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Appropriate Assessment Screening & Ecology Report: Community, Cultural, Tourism and Enterprise Hub Project

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1. INTRODUCTION

1.1 Proposed works at Ballyjamesduff

Works are proposed at the Ballyjamesduff, Co. Cavan. It is proposed that a former hotel building is converted for the development of a new Community, Cultural, Tourism and Enterprise Hub, including café and sleeping accommodation. This will involve the retention and renovation of much of the building structure. Further details are given in Section 1.4 (below).

The following report has been completed to provide information regarding the ecological status of the proposed site of works. The report includes a general ecological assessment of the site and the surrounding area, including designated sites. This report has been completed to provide the information necessary to allow the competent authority to conduct an Article 6[3] Appropriate Assessment (AA) Screening of the proposed development. The legislation and methodology for which is detailed in the following sections below.

1.2 Relevant Legislation and Overall Screening Methodology

The methodology for this screening statement is clearly set out in a document prepared for the Environment DG of the European Commission entitled 'Assessment of plans and projects significantly affecting Natura2000 sites: methodological guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC' (Oxford Brooks University, 2001). This report and any contributory fieldwork were carried out in accordance with guidelines given by the Department of Environment, Heritage and Local Government (2009, amended 2010).

The process is given in Articles 6(3) and 6(4) of the Habitats Directive and is commonly referred to as '*Appropriate Assessments*' (which in fact refers to Stage 2 in the sequence under the Habitats Directive Article 6 assessment). Article 6 of the Habitats Directive sets out provisions which govern the conservation and management of Natura 2000 sites. Article 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect Natura 2000 sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment.

"Any plan or project not directly connected with or necessary to the management of the (Natura2000) site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subjected to appropriate assessment of its implications for the site in view of the

site's conservation objectives. In light of the conclusions of the assessment of the implication for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."

Article 6(4) of the same directive states:

"If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of social or economic nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of the Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted. Where the site concerned hosts a priority natural habitat type and/or a priority species the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest."

It is the responsibility of the proponent of the plan or project to provide the relevant information (ecological surveys, research, analysis etc.) for submission to the 'competent national authority'. Having satisfied itself that the information is complete and objective, the competent authority will use this information to screen the project, i.e. to determine if an AA is required and to carry out the AA, if one is deemed necessary. The competent authority shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned.

The appropriate assessment process has four stages. Each stage determines whether a further stage in the process is required. If, for example, the conclusions at the end of Stage One are that there will be no significant impacts on the Natura 2000 site, there is no requirement to proceed further. The four stages are:

1. Screening to determine if an appropriate assessment is required
2. Appropriate assessment
3. Consideration of alternative solutions
4. Imperative Reasons of Overriding Public Interest/Derogation

Stage 1. Screening

This is to determine if an appropriate assessment is required. Screening is the technique applied to determine whether a particular plan would be likely to have significant effects on a Natura 2000 site and would thus warrant an Appropriate Assessment. The key indicator that will determine if an Appropriate Assessment is required is the determination of whether the development is likely to have *significant environmental effects* on a Natura 2000 site or not.

Stage 2. Appropriate Assessment

This step is required if the screening report indicates that the development is likely to have a significant impact on a Natura 2000 site. Stage 2 assesses the impact of a plan or project on the integrity of the Natura 2000 site, either alone or in combination with other plans or projects, with respect to the site's structure, function and conservation objectives. Where there are adverse impacts, an assessment of the potential mitigation of these impacts is also required.

Stage 3. Assessment of Alternative Solutions

If it is concluded that subsequent to the implementation of measures, a plan or project will have an adverse impact on the integrity of a Natura 2000 site, it must be objectively concluded that no alternative solutions exist before the plan or project can proceed.

Stage 4. Imperative Reasons of Overriding Public Interest/Derogation

Where no alternative solutions exist and where adverse impacts remain but imperative reasons of overriding public interest (IROPI) exist for the implementation of a plan or project, an assessment of compensatory measures that will effectively offset the damage to the Natura 2000 site will be necessary.

Flynn, Furney Environmental Consultants Ltd has been appointed by Keys & Monaghan Architects, on behalf of Cavan County Council to undertake the first stage of the above process: a screening exercise to determine whether the proposed development has the potential to have any significant or indeterminate impacts on the conservation objectives and overall integrity of any Natura 2000 sites. This assessment is based upon desk study and fieldwork carried out by suitably qualified ecologists. This document includes a detailed description of the development in Section 1.4. The sites within 15km of the proposed development are then reviewed for potential impacts or pathways for impacts. Sections 4 and 5 of the report comprise the AA Screening that specifically focus on the potential for impacts on Natura 2000 sites and their conservation objectives.

1.3 The site at Ballyjamesduff

The site of the proposed development is in the townland of Cornahilt, Ballyjamesduff, Co. Cavan. The site lies within developed lands in the main commercial centre of the town. The site includes a former hotel – The Percy French, that has been derelict for several years. The hotel is located on a junction between two streets - Stradone Street (R196) and Dublin Street (R194). The building is immediately adjacent a residential building to the south but separated from other buildings to the east by an area of disused ground.

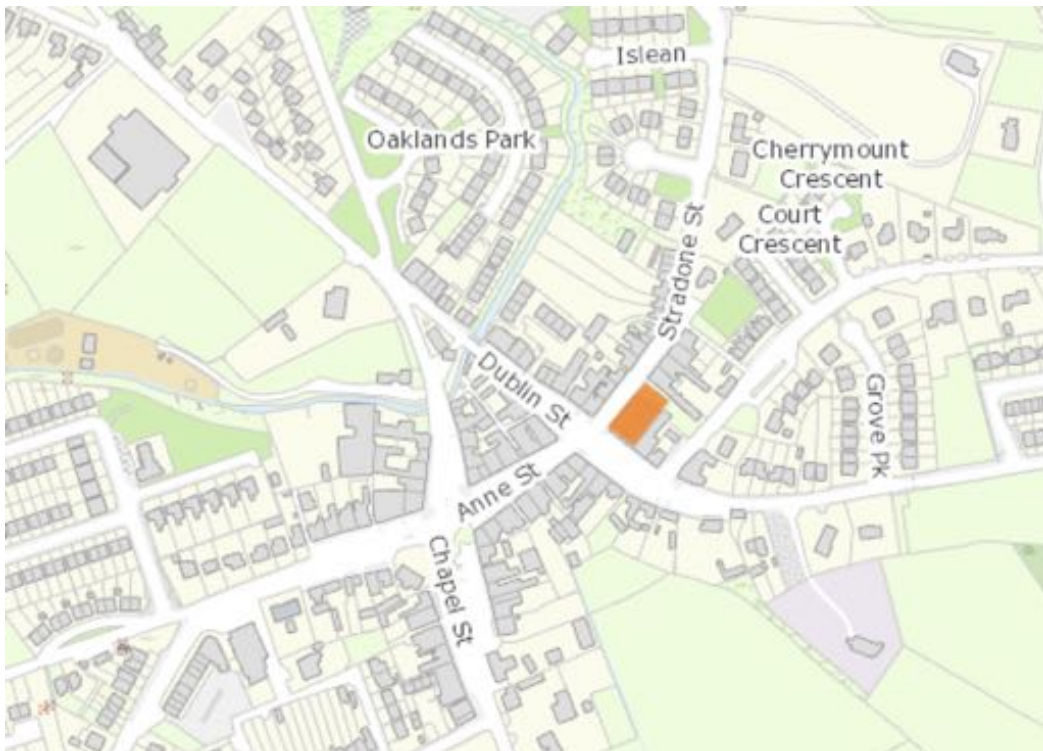


Fig. 1. Project Location. Location of proposed development is indicated by orange rectangle.

The site proposed for development is approximately 825m² (0.08 hectares) in surface area.

1.4 Description of the Proposed Development at Ballyjamesduff

1.4.1 Introduction

The development comprises the conversion of an existing structure – a former hotel, and its repurposing for a community facility project. The proposed development will comprise of a new Community, Cultural, Tourism and Enterprise Hub, including café and sleeping accommodation.

1.4.2 Description of the Works

It is proposed that the derelict Percy French Hotel is redeveloped and repurposed. The works include retention and refurbishment work to the existing building, internal alterations, demolitions and new extensions over 3no. levels to the existing Percy French Hotel. The following* is proposed:

- Ground floor: café including kitchen, reception and associated public, conference/enterprise area, ancillary accommodation including toilets and storage;
- First floor: visitor's rooms/sleeping accommodation and multi-purpose rooms, ancillary accommodation including toilets, circulation and storage;
- Second floor: visitor's rooms/sleeping accommodation, ancillary accommodation including toilets, circulation and storage;

Site development works will include external hard and soft landscaping, external lighting, bin storage, common and communal open areas and all associated site services above and below ground. Bicycle parking will also be included in these.

*It should be noted that these are to be finalised by time of submission for planning permission.

1.4.3 Access to Site

The site proposed for works is served by existing roads. These will be adequate to allow access for all necessary plant and other vehicles. No other access will be required within these lands or surrounding lands.

1.5 Stakeholders and Consultation

The consultations carried out to date are summarised below:

Table 1. Summary of Consultations

Stakeholder	Nature of Consultation	Outcome
National Parks and Wildlife Service	<ul style="list-style-type: none"> • Present report to be forwarded. 	<ul style="list-style-type: none"> • Present report (and any other relevant data or requests for same) will be sent to Development Applications Unit if required.
Keys & Monaghan Architects (the client)	<ul style="list-style-type: none"> • Determining scope of survey. • Site visits & Survey • Reviews of data and reporting. 	<ul style="list-style-type: none"> • Need for this assessment agreed. • Site assessments completed. • Desktop survey carried out • Present assessment to be supplied to client.

2. ECOLOGICAL ASSESSMENT WORKS

2.1 Desktop Study

A desktop study was carried out as part of the screening process. This included a review of available literature on the site and its immediate environs. Sources of information included the National Parks and Wildlife Service databases on protected sites and species and the database of the National Biodiversity Data Centre. Additionally, a number of databases on individual protected species and non-native invasive species were consulted.

2.1.1 Designated Sites

Sites designated for the conservation of nature include Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs) which are designated for the protection of species, habitats and geological interests that are of national importance. Sites designated for protection by the EU are Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). These form the *Natura 2000* network of sites. It is these sites that are of relevance to the screening process for Appropriate Assessment.

All designated sites within 15km of the proposed works were considered during the desktop study stage of the screening assessment in order to assess the potential for significant effects upon their Qualifying Interests / Special Conservation Interests and Conservation Objectives. This stage of the process is used to determine whether any of the designated sites may be 'screened out'. That is, that they can be regarded as not being relevant to the process, having no potential to be significantly affected or impacted upon. This may be due to: a) the distance of the designated sites from the site of proposed works, b) the lack of connectivity such as watercourse or habitat area between the designated sites and the site of the proposed works or c) the nature of the qualifying interests of the designated sites.

2.1.2 Designated Sites Within 15km of the Proposed Works

There are 4 no. Natura 2000 sites within 15km of the proposed works. There are also 2 no. proposed NHAs (pNHAs) within 15km of the site. pNHAs are not European sites and thus not statutorily protected under Article 6 of the Habitats Directive. pNHA sites were published on a non-statutory basis in 1995, but have not since been statutorily proposed or designated. These sites are designated as being of significance for species and habitats. While not afforded the same protection as sites protected under the Habitats Directive, they are subject to protection through the following mechanisms:

- Agri-environmental farm planning schemes such as GLAS (Formally the Rural Environment Protection Scheme)
- Forest Service requirement for NPWS approval before they will pay afforestation grants on pNHA lands
- Recognition of the ecological value of pNHAs by Planning and Licencing Authorities.

Table 2. Natura Designated Sites within 15km. See also graphic in Appendix A.

Site Code	Site Name	Distance To (km)	Screening Criteria
	Special Areas of Conservation (SACs)		
002340	Moneybegs and Clare Island Bogs	10.8	No potential pathways for impacts. No hydrological connections exist between the Natura 2000 site and the proposed work location. Distance between site and proposed work location contribute to the lack of likely impact.
002299	River Boyne & Blackwater	12.9	No potential pathways for impacts. No hydrological connections exist between the Natura 2000 site and the proposed work location. Distance between site and proposed work location contribute to the lack of likely impact.
	Special Protection Areas (SPAs)		
000987	Lough Sheelin	6.9	No potential pathways for impacts. No hydrological connections exist between the Natura 2000 site and the proposed work location. Distance between site and proposed work location contribute to the lack of likely impact.
004232	River Boyne & Blackwater	12.9	No potential pathways for impacts. No hydrological connections exist between the Natura 2000 site and the proposed work location. Distance between site and proposed work location contribute to the lack of likely impact.

2.1.4 Other Natura Sites

There are no other Natura sites within 15km of the proposed works. While 2 no. other Natural Heritage Areas occur within 15km of the site proposed for works, these are not considered within the screening process methodology.

2.1.4 Designated Sites Outside 15km of the Proposed Works

No potential impacts on sites outside 15km of the proposed works were considered likely. Therefore, these sites are not considered further in this assessment.

2.2 Field Surveys

Field survey was carried out in August 2020 and established baseline ecological conditions within the constraints of the time of year. Habitats were identified, mapped and classified and dominant plant species noted were conducted according to the guidelines given by the JNCC (2010). Any signs of mammals seen were recorded as part of these surveys. Any bird species observed were noted and recorded. Any presence of or suitable habitat for amphibian and reptile species were recorded. Habitat classification followed Fossitt (2000) and the floral nomenclature used followed Parnell and Curtis (2012) and Scannell and Synnott (1987).

2.2.1 Outline Site Description

The study site is located in the townland of Cornahilt in the town of Ballyjamesduff, Co. Cavan and comprises a single former business premises. This is the now derelict Percy French Hotel. The site is in an urban setting and is surrounded on all sides by built or modified lands. An area of waste ground is directly adjacent the hotel to the south.



Fig. 2. Aerial showing location of site (within dotted line) and surrounding lands (base orthophotography from www.maps.apple.com)

2.2.2 Detailed Description of Habitat Areas

A detailed description of habitat areas recorded within or adjacent to the survey area is given below. Please refer to figures in Appendix A. Habitat surveys took place during daylight hours in August 2020. Habitats occurring within the survey area are detailed below:

Table 3. Habitats occurring at Site

Habitat Type	Code (after Fossitt, 2000)
Buildings and Artificial Surfaces	BL3
Stone walls and Stonework	BL1
Recolonising Bare Ground	ED3

BL3 Buildings/Artificial Surfaces

Almost all of the area under study would conform to this habitat type. The derelict building of the hotel has in places been colonised by opportunistic species such as Willow (*Salix* spp.) and Ragwort (*Senecio jacobaea*). Grasses and common herb species such as Dandelion (*Taraxacum officinale* agg.) have become established in guttering and in roof valleys. Mosses have colonised some flat roof

BL1 Stone walls / Stonework

A very limited amount of this habitat type could be seen within the site. This was on an outbuilding that is attached to the rear of the former hotel. This had been whitewashed at some point, reducing its value for vascular and other plants. Ivy (*Hedera helix*) was the only species visible here.

ED3 Recolonising Bare Ground

Toward the rear of the site (to the east) there is an area of hotel curtilage that would conform to this habitat type. Docks (*Rumex* sp.) were frequent here and grass species such as Creeping Bent (*Agrostis stolonifera*). Creeping Buttercup (*Ranunculus repens*) and Great Willow-herb (*Epilobium hirsutum*) were locally abundant. Smooth Sow-thistle (*Sonchus oleraceus*) was occasional. Willows were seen to be regenerating here. There is a single Cherry Laurel (*Prunus laurocerasus*) on the site.

2.2.3 Significance of Habitats

None of the habitats occurring within the site are of high sensitivity, all being essentially human-made areas with low species diversity. There is no Annex I habitat occurring within the area proposed for works.

No rare, threatened or protected species of plants as per the Red Data Book (Curtis and McGough, 1988) were found. No species listed in the Flora Protection Order (2015) were found to be growing within the site. No such species were recorded within the area of works.

2.3 Fauna

2.3.1 Mammal Activity

However, no evidence of presence or activity of any protected mammal species was noted within the site. The NBDC database has no mammals recorded within this this 1km Square (H5025).

2.3.2 Bats

A dedicated bat survey or search of building was not carried out as part of this assessment. However, the exterior of the building was examined for suitability of bat habitat here. It was noted that the roof of the building and almost all windows are largely intact. This would indicate that the building is likely to have remained dry. Some ridge tiles on the larger roof appear to be loose and this would allow access/egress for bats. A broken window on the northern elevation may also allow these. Further surveys will be required to determine whether roosts occur here. The NBDC database has no records of bats within this this 1km Square (N5290).

2.3.3 Breeding Birds

No nest sites were recorded on or within the former hotel and no birds were seen accessing or exiting the building. However, further survey work will be required to determine whether any bird nesting activity takes place here. It was noted that a broken window would allow birds to access the first floor of the building.

2.3.4 Other Fauna

No other species of fauna were found during this survey.

2.3.5 Significance of Fauna

No species listed on Annex II of the Habitats Directive were found to be occurring on the site. No evidence of any protected mammal species was found during survey. While all bird species are protected to some extent under Irish legislation, the habitat types found here are typical of the urban environment here and do not offer nesting habitat for any (Birds Directive) Annex species.

2.4 Invasive Species

The non-native tree species Cherry Laurel (*Prunus laurocerasus*) occurs in the area to the rear of the hotel. This species is not listed on the Third Schedule of the European Communities (Birds and Natural

Habitats) Regulations, 2011 (S.I. No. 477 of 2011). This species may be readily controlled ahead of and during works. No invasive species of fauna were found within the site under study. The NBDC database has one record (2012) of invasive species within this this 1km Square (N5290). This is the Grey Squirrel (*Sciurus carolinensis*). However, there is no suitable habitat for this species in the area under survey.

3. ARTICLE 6(3) SCREENING ASSESSMENT

This section of the report focuses solely on the potential for the proposed works to impact upon Natura 2000 sites. Section 2.1.2 of this report excluded any direct impacts or pathways for impacts on any of the Natura 2000 sites within 15km. This and the assessment of potential for indirect or in combination impacts on the Natura 2000 sites is considered further below.

3.1 Article 6(3) Assessment Criteria

3.1.1 Description of the individual elements of the project likely to give rise to impacts on the Natura 2000 site.

None of the individual elements of the proposed development as planned are likely to give rise to significant impacts on the Natura 2000 sites, given the very limited scale of the works and the nature of the works as planned.

3.1.2 Description of any Likely Direct, Indirect or Secondary Impacts of the Project on the Natura 2000 Site.

Any likely direct, indirect or secondary impacts of the proposed development, both alone and in combination with other plans or projects, on the SACs/SPAs by virtue of the following criteria: size and scale, land take, distance from the Natura 2000 site or key feature thereof, resource requirements, emissions, excavation requirements, transportation requirements and duration of construction, operational and decommissioning phases of the works are detailed in the table below.

Table 4. Likely Impacts of the Project on the Natura 2000 Site

Assessment of Likely Impacts	
Size and scale	The proposed works site will occupy a very small area. There will be no impact on the Natura 2000 sites owing to size or scale of the proposed works.
Landtake	As there are no works proposed within any Natura 2000 Site, there will be no land-take for the purposes of the project within any

	designated sites.
Distance from Natura 2000 site or key features of the site	Site is c. 6.9km from the nearest Natura 2000 site (Lough Sheelin SPA, Site Code 000987). However, there is no hydrological connection to the designated site from the proposed development. No direct impacts on the SAC may be predicted from the development as planned.
Resource requirements	No materials for construction will be sourced from within any Natura 2000 Site. No water will be abstracted from the site during the construction or operation of the site. Therefore, there will be no impact on the Natura site as a result of resource requirements.
Emissions	There will be no additional emissions of water from the site. No emissions are predicted that will impact upon the receiving site or SPA. Noise will not be significant. There will be no discharges to surface water.
Excavation requirements	No excavations will take place within or directly adjacent to any Natura 2000 Site. Therefore, no impacts are predicted.
Transportation requirements	Site has existing access via local road. No access to any areas of any Natura 2000 site will be required during any phase of the project.
Duration of construction, operation, decommissioning	Duration of works is not known at time of writing. However, these works are expected to be completed within 12 months.
Timing of works	Timing of works is not known at time of writing. No disturbance to native species is predicted.
Cumulative or In-combination Impacts with other Projects and Plans	<p>A number of other projects have been considered as part of the screening process. A search of the planning websites of Cavan County Council was carried out as part of the desktop study. No other planning applications were found within the immediate vicinity of the proposed development in recent years. Older planning applications were of small scale. These may be excluded from screening as not being significant. There are no other proposed plans or projects known at time of writing that may have potential for impacts on the Natura 2000 sites.</p> <p>No cumulative or in-combination impacts are therefore predicted.</p>

3.1.3 Description of any Likely Changes to the Natura 2000 Sites

Any likely changes to the Natura 2000 site are described in the table below with reference to the following criteria: reduction of habitat area, disturbance to key species, habitat or species fragmentation, reduction in species density, changes in key indicators of conservation value and climate change.

Table 5. Likely Changes to the Natura 2000 Site

Assessment of Likely Changes	
Reduction of habitat area	No works will take place within the boundary of any Natura 2000 sites. There will be no loss of habitat within any Natura 2000 site as a result of the proposed works.
Disturbance of key species	All works associated with the proposed development will take place outside the boundaries of the Natura 2000 site. None of the qualifying interests of the Natura 2000 sites occur here. No loss of or impacts upon habitats of the qualifying interests is predicted. No significant impacts on any key species have therefore been considered likely.
Habitat or species fragmentation	There will be no works within any Natura 2000 site. No impacts on any qualifying species are predicted. Therefore, there will be no impact within the Natura 2000 site with regard to habitat or species fragmentation.
Reduction in species density	No reduction in species density is considered likely within any Natura 2000 site as a result of the proposed works.
Changes in key indicators of conservation value	Habitat integrity and water quality are the most relevant key indicators of conservation value with regard to the nearest SPA. As stated above, there will be no loss or reduction in habitat areas or quality within the designated sites. No suitable habitat for key species occurs within the lands proposed for development. No impacts on water quality are predicted.
Climate change	No damage to the Natura 2000 site as a result of, or in combination with enhanced climate change is predicted as a result of the proposed development.

3.1.4 Likelihood of Interference with the key relationships that define the structure and function of the Natura 2000 Site as a whole

It is considered that there will be no significant impacts from the proposed works. The proposed works will therefore not interfere with key relationships that define the structure and function of any Natura 2000 site.

3.1.5 Indicators of Significance as a Result of the Identification of Effects

Indicators of significance as a result of the identification of effects as set out above in terms of loss, fragmentation, disruption, disturbance and changes to the key elements of site are detailed in the table below.

Table 6. Indicators of Significance

Indicators of Significance	
Loss	There will be no loss of habitat within any Natura 2000 Site as a result of the proposed works. It is not anticipated that the loss of any species of conservation interest will occur as a result of the proposed works due to injury or mortality.
Fragmentation	No habitat fragmentation to the SAC is predicted. No habitats of high ecological significance within or outside the nearest Natura 2000 site will be impacted upon as part of the proposed works.
Disruption	No impacts on the Natura 2000 Site are identified as a result of the disruption of any processes.
Disturbance	There will be no disturbance to species of conservation interest or their habitat within the Natura 2000 Site as a result of the proposed works.
Change to key elements of site (e.g. water quality etc.)	There will be no impacts on water quality given the nature and location of works.

3.1.6 Description of any Likely Significant Impacts or Indeterminate Impacts of the Project on the Natura 2000 Site

Based on a consideration of the likely impacts arising from the proposed works and a review of their significance in terms of the conservation interests and objectives of the Natura 2000 Site screened, no significant impacts have been identified on the Natura 2000 site as a result of the proposed development.

4. FINDINGS OF ARTICLE 6(3) SCREENING ASSESSMENT

Name of project or plan: Proposed Public Realm Project at Percy French Hotel Ballyjamesduff.

Name and location of Natura 2000 Site: Works will occur at Cornahilt, Ballyjamesduff, Co. Cavan. The proposed works are within c.6.9km of Lough Sheelin SPA (Site Code 000987).

Description of project or plan: The proposed works will see the renovation and alterations to the Percy French Hotel and its change of use to a Community, Cultural, Tourism and Enterprise Hub. The project will also include hard and soft landscaping, common and communal areas.

Is the project or plan directly connected with or necessary to the management of the site?: The project is not directly connected with or necessary to the management of the Natura 2000 site.

Are there other projects or plans that together with the project or plan being assessed could affect the site (provide details)?

On the basis that the proposed project will have no impacts on the Natura 2000 site and there being no other significant projects predicted as having potential impacts, no cumulative or in-combination impacts are predicted.

4.1 Assessment of Significance of Effects

Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 site

The proposed project will not significantly affect any Natura 2000 Sites.

Explain why these effects are not considered significant

There will be no direct impacts upon any Natura 2000 Site as:

- No works will take place within any Natura 2000 Site.
- No resources of any Natura 2000 site will be affected by works.

There will be no indirect impacts upon the Natura 2000 Sites as:

- The project is very small in scale and limited in duration.
- There is no connectivity between any Natura 2000 site and the proposed development.

4.1.2 Consultation with Agencies

- Agencies consulted were: National Parks and Wildlife Service, Keys & Monaghan Architects

Response to consultation:

- NPWS: Response Pending
- Keys & Monaghan Architects (as stated).

4.1.3 Data collected to carry out the assessment

The following sources of data were employed:

- Environmental Protection Agency Mapping Database.
- Cavan County Council Planning Database (www.eplanning.ie).
- NPWS protected species database and online mapping.
- National Biodiversity Data Centre Database
- National Roads Authority (2009). *Environmental Impact Assessment for National Road Schemes – A Practical Guide*. NRA, Dublin.

Level of assessment completed

- Desk Study
- Site visit and survey in August 2020
- JNCC Phase 1 Habitat Assessment
- Fossitt Level III Habitat Recording

Full results of the assessment

Full details including results of assessment in accompanying Report by present author: *Appropriate Assessment Screening & Ecology Report: Community, Cultural, Tourism and Enterprise Hub Project*

4.2 Overall Conclusions

In conclusion, no impacts are likely as a result of the proposed works on the conservation objectives or overall integrity of any Natura 2000 Site. Therefore, it is considered that the proposed project does not require Appropriate Assessment.

5. REFERENCES

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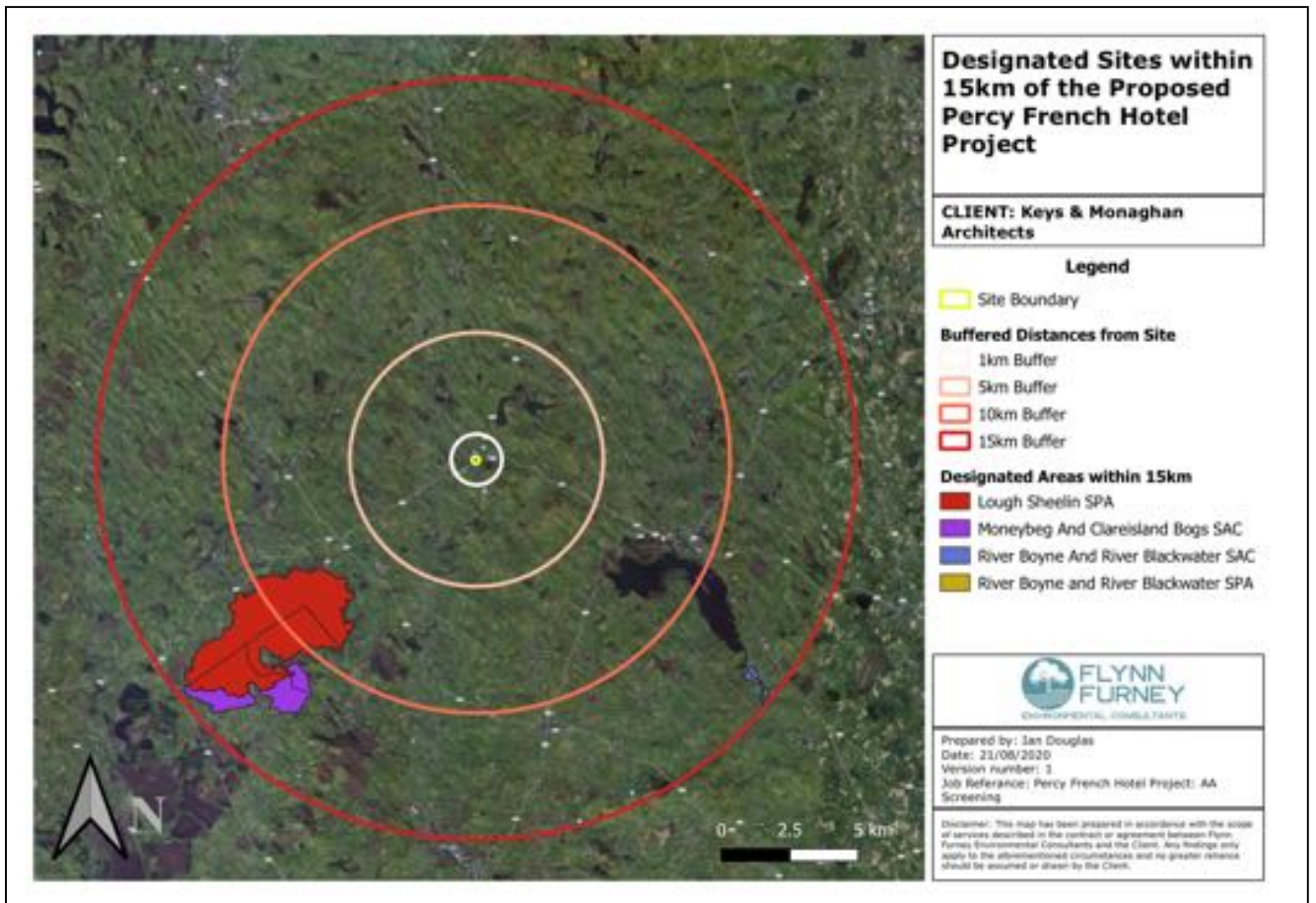
Appendix A.

Fig 1. Site Location



rom: <https://webgis.archaeology.ie/historicenvironment/> Orange rectangle indicates location of proposed works.

Fig 2. Site in relation to Natura 2000 Sites within 15km.



Appendix B. Site Photographs



The Percy French Hotel



Intact PVC windows on front elevation



Ground floor main entrance



Broken window on 1st floor of northern elevation. This may allow bats and/or birds to access building.



Area of recolonising bare ground at rear of hotel



Heras fencing around area of curtilage



Grasses and docks among plants colonising this area.



Some opportunistic species are developing on the roof spaces.