



Louth County Council

Habitats Directive (EU 92/43/EEC) Screening Assessment Determination

Appropriate Assessment for Development to be undertaken by Louth County Council under Section 179A of the Planning and Development Act, 2000 (as amended) of:

The construction of 70no. houses including 9no. 2-bed bungalows, 24no. two storey 2-bed houses, 18no. two storey 3-bed houses, 5no. two storey 4-bed houses, and 2no. 3-bed bungalows, and 12no. sheltered accommodation 2-bed bungalows on a site of 3.17 hectares in the townland of Ravel, Dunleer, Co. Louth. The development will also include the construction of new connections to the existing estate road; provision of new cycleway, footpath, and public lighting along the boundary with the R170; new estate roads and homezones within the site; 123no. car parking spaces including both on-street and in-curtilage parking; cycle parking; hard and soft landscaping including public open spaces, playground, and private gardens; boundary treatments; ESB substation; lighting; laying of underground sewers, mains and pipes; underground pump station and attenuation tank; and all associated works.

Louth County Council, in accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Regulation 42(1) of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended, has undertaken Appropriate Assessment Screening on the proposed development of **70no. houses and associated works as listed above** to assess, in view of best scientific knowledge and the conservation objectives of the site, if the works, individually or in combination with other plans or projects, are likely to have a significant effect on a European Site(s).

In accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Regulation 42(1) of the European Communities (Birds and Natural Habitats) Regulations 2011, as amended, Louth County Council has made a determination that Appropriate Assessment is not required, as it can be concluded on the basis of information provided **by Flynn Furney Environmental Consultants Ltd** that the works, individually or in combination with other plans or projects, are not likely to have a significant effect on any European Sites.

Signed on behalf of the competent authority:

Ger Murphy
Director of Services | Social Development

Date: 12/4/24