EMMETT CORCORAN
ESTATE AGENT & EXPERT VALUER

COX & WALSH
ESTATE AGENTS DROMOD

Dromod.

Main Street, Drumod More, Co. Leitrim



17	1.71 acres	Outline
Proposed new homes	Approx. 0.692 hectares	Permission granted

Price on application

Residential development site · For sale through Cox & Walsh

Review edition: existing dwelling treatment requires clarification. All renderings are for illustrative purposes only.

Firm PSRA 004516 | Agent PSRA 004516-011343

THE OPPORTUNITY

A village setting. A new chapter.



An indicative residential streetscape. For illustrative purposes only.

The property

A residential development opportunity on Main Street in Drumod More, Dromod. The supplied layout records a site area of 0.692 hectares, approximately 1.71 acres. The outline grant relates to 17 new two-storey homes and the overall layout.

Dromod’s harbour, village amenities and railway station on the Dublin-Sligo line provide the local setting. A purchaser can develop the detailed scheme through the next planning stage.

The proposed housing mix

3	Two-bedroom homes
10	Three-bedroom homes
4	Four-bedroom homes

10 semi-detached homes and 7 terraced homes. This is a site sale; individual new homes are not being offered for reservation.

Shannonside Property (Auctioneering) Limited T/A Cox & Walsh · CRO 716523 · Firm PSRA 004516

PLANNING REFERENCE 26/60014

The planning position.

Outline permission granted: 4 August 2026

Notification dated 5 August 2026 · Leitrim County Council

What happens next?

Condition 1 requires an application for permission consequent on the outline grant within three years beginning on the date of the grant. Development cannot start until that further permission is granted. Purchasers’ advisers should check the full grant, all time limits and any later amendments.

Design, access and landscape

Detailed dwelling designs, siting, heights, servicing and access are required. The grant also addresses the road entrance, boundary treatment and landscaping (conditions 2, 7-9).

Contributions and completion security

A development contribution and bond or cash deposit are to be determined at the consequent-permission stage (conditions 3-4).

Water and wastewater

A connection agreement with Uisce Éireann is required before development starts. Check service capacity, sewer routing and related rights with the professional team (condition 6).

Occupancy and construction

Condition 5 provides for a first-occupation agreement. Condition 10 requires a Construction Environmental Management Plan. Ask advisers to explain these obligations in full.

Existing dwelling: clarification required

The supplied Rev A layout labels the existing dwelling for removal. The grant description refers to revised access to the existing dwelling. The selling solicitor and planning adviser should reconcile this before reliance. Neither the illustrations nor the 3D model resolve it.

Source: Leitrim County Council, notification of grant dated 5 August 2026, conditions 1-10.

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INFORMATION AND ENQUIRIES

The next conversation.

Sales and viewing enquiries

Emmett Corcoran

Senior Partner, Sales and Valuations
Cox & Walsh

089 2044040

071 9658600

office@coxandwalsh.ie

The Property Exchange, Dromod,
Carrick-on-Shannon, Co. Leitrim

Legal pack available on request

Claire Moran

Cathal L. Flynn & Co., Solicitors
St George’s Terrace
Carrick-on-Shannon
Co. Leitrim

Ask your solicitor to request and review the legal pack. Availability supplied by the selling agent.

Documents in the accompanying pack

Outline permission, ref. 26/60014
7 pages · Grant 4 August 2026

Site layout plan, Rev A
1 original sheet · Revision 27 May 2026

Appropriate Assessment screening report
36 pages · North-West Ecology · 29 August 2025

Archaeological testing, licence 26E0419
17 pages · John Purcell Archaeological Consultancy · May 2026

Read the evidence in context

The ecology consultant concludes that a Stage 2 Natura Impact Statement is not required for the proposal assessed. The archaeology report records no finds or features in testing and recommends no further archaeological input. These are the authors’ conclusions; read the complete reports and applicable conditions.

Particulars are guidance only and do not form part of a contract. Areas are approximate. Verify title, boundaries, access, servicing, planning status and obligations with independent advisers. No costs, future sale prices or completion date are promised. The technical pack is separate from the solicitor’s legal pack.

View online

Shannonside Property (Auctioneering) Limited T/A Cox & Walsh · CRO 716523 · Firm PSRA 004516

APPENDIX · THE LAYOUT

A plan for the next stage.

The supplied marketing plan provides a readable overview. The original Rev A engineering drawing is included separately at its original sheet size in the document pack.



Use the original documents for decisions

The Rev A drawing records 1,206 m² of proposed public open space and a site area of 0.692 hectares. Its layout and annotations must be read with the outline grant and the further-permission requirements. The marketing image is not a replacement for the technical drawing or legal mapping.

Existing dwelling treatment remains to be reconciled. Boundaries, architecture and landscaping shown in the illustrations are indicative. For illustrative purposes only.

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APPENDIX · CAMPAIGN ARTWORK

We sell potential.



Supplied campaign poster, shown in full. For illustrative purposes only.

Shannonside Property (Auctioneering) Limited T/A Cox & Walsh · CRO 716523 · Firm PSRA 004516

Comhairle Chontae Liatroma
Leitrim County Council

Áras an Chontae
Cora Droma Rúisc
Contae Liatroma
N41 PF67

Áras an Chontae
Carrick on Shannon
County Leitrim
N41 PF67

Date: 05/08/2026 **Ref. No:** 2660014

DC Field Developments Ltd
Michael Hennessy
15A North West Business & Technology Park
Castlecarra Road
Carrick on Shannon
N41 T8W3

PLANNING & DEVELOPMENT ACT 2000 (as amended)
PLANNING & DEVELOPMENT REGULATIONS 2001 (as amended)
NOTIFICATION OF A GRANT OF OUTLINE PERMISSION
SUBJECT TO CONDITIONS

DEVELOPMENT: **Construction of 17 No New Two Storey Dwelling Houses (3 No Semi Detached Blocks of Three Bed Units, 2 No Semi Detached Blocks of Four Bedroom Units, 1 No Terraced Block containing 2 No Three Bedroom Units and 1 No Two Bedroom Unit and 1 No Terraced Block containing 2 No Three Bed Units and 2 No Two Bed Units), New Access onto the Public Road with revised access to the existing dwelling house, Connections to Services and all Associated Site Development Works**

LOCATION: **Drumod More Td Dromod Co Leitrim**

OUTLINE PERMISSION was granted on **04/08/2026** for the development described above subject to the Notification of Decision to grant OUTLINE PERMISSION made on 01/07/2026

You are hereby advised that unless the development described is carried out within five (5) years from the date of the Grant of Planning Permission, this permission will cease to have effect.

For Director of Services Kdo Bradley **Date:** 05/08/2026

PLEASE RETAIN THIS DOCUMENT CAREFULLY AS COPIES COST A FEE OF €10.00

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Email: customerservices@leitrimcoco.ie
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Beidh fáilte roimh freagra tre Ghaeilge

Comhairle Chontae Liatroma
Leitrim County Council

Schedule One

Ref. No. 26/60014

Having regard to the location of the proposed development on lands zoned *Existing Residential* in the Dromod Settlement Plan, provided in Volume II of the Leitrim County Development Plan 2023-2029, to the existing pattern of development within the wider area, which is broadly characterised as residential development, and the range of policy support contained in the Leitrim County Development Plan 2023-2029 for residential development at this site, it is considered that the proposed development, subject to compliance with the conditions set out in the Second Schedule, would not seriously injure the amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

XXXXXXXXXXXXXXXXXXXXX

Comhairle Chontae Liatroma
Leitrim County Council

Schedule Two

Ref. No. 26/60014

1. **(a)** This grant of outline planning permission relates solely to the principle of development of 17 no. dwelling units on this site and overall site layout, as outlined in the site location map and site layout received by the Planning Authority on the 20th of January 2026 and as revised by further information received by the Planning Authority on the 27th of May 2026.

(b) A subsequent application for permission consequent on the grant of outline permission must be made not later than 3 years beginning on the date of this grant of outline permission.

(c) No development shall take place until an application for permission consequent on the grant of outline permission has been granted by the Planning Authority.

Reason: **In the interest of clarity and to define the terms of the permission and regulate/control the design of the development in the interest of proper planning and sustainable development of the area.**

2. Full details of layout, siting, height, design and external appearance of the proposed dwelling types, details of site servicing and means of access thereto shall be submitted with any application for planning permission consequent on the grant of this outline permission.

Reason: **To define the terms of the permission and regulate/control the design of the development in the interest of proper planning and sustainable development of the area.**

3. Prior to the commencement of development, the developer shall pay to the Planning Authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the County Leitrim Development Contribution Scheme 2023 made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be determined at permission stage consequent to this grant of outline permission and shall be in accordance with the terms of the Development Contribution Scheme, in operation at the date of the grant of permission consequent, made under Section 48 of the Planning and Development Act 2000, as amended.

Reason: **In order to comply with the Development Contribution Scheme made in accordance with Section 48 of the Planning and Development Act 2000, as amended.**

4. Prior to commencement of development, the developer shall lodge a bond or cash deposit with the Planning Authority, to be utilised by them in the completion of any unfinished site or other works which may arise. The bond or cash deposit shall be determined at permission stage consequent to this grant of outline permission. The development shall proceed in accordance with an arrangement of on-going Planning Authority inspection, if future public taking in charge is in contemplation.

Reason: To ensure the satisfactory completion of the development.

5. At permission consequent stage, it shall be a condition of permission that prior to the commencement of any dwelling unit in the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the Planning Authority (such agreement must specify the number and location of each dwelling unit), pursuant to Section 47 of the Planning and Development Act 2000, as amended, that restricts all dwellings permitted, to first occupation by individual purchasers, that is those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

6. Prior to the commencement of any development on site the applicant/developer shall obtain a Connection Agreement from Uisce Éireann for the provision of water and wastewater services necessary to enable the proposed development.

Reason: In the interest of the provision of a proper water supply and wastewater service.

7. The vehicular access off the public road shall be provided in the location shown on the site layout plan received by the Planning Authority as further information on the 27th of May 2026, unless otherwise agreed with the Planning Authority at permission consequent on grant of outline permission stage.

Reason: In the interests of traffic safety.

8. Full details of the roadside boundary treatment shall be submitted at permission consequent on grant of outline permission stage.

Reason: In the interests of visual amenity.

9. A detailed landscaping proposal for the site shall be submitted at permission consequent on grant of outline permission stage and shall include an anticipated timescale for the implementation of the plan. The details to be submitted shall include a site layout plan which shall be clearly referenced to a schedule listing the trees and shrubs to be planted on site and having regard to provisions contained within Section 13.9.6 and Table 13.2 of the Leitrim County Development Plan 2023-2029.

Reason: In the interests of visual amenity.

10. The construction of the development shall be managed in accordance with a Construction Environmental Management Plan (CEMP), which shall be submitted to the Planning Authority at permission consequent on grant of outline permission stage. This plan shall provide details of intended construction practice for the development, including:

(a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse.

(b) Location of areas for construction site offices and staff facilities.

(c) Details of site security fencing and hoardings.

(d) Details of car parking facilities for site workers during the course of construction.

(e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site.

(f) Measures to obviate queuing of construction traffic on the adjoining road network.

(g) Measures to prevent the spillage or deposit of clay, rubble, or other debris on the public road network.

(h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works.

(i) Details of appropriate mitigation measures for noise, dust, and vibration, and monitoring of such levels.

(j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater.

(k) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil.

(l) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.

A record of daily checks that the works are being undertaken in accordance with the Construction Environmental Management Plan shall be kept for inspection by the Planning Authority.

Reason: **In the interests of amenities, public health, and safety.**

XXXXXXXXXXXXXXXXXXXXX

Comhairle Chontae Liatroma
Leitrim County Council

Advice Note

Ref. No. 26/60014

(A) You are advised to be cognisant of the requirements of the Building Control Regulations 1997 as amended.

(B) The Applicant is required to apply for a road opening license on the RMO if excavation of public roads/footpaths is required– Map Road Licensing system. **Note:** The contractor applying for this license would need to have been set up on the MRL system.

(C) No building material or plant shall be used or stored on the public road in the vicinity of the site without the prior consent of the Roads Authority.

(D) No heavy machinery (over 2000kg) shall be used on the public footpath fronting the site during the works.

(E) All works adjacent to the public road shall be carried out under a traffic management plan designed by a competent designer under Chapter 8 of the Traffic Signs Manual.

XXXXXXXXXXXXXXXXXXXXX



- Site Outlined in Red
- Lands under Applicants Control Outlined Blue
- Proposed 4 Bedroom Houses (4 No)
- Proposed 3 Bedroom Houses (10 No)
- Proposed 2 Bedroom Houses (3 No)
- Existing Shed to be Removed
- Existing Walls/Structures to be Removed
- Existing Nearby Structures
- FOUL WATER DRAINAGE
- SURFACE WATER DRAINAGE
- WATER MAIN
- Private Open Space/Lawn
- Public Open Space (Landscaped)
- Public Open Space (Wild Flower Meadow)
- Existing Trees to be Retained
- Existing Boundary Trees/Bushes/Hedgerow
- Proposed New Native Deciduous Trees
- New 800mm High Hedging
- 1800mm High Concrete Post and Timber Panel Boundary Fence
- PL — Public Lighting Standard
- 00.0 — Existing Ground Level Contours
- Existing Tree to be Removed
- Dedicated Underground Duct to provide dedicated EV Charging Cable & Socket

N — Sun Sets — Sun Rises

House No	No of Beds	FFL	Private Rear Garden Area (m2)
1	3	48.73	53.4
2	3	48.73	53.6
3	3	49.18	53.5
4	3	49.63	54.3
5	3	50.45	50.1
6	2	50.9	30.4
7	2	51.35	37.6
8	3	51.8	64.2
9	4	52.25	62
10	4	52.7	61.9
11	4	50.83	65.2
12	4	50.38	58.8
13	3	49.93	51.7
14	3	49.48	49.8
15	3	47.71	82.5
16	2	47.71	58.8
17	3	47.71	103.2

BOUNDARY TREATMENTS BETWEEN HOUSES

B1
215mm Thick Block Wall 2.0m High Capped & Plastered and Extending 2.0m from rear wall of dwelling house

B2
Concrete Post & Timber Panel Fence 1.8m High

B3
900mm High Timber Post & Rail Fence

B4
2.0m High Block Wall, Capped and Plastered along Public Open Spaces

PARKING

33 No Parking Spaces to be provided;

Private on Site Parking – Houses 1–10 & 15–17 inclusive

Communal Parking Spaces – House 11–14 inclusive

Visitor Parking Spaces – 2 No

Communal Parking Spaces to be 2.5m Wide x 5.0m Long

For Planning Application Only

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REV No	DATE	DESCRIPTION
A	27/5/26	Further Information Submission

Advanced Planning & Design Services Ltd.
15A North West Business & Technology Park
Castlecarra Road
Carrick on Shannon
Co Leitrim
Phone/Fax: 071 9620776
Mobile: 086 1701549
Email: info@advancedplanninganddesign.com

PROJECT: PLANNING APPLICATION AT DRUMOD MORE TD, DRUMOD, CO LEITRIM FOR DC FIELD DEVELOPMENTS LTD

TITLE: SITE LAYOUT PLAN

DRAWING No: PL- ACFL - 0724/201

SCALE: 1:500 @ A2

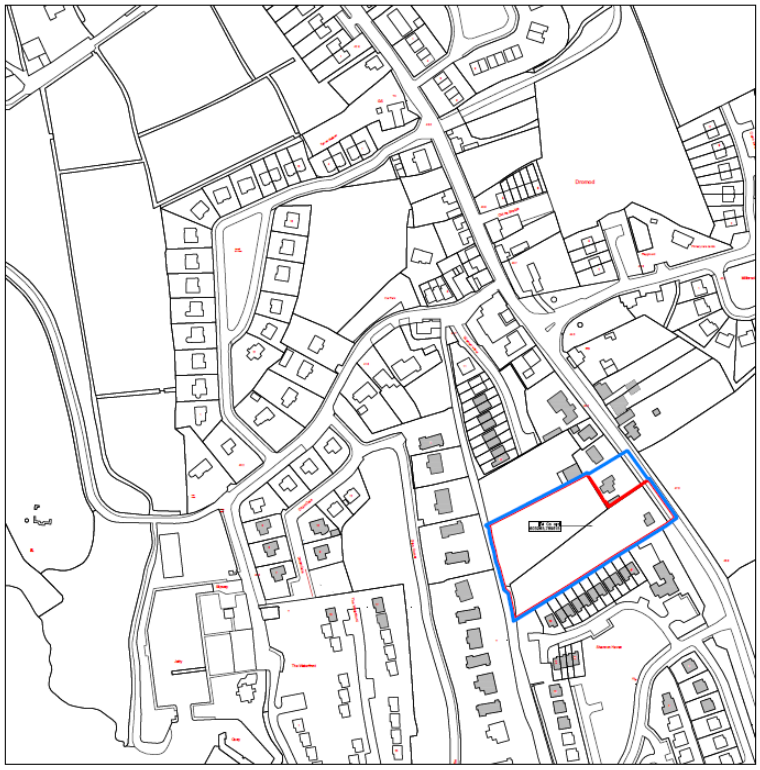
DRAWN BY: MICHAEL HENNESSY

DATE: JAN 2026

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT SCREENING REPORT (STAGE 1)

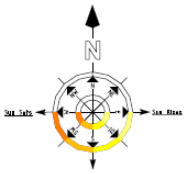
IN RELATION TO PLANNING APPLICATION FOR: Construction of 17 No houses at Drumod More, Dromod, Co Leitrim.

Digital OS Map 1987-C



Site Outline in Red

Lands under Applicants Control Outlined Blue



For Pre-Planning Discussions Only

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Client: DC Fields Ltd

Site Location: Drumod More, Dromod, Co Leitrim.

Prepared by: Saoirse O'Donoghue, Consultant Ecologist, North-West Ecology Ltd

Report Ref: AA Screening- Drumod More, Dromod Co. Leitrim September 2025

Report Date: 29 August 2025

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1. INTRODUCTION

1.1 Preamble

Senior Ecologist and Director of North-West Ecology Ltd, Saoirse O'Donoghue is a Member of the Chartered Institute of Ecology and Environmental Management and has been engaged by engaged by DC Fields Ltd to carry out an Appropriate Assessment Screening Assessment in relation to:

Planning Application for: *"Construction of 17 No houses at Drumod More, Dromod Co. Leitrim."*

This report has been prepared to address a pre-planning meeting with Leitrim County Council where the following was requested as part of any planning application:

With the introduction of the Birds Directive in 1979 and the Habitats Directive in 1992 came the obligation to establish the Natura 2000 network of sites of highest biodiversity importance for rare and threatened habitats and species across the EU. In Ireland, the Natura 2000 network of European sites comprises Special Areas of Conservation (SAC's) and Special Protection Areas (SPA's).

Appropriate Assessment (AA) involves a case-by-case examination of the implications of a development for the Natura 2000 site and its conservation objectives. This may be presented in the form of a Natura Impact Statement. In general terms, implicit in Article 6(3) of the Habitats Directive is an obligation to put concern for potential effects on Natura 2000 sites at the forefront of every decision made in relation to plans and projects at all stages.

Each step in the assessment process precedes and provides a basis for other steps. The results at each step must be documented and recorded carefully so there is full traceability and transparency of the decisions made. They also determine the decisions that ultimately may be made in relation to approval or refusal of a plan or project. AA is not a prohibition on new development or activities but involves a case-by-case examination of the implications for the Natura 2000 site and its conservation objectives.

In the preparation of this report, careful attention has been made to fully document and reference all the site selection and suitability assessment procedures as they chronologically occurred. This is in accordance with the principles of Appropriate Assessment.

This report takes cognisance of the Kelly v An Bord Pleanala Case 2014 IEHC 400 which determined that conclusions must be capable of removing all reasonable scientific doubt as to whether a development may have significant effects on Natura 2000 sites.

This report also takes cognisance of the Eco Advocacy v An Bord Pleanala (Case EJC C-721/21). On 15th June 2023, the European Court of Justice found that standard design measures could be taken into account in Stage 1 Screening for AA, where previously they had been regarded as being mitigation measures**.**

On the test for mitigation measures point, the CJEU found that where measures are incorporated into the design of a project not with the aim of reducing the negative effects of that project on the site concerned, but as standard features required for all projects of the same type, those elements cannot be regarded as indicative of probable significant harm to that site.

1.2 Evidence of Technical Competence and Experience

Details of Author(s)	
Name	Saoirse O'Donoghue, Consultant Ecologist
Company name	North-West Ecology Ltd.
Details of relevant qualifications / affiliations / years of experience	Saoirse O'Donoghue, MSc. Env. ACIEEM Consultant Ecologist 20 years specialist areas are habitat restoration, forestry, soils, bird survey, mammal surveys (with a focus on badger and otter), bat mitigation; habitat survey, mapping and classification; ecological impact assessment; appropriate assessment and screening, ecological impact assessments (EcIA), invasive species management plans and other ecological services.

1.3 Methodology for Appropriate Assessment

1.3.1 Stage One - Screening for Appropriate Assessment

The Habitats Directive does not set out clear guidance on the exact format that a screening exercise for an appropriate assessment should follow. However, there is guidance provided in carrying out a Screening Report.

- Environment Heritage and Local Government: *Circular LG/08 Water Services Investment and Rural Water: Protection of Natural Heritage and National Monuments Programmes*. This is outlined on pages 30 – 35 of the Environment Heritage and Local Government publication: *Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities*, Published 10 December 2009.

- Environmental Protection Agency (n.d.) *Waste Water Discharge Licensing - Appropriate Assessment - Note on Appropriate Assessments for the purposes of the Waste Water Discharge (Authorisation) Regulations, 2007 (S.I. No. 684 of 2007)* Wexford, EPA.

- Office of the Planning Regulator Practice Note PN01 Appropriate Assessment Screening for Development Management, March 2021

In the first document, screening for appropriate assessment involves the following:

Description of Plan or Project

The first element is a description of the plan or project, including its nature, size and location, and possible or likely effects, and draft policies, objectives, land use zonings and associated strategies in the case of plans.

Natura 2000 Sites

The second element is an examination of what Natura 2000 sites may be affected.
The zone of influence of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. This should be established on a case-by-case basis using the Source-Pathway-Receptor framework and not by arbitrary distances (such as 15 km) – (Source: *Office of the Planning Regulator Practice Note PN01 Appropriate Assessment Screening for Development Management, March 2021*).

The identification of European sites within a 15km zone has become common practice in screening projects for AA. However, this approach is not based on the S-P-R model and should not be used for projects. Few projects have a zone of influence this large, but some more complex projects may require a greater zone of investigation. Instead, the zone of influence of a project should be considered using the Source-Pathway-Receptor model. This should avoid lengthy descriptions of European sites, regardless of whether they are relevant to the proposed development, and a lack of focus on the relevant European sites and issues of importance.

Site synopses, which are summary descriptions of the key conservation interests of sites, and SAC datasheets with lists of qualifying interests for these sites are available from the NPWS website: www.npws.ie.

Assessment of Likely Effects

The task of establishing whether the plan or project is likely to have an effect on a Natura 2000 site or sites is based on a preliminary impact assessment using available information and data, including that outlined above, and other available environmental information (e.g. water quality data), supplemented as necessary by local site information and ecological surveys. This is followed by a determination of whether there is a risk that the effects identified could be significant. This need not be a lengthy exercise. A precautionary approach is fundamental and, in cases of uncertainty, it should be assumed the effects could be significant. Examples of significance indicators from Commission guidance (EC, 2002) are listed in the table below; this document also summarizes four case study examples of assessment of significance outcomes for projects. As a guide, any element of a plan or project that has the potential to affect the conservation objectives of a Natura 2000 site, including its structure and function, should be considered significant (EC, 2006).

Examples of significance indicators (from EC (2002))

Impact type	Significance indicator
Loss of habitat area	Percentage of loss
Fragmentation	Duration or permanence, level in relation to original extent
Disturbance	Duration or permanence, distance from site
Species population density	Timescale for replacement
Water resource	Relative change
Water quality	Relative change in key indicative chemicals and other elements

Some examples of effects that are likely to be significant are:

- Any impact on an Annex I habitat
- Causing reduction in the area of the habitat or Natura 2000 site
- Causing direct or indirect damage to the physical quality of the environment (e.g. water quality and supply, soil compaction) in the Natura 2000 site
- Causing serious or ongoing disturbance to species or habitats for which the Natura 2000 site is selected (e.g. increased noise, illumination and human activity)
- Causing direct or indirect damage to the size, characteristics or reproductive ability of populations on the Natura 2000 site
- Interfering with mitigation measures put in place for other plans or projects

As the underlying intention of the in-combination provision is to take account of cumulative effects, and as these effects often only occur over time, plans or projects that are completed, approved but uncompleted, or proposed (but not yet approved) should be considered in this context (EC, 2002). All likely sources of effects arising from the plan or project under consideration should be considered together with other sources of effects in the existing environment and any other effects likely to arise from proposed or permitted plans or projects.

Screening Conclusion and Statement

The findings and conclusions of the screening process should be documented, with the necessary supporting evidence and objective criteria. This is of particular importance in cases where the AA process ends at the screening stage because the conclusion is that no significant effects are likely. Screening can result in the following possible conclusions or outcomes:

1. AA is not required. Screening, followed by consultation and agreement with the NPWS, establishes that the plan or project is directly connected with or necessary to the nature conservation management of the site.

2. No potential for significant effects/AA is not required. Screening establishes that there is no potential for significant effects and the project or plan can proceed as proposed. However, no changes may be made after this as this will invalidate the findings of screening. Documentation of the AA screening process, including conclusions reached and how decisions were made, must be kept on file**.**

3. Significant effects are certain, likely or uncertain. The plan or project **must either proceed to Stage 2 (AA), or be rejected**. Rejection of a plan or project that is too potentially damaging and/or inappropriate ends the process and negates any need to proceed to Stage 2 (AA). Another possible option is to recommence the screening process with a modified plan or project that removes or avoids elements that posed obvious risks. This highlights the important process of screening a plan or project when new alternatives that may not have any impact are being considered. However, repeated or complicated screening exercises are not recommended as they point to the risk of significant effects and the need for Stage 2 (AA). The safeguards set out in Article 6(3) and (4) of the Habitats Directive are triggered not by certainty but by the possibility of significant effects. Thus, in line with the precautionary principle, it is unacceptable to fail to undertake an appropriate assessment on the basis that it is not certain that there are significant effects.

The following document has been used as guidance in compiling this screening report:

- Environmental Protection Agency (n.d.) *Waste Water Discharge Licensing - Appropriate Assessment - Note on Appropriate Assessments for the purposes of the Waste Water Discharge (Authorization) Regulations, 2007 (S.I. No. 684 of 2007)* Wexford, EPA.

In this document, screening for appropriate assessment involves the following:

Step 1: Management of the site

Is the project directly connected with or necessary to the management of the site?

Step 2: Description of the project or plan

Identify all the elements of the project or plan alone or in combination with other plans or projects that have the potential for having significant effects on the site. The geographical scope of the plan or project as well as the European Sites that may be affected must be identified. The European Site or Sites that could be affected should be described.

A project may not in itself have a significant effect on a European Site, however, in combination with other plans or projects (existing and planned) it may result in a significant effect on a European Site.

Step 3: Characteristics of the site

This step requires identification of the impacts of the project on a European Site by characterizing the site as a whole or those areas where impacts are most likely to occur. In addition to consideration of the cumulative effects on a European Site, consideration must also be given to direct, indirect, short and long-term, isolated and interactive effects.

Step 4: Assessment of significance

The assessment of the likelihood of significant effects of a proposed or existing plan or project on a European Site should be completed. If no significant effects are likely then no further assessment is required prior to the authorization of the plan or project. There must be no reasonable scientific doubt that the plan or project does not have an effect on a European Site. This decision should be reasoned and recorded. If significant effects are likely then an appropriate assessment must be carried out. In addition, if the likelihood of significant effects is in doubt then the precautionary principle applies and an appropriate assessment must be carried out.

1.3.2 Stage Two: Appropriate Assessment

This is the consideration of the impact of the project or plan on the integrity of the Natura 2000 site, either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives. The competent Authority drafts the AA.

1.3.3 Stage Three: Assessment of Alternative Solutions

This is the process which examines alternative ways of achieving the objectives of the project or plan that avoid adverse impacts on the integrity of the Natura 2000 site.

1.3.4 Stage Four: Imperative Reasons of Overriding Public Interest (IROPI)

Stage 4 of Appropriate Assessment is the main derogation process of Article 6(4) of the Habitats Directive which examines whether there are imperative reasons of overriding public
interest (IROPI) for allowing a plan or project that will have adverse effects on the integrity of a Natura 2000 site to proceed in cases where it has been established that no less damaging alternative solution exists. This stage requires an affirmative answer to both of the questions below in order for a plan or project to go ahead in the absence of alternative solutions.

- Are there imperative reasons of overriding public interest?
- Are there human health or safety considerations or important environmental benefits?

1.3.5 References

The following references and source material have been referred to or used in the preparation of this screening assessment:

- Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC (2001)
- Birds Directive (79/409EEC)
- Environment Heritage and Local Government (10 December 2009) Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities, Dublin.
- Environment Heritage and Local Government (March 11 2010) Circular NPW 1/10 & PSSP 2/10: Appropriate Assessment under Article 6 of the Habitats Directive: guidance for Planning Authorities, Dublin.
- Environment Heritage and Local Government: Circular L8/08 Water Services Investment and Rural Water: Protection of Natural Heritage and National Monuments Programmes
- Environmental Protection Agency (n.d.) Waste Water Discharge Licensing - Appropriate Assessment - Note on Appropriate Assessments for the purposes of the Waste Water Discharge (Authorisation) Regulations, 2007 (S.I. No. 684 of 2007) Wexford, EPA.
- Environmental Protection Agency (2000) Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC, Wexford, EPA.
- European Communities (Natural Habitats) Regulations, 1997 (S.I. No. 94 of 1997) (which has been amended twice, S.I. No. 233 of 1998 & S.I. No. 378 of 2005).

- Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC. Clarification of the concepts of: Alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the Commission (2007)
- The European Commission published guidance on Article 6 of the Habitats Directive, including on Appropriate Assessment Screening. Assessment of plans and projects significantly affecting Natura 2000 sites (November 2001) and Managing Natura 2000 sites: The provisions of Article 6 of the 'Habitats' Directive (2018).
- Habitats Directive (92/43/EEC)
- National Parks and Wildlife Service Website – www.npws.ie: Site Synopsis and Mapping Data for Natura 2000 Sites.
- Waste Water Discharge (Authorisation) Regulations, 2007 (S.I. No. 684 of 2007)
- High Court: Uí Mhuirnín v. MHPLG [2019] IEHC 824
- Sweetman v ABP [2020] IEHC 39
- Kelly v. An Bord Pleanála (Aldi Stores) [2019] IEHC 84
- Heather Hill Management v. An Bord Pleanála and Burkeway Homes [2019] IEHC 186 and 450 Court of Justice of the European Union (CJEU):
- C-258/11 - Sweetman and Others v ABP (Galway Bypass)
- C-258/11 - AG opinion, Sweetman and Others v ABP (Galway Bypass)
- C-127/02 - Waddenzee
- C-521/12 - T.C. Briels and Others v Minister van Infrastructuur en Milieu
- C-323/17 - People Over Wind and Sweetman v. Coilte Teoranta
- C-721/21 - Eco Advocacy v. An Bord Pleanala
- Managing Natura 2000 Sites – The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC (updated 2018)
- Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities (2009)
- Office of the Planning Regulator Practice Note PN01 Appropriate Assessment Screening for Development Management, March 2021

Bird References:

- Gilbert, G, Gibbons, DW., Evans, J. 1998. Bird Monitoring Methods: A manual of techniques for key UK species. RSPB in association with BTO, The Wildfowl and Wetlands Trust, JNCC, Institute of Terrestrial Ecology & Seabird Group.
- Johnson, W. P., P. M. Schmidt, and D. P. Taylor. 2014. Foraging flight distances of wintering ducks and geese: a review. Avian Conservation and Ecology 9(2): 2.
- Lewis, L., Burke, B. & Crowe, O. 2016. Irish Wetland Bird Survey: Results of Waterbird Monitoring in Ireland in 2014/15. BirdWatch Ireland, Kilcoole, Co. Wicklow.
- Mc Guinness, S., Muldoon, C., Tierney, N., Cummins, S., Murray, A., Egan, S. & Crowe, O. (2015). Bird Sensitivity Mapping for Wind Energy Developments and Associated Infrastructure in the Republic of Ireland. BirdWatch Ireland, Kilcoole, Wicklow.
- Scottish Natural Heritage, 2016. Assessing Connectivity with Special Protection Areas (SPAs)- Guidance.
- Stroud, D.A., Fox, A.D., Urquhart, C. & Francis, I.S. (compilers). 2012. International Single Species Action Plan for the Conservation of the Greenland White-fronted Goose Anser albifrons flavirostris, 2012- 2022. AEWA Technical Series No. XX. Bonn, Germany
- Vickery, J. A., and J. A. Gill. 1999. Managing grassland for wild geese in Britain: a review. Biological Conservation 89(1):93-106. http://dx.doi.org/10.1016/S0006-3207(98)00134-7
- Vickery, J. A., W. J. Sutherland, M. O'Brien, A. R. Watkinson, and A. Yallop. 1997. Managing coastal grazing marshes for breeding waders and over wintering geese: is there a conflict? Biological Conservation 79(1):23-34. http://dx.doi.org/10.1016/S0006-3207(96)00111-5

2. SCREENING FOR APPROPRIATE ASSESSMENT

2.1.0 Introduction

Screening for Appropriate Assessment is the first stage and critical test of Appropriate Assessment and the question is asked whether the development is considered to have a significant impact on a designated Natura 2000 site. The purpose of screening is to determine, on the basis of a preliminary assessment and objective criteria, whether:

i) a plan or project is directly connected to or necessary for the management of the site, and ii) whether a plan or project, alone and in combination with other plans or projects, could have significant effects on a Natura 2000 site in view of the site's conservation objectives.

As most projects will not be related to point (i) above, this will virtually always be irrelevant but with regards to point (ii) if the answer is no then the process is complete and full appropriate assessment is not required. Screening therefore is the process that addresses and records the reasoning and conclusions in relation to the first two tests of Article 6(3) of the Habitats Directive.

Screening **should be undertaken without the inclusion of mitigation**, unless potential impacts clearly can be avoided through the modification or redesign of the plan or project, in which case the screening process is repeated on the altered plan.

This report takes cognisance of the Eco Advocacy v An Bord Pleanala (Case EJC C-721/21). On 15th June 2023, the European Court of Justice found that standard design measures could be taken into account in Stage 1 Screening for AA, where previously they had been regarded as being mitigation measures.

On the test for mitigation measures point, the CJEU found that where measures are incorporated into the design of a project not with the aim of reducing the negative effects of that project on the site concerned, but as standard features required for all projects of the same type, those elements cannot be regarded as indicative of probable significant harm to that site.

This report also takes cognisance of the Kelly v An Bord Pleanala Case 2014 IEHC 400 which determined that conclusions must be capable of removing all reasonable scientific doubt as to the effects on Natura 2000 sites.

2.2 Screening Process

2.2.1 Step 1: Management of the site

Question: Is the plan or project directly connected with or necessary to the management of a Natura 2000 site? *Answer:* **No**

2.2.2 Step 2: Description of the project or plan

2.2.2.1 Site Location

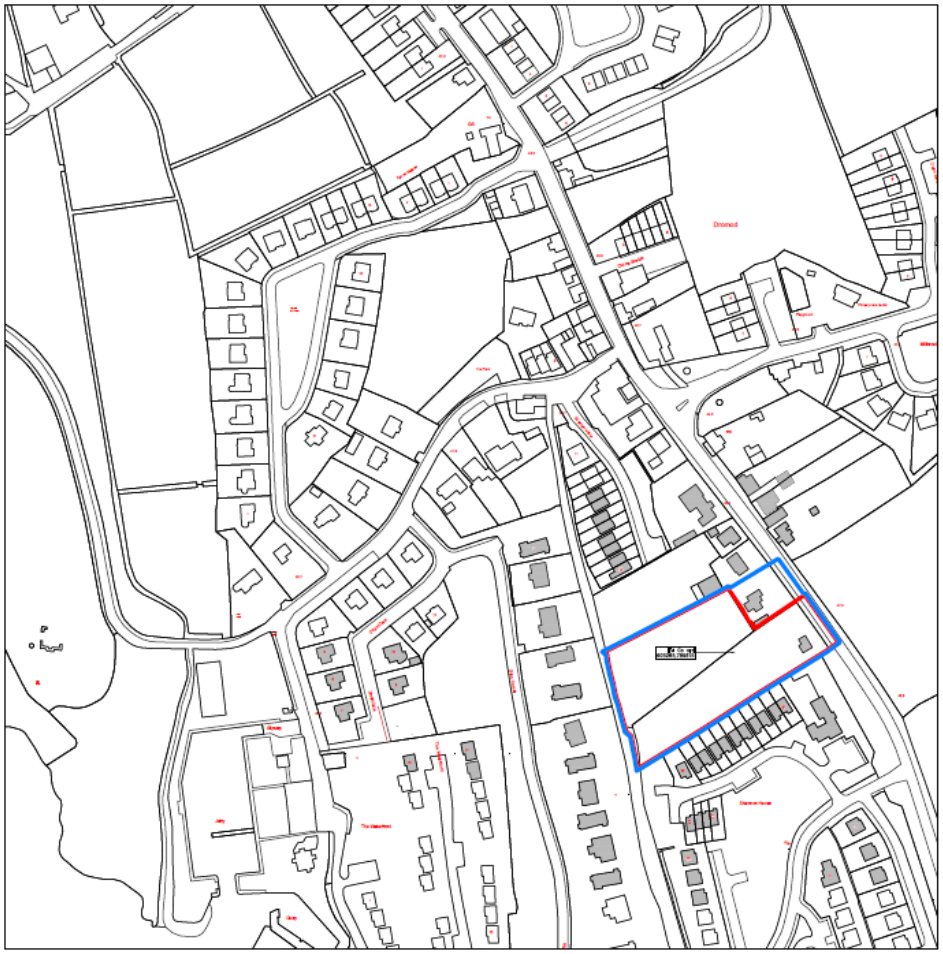
The greenfield site for the proposed development of 17 dwelling houses is located at Drumod More, Dromod Co. Leitrim - see **Figure 2.2.2.1.1, Figure 2.2.2.1.2 & Figure 2.2.2.1.3.**

Figure 2.2.2.1.1: 1.50,000 Site Location Map – (Source NPWS)



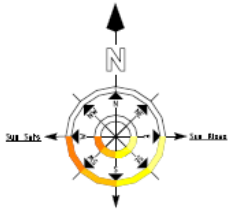
Figure 2.2.2.1.2 O.S. 1:2,500 Site Location Map (Source: Architect)

Digital OS Map 1987-C



Site Outline in Red

Lands under Applicants Control Outlined Blue



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Figure 2.2.2.1.3: Site Location – 1: 2 500 Aerial View (Source: NPWS)



2.2.2.2 Proposed Development

The Planning Application is for the development of 17 dwelling houses with associated infrastructure, access, car parking spaces and footpaths at Drumod More, Dromod, Co. Leitrim. Existing foul sewage located on site will be re-located as is shown on Figure 2.2.2.2.2 which is the proposed site layout plan. The proposed site is ca.0.73 Ha in size with access via an existing roadway.

The project area lies within the ESLIN_040 WFD sub-basin. It is found ca. 192m west of the Eslin River (Eslin_040), which has a Moderate River Waterbody WFD Status 2016-2021 (epa.ie). It's within the Eslin_SC_010 WFD sub-Catchment and Upper Shannon (26C) WFD Catchment. The project is within the Kilglass Dromod WFD groundwater body (www.epa.ie). There is no fluvial or pluvial flood risk within the project area (OPW, 2021).

Any clean surface water from roofs and hard-standing areas will be collected and discharged to the public surface water sewer. All foul water will be collected and drained into the public foul water sewer system. There are no streams either within or within close proximity to the application area. There is therefore no existing or proposed hydrological linkage to the Eslin River or to any streams, that may have linkage with any Natura sites. Therefore, the proposed project will not have any negative impact upon groundwater or surface water and therefore cannot have any negative ecological impacts
The local Hydrology of the Drumod More area is shown on an extract of the EPA Hydrology (Water) Maps as shown as Figure 2.2.2.2.1 and confirms that there is no direct hydrological connectivity via EPA aquatic zones between the County River and the proposed project area.

NB. The proposed treatment of wastewater is not a mitigation measure. It's a standard design measure and may be considered during AA Screening as per Eco Advocacy v An Bord Pleanala (Case EJC C-721/21). On 15th June 2023, the European Court of Justice found that standard design measures could be taken into account in Stage 1 Screening for AA, where previously they had been regarded as being mitigation measures.

On the test for mitigation measures point, the CJEU found that where measures are incorporated into the design of a project not with the aim of reducing the negative effects of that project on the site concerned, but as standard features required for all projects of the same type, those elements cannot be regarded as indicative of probable significant harm to that site.

Standard construction methods will be used for development of the rest of the proposed development. The design measures are not being undertaken with the aim of reducing the negative effects of the construction works on any Natura 2000 sites, but as standard features required for all projects of this same type (i.e. surface water and wastewater) and therefore the application of these design elements and standard design requirements cannot be regarded as indicative of probable significant harm to any Natura sites when constructed.

Figure 2.2.2.2.1: EPA Hydrology Map (Source EPA).

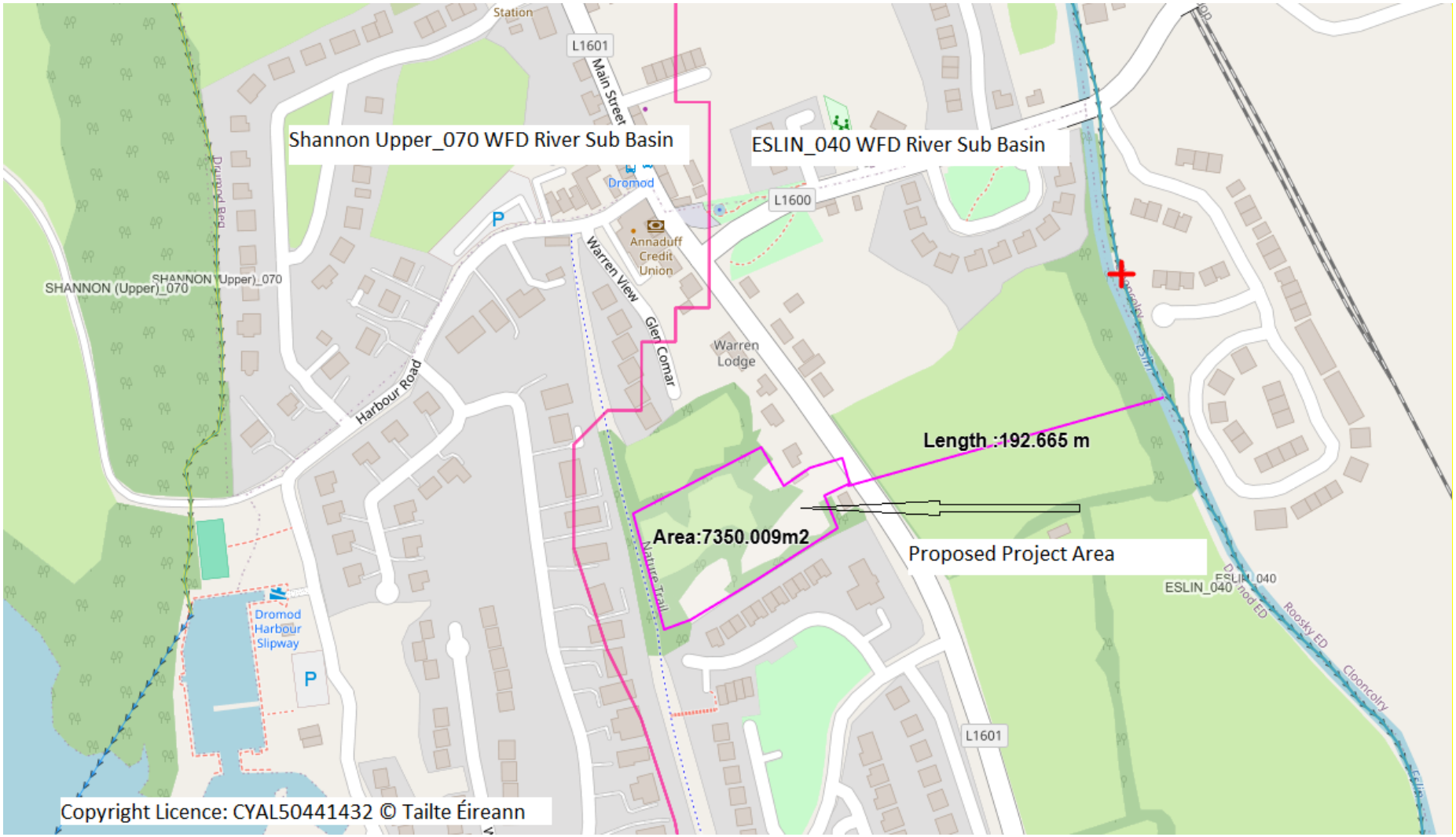
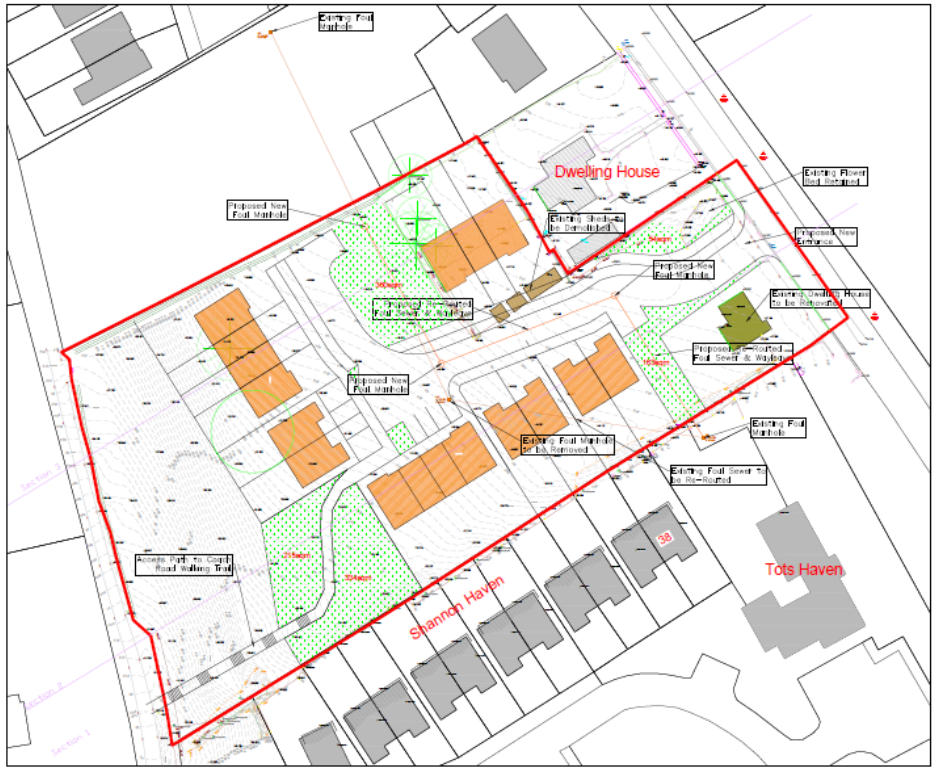
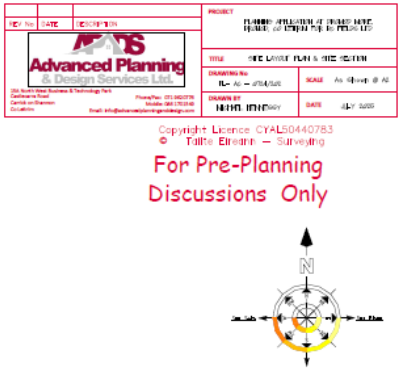
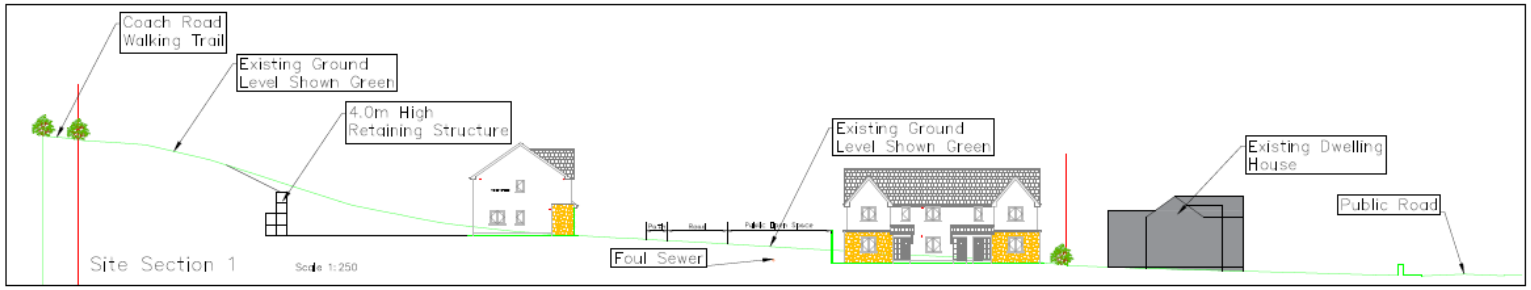


Figure 2.2.2.2.2: Proposed Site Layout Plan (Source: Architect)







2.2.2.3 Ecology of the Existing Site

The ecology of the greenfield site at Drumod More, Dromod Co. Leitrim, has been described in accordance with Fossit, J.A., 2000. A Guide to Habitats in Ireland, The Heritage Council, Kilkenny. Figure 2.2.2.1.3 is an aerial photo of the site. Figure 2.2.2.2.3 is a Habitat Map according to Fossitt (2000).

The majority of the overall site consists of a non-priority habitat namely: recently cut wet grassland GS4. There is a roadside area with a flower bed and border BC4 to the eastern boundary. There is improved amenity grassland GA2 in the adjoining garden lawns to the east with associated derelict sheds BL3. A derelict dwelling BL3 is located at the site entrance with some disturbed ground. There is a Hedgerow WL1 to western boundary and treeline WL2 to the northern boundary. The southern boundary is flanked by wooden fence and occasional scrub WS1.

Where the site is to be built upon as part of the site development proposals, it will change to another non-priority habitat namely: Buildings and artificial surfaces BL3. Some of the grounds around the proposed dwelling houses will become mown lawns and gardens which is classified as Amenity Grassland (improved) GA2 and Flower Beds and Borders BC4**.**

The site habitat description has demonstrated that the non-priority habitats on-site have no particular ecological conservation value and do not form the basis of designation of other Natura 2000 sites and therefore does not form a part of these Natura 2000 sites in terms of feeding grounds; species regeneration or any other intrinsic link. No habitats or species found within the actual redline proposed site boundary are listed as being the qualifying interests for any Natura site

Figure 2.2.2.2.3: Habitat Map according to Fossitt (2000).



2.2.3 Step 3: Characteristics of the Site

2.2.3.1 Zone of Influence

The zone of influence of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. This should be established on a case-by-case basis using the Source-Pathway-Receptor framework and not by arbitrary distances (such as 15 km) – (Source: *Office of the Planning Regulator Practice Note PN01 Appropriate Assessment Screening for Development Management, March 2021*).

The identification of European sites within a 15 km zone has become common practice in screening projects for AA. However, this approach is not based on the S-P-R model and should not be used for projects. Few projects have a zone of influence this large, but some more complex projects may require a greater zone of investigation. Instead, the zone of influence of a project should be considered using the Source-Pathway-Receptor model. This should avoid lengthy descriptions of European sites, regardless of whether they are relevant to the proposed development, and a lack of focus on the relevant European sites and issues of importance.

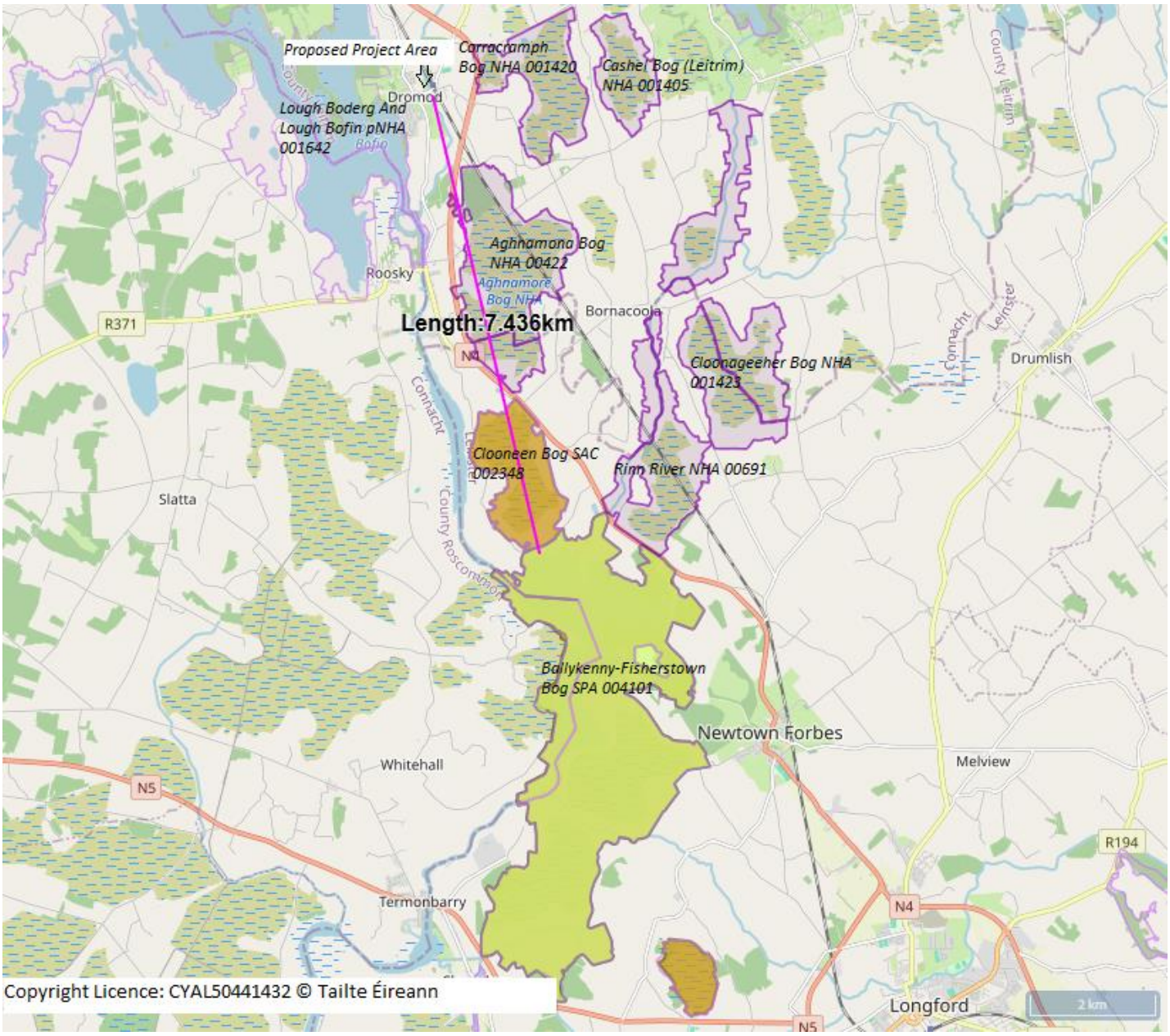
2.2.3.2 Natura Sites Identified

In accordance with the zone of influence, the zone of impact may be determined by an assessment of the connectivity between the application site and the designated areas by virtue of hydrological connectivity, atmospheric emissions, flight paths, ecological corridors etc.

The zone of influence used in this screening statement is ca. 1 km distance from the proposed site. There are no streams either within or within close proximity to the application area. There is therefore no existing or proposed hydrological linkage to the Eslin River or to any streams, that may have linkage with any Natura sites. The project area lies within the ESLIN_040 WFD sub-basin. It is found ca. 192m west of the Eslin River (Eslin_040), which has a Moderate River Waterbody WFD Status 2016-2021 (epa.ie). It's within the Eslin_SC_010 WFD sub-Catchment and Upper Shannon (26C) WFD Catchment. The project is within the Kilglass Dromod WFD groundwater body (www.epa.ie). There is no fluvial or pluvial flood risk within the project area (OPW, 2021).

The Eslin River drains into Lough Bofin and Lough Boderg and Lough Bofin pNHA (site code: 001642) ca. 2.1km downstream. This Lough acts as a sink in the region. There is no direct hydrological linkage between the proposed project area and any downstream Natura site. See Figure 2.3.2.1 below. The Ballykenny-Fisherstown Bog SPA 004101 is located ca. 7.2km distance to the south. The SCI for which, Greenland White-fronted Goose (Anser albifrons flavirostris) [A395], has a minimum core foraging distance of 8km.

Figure 2.3.2.1: Nearest Natura 2000 Sites Screened for the Site at Drumod More, Dromod, Co. Leitrim (Source: https://gis.epa.ie/EPAMaps)



Site Name & Code	Distance	Special Conservation Interests	Screened In /Out
Ballykenny-Fisherstown Bog SPA 004101	7.2km distant	Greenland White-fronted Goose (Anser albifrons flavirostris) [A395]	This is a Wintering species, traditionally of peatlands, bogs and wetland. Now more adapted to farmland feeding on arable land, root crops and cereal (in autumn) dry and wet grassland habitats (winter and spring) (Norris & Wilson, 1988). Outside of County Wexford (most important site nationally) flocks increasingly feed on intensive grassland. Roosting locations include peatlands, open water, mudflats, islands. Grazes on a range of plant material taking roots, tubers, shoots and leaves. Grasses, clover, spilt grain, winter wheat and potatoes are popular foods (BirdWatch Ireland website). The proposed project area is located within the 8km core foraging area of the SPA. This is a highly site-faithful species, even to field level (Wilson et al., 1991). Less stable flocks with small or few feeding sites are susceptible to disturbance / desertion of site as a result of increased pressure from activities such as land drainage (Norris & Wilson, 1988). The habitat in the project area is unsuitable to foraging or roosting SCI and the level of disturbance from existing adjoining housing estates and creche make it wholly unsuited to this SCI. There are no known records of this species in the project area nor any recent records in the SPA itself (NPWS site synopsis, 2012).

			Furthermore, the Eslin River (Eslin_040), which flows ca. 192m west of the proposed development has a Moderate River Waterbody WFD Status 2016-2021 (epa.ie). (www.epa.ie). There is no fluvial or pluvial flood risk within the project area (OPW, 2021). The Eslin River drains into Lough Bofin and Lough Boderg and Lough Bofin pNHA (site code: 001642) ca. 2.1km downstream. This Lough acts as a sink in the region. There is no direct hydrological linkage between the proposed project area and any downstream Natura site. See Figure 2.3.2.1. Screened Out – Having regards to the unsuitable habitat, level of existing disturbance, lack of existing records, lack of direct hydrological connectivity and the overall separation distance between the application site and this SPA, potential significant effects upon this site and its SCIs can be ruled out.

2.2.3.3 Assessment of Potential In-Combination Effects and Cumulative Impacts

In the preparation of this Appropriate Assessment screening due regard has been made to other developments within the geographical area within the last ten years, both existing, finished and proposed to assess any in combination and cumulative impacts. The current Leitrim County Development Plan 2023-2029 was also subject to Appropriate Assessment and Strategic Environmental Assessment (SEA) and the development plan is the main planning guiding document for the planning authority.

There is a requirement under the EU Habitats Directive (92/43/EEC) (as transcribed into Irish law) to assess whether the Leitrim County Development Plan, individually or in combination with other plans or projects, is likely to have significant effect on a European Site, which includes Special Protection Areas (SPAs) and Special Areas of Conservation (SACs), in view of the site's conservation objectives.

The requirement for an assessment derives from Article 6 of the directive, and in particular Article 6(3) which requires that: "*Any plan or project not directly connected with or necessary to the conservation of a site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives*."

In the preparation of this Appropriate Assessment screening due regard has been made to other developments within the geographical area, both existing, finished and proposed to assess any in combination and cumulative impacts.

To enable an assessment a scoping exercise was undertaken of the Leitrim Local Authority Planning Maps for this area. We have reviewed the planning history within a 400-metre radius from the project site for the previous ca. 10 years. Table 2.3.2.1 details the successful local developments within this radius within the last 10 years.

Figure 2.2.4.1.1 is a map taken from Leitrim County Council planning website which shows any planning applications in the vicinity of the planning application site at Drumod More, Dromod, Co. Leitrim. Any granted planning permissions have been considered for the assessment.

By virtue of any of these planning sites having being granted planning permission, Leitrim County Council will have undertaken appropriate assessment screening as the competent authority in allowing these to proceed.

Taking account of the above factors, and the similarity of this development with other permitted rural-type developments within the immediate vicinity of the site, it is considered that all in-combination impacts have been taken into account of any potential for in-combination impacts in this appropriate assessment screening.

Figure 2.2.4.1.1: Extract from Leitrim County Council Planning Search Map for Dromod, Co. Leitrim Area showing some of Planning Developments Sites within ca. 400m of the Proposed Development

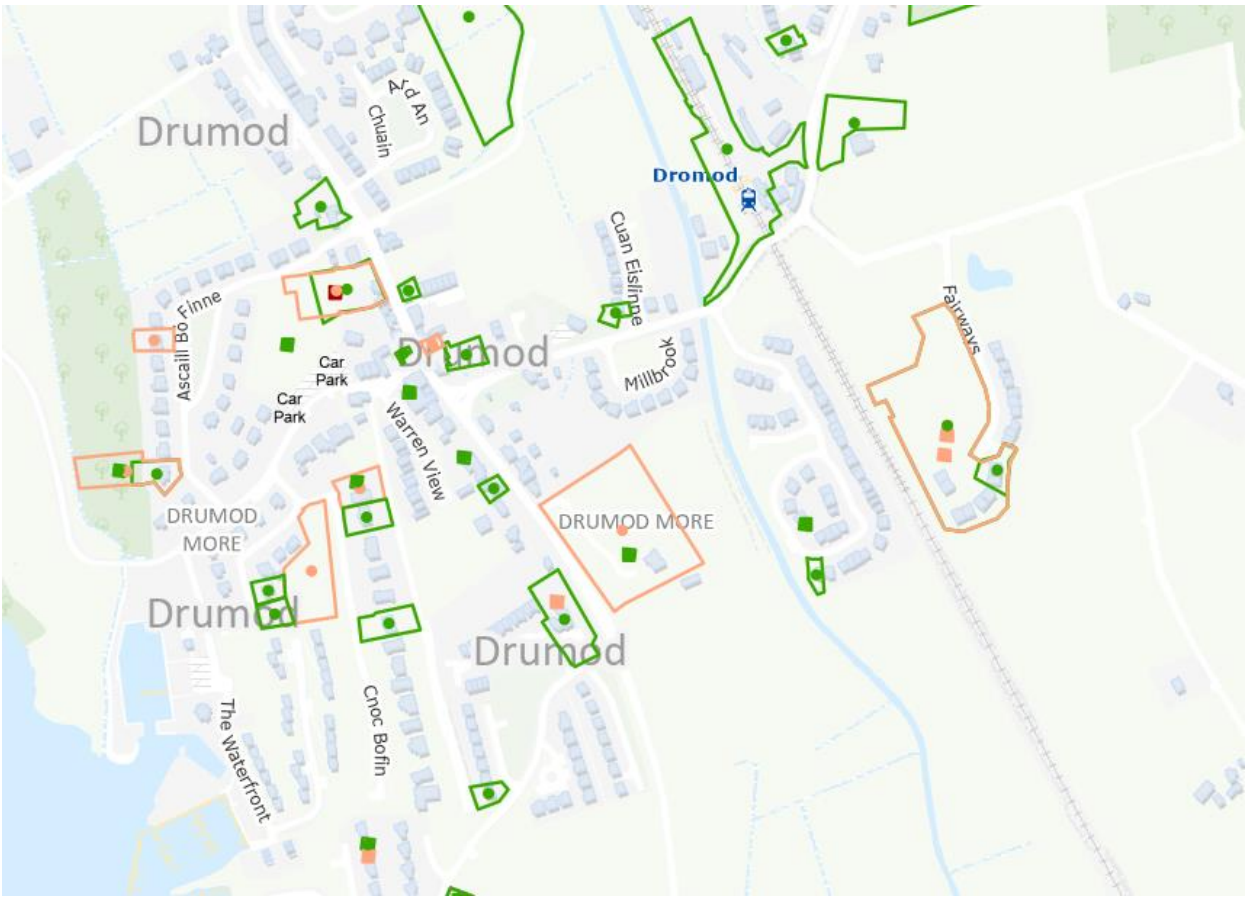


Table 2.3.2.1 Details the successful local developments within a 400-metre radius from the project site for the previous ca. 10 years Screening Findings

Planning Number	Detail	Location	Year finalized
2217	demolish existing habitable dwelling house and decommission existing septic tank and percolation area. 2. To construct a replacement storey and half bungalow type dwelling house on same footprint as the existing dwelling house. Provide mechanical effluent treatment unit percolation area, including all ancillary works necessary to complete the development	Drumod More, Dromod, Co. Leitrim	2022
1974	provide a new two storey extension to the side of existing two storey dwelling house and carry out associated site development works	Drumod More, Dromod, Co. Leitrim	2019
2018/ **21232**	provide new single storey extensions consisting of bedroom, dining area, garage and utility to existing two storey dwelling house, the extensions to be located on both sides and to the rear of the dwelling house and to carry out associated site development works consists of Proposed Retention of unauthorised development to extension of existing dwelling house (on foot of planning permission in respect of Planning Approval Ref. P20/18), and comprising of : (i) Existing window opening height enlarged at first floor level on the rear façade of the existing house, (ii) The installation of a window rather than the authorised double doors, to the gable of the ground floor extension to the northern façade of the existing house, (iii) The provision of an additional hard-surfaced area to the front of the dwelling house, extending north from the existing	Drumod More, Dromod, Co. Leitrim	2022

	hard surfaced area, together with all associated works		
20113	construction of side extension to existing dwelling house and carry out all ancillary site works	Drumod More, Dromod, Co. Leitrim	2020
2172	will consist of the proposed construction of 1) extension to existing first floor landing complete with new West facing window; 2) extension to existing ground floor Kitchen/Dinning at South West corner; 3) new balcony off the first floor Master Bedroom over head complete with new dormer type window; and 4) associated site works & services	Drumod More, Dromod, Co. Leitrim	2021
167	retain change of use of 3 No. Apartments at first floor level granted under Planning Permission Ref. No. 04/1449 to childcare facilities and all associated works	Drumod More, Dromod, Co. Leitrim	2016
2399	(a) attic conversion and (b) permission for two storey extension complete with any other site works as required	Drumod More, Dromod, Co. Leitrim	2024
21102	retain ground floor window in gable wall of existing dwelling together with alterations to ground floor window on rear elevation	Drumod More, Dromod, Co. Leitrim	2021
2560083	To change use of 2-storey semi-detached unit block 9/ Fairways 34-35 from B&B tourism use as conditioned in parent planning application P22/180 to domestic residential use	Drumod More, Dromod, Co. Leitrim	2025
22180	for the provision of 21 No. 2-storey dwelling-houses as follows: 1, Completion of partially constructed, 9 No. dwelling houses from subfloor level as per previous Grant of permission P.06-1261 and P.04-1777 comprising of the following: a) Block 2 consisting of 3 No. terraced houses (2 No. 3 bedroom and 1 No. 4 bedroom houses) b) Block 3, 4 and 5	Drumod More, Dromod, Co. Leitrim	2022

	consisting of 6 No. semi-detached (3 bedroom houses) 2. Permission to construct 12 No. additional dwelling houses, comprising of c) Block 1 & 8 consisting of 6 No. terraced (4 bedroom houses) d) Block 6 & 7 consisting of 4 No. semi-detached (4 bedroom houses) e) Block 9 consisting of 2 No. Semi-detached (4 bedroom house for purposes of Bed and Breakfast) Complete with communal green area, separate driveways proposed new service road, connecting to existing service road, pedestrian footpaths, with connection to all existing onsite services and all associated ancillary works as per documents lodged to Leitrim County Council. A Natura Impact Statement and Ecological Impact Assessment (EcIA) will be submitted to the planning authority with the application		
1882	construct a domestic storage garage (37.7 sq m) and to make alterations to West (front) Elevation windows and associated site works	Drumod More, Dromod, Co. Leitrim	2018
2322	construct a new domestic garage to serve existing dwelling house with all associated site development works	Drumod More, Dromod, Co. Leitrim	2023
1937	construct new domestic garage/storage shed to service existing dwelling house with all associated site development works	Drumod More, Dromod, Co. Leitrim	2019
2246	a) retain existing window in North gable wall; b) provide new extension to dining area at the front of the dwelling; c) carry out alterations to existing windows and external doors as follows: revise window openings on front elevation including replacing the front door with a glazed door, provide two new windows on south facing gable wall and block	Drumod More, Dromod, Co. Leitrim	2022

	up existing side door, remove window on rear elevation and replace with new rear door, provide two new Velux windows to the roof on the front elevation; d) carry out internal alterations including converting existing attic storage space to provide new master bedroom and replacing existing ground floor master bedroom with sitting room and utility; e) provide new garden shed to the rear of the dwelling including all associated site works.		
19120	existing habitable accommodation at first floor level as currently constructed and which services existing dormer type dwelling house and all ancillary site works	Drumod More, Dromod, Co. Leitrim	2019
16223	retain single storey extension to the rear of existing dwelling together with associated alterations and site boundaries	Drumod More, Dromod, Co. Leitrim	2017
1889	a) construction of a single storey, semi detached self-catering cottage style holiday accommodation consisting of 2 no. individual 1 bed-room units. Proposed location is at the south west of the site along the western fence and the rear of Warren Lodge - existing main house. Warren Lodge is a protected structure. (b) all ancillary site works	Drumod More, Dromod, Co. Leitrim	2018
18150	a) Conversion of the existing store room into seating / bar area for extension of existing bar to include relocation of existing stairs; (b) conversion of the existing apartments (1,2&3) on the first floor to a new restaurant seating area, toilet facilities, meeting room and storage area; (c) construction of new external stairs and lift, glass wall and roof structure on the west façade of the building with the inclusion of	Drumod More, Dromod, Co. Leitrim	2018

	covered seating area on the ground floor; (d) construction of a new entrance / reception area, signage, canopy and modification of external facades, (e) retention of existing signage and timber framing on external walls; (f) provision of car parking and all associated site works		
2460270	Two storey hipped roof extension to the rear of the property providing additional living and bedroom accommodation to the existing dwelling at ground and first floors respectively	Drumod More, Dromod, Co. Leitrim	2025
2 **1171**	will consist of the demolition of existing out buildings and the construction of 2 no. 4 bedroom detached houses together with associated site works	Drumod More, Dromod, Co. Leitrim	2022
19241	construction of a two storey side extension for kitchen, utility, playroom, bedrooms & en-suite to the side of the existing dwelling, including two rear roof lights, new foot paths and connection to existing services on site	Drumod More, Dromod, Co. Leitrim	2020
17112	extend duration of planning permission P11/291 for a period of 5 years	Drumod More, Dromod, Co. Leitrim	2017
21131	provide two number two storey townhouses and carry out associated site development works at	Dromod Beg, Dromod, Co. Leitrim	2022
2460244	the addition of a mobility impaired access structure (MIAS) that will be within the curtilage of 6 no. Protected Structures (RPS Reference Nos.: 212, 213, 214, 215, 216 and 217). The structure is a hybrid assembly of different concrete and steel elements including a pair of staircases (two flights each), free standing lift shafts, support portals, electrical services and a walkway. Associated works will	Dromod Beg, Dromod, Co. Leitrim	2025

	include the removal of 10 no. car parking spaces, the relocation of 3 no. designated parking bays, provision of a new waiting shelter on platform 2, repositioning of a wall to the MIAS on platform 1, a temporary haul road at construction stage, and all other ancillary works. A Natura Impact Statement (NIS) has been prepared and will be submitted to the planning authority with the application.		
2460241	full planning permission for the following: 1. To construct a two story type domestic dwelling. 2. To construct a domestic garage. 3. To construct a new site entrance. 4. To connect to all public services, and all ancillary works. The works are located at Clooncolry, Dromod, Co. Leitrim	Dromod Beg, Dromod, Co. Leitrim	2025
1866	construct a domestic single storey type extension with living accommodation in the roof space, domestic garage and all ancillary works	Dromod Beg, Dromod, Co. Leitrim	2018
2231	a 400 m2 extension to the proposed artificial sports training pitch complete with flood-lighting, drainage and perimeter fencing and match level floodlighting to the main playing pitch complete with ancillaries	Dromod Beg, Dromod, Co. Leitrim	2022
2415	construct a four bay double slatted shed with underground storage tanks along with creep areas, also a roofed dungstead, straw storage shed and concrete aprons and all associated works	Clooncolry, Dromod, Co. Leitrim	2025
21132	construct a dormer type domestic dwelling. 2. To construct a domestic garage. 3 To construct a new site entrance. 4. To connect to existing public foul sewer mains together with all ancillary works	Clooncolry, Dromod, Co. Leitrim	2021
246003	construct a total of 19 residential units consisting of: A) 8no. 3-bed, 2-storey, semi-detached houses, B) 10 no. 4-bed, 2-storey, semi-	Dromod Beg, Dromod, Co. Leitrim	2025

	detached houses, and C) 1 no. 4-bed, single storey detached house. (2). To construct a new site entrance off the existing estate road. (3). To construct car parking, landscaping, connections to all public services and all ancillary works.		
19181	development consisting of (a) the proposed change of use of the former Garda Station and courtroom to use as a private residential dwelling; (b) external and internal alterations to facilitate revised layout; (c) detached rear garage and (d) associated site works and services	Dromod Beg, Dromod, Co. Leitrim	2019
2353	(a) construct 4 number detached dwellings; (b) construct a new site entrance. (c) demolish the existing dwelling and domestic shed on site; (d) connect to all public services, together with all ancillary works	Dromod Beg, Dromod, Co. Leitrim	2023

The map presented as **Figure 2.3.3.1** shows the proposed project area at Drumod More, Dromod, Co. Leitrim marked in relation to the zone of influence of ca. 1km and shows the closest Natura 2000 Sites of which there are none within 1km. Distances to Natura 2000 Sites have been determined using the EPA Appropriate Assessment Tool found at www.epa.ie and NPWS Map Viewer.

The site was screened against all Natura 2000 site designations within this area as part of this Appropriate Assessment Stage 1 Screening Statement. The findings are that the proposed development site is not located ether within or immediately adjacent to a Natura 2000 site (i.e. SAC or SPA). This has been confirmed through consultation with:

- NPWS website
- EPA Appropriate Assessment Screening GeoTool
- SAC and SPA maps provided at www.biodiveristyireland.ie.

There are standard design measures incorporated into the proposed development element of the planning application which satisfy the caselaw of EJC C-721/21, in that the standard design measures which are to be incorporated into the construction and design of the structures are not mitigation measures and therefore may be taken into account in Stage 1 Screening for AA.

The design measures which are incorporated into the design of the proposed housing development works (i.e. discharge of foul water to public foul water sewer system and clean surface water from roofs and hard-standing areas will be collected and discharged to the public surface water sewer) are standard features of all residential projects of this nature in an urban setting.

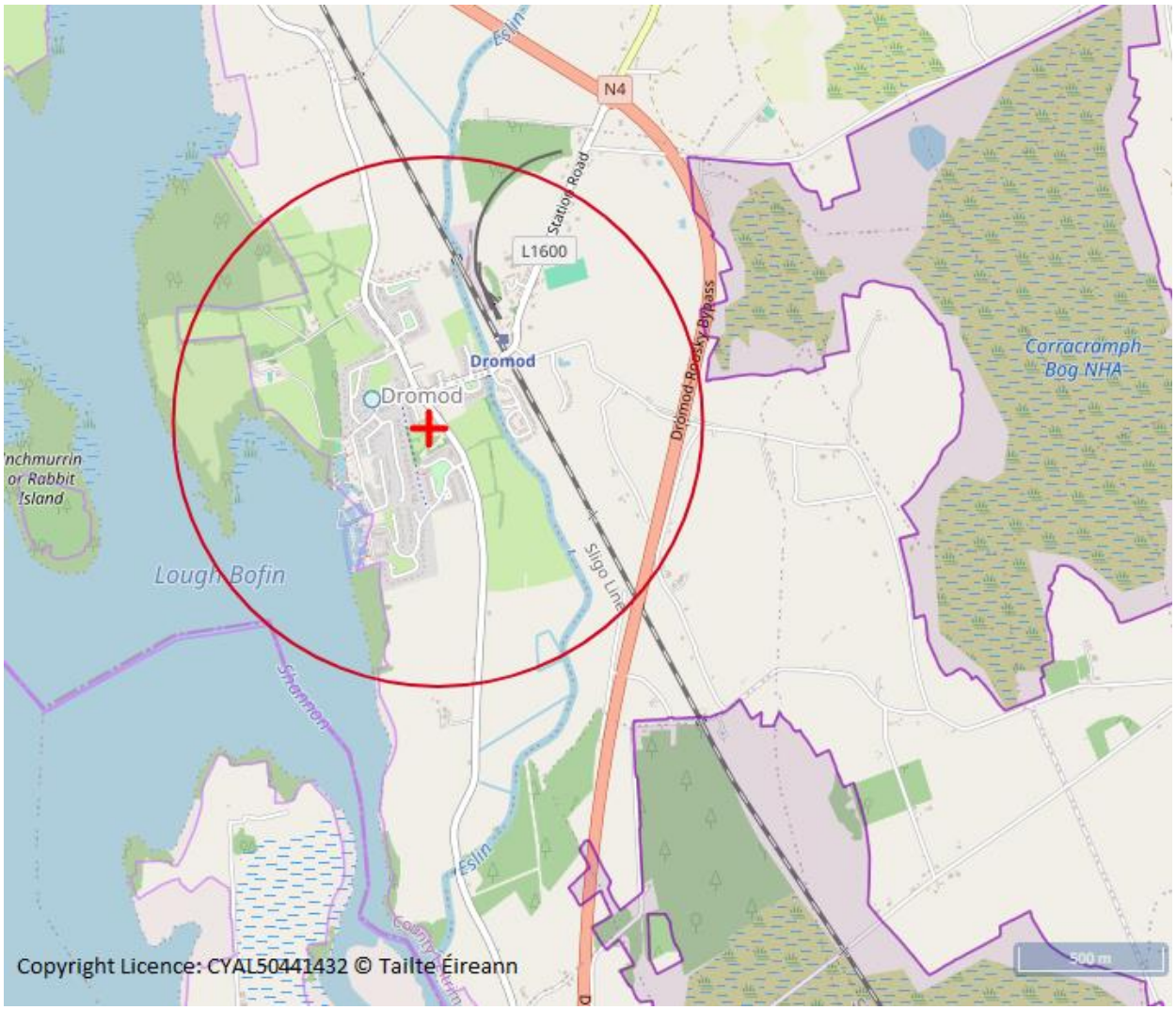
The design measures are not being done with the aim of reducing the negative effects of the construction works on any Natura 2000 sites, but as standard features required for all projects of this same type (i.e.

surface water and wastewater) and therefore the application of these design elements and standard design requirements cannot be regarded as indicative of probable significant harm to any Natura 2000 site when constructed.

This assessment considers both alone and in-combination affects. This assessment is primarily informed by the nature of the proposed residential development at Drumod More

The Appropriate Assessment (AA) Screening found that there is no potential for impact to any Natura site from this proposed project individually or in combination with other projects. Any potential future works associated with the proposed forest site will be subject to Appropriate Assessment Screening.

Figure 2.3.3.1: No Natura 2000 Sites Screened within 1 km of the Site at Drumod More, Dromod, Co. Leitrim (Source: https://gis.epa.ie/EPAMaps)



2.2.3 Step 4: Assessment of Significance

There are no Natura 2000 sites deemed to be screened into the appropriate assessment which warrant further assessment or consideration.

The proposed development is wholly outside of the nearest Natura site. There are no direct source-pathway-receptors to Natura sites. The Eslin River (Eslin_040), which flows ca. 192m west of the proposed development has a Moderate River Waterbody WFD Status 2016-2021 (www.epa.ie). There is no fluvial or pluvial flood risk within the project area (OPW, 2021). The Eslin River drains into Lough Bofin and Lough Boderg and Lough Bofin pNHA (site code: 001642) ca. 2.1km downstream. This Lough acts as a sink in the region. There is no direct hydrological linkage between the proposed project area and any downstream Natura site.

Though the proposed project area is located within the 8km core foraging range of the Ballykenny-Fisherstown Bog SPA 004101, the habitat in the project area is unsuitable to foraging or roosting SCI of Ballykenny-Fisherstown Bog SPA 004101 and the level of disturbance from existing adjoining housing estates and creche make it wholly unsuited to this SCI. There are no known records of this species in the project area nor any recent records in the SPA.

The potential for indirect impacts upon Natura 2000 sites from the proposed development is not considered significant as discharge of foul water to public foul water sewer system and clean surface water from roofs and hard-standing areas will be collected and discharged to the public surface water sewer. This is not mitigation; rather best practice and standard design requirements for this type of development.

2.2.3.1 Summary of Potential Impacts and Assessment

The following table is based on a table taken from the Box 4 of EC (2002) and sets out examples of significance indicators. This is being used as an impact prediction to assess the potential for significant impacts upon Natura 2000 sites from the proposed development at Drumod More, Dromod, Co. Leitrim.

This takes into account the project location; the project description; and the status and ecology of the existing site for development:

Impact Type	**Significance Indicator for this Site**
Loss of Habitat Area	No Loss to any part of Natura 2000 Site
Fragmentation	No fragmentation to Natura 2000 Site
Disturbance	No Direct or Indirect disturbance to Natura 2000 Site
Species Population Density	No Change or Replacement of Species Population
Water Resource	No relative change to surface waters
Water Quality	No significant direct or indirect impact

The conclusions of the assessment of impacts upon the listed Natura 2000 site has shown that there will be no likely significant impacts upon the Lough Melvin SAC Natura 2000 site identified by the proposed development at Drumod More, Dromod, Co. Leitrim. This is further discussed below in more detail:

2.2.3.2 Impact Prediction & Conservation Objectives

2.2.3.2.1 Any impact on an Annex I habitat

The potential for indirect impacts upon Natura 2000 sites from the proposed development is not considered significant as discharge of foul water to public foul water sewer system and clean surface water from roofs and hard-standing areas will be collected and discharged to the public surface water sewer. This is not mitigation; rather best practice and standard design requirements for this type of development. There are therefore no likely significant impacts upon Annex 1 habitats. Therefore, it can be concluded that the proposed development will not compromise the maintenance of Annex I habitats for which the Natura 2000 sites have been selected at favourable conservation status.

2.2.3.2.2 Causing reduction in the area of the habitat or Natura 2000 site

There will be no loss of any area of Natura 2000 sites as a consequence of the proposed development and the proposed development will not result in any impact on any Annex II species of flora or fauna.

2.2.3.2.3 Causing direct or indirect damage to the physical quality of the environment (e.g. water quality and supply, soil compaction) in the Natura 2000 site

There will be no direct or indirect damage to the physical quality of the environment with the development at Drumod More, Dromod, Co. Leitrim.

There are standard design measures incorporated into the proposed development element of the planning application which satisfy the caselaw of EJC C-721/21, in that the standard design measures which are to be incorporated into the construction and design of the structures are not mitigation measures and therefore may be taken into account in Stage 1 Screening for AA.

The design measures which are incorporated into the design of the proposed development works (i.e. discharge of foul water to public foul water sewer system and clean surface water from roofs and hard-standing areas will be collected and discharged to the public surface water sewer) are standard features of all residential projects of this nature.

The design measures are not included with the aim of reducing the negative effects of the construction works on any Natura 2000 sites, but as standard features required for all projects of this same type (i.e. surface water and wastewater) and therefore the application of these design elements and standard design requirements cannot be regarded as indicative of probable significant harm to any Natura 2000 site when constructed.

2.2.3.2.4 Causing serious or ongoing disturbance to species or habitats for which the Natura 2000 site is selected (e.g. increased noise, illumination and human activity)

The site at Drumod More, Dromod, Co. Leitrim not within the SAC. The site poses no potential new impact or significant impact upon the maintenance of species or habitats at the Natura 2000 sites.

The development poses no potential new impact or significant impact upon the maintenance of

species or habitats at Natura 2000 sites.

2.2.3.2.5 Causing direct or indirect damage to the size, characteristics or reproductive ability of populations on the Natura 2000 site

The proposed residential development at this site will have no direct or indirect damage to the size, characteristics or reproductive ability of populations on the Natura 2000 sites.
The proposed development will not compromise or negatively impact upon water quality, which could impact upon fish populations, plant species and invertebrates upon which birdlife feed.

2.2.3.2.6 Interfering with mitigation measures put in place for other plans or projects

The proposed residential development at this greenfield site will have no direct or indirect impacts upon mitigation measures put in place for other plans or projects. The proposed development is considered reasonable and well thought out and sensitive to the site.

2.2.3.2.7 Potential Cumulative Effects from Other Plans or Projects upon Natura 2000 Sites

The residential development at this site at Drumod More, Dromod, Co. Leitrim will have no significant negative direct or indirect impacts upon any Natura 2000 site. The development has been considered in terms of other plans or projects in the area and this has been documented in this AA Screening Report. The development will not create a cumulative impact upon the Natura 2000 network in combination with any other plans or projects.

2.2.3.2.8 Have the Conservation Objectives Been Met

It is reasonable to determine that the conservation objectives of a European Site will be met if its habitats and species are maintained at a favourable conservation status. Given that the residential development at this site at Drumod More, Dromod, Co. Leitrim will not have a negative impact upon the Annex 1 Habitats or Annex II Species, nor upon surface waters, it is concluded that the conservation objectives of the Natura 2000 sites screened as part of this AA Screening Report will be met by allowing the proposed development works to proceed.

3 CONCLUSIONS OF APPROPRIATE ASSESSMENT SCREENING

The findings and conclusions of the Appropriate Assessment Screening Statement have been documented, with the necessary supporting evidence and objective criteria.

The AA Screening conclusions for the planning application are as follows:
It will have no significant impact upon surface water quality either during the construction phase or the post construction phase. The proposed development will not cause deterioration of water quality, which would have a significant negative impact upon any Natura 2000 sites and their qualifying interests. The measures incorporated into the proposed development element of the planning application satisfy the caselaw of EJC C-721/21, in that the standard design measures which are to be incorporated into the construction and design of the structures are not mitigation measures and therefore may be taken into account in Stage 1 Screening for AA.

The measures incorporated into the proposed development element of the planning application satisfy the caselaw of EJC C-721/21, in that the standard design measures which are to be incorporated into the construction and design of the structures are not mitigation measures and therefore may be taken into account in Stage 1 Screening for AA. The design measures which are incorporated into the design of the proposed housing development works (discharge of foul water to public foul water sewer system and clean surface water from roofs and hard-standing areas will be collected and discharged to the public surface water sewer) are standard features of all residential projects of this nature.

There will be no loss of any Natura 2000 site area. There will be no loss or fragmentation of Annex I habitats; or Annex II species upon which any Natura 2000 site qualifies for its conservation status as a consequence of permitting the proposed development to proceed. This is due to the nature and limited scale of the proposed development and no direct hydrological linkage to Natura sites.

1. There will be no cumulative impact upon any Natura 2000 sites in combination with other plans or projects.

2. The proposed development will not compromise the maintenance of Annex I habitats for which any Natura 2000 site has been selected at favourable conservation status and there will be no adverse impact on the integrity of the Natura 2000 network.

3. It is concluded that the conservation objectives of the Natura 2000 sites screened as part of this assessment will be met as the habitats and species will be maintained at current or favourable conservation status.

Therefore, on the basis of objective scientific and factual information pertaining to the site and the nature of the proposed residential development works, the proposed development either individually or in combination with other plans/projects will not have any significant effects on any Natura 2000 site. Accordingly, the project therefore be **screened out** of further stages of Appropriate Assessment and a Stage 2: Natura Impact Statement **is not required**.

The Appropriated Assessment Screening findings and conclusions remove all reasonable scientific doubt as to the effects that the works proposed may have on the Natura 2000 sites.

Yours sincerely,



Saoirse O'Donoghue, North-West Ecology Ltd.
Senior Environmental Consultant

Member of the Chartered Institute of Ecology and Environmental Management

John Purcell
Archaeological Consultancy

jparch.ie **Mob.** 086 2506506

Archaeological Testing at Dromod, Co. Leitrim

Licence 26E0419

May 2026

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1 Introduction

This report presents the results of an archaeological assessment including testing for a proposed development and associated works at Dromod, Co. Leitrim. This report was undertaken to fulfil a further information request.

Research included an examination of the Record of Monuments and Places; buildings of Ireland, Excavations Bulletin; historic maps; aerial photographs; place names and historic books and journals. A field inspection and archaeological testing of the proposed site was also undertaken.

John Purcell BA undertook this report.



Figure 1: Location of the development

2 Assessment Methodology

2.1 Study Methodology

This assessment consists of a paper survey identifying all recorded sites within the vicinity of the proposed development and a site inspection. The methodology has been conducted based on the guidelines from the Department of Culture, Heritage and Gaeltacht (D.C.H.G.).

2.2 Desktop Survey

The desktop survey undertaken consisted of a document and cartographic search utilising a number of sources including the following:

- **Record of Monuments and Places (RMP);** The RMP records known upstanding archaeological monuments, the original location of destroyed monuments and the location of possible sites identified through, documentary, cartographic, photographic research and field inspections. The RMP consists of a list, organised by county and subdivided by 6" map sheets showing the location of each site. The RMP data is compiled from the files of the Archaeological Survey
- **County Development Plans;** The Development plan was consulted in order to ascertain if any structures listed in the Record of Protected Structures (RPS) and/or any Architectural Conservation Areas (ACAs). The Record of Protected Structures lists all protected structures and buildings in Longford. This includes structures of architectural, historical, archaeological, artistic, cultural, social, scientific or technical importance.
- **Cartographic Sources;** The following maps were examined: 1st edition Ordnance Survey Map of the County Leitrim (1836-1846) and 2nd edition Ordnance Survey Map of the County Leitrim (1908).
- **Literary Sources;** Various published sources, including local and national journals, were consulted to establish a historical background for the proposed development site. Literary sources are a valuable means of completing the written record of an area and gaining insight into the history of the environs of the proposed development. Principal archaeological sources include:

  The Excavations Bulletin; Local Journals; Published archaeological and architectural inventories; Peter Harbison, (1975). *Guide to the National Monuments of Ireland; and* O'Donovan's *Ordnance Survey Letters.*

  A comprehensive list of all literary sources consulted is given in the bibliography.

2.3 Site Inspection

An archaeological field inspection survey seeks to verify the location and extent of known archaeological features and to record the location and extent of any newly identified features. A field inspection should also identify any areas of archaeological potential with no above ground visibility.

3 The Receiving Environment and Proposed Development

The proposed site in Drumod More Townland, located off the L1601 in Co. Leitrim, is situated within a rural landscape characterized by a mix of residential and agricultural land and natural features. The L1601 road forms the eastern boundary of the site. A dwelling is located at the southeast of the site, this will be renovated. The area to the west of this site is disturbed with a septic tank area visible. The remainder of the site has been disturbed.



Plate 1: Looking southwest over the site

4 General Archaeological and Historical Summary

4.1 Archaeological Background

Prehistory

The Sites and Monuments Record (SMR) lists a number of prehistoric sites in this part of Co. Leitrim. The earliest recorded archaeology in the area dates from the Neolithic (4,200-2,500BC). At this stage communities became more stable with the introduction of agricultural practices. The more permanent settlement allowed communities to construct large ceremonial sites. These megalithic sites are visible across the county.

The bronze age marks the introduction of metal working to Ireland. This allowed for more efficient farming and hunting techniques. It also allowed for small industry and trade to take place between communities. Barrows are a common form of monument across in this area from this period. These are associated with the Bronze/Iron Age burial tradition (c. 2400 BC - AD 400) and are defined by an artificial mound of earth or earth and stone, normally constructed to contain or conceal burials. These sites vary in shape and scale and can be variously described as bowl-barrow, ditch barrow, embanked barrow, mound barrow, pond barrow, ring-barrow and stepped barrow. The incidence and frequency of these sites in the area attests to the extent of prehistoric settlement in this area from earliest times. Prehistoric settlements sites are generally not visible at ground level and can only be uncovered as a result of ground works.

Iron Age to Early Medieval Period

In late Bronze Age Ireland the use of the metal reached a high point with the production of high quality decorated weapons, ornament and instruments, often discovered from hoards or ritual deposits. The Iron Age however is known as a ‘dark age’ in Irish prehistory. Iron objects are found rarely, but there is no evidence for the warrior culture of the rest of Europe, although the distinctive La Tené style of art with animal motifs and spirals was adopted. Political life in the Iron Age seems to have been defined by continually warring petty kingdoms vying for power. These kingdoms, run on an extended clan system, had their economy based on mixed farming and, in particular cattle. Settlement was typically centred on a focal hillfort.

Another more domestic site common to the Bronze Age is the *fulachta fiadh*. These are located along the edges of streams or in damp areas. They consist of

a mound of charcoal enriched soil with fragmented burnt rocks. They usually are accompanied by a wooden or stone lined trough. These were used seasonally possibly for cooking or may have been used for recreational purposes.

Settlement in the Early Medieval Period is defined by the ringfort. The country was a patchwork of competing Kingdoms during this period numbering up to 150. Ringforts were a farmstead surrounded by one or more earthen banks. These are the commonest monument across the country and have frequently been recorded in Longford. They are generally located in areas with commanding views over the countryside.

Ecclesiastical Settlement

The introduction of Christianity to Ireland in the fifth century had a profound impact on Gaelic society, not in the least in terms of land ownership and the development of churches and the development of a large number of religious houses. The earliest churches were constructed of wood and mortar and wattle walls. By the ninth and tenth centuries these were being replaced by stone structures including the construction of Round Towers. These settlements became very important around the country and became small towns. Many of these sites were surrounded large earthen enclosures.

Historic Period

Following the Norman Conquest of the country a series of tower houses and boroughs were built across County Leitrim. A series of medieval parish churches were also constructed to service the growing populations. A large number of tower houses and fortified houses were constructed to protect and consolidate settlement in the area.

Post Medieval Ireland

Seventeenth century Ireland saw massive upheaval a result of the Confederate wars, the Cromwellian response and the Wars of the two kings. The impact on the country was profound. Long established settlements in the area were affected by the Cromwellian Restoration and land settlements. All catholic property owners were affected, and large land and property confiscations took place. It has been estimated that up to a third of the population was wiped out

because of famine, disease and war. Soldiers were given land as payment resulting in further upheaval of the local population and the establishment of large estates. These came to dominate the landscape from this period onwards. Religious intolerance in other parts of Europe resulted in the expulsion of the Huguenot from France which were welcomed by the English Crown into Ireland.

Industrial Period

The eighteenth century saw considerable industrial growth across the country. Industry arrived across the country and utilised streams and rivers to create mills. Agriculture was also intensified and goods were exported across the country.



Figure 2: RMP extract with the proposed site marked

4.2 Recorded Archaeological Monuments

There are no recorded archaeological monuments located within the footprint of the proposed development or its immediate environs. This is the site of a fortified house on the banks of Lough Bofin, the details of this site are detailed below:

LE035-030---- : House - fortified house : AUGHRY

Situated in pasture on a gentle S-facing slope c. 40m from the shore of Lough Bofin, which is on the River Shannon. Built by the Scottish family of Nesbitt c. 1640, it was

captured, and probably burnt, during the Confederate wars. It might have been abandoned then as the Nesbitts made Derrycarne, about 3km to the NW on the River Shannon, their home until the last of the family died without heirs in 1854. The ruins as depicted by Francis Grose c. 1820 consist of two separate walls, each probably a gable of a two-storey house with an attic. Each wall has a large chimney stack, and one has a corner-turret supported on corbels in the Scottish style (Stalley 1991, 155-7). The remains have been removed, and no feature is visible at ground level in pasture.

4.3 Previous Excavations

There are no entries in the database of Irish excavations in the immediate vicinity of the proposed scheme (Excavations.ie). The nearest entry is from 2006 and is located 250m to the north west. This entry consisted of archaeological monitoring no remains were recorded (Licence 06E1035).

4.4 Cartographic Evidence

The first edition 6-inch OS map (1837- 1842) provides the first accurate historic mapping coverage of Drumod and the area containing the proposed development. This shows the site as two fields with a dwelling in the field at the north. No archaeological or architectural features of note are visible on this map.



Figure 3: The development area overlaid on First Edition OS Map (1829-1841)

Second Edition Ordnance Survey Maps (1871-1875) and subsequent 25-inch Ordnance Survey Maps (1888-1913) illustrate minor changes to the fields surrounding the proposed development, a structure is visible at the northeast of the site, this is still visible at the site.



Figure 4: The development area overlaid on 25-inch Maps (1888- 1913)

Aerial photographs were assessed for the site, this has shown widespread excavation and removal of hedgerows in the recent past.



Figure 5: Current google maps image for the site

5 FI Request

4. Due to the scale of the proposed development area, pre-development testing as described below shall be carried out on site and a report of the testing submitted as further information. Archaeological test excavations shall be carried out as follows:

- You are requested to engage the services of a suitably qualified archaeologist to carry out an archaeological assessment of the development site. No sub-surface work should be undertaken in the absence of the archaeologist without his/her express consent.
- The archaeologist shall carry out any relevant documentary research and inspect the site. Test trenches shall be excavated at locations chosen by the archaeologist, having consulted the site drawings.
- The archaeologist is required to notify the Department of Housing, Local Government and Heritage in writing at least four weeks prior to the commencement of site preparations. This will allow the archaeologist sufficient time to obtain a licence to carry out the work.
- Having completed the work, the archaeologist shall submit a written report to the Planning Authority and to the Department of Housing, Local Government and Heritage. Where archaeological material/features are shown to be present, preservation in situ, preservation by record (excavation) or monitoring may be required.

Figure 6: FI Request



Figure 7: Test trenches overlaid on the site plan

6 Archaeological Testing

An FI request for the site requested a programme of archaeological test trenching in advance of the development (Figure 9). This testing aims to determine, as precisely as possible, the location, extent, date, character, and condition of any archaeological remains that could be affected by the proposed development. This process will enable the formulation of mitigating strategies to minimize or offset the impact of the construction. These strategies may include redesigning the proposed development, preserving remains by record, or implementing archaeological monitoring of the works at the site.

Test trench 1-3

Test trenches 1-3 were located along the proposed development and ran northeast to southwest. The trenches were approximately 60m in length and 1.8m in width. The trench was excavated through rough pasture. The topsoil which measured 0.2-0.25m in depth, this was a mid-brown loamy soil. This overlay the natural subsoil. No archaeological finds or features were noted.



Plate 2: Test trench 1, looking southwest



Plate 3: Test trench 2, looking southwest



Plate 4: Test trench 3, looking southwest showing sewer manhole

Test trench 4-5

Test trenches 4-5 were located along the proposed development and ran northeast to southwest. The trenches were approximately 60m in length and

1.8m in width. The trench was excavated through rough pasture. The topsoil which measured 0.2-0.25m in depth, this was a mid-brown loamy soil. This overlay the natural subsoil. No archaeological finds or features were noted.



Plate 5: Test trench 4, looking southeast



Plate 6: Test trench 5, looking southeast

6 Impact on the Cultural Heritage Landscape

The proposed development is not located in the vicinity of any archaeological remains. No previous excavations have been recorded in the area.
To assess the potential for subsurface archaeological remains, test trenching was conducted along the dwellings and associated works. Five trenches were excavated, at the northeast of the test trenches a public sewer runs through the site.
The results of the testing revealed only topsoil (0.25m deep, mid-brown loamy soil) overlying natural boulder clay, with no archaeological features or finds identified. These findings confirm the absence of archaeological deposits within the development area.
Given the negative results from testing and the distance from the nearest recorded monuments, the proposed development is assessed as having a low potential for impact on archaeological heritage. As a result no further archaeological input is required.

7 Conclusion

The archaeological assessment of the proposed development in Dromod, Co. Leitrim, confirms that the site poses no risk to archaeological heritage. Test trenching conducted across the development area—including five trenches near—revealed only topsoil (0.25m deep, mid-brown loamy soil) overlying natural boulder clay, with no archaeological features or finds identified. Given the absence of recorded monuments in the vicinity, the negative results from testing, and the distance from known archaeological sites, the proposed development is assessed as having no potential for impact on archaeological remains. Consequently, no further archaeological input is required.