



Comhairle Chontae Liatroma Leitrim County Council

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Cora Droma Rúisc
Contae Liatroma

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Co. Leitrim

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Leitrim County Council Environmental Impact Assessment (EIA) Screening Determination under the Planning and Development Regulations (2001), as amended, for the Proposed Residential Development at Mullyster, Newtowngore

The Housing Department of Leitrim County Council are proposing a residential development consisting of 7 no. residential units which comprises of: (a) Type A- 2 no. two storey 3 bed semi-detached houses; (b.) Type B - 3 no. two storey 3 bed terraced houses; (c.) Type C – 2 no. single storey 2 bed semi-detached houses; and all ancillary and associated site development works at Mullyster, Newtowngore, Co. Leitrim. Leitrim County Council, in accordance with the requirements of EIA Directive (Directive 2011/92/EU as amended by 2014/52/EU; the Planning and Development Act 2000, as amended; the Planning and Development Regulations 2001, as amended; and the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018, has undertaken an Environmental Impact Assessment Screening in respect of the proposed development.

Having regard to:

- a) the requirements of Article 81A(5) of the Planning and Development Regulations 2001, as amended,
- b) the nature and scale of the proposed development with regard to the thresholds of classes of development specified in Part 2 of the Fifth Schedule of the Planning and Development Regulations 2001, as amended,
- c) the criteria set out in Schedule 7 and 7A of the Planning and Development Regulations 2001, as amended,
- d) the guidance set out in the EIA Guidance for Consent Authorities regarding Subthreshold Development issued by the Department of the Environment, Heritage and Local Government (August 2003) and the other relevant Guidelines relied on in the preparation of the EIA Screening Report,
- e) the report and recommendation prepared by Liam Flynn, Acting Senior Executive Planner, informed by the Environmental Impact Assessment Screening Report dated 25th of January 2024 prepared by Traynor Environmental Ltd. on behalf of Leitrim County Council that the proposed development would not be likely to have a significant effect on the receiving environment either directly, indirectly or cumulatively with other developments in the area.

Leitrim County Council has determined that the proposed residential development would not be likely to have any significant effects on the environment and, accordingly, that the preparation and submission of an Environmental Impact Assessment Report is not required.

Signed on behalf of the Competent Authority:

Mr. Justin Fannon,
Acting Director of Economic Development, Planning &
Infrastructural Services,
Leitrim County Council

Date: 23rd February 2024