



AA Screening Report & Determination in respect of the Creeslough Community Regeneration Project

STEP 1. Description of the project/proposal and local site characteristics:

(a) File Reference No:

Creeslough Community Regeneration
Project/Part 8/2023

PG 23/07

(b) Brief description of the project or plan:

The development comprises -

- Construction of a new Community hub type building with flexible multi-user spaces and accommodation solutions including: (i) at Ground Floor: a community & sports hall, gymnasium, changing rooms, showers, toilets, spectator terrace, comms room & storage; (ii) at First Floor: Office and reception space, public foyer, public toilets and a changing places facility, a multi-purpose community room with kitchen facilities, storage and a community consultation room;
- Construction of a multi-purpose community field, MUGA and recreational track with replacement/upgraded flood lighting and with capacity for: civic, cultural, sporting, recreational, social gatherings and events;
- A one way entry and exit traffic management arrangement and car parking facility including: adjustments to existing car parking arrangements, modified junction and road kerb alignments, improved pedestrian infrastructure and level grade crossing points, new high quality surface material finishes, street furniture and lighting, construction of 53no. car parking spaces and 2 no. bus parking spaces;
- The construction of a community garden and landscaped public realm including: a community play park; allotments, potting shed, landscaping, seating, walks, coffee pavilion and outdoor seating area, bandstand/performance area, pop-up market space(s), universal access & permeability interventions and 8 no. parent & toddler, age friendly and disabled parking spaces;

- o All associated ancillary works to include: plant room and maintenance building, renewable technologies & EV charging points, nature-based solutions to rainwater management, site drainage, connection to public water supply and other services, enhancements to public lighting, landscaping, development related signage & public art, connection & discharge to the public sewerage network and removal of existing pre-fab;
- o A schedule of proposed uses for the Community Hub & Field is provided.

All associated ancillary site works shall be located within the townland of Creeslough in the Glenties Municipal District.

(c) Brief description of site characteristics:

The proposed development is located at lands in the townland of Creeslough in the village of Creeslough, Co. Donegal.

A site walkover survey using Fossitt's 'A Guide to Habitats in Ireland (2000)¹' established that the subject site mainly comprised of artificial surfaces (BL3) with areas of amenity grassland (GA2) and scrub (WS1), with the scrub then transitioning to areas of immature woodland (WS2) and then mixed broadleaf woodland (WD1). There was no sighting of any invasive species on site such as Rhododendron (*Rhododendron ponticum*) or Japanese Knotweed (*Fallopia japonica*) in or around the subject site.

The subject site is located within the Water Framework Directive (WFD) Catchment 38 Gweebarra - Sheephaven and falls within the Lackagh_Sc_010 WFD sub-catchment. Post construction, the majority of storm/surface runoff from the various project areas will percolate naturally to groundwater with managed retention and storage for irrigation purposes and controlled discharge to mains services at dry field run-off rates. This will minimize risk of pollution and/or flood events and is incorporated as a standard feature of the design.

**(d) Relevant prescribed bodies consulted:
e.g. DHLGH (NPWS), EPA, OPW**

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(e) Response to consultation:

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STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.

European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from	Connections (Source-	Considered further in
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		proposed development ² (km)	Pathway-Receptor)	screening Y/N
Sheephaven Bay SAC [001190]	<ul style="list-style-type: none"> ▪ Mudflats and sandflats not covered by seawater at low tide [1140] ▪ Annual vegetation of drift lines [1210] ▪ Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] ▪ Salicornia and other annuals colonising mud and sand [1310] ▪ Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330] ▪ Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] ▪ Embryonic shifting dunes [2110] ▪ Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] ▪ Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] ▪ Humid dune slacks [2190] ▪ Machairs (* in Ireland) [21A0] ▪ Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] ▪ <i>Euphydryas aurinia</i> (Marsh Fritillary) [1065] ▪ <i>Petalophyllum ralfsii</i> (Petalwort) [1395] 	1 km (NE)	<p>Yes.</p> <p>Screened in under the precautionary principle due to proximity.</p>	Yes – See Step 3.
Muckish Mountain SAC [001179]	<ul style="list-style-type: none"> ▪ Alpine and Boreal heaths [4060] ▪ Siliceous rocky slopes with chasmophytic vegetation [8220] 	1.65 km (SW)	<p>No.</p> <p>No direct hydrological link to subject site, no avenue of connectivity</p>	No
Cloghermore Bog & Glenveagh National Park SAC [002047]	<ul style="list-style-type: none"> ▪ Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110] ▪ Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260] ▪ Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] ▪ European dry heaths [4030] ▪ Alpine and Boreal heaths [4060] ▪ <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410] ▪ Blanket bogs (* if active bog) [7130] ▪ Depressions on peat substrates of the <i>Rhynchosporion</i> [7150] ▪ Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] ▪ <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029] ▪ <i>Salmo salar</i> (Salmon) [1106] ▪ <i>Lutra lutra</i> (Otter) [1355] ▪ <i>Trichomanes speciosum</i> (Killarney Fern) [1421] 	2.86 km (SW)	<p>No.</p> <p>No direct hydrological link to subject site, no avenue of connectivity</p>	No
Derryveagh & Glendowan Mountains SPA [004039]	<ul style="list-style-type: none"> ▪ Red-throated Diver (<i>Gavia stellata</i>) [A001] ▪ Merlin (<i>Falco columbarius</i>) [A098] ▪ Peregrine (<i>Falco peregrinus</i>) [A103] ▪ Golden Plover (<i>Pluvialis apricaria</i>) [A140] ▪ Dunlin (<i>Calidris alpina schinzii</i>) [A466] 	4.7 km (S)	<p>No.</p> <p>No direct hydrological link to subject site, no avenue of connectivity</p>	No

Sessiagh Lough SAC [000185]	<ul style="list-style-type: none"> ▪ Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or Isoeto-Nanojuncetea [3130] ▪ Najas flexilis (Slender Naiad) [1833] 	5.33 km (N)	No. No direct hydrological link to subject site, no avenue of connectivity	No
Horn Head & Rinclevan SAC [000147]	<ul style="list-style-type: none"> ▪ Embryonic shifting dunes [2110] ▪ Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] ▪ Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] ▪ Dunes with Salix repens ssp. argentea (Salicion arenariae) [2170] ▪ Humid dune slacks [2190] ▪ Machairs (* in Ireland) [21A0] ▪ Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or Isoeto-Nanojuncetea [3130] ▪ Vertigo geyeri (Geyer's Whorl Snail) [1013] ▪ Halichoerus grypus (Grey Seal) [1364] ▪ Petalophyllum ralfsii (Petalwort) [1395] ▪ Najas flexilis (Slender Naiad) [1833] 	5.67 km (N)	No. No direct hydrological link to subject site, no avenue of connectivity	No
Horn Head to Fanad Head SPA [004194]	<ul style="list-style-type: none"> ▪ Fulmar (Fulmarus glacialis) [A009] ▪ Cormorant (Phalacrocorax carbo) [A017] ▪ Shag (Phalacrocorax aristotelis) [A018] ▪ Barnacle Goose (Branta leucopsis) [A045] ▪ Peregrine (Falco peregrinus) [A103] ▪ Kittiwake (Rissa tridactyla) [A188] ▪ Guillemot (Uria aalge) [A199] ▪ Razorbill (Alca torda) [A200] ▪ Chough (Pyrrhocorax pyrrhocorax) [A346] ▪ Greenland White-fronted Goose (Anser albifrons flavirostris) [A395] 	6.1 km (N)	No No direct hydrological link to subject site, no avenue of connectivity.	No
Ballyness Bay SAC [001090]	<ul style="list-style-type: none"> ▪ Estuaries [1130] ▪ Mudflats and sandflats not covered by seawater at low tide [1140] ▪ Embryonic shifting dunes [2110] ▪ Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] ▪ Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] ▪ Humid dune slacks [2190] ▪ Vertigo geyeri (Geyer's Whorl Snail) [1013] 	10.9 km (NW)	No. No direct hydrological link to subject site, no avenue of connectivity	No
Falcarragh to Meenlaragh SPA [004149]	<ul style="list-style-type: none"> ▪ Corncrake (Crex crex) [A122] 	11.4 km (NW)	No. No direct hydrological link to subject site, no avenue of connectivity	No

STEP 3. Assessment of Likely Significant Effects

(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:

Impacts:

Possible Significance of Impacts:
(duration/magnitude etc.)

Construction phase e.g.

- Vegetation clearance
- Demolition
- Surface water runoff from soil excavation/infill/landscaping (including borrow pits)
- Dust, noise, vibration
- Lighting disturbance
- Impact on groundwater/dewatering
- Storage of excavated/construction materials
- Access to site
- Pests

Having regard to the location of the proposed works within a village environment, outside the boundary of Sheephaven SAC and served by urban drainage systems it is concluded that the construction phase will not result in significant environmental impacts that could affect the Sheephaven SAC or European Sites within the wider catchment area.

The work areas also do not contain any supporting habitat for the qualifying interests of the SAC nor any Annex I Habitat.

The proposal to manage rainwaters (and surface waters) through a standard nature based solution removes any potential risks to the Natura 2000 site associated with pollution, discharges or flood events associated with the proposed development. While nature based solutions will be designed, these are standard measures and are not required to avoid or reduce any effects on a European site. These measures are not relied upon to reach a conclusion of no likely significant effects on any European site during the construction phase.

In addition, the construction phase will be carried out in accordance with detailed design methodologies to ensure that any potential impacts on water by any construction activities are eliminated. While detailed design methodologies will be engaged during the construction phase, these are not required to avoid or reduce any effects on a European site. These measures are not relied upon to reach a conclusion of no likely significant effects on any European site during the construction phase.

The construction phase associated with the development will be a temporary disturbance, however, due to the built nature of the surrounding environs, potential disturbance from construction of the development will not be significant. Based on this scientific observation, the entire proposal can be screened out of any further studies.

Operational phase e.g.

- Direct emission to air and water
- Surface water runoff containing contaminant or sediment
- Lighting disturbance
- Noise/vibration
- Changes to water/groundwater due to drainage or abstraction
- Presence of people, vehicles and activities
- Physical presence of structures (e.g. collision risks)
- Potential for accidents or incidents

All foul and surface water runoff once the development is occupied and operational will be contained on site and discharged to ground water and urban drainage systems.

The wastewater will discharge to the village municipal wastewater treatment plant which ultimately discharges under license. Surface runoff from project areas will percolate to the ground with designed retention/storage for irrigation purposes and limited occasional controlled discharge to mains services at green field run-off rates. There will be no likelihood of runoff during operation entering the SAC due to the lack of a direct pathway.

Based on this scientific observation, the entire proposal can be screened out of any further studies.

In-combination/Other

An NIR was prepared for the County Donegal Development Plan 2018-2024 (as varied) which included the settlement framework designation context for the subject site. No likely significant effects on any European site were identified.

	<p>No recent or historical planning approvals are predicted to combine with the proposed development to culminate in a negative effect on the SAC.</p> <p>No likely significant in-combination effects are identified.</p>
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(b) Describe any likely changes to the European site:

Examples of the type of changes to give consideration to include:

- Reduction or fragmentation of habitat area
- Disturbance to QI species
- Habitat or species fragmentation
- Reduction or fragmentation in species density
- Changes in key indicators of conservation status value (water or air quality etc.)
- Changes to areas of sensitivity or threats to QI
- Interference with the key relationships that define the structure or ecological function of the site

None.

The work areas do not contain any qualifying interests of the SAC nor any Annex I habitat.

No direct effects such as habitat loss or fragmentation are likely to occur, no indirect effects such as habitat degradation are likely to occur as a result of the proposed works.

(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?

Yes No

No

While detailed design methodologies will be engaged during the construction phase, these are not required to avoid or reduce any effects on a European site. These measures are not relied upon to reach a conclusion of no likely significant effects on any European site during the construction phase.

Step 4. Screening Determination Statement

The assessment of significance of effects:

Describe how the proposed development (alone or in-combination) is/is **not likely** to have **significant** effects on European site(s) in view of its conservation objectives.

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development comprising the redevelopment of an existing community facility on serviced lands within a village centre environment,
- the location of all proposed work areas outside of a Natura 2000 site and the existence of physical barrier(s) and distance between same,
- the absence of Annex I habitat or qualifying interests within the work areas, and
- the lack of other direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives. An appropriate assessment is not, therefore, required.

Conclusion:

	Tick as Appropriate:	Recommendation:
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(i) It is clear that there is no likelihood of significant effects on a European site.	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate assessment not required.
(ii) It is uncertain whether the proposal will have a significant effect on a European site.	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
(iii) Significant effects are likely.	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer:	<i>Ruth Quinn</i> 25/07/2023	
Signature and Date of the Decision Maker:	<i>Pearse Kelly</i> 25 th July 2023	

Regeneration and Development Team
 Directorate of Community Development
 & Planning Services
 July 2023



PART 8 23/07

Creelough Community Regeneration Project

Schedule of Proposed Uses

The **Community Hub Building** will generally provide flexible multi-user spaces and accommodation solutions including the following scope of uses:

- Use of the Community & Sports Hall for: sporting, recreational, social, civic, religious, cultural, educational, or political purpose(s) including occasional use for any fair, funfair, bazaar;
- Use of the Community & Sports Hall in accordance with Use Class 7, 8, 10 and 11 of Schedule 2, Part 4 of the Planning and Development Regulations 2001 (as amended) and including use as a dance hall or concert hall but excluding use as a monastery or convent;
- Use of the Community Room for religious, cultural, civic, educational, political, social, recreational or sporting purpose(s);
- Use of the Community Room in accordance with Use Class 2, 7, 8 and 10 of Schedule 2 of Part 4 of the Planning and Development Regulations, 2001 (as amended) but excluding use as a betting office;
- Use of the office space(s) for/as:
 - (i) a digital or co-working hub,
 - (ii) Use in accordance with Use Class 2 of Schedule 2, Part 4 of the Planning & Development Regulations 2001 (as amended),
 - (iii) an office in accordance with Use Class 3 of Schedule 2, Part 4 of the Planning & Development Regulations 2001 (as amended),
 - (iv) a business premises for the carrying on of any professional or commercial undertaking;
- Use of the Consultation Room for/as:
 - (i) Use in accordance with Use Class 2 of Schedule 2, Part 4 of the Planning & Development Regulations 2001 (as amended),
 - (ii) an office in accordance with Use Class 3 of Schedule 2, Part 4 of the Planning & Development Regulations 2001 (as amended),
 - (iii) a business premises for the carrying on of any professional or commercial undertaking,
 - (iv) use in accordance with Use Class 7(a) & (b) and Use Class 8(a) of Schedule 2 of Part 4 of the Planning and Development Regulations, 2001 (as amended).

The multi-purpose **Community Field & Track** will generally provide capacity and purpose for the following scope of uses:

- Sporting, recreational, social, civic, religious, cultural, educational, or political purpose(s) including occasional use for any fair, funfair, bazaar, circus, concert or similar such gatherings and event(s);

Regeneration & Development Team

July 2023.