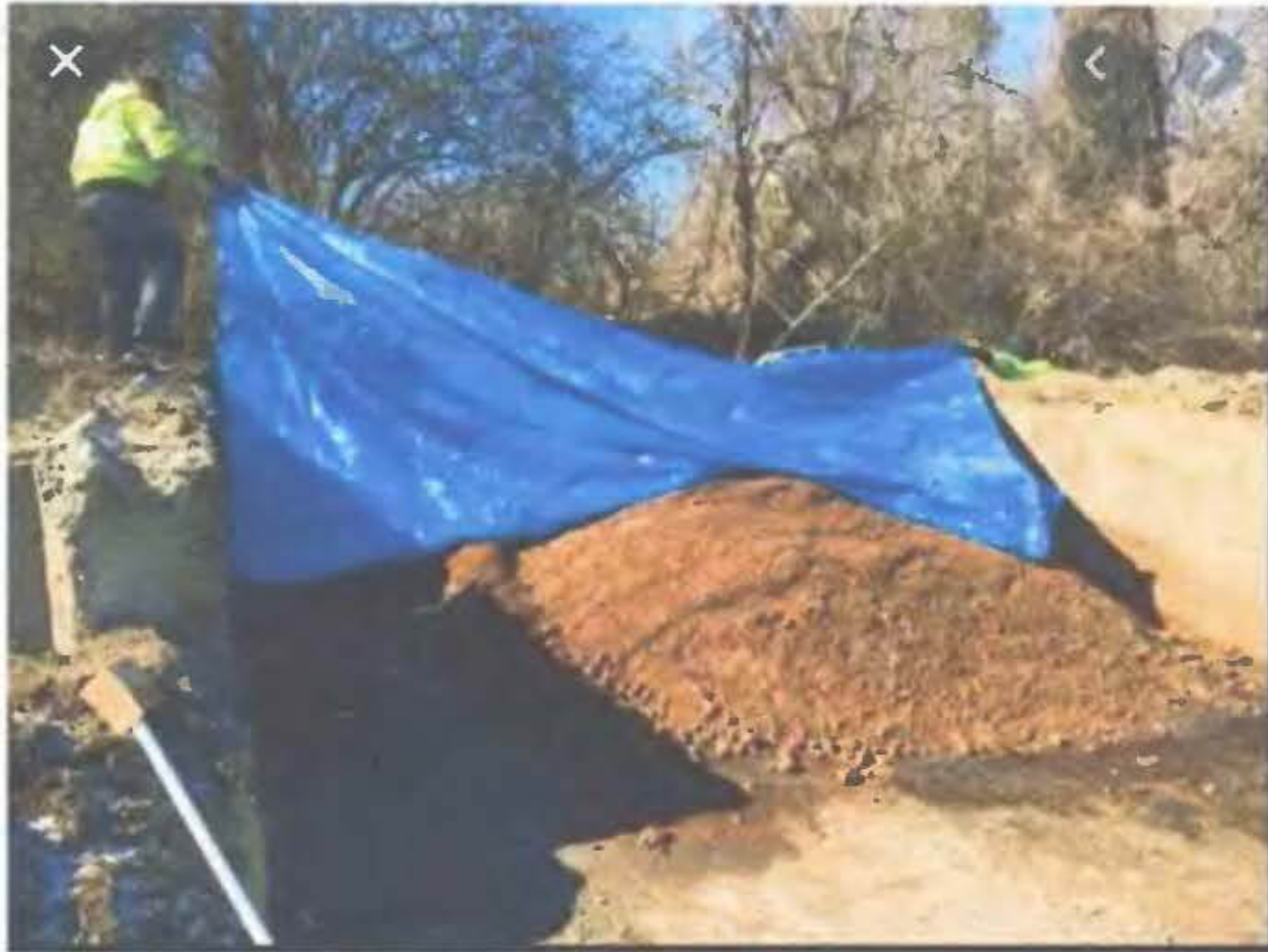


Figure 1.3.1.2.1: Typical impermeable membrane used to dry store topsoil on site.

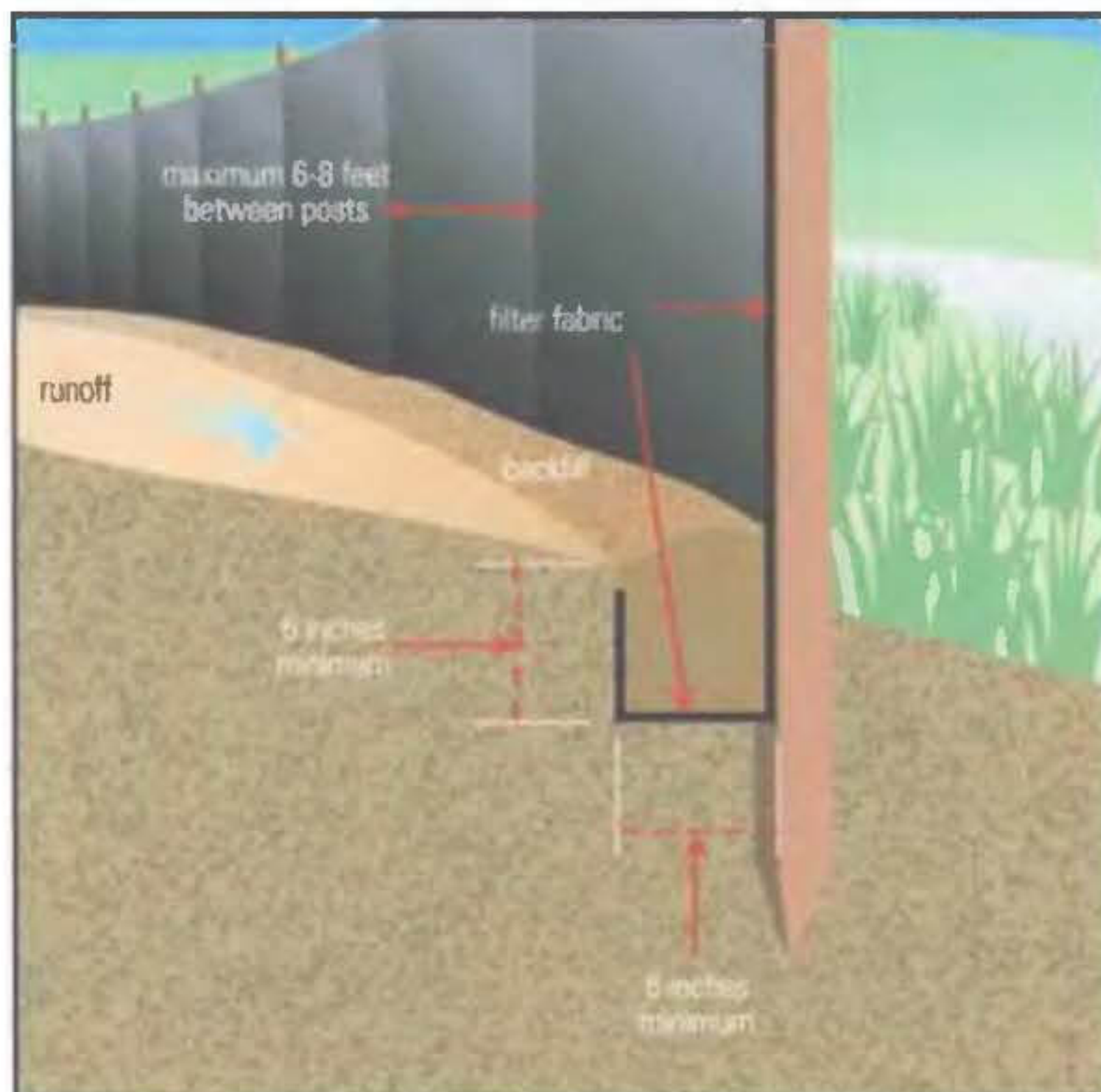


Figure 1.3.1.2.2: Example of EPA approved silt fence detail – temporary fence used during site works / construction phase.

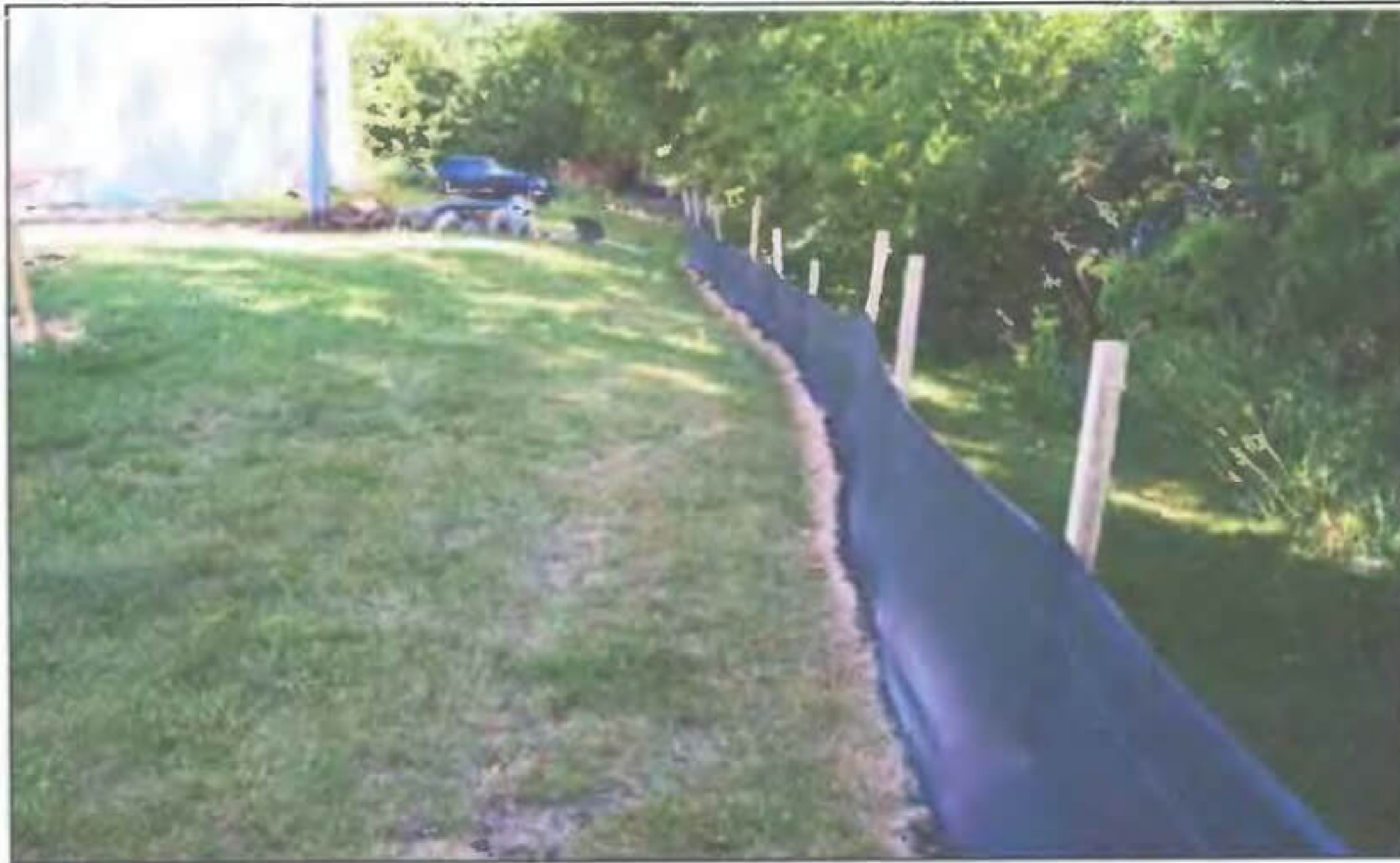


Figure 1.3.1.2.3: Example of silt fence in operation on similar site.

1.3.1.3 Washing of Truck Wheels

As the access road is an existing driveway and the proposed excavations works are only set back approximately 25m from the public road it has been considered inappropriate to propose a wheel-wash station. The volume of spoil and C&D wastes are relatively small and it is considered best practice to propose to manually power-hose the lorry if required on site at a safe distance from the existing watercourse on-site.

As the excavated and demolished waste material can be removed within 2 working days it will be possible to carefully monitor and control the dust and dirt created by such works with the cooperation of the excavator and truck drivers.

1.3.1.4 Timeline for the Construction Works

Pending the successful outcome from the Local Authority Planning Section it is predicted that development on site will begin immediately (allowing the appropriate 14-28 day notice period for the CN). The works would be scheduled to commence early July unless otherwise agreed. The contractor appointed to the contract will be expected to have the works undertaken and completed with 16-18 weeks. The above time estimate assumes favourable weather conditions and ground conditions are encountered.

1.3.1.5 Concrete Deliveries

It will be necessary to take delivery of a number of concrete mixer truck loads for the foundations and sub-floors. These are to be arranged and delivered in suitable weather conditions and under no circumstances should the mixers and chutes be washed out on site. They are to return to the quarry and wash-out at base within the designated wash bay areas.



1.3.1.6 Storage of Materials on Site

All construction related materials required on site such as sand, cement, lime, insulations, chemical admixtures etc will be dry stored in a temporary storage container towards the northern boundary of the site.

Deliveries such as sand will be stored in a designated storage area along the eastern site boundary. An impermeable membrane is to be used under this area with the sides bunded. It will be the responsibility of the appointed contractor to provide adequate and suitable storage of such materials required.



Photo of Front Elevation



Photo of Rear Elevation

2. Background to Appropriate Assessment

With the introduction of the Birds Directive in 1979 and the Habitats Directive in 1992 came the obligation to establish the Natura 2000 network of sites of highest biodiversity importance for rare and threatened habitats and species across the EU. In Ireland, the Natura 2000 network of European sites comprises Special Areas of Conservation (SAC's) and Special Protection Areas (SPA's).

Appropriate Assessment (AA) involves a case-by-case examination of the implications of a development for the Natura 2000 site and its conservation objectives. This may be presented in the form of a Natura Impact Statement. In general terms, implicit in Article 6(3) of the Habitats Directive is an obligation to put concern for potential effects on Natura 2000 sites at the forefront of every decision made in relation to plans and projects at all stages.

Each step in the assessment process precedes and provides a basis for other steps. The results at each step must be documented and recorded carefully so there is full traceability and transparency of the decisions made. They also determine the decisions that ultimately may be made in relation to approval or refusal of a plan or project. AA is not a prohibition on new development or activities but involves a case-by-case examination of the implications for the Natura 2000 site and its conservation objectives.

In the preparation of this Natura Impact Statement report, careful attention has been made to fully document and reference all the site selection and suitability assessment procedures as they chronologically occurred. This is in accordance with the principles of Appropriate Assessment.

3. References

The following references and source material have been referred to our used in the preparation of this Appropriate Assessment Natura Impact Statement:

- 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 (2001)
- Birds Directive (79/409/EEC)
- Environment Heritage and Local Government (10 December 2009) Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities, Dublin.
- Environment Heritage and Local Government (March 11 2010) Circular NPW 1/10 & PSSP 2/10: Appropriate Assessment under Article 6 of the Habitats Directive: guidance for Planning Authorities, Dublin.
- Environment Heritage and Local Government: Circular LG/08 Water Services Investment and Rural Water: Protection of Natural Heritage and National Monuments Programmes
- Environmental Protection Agency (n.d.) Waste Water Discharge Licensing - Appropriate Assessment - Note on Appropriate Assessments for the purposes of the Waste Water Discharge (Authorisation) Regulations, 2007 (S.I. No. 684 of 2007) Wexford, EPA.
- Environmental Protection Agency (2000) Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC, Wexford, EPA.
- European Communities (Natural Habitats) Regulations, 1997 (S.I. No. 94 of 1997) (which has been amended twice, S.I. No. 233 of 1998 & S.I. No. 378 of 2005).
- Gardiner, M. J. & T. Radford. (1980). Soil Associations of Ireland and their Land Use Potential: Explanatory Bulletin to Soil Map of Ireland. Dublin. An Foras Taluntais.
- Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC. Clarification of the concepts of: Alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the Commission (2007)
- Habitats Directive (92/43/EEC)



- National Parks and Wildlife Service Website – www.npws.ie: Site Synopsis and Mapping Data for Natura 2000 Sites.
- Waste Water Discharge (Authorisation) Regulations, 2007 (S.I. No. 684 of 2007)

4. Overview of Natura 2000 Sites at Aughamore Near, Carraroe, Co. Sligo.

The proposed development site **is not** located within a Natura 2000 site (i.e. SAC or SPA).

The closest point of the proposed site boundary of the development site to the closest Natura 2000 site is ca. 0.25 km or 250 metres to the east to Lough Gill SAC site (Site Code 001976) - see **Table 4.1**.

This has been confirmed through consultation with the NPWS website and the SAC and SPA maps provided at www.biodiveristyireland.ie

The map presented as **Figure 4.1** shows the existing site outlined in red in relation to the closest Natura 2000 site – Lough Gill SAC.

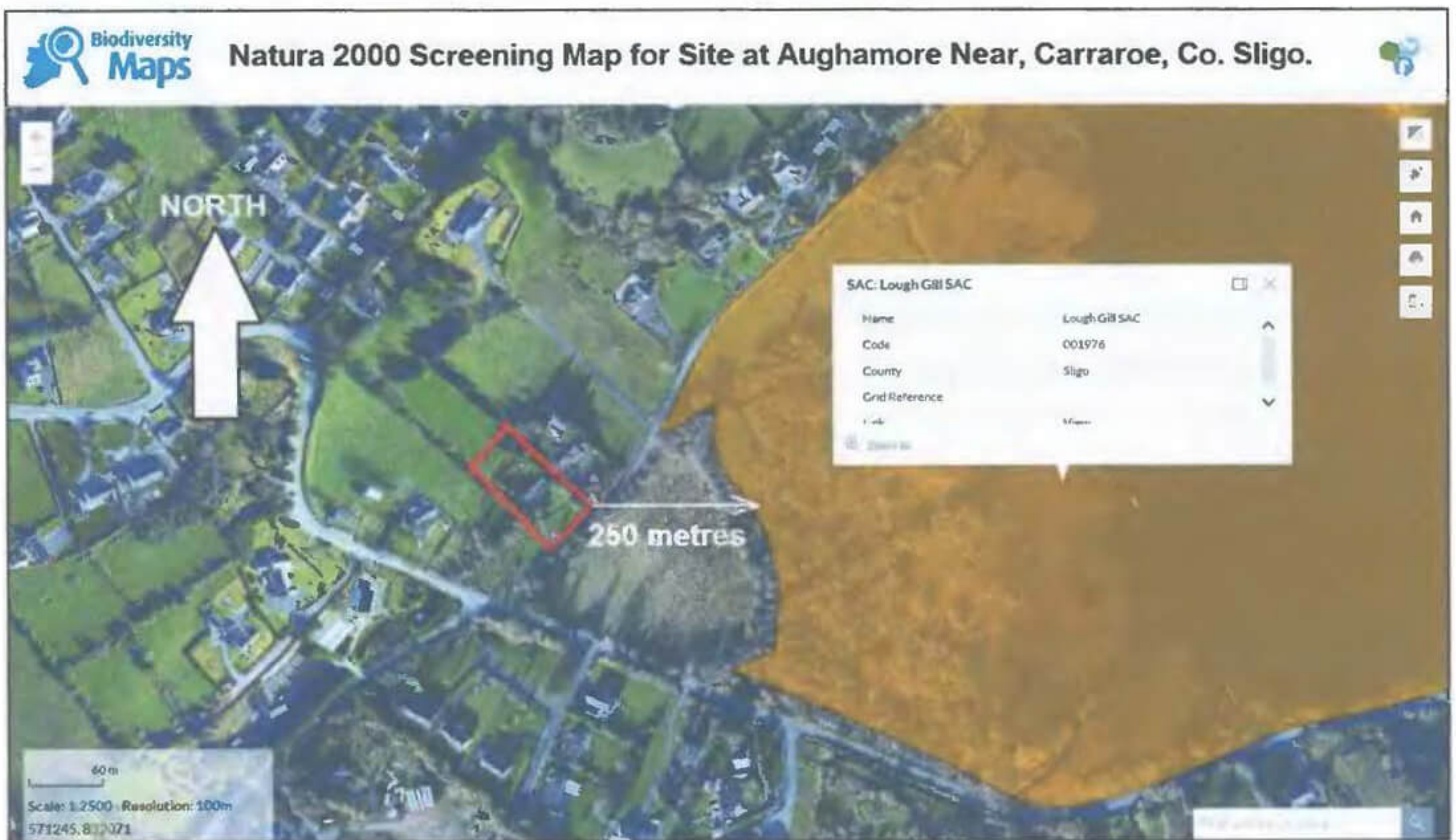


Figure 4.1: Natura 2000 Site Map for the Proposed Development at Aughamore Near



Table 4.1: Closest Natura 2000 Site to the Proposed Development Site at Aughamore Near

Name	Site Code	Designation	Qualifying Interests	Distance from the site (km)
Lough Gill SAC	001976	SAC	3150 Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) 91A0 Old sessile oak woods with Ilex and Blechnum 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>)* 1106 Salmon (<i>Salmo salar</i>) 1099 River Lamprey (<i>Lampetra fluviatilis</i>) 1096 Brook Lamprey (<i>Lampetra planeri</i>) 1355 Otter (<i>Lutra lutra</i>) 1095 Sea Lamprey (<i>Petromyzon marinus</i>) 1092 White-clawed Crayfish (<i>Austropotamobius pallipes</i>)	In excess of 250 metres to the east is closest point.

4.1 Qualifying Interests

The site synopsis for the Lough Gill SAC site are included in **Appendix 1**. The qualifying interests for the site is listed in **Table 4.1**.

4.2 Conservation Objectives

The following are the generic Conservation Objectives of the Lough Gill SAC:

1. To maintain the Annex I habitats for which the SAC and SPA has been selected at favourable conservation status.
2. To maintain the Annex II species for which the SAC and SPA has been selected at favourable conservation status.
3. To establish the extent, species richness and biodiversity of the entire site.
4. To establish effective liaison and co-operation with landowners, legal users and relevant authorities.



4.3 Existing land Use and Ecology at Proposed Development Site

The treatment of wastewater will be via the existing septic tank and percolation area which is located even further from Lough Gill to the north-west of the site, behind the dwelling. As there will be no increase in bedrooms, there is no requirement to upgrade or change the existing functioning septic tank and percolation area.

It is our understanding that the existing septic tank was registered with Sligo County Council and has been subject to a site inspection by Enda Killoran of the Environment Section of Sligo County Council and was deemed to be satisfactory with no requirements for any modifications or upgrade (pers. comms, Ronan Tansey, 31/1/2020). Therefore there are no new or changes to missions to ground from wastewater generated by the existing dwelling house and the proposed alterations.

The public road forms a physical boundary between the proposed development site and the lands adjoining the SAC boundary.

The ecology of the proposed development site at Aughamore Near has been described in accordance with *Fossit, J.A., 2000. A Guide to Habitats in Ireland, The Heritage Council, Kilkenny.*

In addition, the following references have been used in the preparation of this habitat description:

- Devlin, Z. 2014. *The Wildflowers of Ireland – A Field Guide*: The Collins Press, Cork.
- Harrap, S, 2013. *Harrap's Wild Flowers – A Field Guide to Wild Flowers of Britain & Ireland*. Bloomsbury, London.
- Hubbard, C. E. 1992. *Grasses: A Guide to their Structure, Identification, Uses and Distribution in the British Isles*.
- Jermy, A. C., Chater, A. O. & R. W. David. 1982. *Sedges of the British Isles*: BSBI Handbook No. 1. BSBI, London.
- Joyce, P. M. 1998. *Growing Broadleaves – Silvicultural Guidelines for Ash, Sycamore, Wild Cherry, Beech & Oak in Ireland*. Coford, Dublin. Smith, A. J.E. 1978. *The Moss Flora of Britain & Ireland*. Cambridge University Press, Cambridge.
- Stace, C. A. 1991. *New Flora of the British Isles*.
- Streeter, D. 2016. *Collins Wild Flower Guide 2nd Edition – The Most Complete Guide to the Wild Flowers of Britain and Ireland*. William Collins, London.
- Webb, D. A. Parnell J. & D. Doogue. 1996. *An Irish Flora*. Dundalgan Press Ltd., Dundalk.
- www.wildflowersireland.ie

Habitat type BL3 – Buildings and Artificial Surfaces – this is the existing dwelling house, the garage and the driveway. This broad category incorporates areas of built land that do not fit elsewhere in the classification. This existing habitat type has no particular ecological conservation value.

The grounds around the existing dwelling house to the south-east and north-west of the site are all mown lawns which is classified as **Amenity Grassland (improved) GA2**. This type of grassland is improved, or species-poor, and is managed for purposes other than grass production. The sward comprises of a variety of grasses, including some that also occur in improved agricultural grassland - GA1, Broadleaved herbs such as Daisy (*Bellis perennis*), Dandelion (*Taraxacum* spp.), Clovers (*Trifolium* spp.) and plantains (*Plantago* spp.) are common. There are also Thistles (*Cirsium* spp.) and Cleavers (*Galium aparine*) present along with various mosses.

Amenity Grassland (improved) GA2 is not a priority habitat and is not protected. Where this is to be built upon as part of the site development proposals, it will change to another non-priority habitat namely: **Buildings and artificial surfaces BL3**.

The south western and north eastern boundary of the gardens of the existing site consists of **Hedgerow** which is habitat type **WL1**. This habitat type is not a priority or protected habitat and these will remain unaffected by the proposed redevelopment of the site and there will be therefore no impact upon these non-priority habitats.

A small stream flows through the front of the site in a north-easterly direction and all proposed works are situated well away from this stream. An existing small bridge allows access over the stream to the dwelling. This stream will remain unaffected by the proposed development at the site and the existing septic tank and percolation area is located far to the north-west of this stream. The method statement for the construction works which includes mitigation and precautionary measures eliminates any potential for indirect impacts through site drainage or siltation potentially impacting upon the on-site stream which flows into Lough Gill.

The site habitat survey has demonstrated that the non-priority habitats on-site have no particular ecological conservation value and do not form the basis of designation of the Natura 2000 sites and therefore do not form a part of these Natura 2000 sites in terms of feeding grounds; species regeneration or any other intrinsic link.

The habitat type found within the site and in the immediate vicinity are non-priority habitats and none of the habitats or species found within the existing site boundary at Aughamore Near are listed as being the qualifying interest for the Lough Gill SAC.

No protected species were found within the site boundary which are worthy of specific conservation. Therefore the proposed development will not negatively impact upon Natura 2000 sites and does not serve as a feeder site to these habitats.

5. Consideration of Any Likely Significant Effects upon Natura 2000 Sites Following Adoption of Mitigation Measures.

5.1 Summary of Potential Impacts and Assessment

The following table is based on a table taken from the Box 4 of EC (2002) and sets out examples of significance indicators. This is being used as an impact prediction to assess the potential for significant impacts upon the Lough Gill site from the proposed re-development at the existing dwelling house site at Aughamore Near.

This takes into account the project location; the project description; mitigation and precautionary measures which have been incorporated; and the status and ecology of the existing site for development:

Impact Type	Significance Indicator for this Site
Loss of Habitat Area	No Loss to any part of Natura 2000 Site
Fragmentation	No fragmentation to Natura 2000 Site
Disturbance	No Direct or Indirect disturbance to Natura 2000 Site
Species Population Density	No Change or Replacement of Species Population
Water Resource	No relative change to surface waters
Water Quality	No significant direct or indirect impact

The conclusions of the assessment of impacts upon the listed Natura 2000 site has shown that there will be no likely significant impacts upon the Natura 2000 site identified by the proposed development Aughamore Near. This is further discussed below in more detail:

5.2 Impact Prediction & Conservation Objectives

5.2.1 Any impact on an Annex I habitat

The redevelopment site of the existing dwelling house at Aughamore Near is located outside of any Annex 1 designated habitat and there will be no direct significant impacts on the Natura 2000 site or its Annex 1 habitats. The method statement for the construction works which includes mitigation and precautionary measures eliminates any potential for indirect impacts through site drainage or siltation potentially impacting upon the on-site stream which flows into Lough Gill.

Therefore it can be concluded that the proposed development will not compromise the maintenance of Annex I habitats for which the SAC has been selected at favourable conservation status.

5.2.2 Causing reduction in the area of the habitat or Natura 2000 site

The proposed redevelopment works at the existing site at Aughamore Near will occur on non-priority habitats which is far away (ca. 250 m plus) from any Natura 2000 site boundary.

There will be no loss of any area of Natura 2000 sites as a consequence of the proposed development and the proposed development will not result in any impact on any Annex II species of flora or fauna.

5.2.3 Causing direct or indirect damage to the physical quality of the environment (e.g. water quality and supply, soil compaction) in the Natura 2000 site

There will be no direct or indirect damage to the physical quality of the environment with the proposed development site. The proposed site is outside of any Annex 1 designated habitat and there will be no significant impacts on any Natura 2000 site or their Annex 1 habitats.

The issue of waste water management has already been discussed with the existing septic tank and percolation area to be used which are deemed suitable for purpose.

A Method Statement has been prepared by Ronan Tansey Engineering Services which is summarised in Section 1.3 of this report. This deals with mitigation and precautionary measures to be undertaken during the demolition and site clearance stage and the construction phase.

The method statement for the construction works which includes mitigation and precautionary measures eliminates any potential for indirect impacts through site drainage or siltation potentially impacting upon the on-site stream which flows into Lough Gill.

There will be no significant impacts via indirect means by surface water discharges as these have been carefully planned and designed to create no possibility of significant impacts upon the on-site stream or Lough Gill SAC.

5.2.4 Causing serious or ongoing disturbance to species or habitats for which the Natura 2000 site is selected (e.g. increased noise, illumination and human activity)

The proposed development site will cause no disturbance during construction works. The site is physically separated from Lough Gill site by ca. 250 metres and an intervening public road and adjoining undesignated lands. In addition public road forms a physical barrier between the site and the Natura 2000 site.

The method statement for the construction works which includes mitigation and precautionary measures eliminates any potential for indirect impacts through site drainage or siltation potentially impacting upon the on-site stream which flows into Lough Gill.

The development poses no potential new impact or significant impact upon the maintenance of species or habitats at the Natura 2000 site.

5.2.5 Causing direct or indirect damage to the size, characteristics or reproductive ability of populations on the Natura 2000 site

The proposed re-development works at this existing site will have no direct or indirect damage to the size, characteristics or reproductive ability of populations on the Natura 2000 site.

The proposed development will not compromise or negatively impact upon water quality, which could impact upon fish populations and plant species and invertebrates upon which the birdlife feed.

5.2.6 Interfering with mitigation measures put in place for other plans or projects

The proposed development at this existing site will have no direct or indirect impacts upon mitigation measures put in place for other plans or projects. The proposed development is considered reasonable and well thought out and sensitive to the existing site.

5.2.7 Potential Cumulative Effects from Other Plans or Projects upon Natura 2000 Site

The proposed development at this existing site at Aughamore Near will have no significant negative direct or indirect impacts upon the Lough Gill SAC site. The development will not create a cumulative impact upon the Natura 2000 site in combination with any other plans or projects.

6. Have the Conservation Objectives Been Met

It is reasonable to determine that the conservation objectives of a European Site will be met if its habitats and species are maintained at a favourable conservation status. Given that the proposed re-development at the existing residential site at Aughamore Near will not have a negative impact upon the Annex 1 Habitats or Annex II Species, nor upon surface waters through the implementation of precautionary and mitigation measures, it is concluded that the conservation objectives of the Lough Gill SAC site will be met by allowing the proposed re-development works to proceed.



7. Conclusions of Natura Impact Statement Report

The findings and conclusions of the Appropriate Assessment Natura Impact Statement have been documented, with the necessary supporting evidence and objective criteria. The NIS conclusions are that the development of a proposed single storey extension and alterations to an existing dwelling and all associated site works at Aughamore Near, Carraroe, County Sligo, will:

1. Have no significant impact upon surface water quality either during the construction phase or the post construction phase. The proposed development will not cause deterioration of water quality, which would have a negative impact upon the any Natura 2000 site. This is confirmed through the precautionary and mitigation measures incorporated into the Method Statement for the construction works.
2. There will no loss of any Natura 2000 site area. There will be no loss of Annex I habitats; or Annex II species upon which any Natura 2000 site qualifies for its conservation status as a consequence of permitting the proposed development to proceed.
3. There will be no cumulative impact upon any Natura 2000 sites in combination with other plans or projects.
4. The proposed development at this site at Aughamore Near will not compromise the maintenance of Annex I habitats for which any Natura 2000 site has been selected at favourable conservation status.
5. It is concluded that the conservation objectives of the Natura 2000 site in particular the Lough Gill SAC site will be met as the habitats and species will be maintained at a favourable conservation status.

Therefore, there is no reason why the proposed development should be precluded from proceeding.

Yours sincerely,

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APPENDIX 1: SITE SYNOPSIS FOR LOUGH GILL SAC



SITE SYNOPSIS

Site Name: Lough Gill SAC

Site Code: 001976

This site includes Lough Gill, Doon Lough to the north-east, the Bonet River (as far as, but not including, Glenade Lough), and a stretch of the Owenmore River near Manorhamilton in Co. Leitrim. Lough Gill itself, 2 km east of Sligo town, lies at a geological junction of ancient metamorphic rocks which produce acid groundwater, and limestone which dissolves in the groundwater.

The site is a Special Area of Conservation (SAC) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive (* = priority; numbers in brackets are Natura 2000 codes):

- | |
|---|
| [3150] Natural Eutrophic Lakes |
| [6210] Orchid-rich Calcareous Grassland* |
| [91A0] Old Oak Woodlands |
| [91E0] Alluvial Forests* |
| [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] Atlantic Salmon (<i>Salmo salar</i>) |
| [1355] Otter (<i>Lutra lutra</i>) |

Lough Gill is a large lake, being 8 km long, and has steep limestone shores and underwater cliffs. It is over 20 m deep in places. The lake appears to be naturally eutrophic. The aquatic macrophyte flora is very limited, probably due to the rapid increase in depth around most of the margin. Species such as pondweeds (*Potamogeton* spp.) are present, as well as Shoreweed (*Littorella uniflora*). Where the lake shore has a shallow gradient, some swamp vegetation occurs, mainly dominated by Common Reed (*Phragmites australis*), with Common Club-rush (*Scirpus lacustris*) and sedges (*Carex* spp.).

The Old Oak Woodlands within this site are dominated by oak (*Quercus* spp.), Rowan (*Sorbus aucuparia*) and willows (*Salix* spp.). A number of interesting tree species occur. Strawberry Tree (*Arbutus unedo*) is found in its most northerly site in the world. Yew (*Taxus baccata*) occurs in abundance. Bird Cherry (*Prunus padus*), a Red Data Book species, is also found, as is the nationally scarce Rock Whitebeam (*Sorbus rupicola*). Some areas of conifer plantation occur in association with these woodlands.



There is a fringe of deciduous woodland along most of the length of the Garvoge River. In parts it is dense and impenetrable, with a very wet marshy underlayer. Some areas are dominated by Rusty Willow (*Salix cinerea* subsp. *oleifolia*), with Alder (*Alnus glutinosa*) also occurring commonly. Other tree species present include Goat Willow (*Salix caprea*), Hazel (*Corylus avellana*), Rhododendron (*Rhododendron ponticum*) and Cherry Laurel (*Prunus laurocerasus*). Both of the latter species are invasive aliens. In the understory, species such as Guelder-rose (*Viburnum opulus*), Gipsywort (*Lycopus europaeus*) and Skullcap (*Scutellaria galericulata*) are found. Reedswamp is also common along the river. Another area of alluvial wet woodland is found at the mouth of the Bonet River. Here there is dense willow (*Salix* sp.) scrub, along with Reed Canary-grass (*Phalaris arundinacea*), and also areas where Alder and Goat Willow are dominant.

Areas of unimproved wet and dry grassland also occur within the site, the former particularly by the lake and the latter well developed in the north-east of the site and in the vicinity of O'Rourke's Table. Orchid-rich Calcareous Grassland, a priority habitat listed on Annex I of the E.U. Habitats Directive, has been reported from Clogher Beg, according to the Irish Semi-natural Grasslands Survey, 2010. Heath-covered hillsides above the woods are dominated by Heather (*Calluna vulgaris*).

The site also supports several rare plant species, including Yellow Bird's-nest (*Monotropa hypopitys*), the lady's-mantle species *Alchemilla glaucescens*, Ivy Broomrape (*Orobancha hederacae*), Black Bryony (*Tamus communis*), Intermediate Wintergreen (*Pyrola media*) and Bird's-nest Orchid (*Neottia nidus-avis*). There is also an unconfirmed record for Melancholy Thistle (*Cirsium helenioides*) from the eastern side of the site.

Both the woods and the mountains are used by a large herd of Fallow Deer. The site is of considerable importance for the presence of four Red Data Book fish species that are listed on Annex II of the E.U. Habitats Directive - Brook Lamprey (*Lampetra planeri*), River Lamprey (*Lampetra fluviatilis*), Sea Lamprey (*Petromyzon marinus*) and Atlantic Salmon (*Salmo salar*). The Lough Gill system gets a very early run of spring salmon, while the Bonet holds stocks of salmon from spring right through to the end of the season. White-clawed Crayfish (*Austropotamobius pallipes*), Otter and Pine Marten are well established on this site, the first two are both Annex II species. The woodlands have a fauna which includes several rare snail species.

Lough Gill supports low numbers of wintering waterfowl, mostly Mallard (<150), Tufted Duck (20-30) and Goldeneye (<20). A small colony of Common Tern breed on the islands (20 pairs in 1993), while Kingfisher are found on the lake and rivers. Both of these species are listed on Annex I of the E.U. Birds Directive. A colony of Black-headed Gulls (63 pairs in 1992) occurs with the terns. The woods support a good diversity of bird species including Jay, Woodcock and Blackcap.

The site is of importance for four habitats listed on Annex I of the E.U. Habitats Directive, including two with priority status. It is also noted for the high number of rare or scarce animal and plant species.