



# Comhairle Chontae Liatroma Leitrim County Council

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Cora Droma Rúisc  
Contae Liatroma

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## **Leitrim County Council Environmental Impact Assessment (EIA) Screening Determination under the Planning and Development Regulations (2001) as amended, and European Union (Roads Act 1993) (Environmental Impact Assessment) (Amendment) Regulations 2019 for the**

**Proposed demolition of existing 2 no. two storey terraced buildings and the construction of a  
new two storey building consisting of 2 no. 3 bed units, connecting to existing public services  
and all ancillary and associated works.**

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 of:

The demolition of 2 no. two storey existing terraced buildings and the construction of a new two storey building consisting of 2 no. 3 bed units, connecting to existing public services and all ancillary and associated works.

Whilst the project does correspond to 2 of the prescribed types listed in Part 2, Schedule 5 of the Planning and Development Regulations 2001, as amended, they are considered to be sub threshold by a considerable margin. A Sub Threshold assessment has been completed of the proposed development.

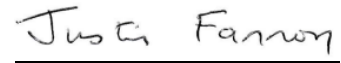
Having regard to:

- a) the requirements of Article 81A(5) of the Planning and Development Regulations 2001, as amended,
- b) the nature, scale and location 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 consideration and application of the precautionary principle with regard to the duties and obligations to protect plants and animals under the EU Habitats and Birds Directives,
- f) the report and recommendation prepared by Bernard Greene, Senior Planner, informed by the Environmental Impact Assessment Screening Report prepared 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 demolition of 2 no. existing terraced buildings and the construction of a new two storey building consisting of 2 no. 3 bed units, connecting to existing public services and all ancillary and associated works would not be likely to have any significant effects on the environment (direct, indirect, or cumulatively with other development) 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:** 29<sup>th</sup> May 2024