



Comhairle Chontae Uíbh Fhailí
Offaly County Council

**APPROPRIATE ASSESSMENT SCREENING
REPORT**

for

**10 No. Social Housing Units at Circular Road,
Daingean, Co. Offaly**



APPROPRIATE ASSESSMENT SCREENING REPORT – SOCIAL HOUSING (Exempted from 179A process)



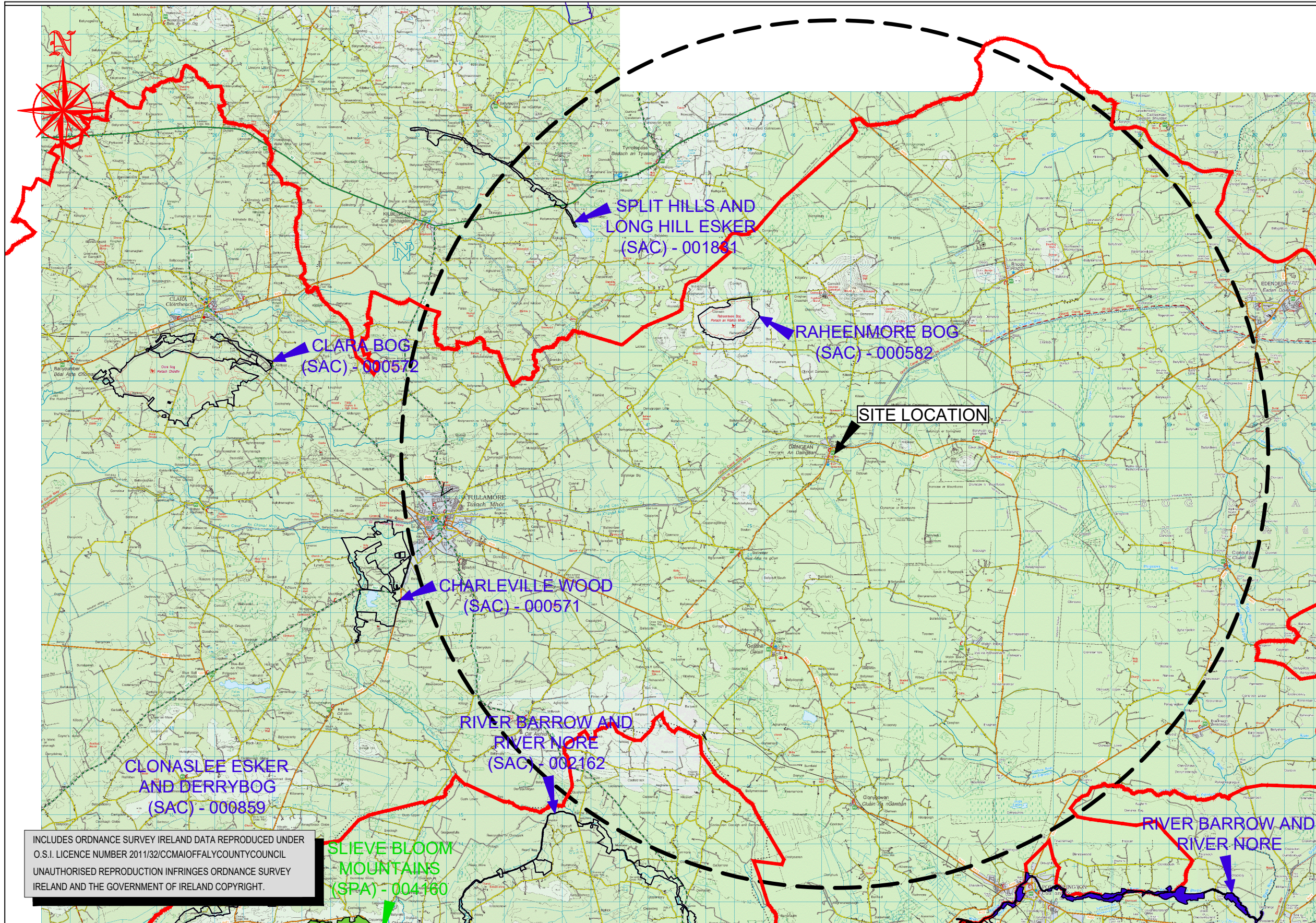
(A) DESCRIPTION OF PROJECT AND LOCAL SITE:			
Proposed development:	<p>The demolition of the existing dwelling and the construction of 10 No. Housing Units at Beechwood Court, Circular Road, Daingean, County Offaly.</p> <p>The proposed development consists of the construction of 1 No. Single-storey 4-bedroom unit and 9 No. The construction of access and internal circulation roads. All internal access roadways, Public Lighting, Foul Sewers, Surface Water Sewers, Watermain's and all associated ancillary site development works.</p>		
Site location:	Circular Road, Daingean, County Offaly		
Site size:	0.27 ha	Floor Area of Proposed Development:	692 m ²
Identification of nearby Natura 2000 Site(s):	Charleville Wood SAC (000571) River Barrow and River Nore SAC (002162) Raheenmore Bog SAC (000582) Split Hills and Long Hill Esker SAC (001831)		
Distance to Natura 2000 Site(s):	Charleville Wood SAC (000571) - 15 KM River Barrow and River Nore SAC (002162) - 15.74 KM Raheenmore Bog SAC (000582) - 5.4 KM Split Hills and Long Hill Esker (SAC) - 12 KM		
The characteristics of existing, proposed or other approved plans / projects which may cause interactive / cumulative impacts with the project being assessed and which may affect the Natura 2000 site:	None		
Is the application accompanied by an EIS?	Yes: <input type="checkbox"/>		No: <input checked="" type="checkbox"/>

(B) IDENTIFICATION OF THE RELEVANT NATURA 2000 SITE(S):	
The reasons for the designation of the Natura 2000 site(s):	
<p>Charleville Wood SAC (000571) - Old Oak Woodlands, Desmoulin's Whorl Snail.</p> <p>River Barrow and River Nore SAC (002162) - Estuaries, Tidal Mudflats and Sandflats, <i>Salicornia</i> Mud, Atlantic Salt Meadows, Mediterranean Salt Meadows, Floating River Vegetation, Dry Heath, Hydrophilous Tall Herb Communities, Petrifying Springs, Old Oak Woodlands, Alluvial Forests, Desmoulin's Whorl Snail, Freshwater Pearl Mussel, White-clawed Crayfish, Sea Lamprey, Brook Lamprey, River Lamprey, Twaite Shad, Atlantic Salmon, Otter, Killarney Fern, Nore Freshwater Pearl Mussel.</p> <p>Raheenmore Bog SAC (000582) - Raised Bog, Degraded Raised Bog, Rhynchosporion Vegetation.</p> <p>Split Hills and Long Hill Esker SAC (001831) - Orchard-rich Calcareous Grassland.</p>	
The 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 on www.npws.ie) (ATTACH INFO.)	
To maintain or restore the favourable conservation condition of the Annex I habitat and/or the Annex II species	
(C) NPWS ADVICE:	
Advice received from NPWS over phone:	No
Summary of advice received from NPWS in written form (ATTACH SAME):	No

(D) ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS:	
<i>(The purpose of this is to identify if the effect(s) identified could be significant – if uncertain assume the effect(s) are significant).</i>	
If the answer is 'yes' to any of the questions below, then the effect is significant. <i>(Please justify your answer. 'Yes' / 'No' alone is insufficient)</i>	
Would there be... ... any impact on an Annex 1 habitat? (Annex 1 habitats are listed in Appendix 1 of AA Guidance).	No - The proposed development is not located within an SPA or SAC. The closest Natura 2000 site is the Raheenmore Bog SAC (000582) approximately 5.4 KM to the North West of the proposed development.
... a reduction in habitat area on a Natura 2000 site?	No - The proposed development is not located within a SPA or SAC. There will be no reduction of the habitat area due to the proposed scheme.

... direct / indirect damage to the physical quality of the environment (e.g. water quality and supply, soil compaction) in the Natura 2000 site?	No- as above
... serious / ongoing disturbance to species / habitats for which the Natura 2000 site is selected (e.g. because of increased noise, illumination and human activity)?	No- as above
... direct / indirect damage to the size, characteristics or reproductive ability of populations on the Natura 2000 site?	No-as above
Would the project interfere with mitigation measures put in place for other plans / projects. [Look at <i>in-combination effects</i> with completed, approved but not completed, and proposed plans / projects. Look at projects / plans within and adjacent to Natura 2000 sites and identify them]. Simply stating that there are no cumulative impacts' is insufficient.	No-as above
(E) SCREENING CONCLUSION:	
Screening can result in:	
1.	<i>AA is not required</i> because the project is directly connected with/necessary to the nature conservation management of the site.
2.	<i>No potential for significant effects - AA is not required.</i>
3.	<i>Significant effects are certain, likely or uncertain.</i> (In this situation seek a Natura Impact Statement from the applicant, or reject the project. Reject if too potentially damaging / inappropriate.
Therefore, does the project fall into category 1, 2 or 3 above?	2
Justify why it falls into relevant category above:	
Proposed Housing Development is not located within SPA or SAC. Works will take place on and around Agricultural Fields, Domestic Dwellings and on the Public Road. It is considered due to the distance of the proposed development from the SAC (5.4km) that there would be unlikely significant affects to the integrity of the Natura 2000 site.	
Name:	Noelle Mc Ginley
Position:	Executive Architect
Date:	15th December 2023

OFFALY COUNTY COUNCIL
PROPOSED HOUSING DEVELOPMENT AT CIRCULAR ROAD, DAINGEAN, COUNTY OFFALY
 ENVIRONMENTAL DESIGNATED SITES




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LEGEND

- SPECIAL AREA OF CONSERVATION (SAC) ■
- SPECIAL PROTECTION AREA (SPA) ■
- 15Km BOUNDARY FROM THE SITE

NOTE:

THE SAC AND SPA DATA IS DOWNLOADED FROM THE NATIONAL PARKS AND WILDLIFE SERVICE (NPWS) WEBSITE(www.npws.ie) THE DATA ON THE WEBSITE IS THE LAST UPDATED ON THE 15/01/2015

DESCRIPTION	DATE	INT.	REV
 Offaly County Council Tel. (087) 9346800			

Mr. Tom Shanahan
 Director of Services
 Aras an Chontae,
 Charleville Rd., Tullamore.

PROJECT
 Proposed Housing Development
 at Circular Rd, Daingean

TITLE
 Environmental Designated Sites

SCALE	ROAD NO	PROJECT NO	DRAWING NO
NTS	N/A	AA	001
	DATE	DRAWN BY	CHECKED
	10/03/2023	PC	P.McD