

**ASSESSMENT SCREENING REPORT
FOR PLANNING APPLICATIONS**

Local Authority Own Development – Demolition of existing defective single storey house and the construction of a new five bedroom detached single storey dwelling in its place at Monaraheen, Twomileborris for the existing residents.

(A) DESCRIPTION OF PROJECT AND LOCAL SITE:	
Site location:	Monaraheen, Twomileborris, Co. Tipperary
Development for which permission is sought:	The demolition of an existing defective four-Bedroom single storey detached dwelling at Monaraheen, Twomileborris and the construction of a new five-Bedroom single storey detached dwelling in its place and all associated site works.
Is the application accompanied by EIS	No – not required
(B) IDENTIFICATION OF THE RELEVANT NATURA 2000 SITE(S):	
Natura 2000 site(s) within 15km and distance to same:	<p>Within 15km</p> <p>SAC 002162 – River Barrow and River Nore SAC (14.5km) SAC 002137 – Lower River Suir SAC (10.5km) SAC 000407 – The Loughans SAC (12.7km) SAC 000849 – Spahill and Clomantagh Hill SAC (14.8km)</p>
Sites within the zone of influence:	<p>pNHA 001934 – Cabragh Wetlands (8.2km) pNHA 000959 – Killough Hill (10.6km) pNHA 000958 – Kilcooly Abbey Lake (10kn)</p> <p>Site not within 1km of Natura 2000 sites</p>
Conservation objectives/qualifying interests of the site and the factors that contributes to the conservation value of the site: (which are taken from the Natura 2000 site synopses and, if applicable, a Conservation Management Plan: (all available at www.npws.ie)	<p>SAC 002162 –River Barrow and River Nore SAC</p> <p>Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Reefs [1170] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritime) [1410]</p>

Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation [3260]

European dry heaths [4030]

Alpine and Boreal heaths [4060]

Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels [6430]

Petrifying springs with tufa formation (Cratoneurion) [7220]

Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]

Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0]

Vertigo moulinsiana (Desmoulin's Whorl Snail) [1016]

Margaritifera margaritifera (Freshwater Pearl Mussel) [1029]

Austropotamobius pallipes (White-clawed Crayfish) [1092]

Petromyzon marinus (Sea Lamprey) [1095]

Lampetra planeri (Brook Lamprey) [1096]

Lampetra fluviatilis (River Lamprey) [1099]

Alosa fallax fallax (Twaité Shad) [1103]

Salmo salar (Salmon) [1106]

Lutra lutra (Otter) [1355]

Trichomanes speciosum (Killarney Fern) [1421]

Margaritifera durrovensis (Nore Pearl Mussel) [1990]

**SAC 002137 –Lower River Suir
Features of Interest**

Atlantic salt meadows (Glaucopuccinellietalia maritimae) [1330]

Mediterranean salt meadows (Juncetalia maritimi) [1410]

Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation [3260]

Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels [6430]

Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]

	<p>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) [91E0]</p> <p><i>Taxus baccata</i> woods of the British Isles [91J0]</p> <p><i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</p> <p><i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092]</p> <p><i>Petromyzon marinus</i> (Sea Lamprey) [1095]</p> <p><i>Lampetra planeri</i> (Brook Lamprey) [1096]</p> <p><i>Lampetra fluviatilis</i> (River Lamprey) [1099]</p> <p><i>Alosa fallax fallax</i> (Twaiite Shad) [1103]</p> <p><i>Salmo salar</i> (Salmon) [1106]</p> <p><i>Lutra lutra</i> (Otter) [1355]</p> <p>SAC 000407 – The Loughans SAC</p> <p>Turloughs [3180]</p> <p>SAC 000849 – Spahill and Clomantagh Hill SAC</p> <p>Semi-natural dry grassland and scrubland facies on calcareous substrates (Festucco-Brometalia) (*important orchid sites) [6210]</p>
<p>Key Environmental conditions to support site integrity.</p>	<p>The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.</p> <p>Favourable conservation status of a habitat is achieved when:</p> <ul style="list-style-type: none"> • its natural range, and area it covers within that range, are stable or increasing, and • 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, and • the conservation status of its typical species is favourable.

	<p>The favourable conservation status of a species is achieved when:</p> <ul style="list-style-type: none"> • 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, and • the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and • there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.
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(C) POSSIBLE IMPACTS ARISING FROM THE PROJECT:		
Consider the potential for direct impacts on habitats <i>Consider proposed developments within 200m of the Natura 2000 site</i>		Y/N and Comment
1.1	Could the proposed project give rise to direct loss of habitats for which the Natura 2000 site is designated, or other habitats occurring within the Natura 2000 site?	N
1.2	Could the proposed project give rise to increased human usage/access to the site, which could potentially cause deterioration of certain habitat types eg woodlands, wetlands or riverbanks. Consider proposals for development of a large scale within 1km of sensitive woodlands eg large scale residential development or hotels. Consider proposals for the development of paths or cycleways along the river.	N
1.3	Does the proposed project involve development of drainage systems? If yes, could this cause drying out of wetland or woodland habitats within the Natura 2000 site?	N
Consider the potential for impacts on water quality within the Natura 2000 site <i>Consider all proposed developments within the catchment of the Natura 2000 site.</i>		Y/N and Comment
2.1	Are there any rivers, streams or drains connecting the proposed development site and the Natura 2000 site? If yes, consider whether there is potential for construction related impacts on water quality.	N
2.2	Would the proposed project result in surface water or other discharges to rivers, streams or drains directly connected to the Natura 2000 site? If yes, consider whether the discharges could give rise to increased eutrophication or other pollution risk within the Natura 2000 site. Consider whether increased surface water discharge could give rise to increased risk of downstream storm water surges.	N

2.3	Would the proposed project require an industrial waste water discharge license? If yes, consider the potential impacts of the discharge on water quality in the Natura 2000 site.	N
2.4	Is the proposed project located within a flood zone? If yes, consider whether there is potential for construction or operational related impacts on water quality in the Natura 2000 site; consider whether the proposed project increases flood risk elsewhere in the catchment and particularly the Natura 2000 site; or increases the risk of stormwater surges downstream.	N
2.5	Are the proposals for waste water treatment in compliance with EPA requirements?	Y
2.6	Could the proposed project contribute to cumulative negative impacts on water quality? Consider the current status of the freshwater system (see www.wfdireland.ie).	N
2.7	Would the proposed project involve dredging (construction or ongoing maintenance related)?	N
Consider potential for impact on species		Y/N and Comment
<i>Freshwater Pearl Mussel</i>		
3.1	Protection of this species will be achieved by the protection of water quality (see section 2 above), by the protection of river habitats (see section 1 above), and by the maintenance of free passage for fish.	N
<i>Freshwater Crayfish</i>		
3.2	Protection of this species will be achieved by the protection of river habitats (see section 1 above).	N
<i>Otter</i>		
3.3	Protection of these species will be achieved by the protection of water quality (see section 2 above), by the protection of river habitats (see section 1 above), and by the maintenance of free passage for fish.	N
3.4	Would the proposed project result in any interference with river banks within the Natura 2000 site?	N
3.5	Would the proposed project result in increased levels of disturbance to the habitat of the Otter?	N

D) NPWS ADVICE:	
Summary of advice received from NPWS:	N/A

(E) SCREENING CONCLUSION:	
Screening concludes that : (Tick [<input checked="" type="checkbox"/>] the appropriate box A, B or C)	
A) Appropriate Assessment is not required because the project is directly connected with or necessary to the nature conservation management of the site.	
B) No potential for significant effects therefore Appropriate Assessment is not required.	<input checked="" type="checkbox"/>

C) Significant effects are certain, likely or uncertain. (In this situation seek a Natura Impact Statement from the applicant or reject the project. Reject if too potentially damaging or inappropriate.			
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Position:	Senior Executive Architect	Date:	02/02/2024