






Donegal County Council  
**Lifford Commons Scheme**  
Schedule 7A Information

Ref. 064-EIA-01

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# 1 Introduction & Background

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## 1.1 Introduction

This Report has been prepared by Carlin Planning Limited on behalf of Donegal County Council (DCC), for proposed development at The Common, Lifford, Co. Donegal in the Stranorlar Municipal District. This proposed development includes roads and water infrastructure as well as a recreational facility. Further detail is provided at Section 1.3.

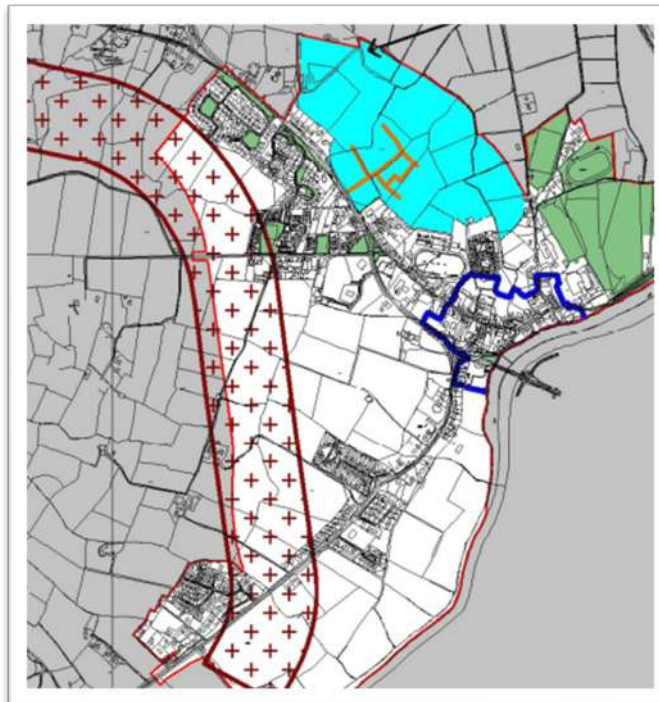
This enabling infrastructure is an important catalyst for the future development of a wider opportunity site as zoned by the Donegal County Development Plan.

The purpose of this report is to set out the information required under Schedule 7A of the Regulations to assist An Bord Pleanála in the determination of whether or not an Environmental Impact Assessment Report (EIAR) is required.

## 1.2 Background

This site is part of a wider 'Opportunity Site' in the County Development Plan 2018-2024 (shaded blue on Figure 1). Plan Map 15.17 states:

*The Opportunity Site has potential for a mixed-use development including proposals of an economic and employment generating nature. A masterplan for the overall broad layout of land use types within the site shall be required and all other objectives and policies of this plan shall apply.*



**Figure 1:** Extract from County Development Plan 2018-2024

The County Plan advises that opportunity sites are zoned *'to provide for specific development opportunities that are appropriate in terms of mix of use and compatibility with the wider area whilst recognising features of importance that are specific to the site'*.

### **1.3 Description of Development**

The proposed development extends to c. 4.5ha (see Site Location Plan at Appendix 1). and includes the following components (see Proposed Layout in Appendix 2).

- Approximately 720m of access roadway together with footpaths and cycleways
- Wastewater pumping station and associated pipe networks
- New access on to the N14 National Primary road
- Provision of stormwater drainage
- Provide services and utilities to all plots.
- Recreational Facility to include two sports pitches, ancillary building, floodlighting

The access road is proposed to facilitate the new junction with the N14 and provides access to the football pitches and wastewater pumping station, via vehicular, pedestrian and cycle networks. The access road will be 6m in width, with each carriageway being 3m and footways will be at a minimum 3m in width.

Two football pitches are proposed within the northeast of the site, the larger pitch is some 7,350 sqm, the smaller 2,400 sqm, a small clubhouse building and associated car parking for 23 vehicles is proposed.

The proposed wastewater pumping station has been designed to Irish Water adoptable standards with the necessary backup and storage requirements provided.

## 2 Environmental Impact Assessment

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### 2.1 Need for EIA Screening

Schedule 5 (Part 2) lists various types of development and associated thresholds. Where a proposed development falls within the type of development and meets or exceeds the relevant threshold, a mandatory EIA is required, taking into account the information set out within Schedule 7A of the Planning and Development Regulations 2001 (as amended). The term “sub-threshold development” means development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development<sup>1</sup>. Sub-threshold development should be screened with regard to the requirements set out in Schedule 7A of the Regulations.

Part 10 (Infrastructure Projects) is the most relevant to this project:

*10. Infrastructure projects*

*(a) Industrial estate development projects, where the area would exceed 15 hectares.*

*(b) (i) Construction of more than 500 dwelling units.*

*(ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.*

*(iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.*

*(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.*

*In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.*

The infrastructure works proposed will be considered under Part 10(b)(iv).

The extent of the proposed development is 4.5ha, falling below the threshold therefore a mandatory EIAR is not required.

### 2.2 Sub-threshold Development

The Planning and Development Regulations (Section 120) outline the requirements for proposed sub-threshold developments in relation to EIA:

*Where a local authority proposes to carry out a sub-threshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.*

*Where the local authority concludes, based on such a preliminary examination, that:*

*There is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required*

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<sup>1</sup>Part 10 of the Planning and Development Regulations (as amended)

*There is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination*

*There is a real likelihood of significant effects on the environment arising from the proposed development, it shall (a) conclude that the development would be likely to have such effects, and (b) prepare or cause to be prepared, an EIA in respect of the development.*

The information specific in Schedule 7A of the Planning and Development Regulations 2001 (as amended) has been set out below.

## **2.3 Schedule 7A**

Schedule 7A requires:

1. A description of the proposed development, including in particular:
  - (a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and
  - (b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from:
  - (a) the expected residues and emissions and the production of waste, where relevant, and
  - (b) the use of natural resources, in particular soil, land, water and biodiversity.
4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.

## **3 Characteristics of the Proposed Development**

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### **3.1 Introduction**

This section describes the physical characteristics of the proposed development with particular regard to the design, construction and operational elements. A screening report.

### **3.2 Overview**

The proposed infrastructure works includes the following:

#### **3.2.1 Roads Infrastructure**

The project involves c. 720m of access roadway together with footpaths and cycleways, connected to the N14 National Primary Road.

The design of the road infrastructure will conform to design standards as defined by the Design Manual for Urban Roads and Streets (DMURS), the TII Design Manual for Roads and Bridges (DMRB) and will meet Eurocodes standards.

#### **3.2.2 Water / Drainage Infrastructure**

##### **Waste Water**

The project involves the construction of a wastewater pumping station and associated pipe networks.

The wastewater pumping station which will collect waste from the proposed and future development and pump it, via a rising main, to the public gravity sewer on the N14. The pumping station has been designed to accommodate future development of the wider opportunity site as designated by the Donegal County Development Plan.

The new watermain has been designed and will be installed and commissioned to Irish Water standards and provide for future connection points to include for future metering and all necessary valves.

##### **Stormwater Drainage**

The project includes Sustainable Urban Drainage System (SUDS) to manage surface water, including the use of swales, petrol interceptors and permeable paving. All SuDS measures take account of the water quantity, water quality and biodiversity implications of the site.

#### **3.2.3 Recreational Facilities**

The proposed recreation facilities will include two grassed football pitches, a small ancillary club house / changing facility, floodlighting and associated parking.

### 3.2.4 Size of the Proposed Development

The project outlined will extend to c. 4.5 ha of land. See project description for further details (section 1.3).

### 3.2.5 Other development in the area

A review of the planning history of the site was undertaken, using the DCC Planning Website, information has been sought on projects that have submitted planning applications or that have been recently approved, to enable a consideration of any possible elevated effects on the environment.

There have been no developments approved within the site, however a review of planning approvals which sit adjacent to the proposed development are listed in the table below. It is clear from these developments are relatively modest and will not lead to significant environmental effects when combined with the proposed development.

**Table 1:** Site history abutting the proposed development

Reference	Proposal	Location	Decision Date
1950694	Erection of an agricultural slatted shed with all associated site works	Drumboy, Lifford Po, Co Donegal	07/08/2019
026295	Retention of alterations to dwelling including bay window to ground floor living room and dormer development to attic to provide living accommodation	Lifford,	02/09/2002
0840441	(1) Demolition Of 3no. Dwelling Houses And Out-Buildings (2) Construction Of Petrol Filling Station To Include Petrol Pumps, Canopy, Underground Fuel Storage Tanks, Vents, Car Wash, Signage, Car Parking And All Associated Works (3) Erection Of 2 Storey Mixed Use Block Containing Shop, Deli And Ancillary Accommodation Associated With The Petrol Filling Station On Ground Floor With Restaurant On First Floor And Associated Storage, Kitchen And Staff Facilities (4) Construction Of New Entrance (5) Connection To Existing Public Drainage System (6) All Associated Site Works	Lifford & Lifford Common, Lifford, Co. Donegal	29/05/2014
1751690	Development consisting of (1) (i) the creation of a new vehicular exit to serve the existing service station and (ii) a screen wall and enhanced buffer treatment along the south-eastern site boundary (2) retention of the service station layout incorporating (i) an extended paved area (ii) 4 additional pump islands (iii) amended car parking and internal traffic lanes (iv) car wash facility and equipment store (v) a storage shed (vi) under-ground rain water harvesting tank (vii) canopy and shop position (viii) two steel mesh containers and a single plastic container (ix) a filling station sign and a (x) kiosk serving the forecourt	Lifford & Lifford Common, Lifford, Co. Donegal	25/10/2018



### **3.2.6 Demolition**

The site is currently agricultural land. No demolition works will be required.

### **3.2.7 Use of Natural Resources**

#### **Aggregates**

The use of natural resources will mainly be the aggregates used to create the roads and drainage infrastructure. All materials will be sourced locally where available to reduce excessive transportation.

#### **Soil**

Due to the undulating nature of the site, there will be a requirement for the excavation of ground, topsoil and subsoil for all elements of the development. These materials will be retained and used elsewhere on the site.

#### **Water**

The only water usage directly from the development will be the changing facilities associated with the sports pitches. This will be modest. It is understood that the current Waste Water Treatment Works (WWTW) is operating above capacity, however works are currently underway to upgrade this WWTW. The proposed development will not become operational until such times as the upgraded Lifford WWTW is operational.

Any surface water run off will be controlled through a Suds strategy for the site, including the use of permeable paving, swales along roads in open space areas and the use of filter drains and petrol interceptors.

### **3.2.8 Production of Waste**

#### **Construction**

Waste soils and construction waste generation will be minimised during the proposed development and will be dealt with accordance with the approved CEMP. It is anticipated that all soil and materials will be retained on site, however, should any waste soils be produced, they will be disposed of in accordance with all relevant Waste Management Legislation including the Waste Management Acts, 1996 to 2011, and any subsequent amendments.

The contractor will ensure that the proposed works are carried out in accordance with the Safety, Health and Welfare at Work (Construction) Regulations 2013 (S.I. No.291 of 2013). All other construction waste will be segregated and removed from the site for disposal or recycling, in accordance with all relevant Waste Management Legislation.

#### **Operational**

During the operational phase of the development, it is envisaged that waste will be generally non-hazardous waste, food waste and packaging waste associated with the recreational facility. This will be collected and disposed of in accordance with the relevant Waste Management Legislation.

It is envisaged that the risk of accidents having regard to substances or technologies is very low and therefore will not result in significant effects.

### **3.2.9 Pollution/Nuisances**

#### **Construction**

During the construction phase of the development, it is expected that any potential nuisance in terms of noise and dust will be short-term in nature and minimal.

This will be managed through the CEMP.

#### **Operational**

During the operational phase, the only traffic will be generated by the recreational facility. The traffic movements that will be generated are anticipated to be low, with movements occurring outside peak hours generally 17:30- 20:30 Tuesdays to Thursdays when training would take place, and 14:00 – 16:30 on Saturdays and Sundays for matches. The recreational facilities are located c. 300 m from the closest residential receptor therefore it is considered that noise will not be an issue. In any case, a Noise Impact Assessment will be prepared and accompany the Planning Application. It is not anticipated that this low level of traffic using the site during off peak hours will not provide a significant environmental impact.

The proposed wastewater pumping station will ensure the safe, effective and efficient disposal of water from the site, as outlined above the site will not become operational until the upgraded Lifford WWTW has become operational.

### **3.2.10 Risk of Major Accidents and/or Disasters**

The risk of major accidents or disasters at the site is considered to be very low. Any risks associated with the proposed development are those which are commonly linked with site safety and working with machinery. The CEMP will identify a site manager to ensure safety on site, with the implementation of designated health and safety procedures there will be no significant effects on the environment.

### **3.2.11 Population and Human Health**

Given the scale and nature of the proposed development there are not anticipated risks to human health.

## **4 Location and Environmental Sensitivity**

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### **4.1 Introduction**

This section describes the location of the proposed development with particular regard to environmental sensitivities on site and in the surrounding area.

### **4.2 Overview**

Lifford town is located in the northwest of Ireland in County Donegal, the County Town for Donegal is sited in the west of the county, on the international border with Northern Ireland. Lifford is identified as a Layer 2B: Strategic Town due to its special economic function and its proximity to the border with Northern Ireland and the associated cross border context.

To the northwest and west of the site is an area of established residential development, to the south of the proposed site entrance there is a petrol station (Applegreen). The site is within a 60km/hr speed zone and enjoys road frontage for approximately 220 metres along the National Primary Route. The site opens up to a large undeveloped green field area to the north/northeast.

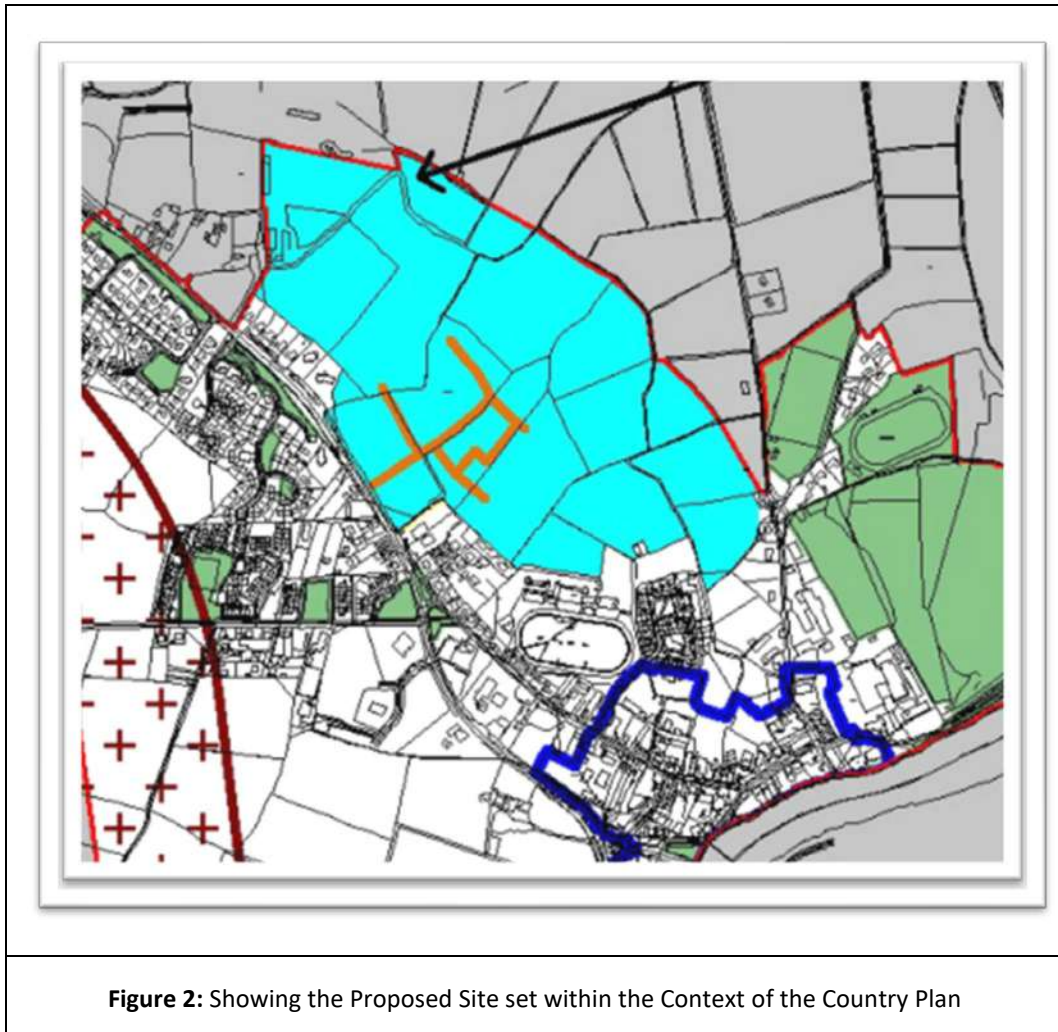
The site lies 1km north-west of the River Finn Special Area of Conservation (SAC), which is hydrologically linked to the River Foyle and Tributaries and River Faughan and Tributaries Special Area of Conservation (SAC) in Northern Ireland.

### **4.3 The Site**

The site is currently agricultural land used for the grazing of cattle.

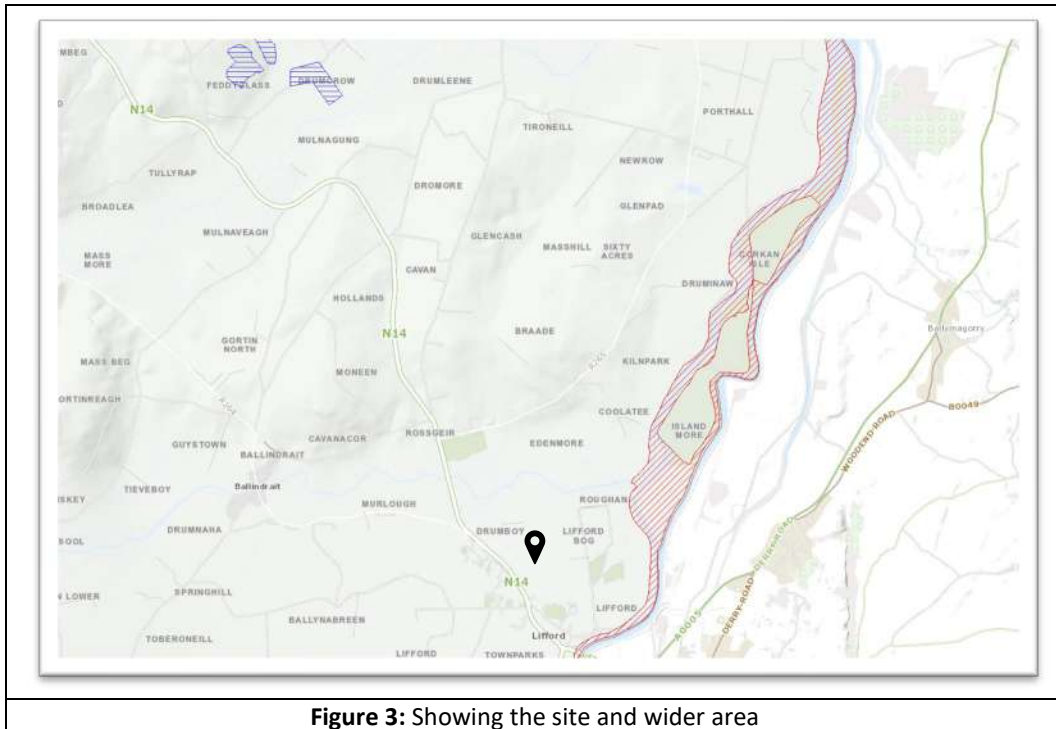
The proposed development is located within the settlement envelope of Lifford as per the County Development Plan, the site is outlined as an opportunity site. The plan advises that opportunity sites are zoned to provide for specific development opportunities that are appropriate in terms of mix of use and compatibility with the wider area whilst recognising features of importance that are specific to the site.

Figure 2 below show the development site on the County Donegal Development Plan zoning map for Lifford.



#### 4.3.1 Proximity to Designated Sites

The proposed development is not subject to any European designations. The River Finn Special Area of Conservation (SAC), is approximately 600 meters from the site (see Figure 3). And the River Foyle and Tributaries SAC beyond on the Northern Ireland side of the boarder.



**Figure 3:** Showing the site and wider area

An Appropriate Assessment Screening was undertaken by Blackstaff Ecology Ltd on behalf of Donegal County Council. This confirmed that a Natura Impact Statement (NIS) was required. This has now been prepared and is included within this package. This concludes that there will be no significant impacts on Natura 2000 sites, subject to several mitigation measures. The Planning Application will be submitted to An Bord Pleanála in due course.

The proposal will provide the following mitigation measures to ensure there is no impact on the River Finn SAC or the River Foyle and Tributaries SAC;

**Construction**

- Fuel storage and containment measures;
- Silt fencing erected around existing drains and water courses; and
- No heavy machinery within 10m of the water courses.

**Operational**

- A vegetated buffer strip will be fenced off and retained around waterways and the proposed pumping station;
- Permeable paving provided for car parking;
- Swales along roads in open space areas;
- Filter drains and geocellular SuDS tanks;
- Bypass petrol interceptor; and
- The site will not become operational until such times as the Lifford WWTW is upgraded and operational.

#### **4.3.2 Biodiversity on the site**

A Preliminary Ecological Appraisal (PEA) has been undertaken. The PEA found there was moderate potential for habitats at the site to support protected species namely bats it was also noted that there is the potential for newt habitat beyond the site boundaries. However, it is important to note that no protected species were observed at the site. Both Bat and Newt surveys will be completed at the site prior to the commencement of works. C450m of hedgerow removal will be required to accommodate the development.

It has also been noted that Himalayan Balsam, a non-native invasive species is present on the site. A vehicle wash out area will be provided to ensure there is no spread of this non-native species. A Non-Native Invasive Species Management Plan will be provided with the full planning application.

#### **4.3.3 Mountain and Forest Areas**

The site is not located within a mountainous or forested area.

#### **4.3.4 Nature Reserves and Parks**

The site is not located within a nature reserve or park.

#### **4.3.5 Environmental Quality Standards**

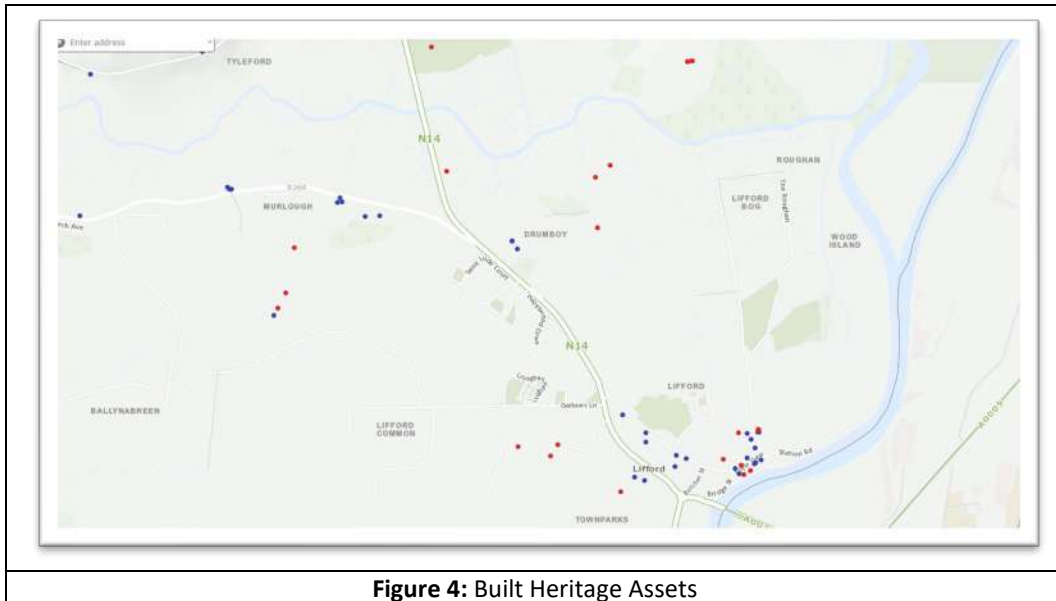
The proposed development does not lie within an area where environmental quality standards have been exceeded. The proposed development does not represent development that has the potential to exceed any environmental quality standards.

#### **4.3.6 Densely Populated Areas**

The proposal site is not located within a densely populated area.

#### **4.3.7 Sites of Historical, Cultural or Archaeological Significance**

There are a wider range of built heritage assets within the Lifford area. Figure 4 below and the accompanying table in Annex B of this document details the known built heritage assets at the site and in the wider area. There are no built heritage assets within the site boundary.



**Figure 4: Built Heritage Assets**

#### 4.3.8 Flood Risk

Lifford has had a history of flooding, due to the confluence of the River Finn and River Mourne creating the River Foyle – known locally as ‘The Three Rivers’. The area is also subject to the tidal influence of Lough Foyle. The Lifford Flood Relief Scheme is currently ongoing which aims to alleviate the risk of flooding for parts of Lifford.

The Office of Public Works (OPW) Flood Maps indicate that the north-eastern portion of the site is at high risk of flooding, however the south-western portion of the site falls outside the flood zone (see Figure 5). The entire site falls within the North-western Catchment Measures – aimed at managing or reducing flood risk. The south-western portion of the site, closest to the N14 falls within the Lifford Measures – the Lifford Flood Relief Scheme outlined above. Both Measures involve sustainable planning and development management, namely the application of the Guidelines on the Planning System and Flood Risk Management (DECLG/OPW, 2009).

The only part of the development located within the floodplain is the recreational sports pitches which are considered to be a water appropriate use.



**Figure 5: Flood Risk Map**



## **5 Type and Character of Potential Effects**

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### **5.1 Impacts identified**

#### **5.1.1 Construction**

The impacts identified include noise and dust during the construction phase. Given the modest nature of the scheme and the fact that the site is not environmentally sensitive we do not foresee these being significant environmental impacts. They will be short term, localised and can be adequately managed through the CEMP.

The NIS has considered impacts upon Natura 2000 sites and concludes that there will be no significant impacts.

#### **5.1.2 Operation**

During operation, the only impacts will arise due to the recreational sports facility. A Noise Impact Assessment will be carried out, it is anticipated there will be no significant impact upon sensitive environmental receptors (nearby residents) resulting from noise and air quality (traffic).

Water usage will be restricted to the small club house associated with the proposed recreation facility and surface water runoff from the site. Again, the NIS has considered these impacts upon Natura 2000 sites and concludes that there will be no significant impacts, subject to the proposed mitigation measures (outlined in section 4.3.1) being utilised.

#### **5.1.3 Cumulation with other developments**

We have not identified any relevant developments that would lead to significant environmental impacts when considered in cumulation with the proposed development.

We have not identified any potential significant environmental impacts.

#### **5.1.4 The Transboundary Nature of the Impact**

Due to the proposal's proximity to the border with Northern Ireland, the NIS has considered impacts upon Natura 2000 sites, both within the Republic of Ireland and Northern Ireland and concludes that with the proposed mitigation there will be no significant impacts. As such it is considered there will be no transboundary impacts.

## **6 Conclusion**

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### **6.1 Summary**

The EC Guidance on EIA Screening (EC, 2017) provides a checklist to help users decide whether EIA is required based on the characteristics of a project and its environment. This screening checklist is included in Table 2 below.

Table 2: Screening checklist.

Brief project description	Yes/No	Is this likely to result in a significant impact? Yes/No - why
1. Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	Yes	No The site is currently greenfield agricultural fields. The proposed project will involve the reprofiling and contouring the lands to add amenity value. There will be minimal excavations. The works proposed will not cause any significant physical changes to the surrounding environment
2. Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	Yes	No Services such as power and water will be required during the construction phase. Mobile generators will be used during the construction phase.  Construction materials will include paving sets, asphalt, stone fill, pipework, gullies, kerbing, cabling, ducting, traffic signal equipment etc. It is not considered that there will be significant use of these resources as part of the development
3. Will the Project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?	Yes	No. Standard construction materials will be used and will not be harmful to human health or the environment. The contractor will ensure that the proposed works are carried out in accordance with the Safety, Health and Welfare at Work (Construction) Regulations 2013 (S.I. No.291 of 2013). It is envisaged that the risk of accidents having regard to substances or technologies is very low and therefore will not result in significant effects.
4. Will the Project produce solid wastes during construction or operation or decommissioning?	Yes	No. Generally excavated soil will be reused on site.  Inert construction waste generated will be removed from the site areas and disposed of at a suitable licenced facility. The production of waste will be managed in accordance with the relevant waste legislation
5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air?	No	No. It is expected that some dust will be emitted during the construction works but this will not be significant. Emissions from construction plant and vehicles will arise during the construction phase but these will be minimal.
6. Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Yes	No. Standard construction noise is expected during construction activities.  Noise from the recreational facilities have been assessed through the Noise Impact Assessment and no significant impacts have been identified.
7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	No	No. The extent of the works on land within the settlement envelop is relatively small, excavation works are not significant. During excavation works some water will be encountered and this will be allowed to percolate naturally through the existing soils.  Mitigation measures outlined in the NIS will ensure there is no impact on the River Finn SAC
8. Will there be any risk of accidents during construction or operation of the Project which could affect human	Yes	No

Brief project description	Yes/No	Is this likely to result in a significant impact? Yes/No - why
health or the environment?		The appointed contractor will appoint a health and Safety Manager to manage safety issues during construction in line with the CEMP.
9. Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	Yes	No. Positive impacts will be derived from the new recreational facility and the provision of enabling infrastructure for future development.
10. Are there any other factors which should be considered such as consequential development which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality?	No	There are no planning approvals at the site, nor are there any proposed developments. Any future developments will undergo their own EIA Screening.
11. Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?	Yes	No. The River Finn SAC is hydrologically linked to the proposal. The NIS has recommended mitigations measures that will be undertaken to ensure there is no significant impacts on this SAC.
12. Are there any other areas on or around the location which are important or sensitive for reasons of their ecology e.g., wetlands, watercourses or other water bodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?	No	No. There are no additional areas of importance.
13. Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g., for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?	Yes	No. The River Finn SAC is hydrologically linked to the proposal. The NIS has recommended mitigations measures that will be undertaken to ensure there is no significant impacts on this SAC.

### 6.1.1 Conclusion

This report sets out the information required under Schedule 7A of the Planning and Development Regulations.

During construction there may be localised, not significant and short-term impacts which are common to any construction project and will be managed as part of the CEMP. There will be no significant impacts during the operational phase. It is not anticipated that there will be any significant noise impacts, however, a Noise Impact Assessment will be undertaken as a precaution due to the location of the recreational facility.

## **Annex A: Consultation and Guidance Documents**

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- Department of the Environment, Community and Local Government (2013) *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.*
- Department of the Environment, Heritage and Local Government (2003) *Environmental Effect Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development;*
- Department of Housing, Planning, Community and Local Government (2017) *Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems;*
- Department of Housing, Planning, Community and Local Government (2017) *Implementation of Directive 2014/52/EU on the effects of certain public and private projects on the environment (EIA Directive): Advice on the Administrative Provisions in Advance of Transposition.*
- Environmental Protection Agency (2017) *Guidelines on the Information to be contained in Environmental Impact Statements (Draft August 2017);*
- Environmental Protection Agency (2015) *Revised Guidelines on the Information to be contained in Environmental Impact Statements (Draft September 2015);*
- Environmental Protection Agency (2003) *Advice Notes on Current Practice in the Preparation of Environmental Impact Statements;*
- Environmental Protection Agency (2015) *Advice Notes for Preparing Environmental Impact Statements Draft September 2015;*
- Environmental Protection Agency (2018) *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment” (Draft August 2018);*
- European Commission (2001) *Guidance on EIA Screening.*

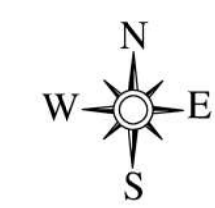
## Annex B : Table of Built Heritage Assets

<b>Table 1: Built Heritage Assets</b>		
<b>Type</b>	<b>Name</b>	<b>Reference Number</b>
Wall Monument	Clonleigh Parish Church	DG071-008007
Church	Clonleigh Parish Church	DG071-008001
Graveyard	Clonleigh Parish Church	DG071-008003
Church/Chapel	St. Lugadius Church of Ireland Church	40835001
Church Hall/Parish Hall	Lifford Church Of Ireland Parish Hall	40835002
Fortification		DG071-008006
Town/County Hall	Town/County Hall	40835003
Court House	The Old Courthouse	40835006
House	The Diamond	40835008
House	The Diamond	40835007
Rectory/Glebe/Vicarage/Curate's House	Lifford Youth Reach	40835009
Town Defences		DG071-008005
Bullaun Stone		DG071-010
House - 16th/17th Century		DG071-008004
House	Main Street	40835015
House; RIC Barracks	Lifford Garda Station	40835010
Post Box	Post Box	40835025
School	Lifford Army Barrack	40835022
House		40835016
Country House	Combermore	40835017
Outbuilding	Combermore	40835018
House	Ballyduff House	40835019
House	Ballyduff Cottage	40835027
Standing Stone		DG071-006
Standing Stone		DG071-007
Standing Stone		DG071-005
House	Drumboy House	40835026
Standing Stone		DG071-004
Standing Stone		DG071-003001
Standing Stone		DG071-003002
Standing Stone		DG071-047
Ecclesiastical Enclosure	Edenmore	DG071-002001
Church	Edenmore	DG071-002002
Architectural Fragment	Edenmore	DG071-002003
Cross-Slab	Edenmore	DG071-002004
Graveyard	Edenmore	DG071-002005
Ecclesiastical Site	Edenmore	DG071-002006
Standing Stone	ROSSGEIR	DG070-034

Church/Chapel	St. Patrick's Catholic Church	40834003
Church/Chapel	St. Patrick's Catholic Church	40834004
Manse	Ballindrait Presbyterian Manse	40834002
Mill (Wind)	Ballindrait Windmill	40834005
Standing Stone	MURLOUGH	DG070-050
Standing Stone	MURLOUGH	DG070-049
Standing Stone	MURLOUGH	DG070-048
Outbuilding		40834006
House		40834007
Goods Shed		40834017
Country House	Cavanacor House	40834001

## **Appendix 1: Site Location Plan**

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**NOTES**

- 1. All measurements shown are in metres, and all levels are to ordnance datum unless otherwise indicated
- 2. All Coordinates are to Irish Grid, unless otherwise noted.

**Site Boundary**

**Lifford Centre**

Rev	Issue Date	Description	App

Status **PRELIMINARY**

Client **Donegal County Council**

Project **The Common, Lifford Multi-Use Development**

Drawing **Site Location Plan**

Scale **1:2000 @ A1**



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Drawn	DWW	Checked	PA	Approved	PA
Date		Date		Date	
2022-02-09		2022-02-09		2022-02-09	

Project - Organisation - Zone - Level - Type - Role - Number - Revision  
**LIF - MCA - ST1-00 - DR - C - 1000 - P1**

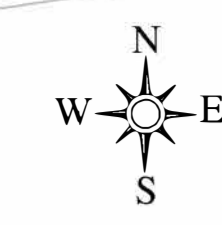
Project Number	Status code & Description
<b>E2324</b>	<b>S2 - For Information</b>

All dimensions are in metres. Figured dimensions to be taken in preference to scale dimensions. Dimensions to be checked on site. © 2021 McAdam Design Ltd.



## **Appendix 2: Proposed Layout**

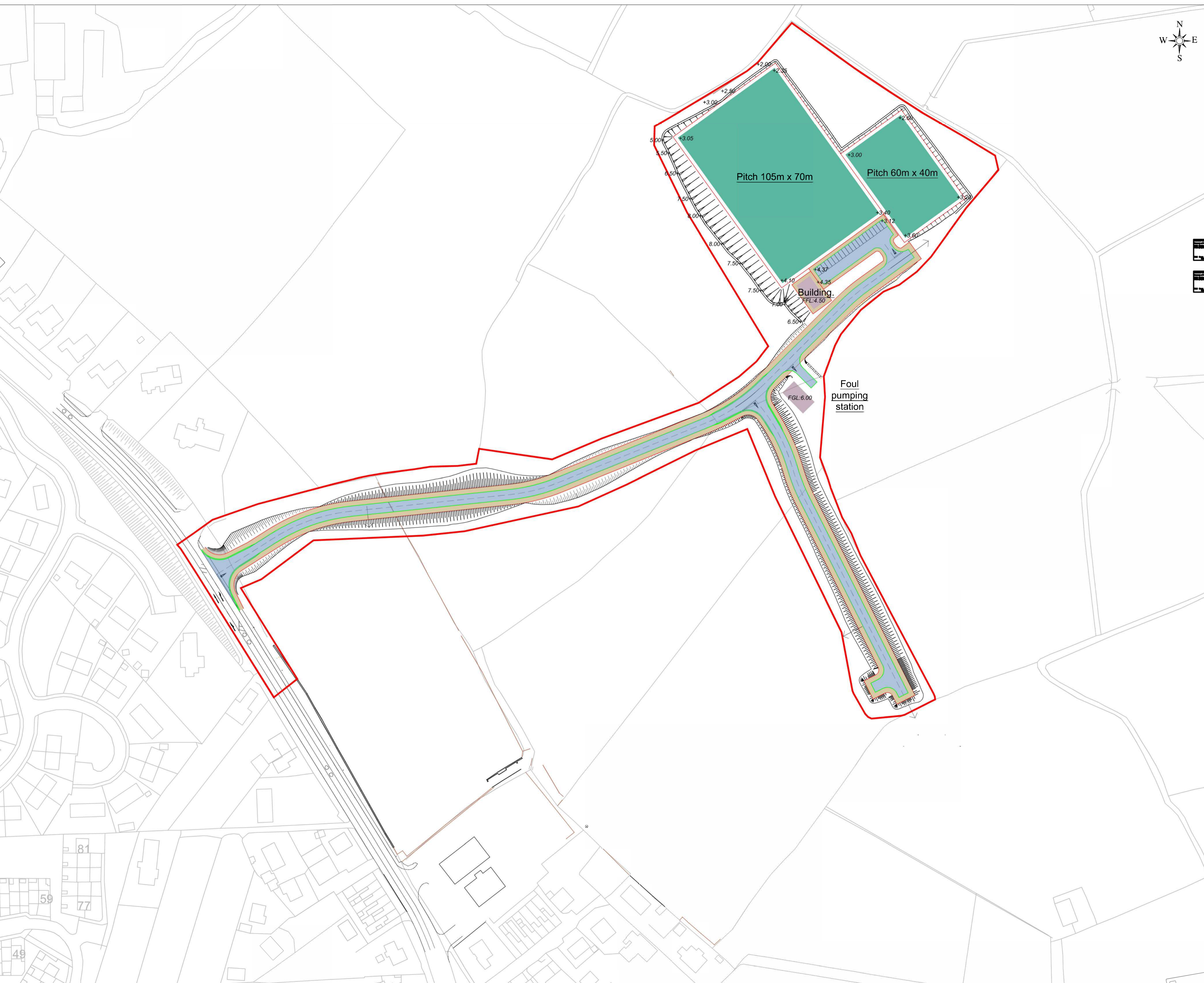
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- NOTES**
- All measurements shown are in metres, and all levels are to ordnance datum unless otherwise indicated
  - All Coordinates are to Irish Grid, unless otherwise noted.

- Site Plan Notes.**
- Right hand turn lane**  
Design traffic to be determined.  
Assumed lane widths as existing with central hatched area for right turn pocket.
  - Roads within development - Design speed 50 kph**  
Widths indicated at 6.0m wide (3.0m lanes).  
Footway/verge indicated at 3.0m.  
Junction radii with N14 10m.  
Junction within development 6.0m.  
Horizontal radii 105m.  
Vertical 'K' factor 5 used.  
Embankments to access roads 1 in 3.
  - Development sites**  
Embankments indicated at 1 in 3.
  - Site 5**  
Site 5 is extensively within the flood plain.  
Changes to existing levels to facilitate development to be agreed.

- LEGEND**
- Proposed Roads
  - Proposed Building / Pumping station
  - Proposed Footways / Verges
  - Proposed Pitches
  - Site Boundary



P5	09/02/2022	Red Line Boundary Amended	PA
P4	01/02/2022	Minor Layout Amendments	PA
P3	06/12/2021	Levels Building Amended	PA
P2	23/11/2021	Road Dimensions Altered	PA
Rev	Issue Date	Description	App

Status: **PRELIMINARY**

Client: **Donegal County Council**

Project: **The Common, Lifford Multi-Use Development**

Drawing: **Proposed Site Layout**

Scale: **1:1000 @ A1**

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Drawn	DWW	Checked	PA	Approved	PA
Date	2021-09-21	Date	2021-09-21	Date	2021-09-21

Project: - Organisation - Zone - Level - Type - Role - Number - Revision  
**LIF - MCA - ST1-00 - DR - C - 1003 - P5**

Project Number: **E2324**      Status code & Description: **S2 - For Information**

All dimensions are in metres. Figured dimensions to be taken in preference to scale dimensions. Dimensions to be checked on site. © 2021 McAdam Design Ltd.