



Comhairle Chontae Liatroma Leitrim County Council

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Leitrim County Council Habitats Directive (92/43/EEC) Appropriate Assessment Screening Determination

Proposed Residential Development at Mullyaster, Newtowngore

Description of Proposed Development

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 Mullyaster, Newtowngore, Co. Leitrim.

Stage 1 Appropriate Assessment Screening Determination

Leitrim County Council, as competent authority, in accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Regulation 42 (1) of the European Communities (Birds and Natural Habitats) Regulations 2011, as amended, has undertaken an Appropriate Assessment Screening on the proposed development as outlined above.

An Appropriate Assessment Screening Report has assessed, in view of the best scientific knowledge and the conservation objectives of European Sites, if the proposed works, individually, and in combination with other plans and projects, are likely to have a significant effect on any European site (known as a Natura 2000 site).

In accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Regulation 42 (1) of the European Communities (Birds and Natural Habitats) Regulations 2011, as amended, Leitrim County Council has made a determination that Appropriate Assessment is not required for the proposed development. It has been concluded on the basis of the report prepared by Liam Flynn, Acting Senior Executive Planner, informed by the submitted Appropriate Assessment Screening Report prepared by Whitehill Environmental Ltd. that the works individually, and in combination with other plans and projects, are not likely to have a significant effect on any European site.

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