

Date: 8<sup>th</sup> Jan 2025

Our Ref.: 6468/KOR/DS

**An Bord Pleanála**

64 Marlborough St, Rotunda,  
Dublin 1,  
D01V902

Dear Sir/Ma'am,

**Subject : Planning Application to An Bord Pleanála for approval under Section 177AE of the Planning Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)**

Notice is hereby given that Monaghan County Council proposes to seek approval from An Bord Pleanála for proposed development from Ballybay to Lisnalong, Co. Monaghan.

**The Proposals:**

**The development will consist of the following:**

**Development of infrastructural Improvements to the Dromore Blueway from Ballybay to Lisnalong, Co. Monaghan.**

- 1. Renewing and widening slipway, provision of car park, removal of height restriction Gate, Internal Laneways works at Ballycoghill Bridge,**
- 2. New Entrance, provision of car park, pathways, play area, new information board and picnic tables, improvement to existing slipway at Ballynascarva Bridge,**
- 3. New drainage work to laneway and resurfacing, turning heads at White Lough, South Shore,**
- 4. Renew and widen the slipway at Balladian Bridge,**
- 5. Renew and widen the slipway, new turning head at Baird's Shore,**
- 6. Improvement to existing slipway and gravelled area at Ballybay Wetlands,**

7. **Proposed floating pontoon, new information board at Lough Major,**
8. **Construction of ancillary works at all sites, including signages, permeable paving, fencing, landscaping, and other ancillary works required to deliver the project.**

This application relates to protected structures Ref: 41402310 (Ballycoghill Bridge)

Location:

- Ballycoghill Bridge, Clossagh Beg,
- Ballynascarva Bridge, Lisnalong,
- White Lough, South Shore, Anny [DED: Anny],
- Balladian Bridge, Balladian,
- Baird's Shore, Drumselt [DED: Anny],
- Ballybay Wetlands, Derryvally,
- Lough Major, Cornamucklaglass, Ballybay, Co. Monaghan.

The proposed development summarised above is the first step in delivering the infrastructural Improvements to the Dromore Blueway from Ballybay to Lisnalong, Co.Monaghan.

Monaghan County Council envisions creating a blueway along the Dromore River, stretching from Ballybay to Lisnalong, with a commitment to monitoring, managing, and maintaining it to the highest standards. This initiative aims to ensure safety and provide a high-quality experience for all users, promoting the river as a valuable recreational resource for the community.

A detailed outline of the proposed development is provided in the submitted planning drawings, and in Chapter 2 Project Description.

### **Natura Impact Statement (NIS) and An Environmental Impact Assessment Screening Report (EIAR)**

A Natura Impact Statement (NIS) has been prepared as part of the application for approval in respect of the proposed development. An Environmental Impact Assessment Screening Report (EIAR) for the proposed development has been carried out and has determined that there is no real likelihood of significant effects on the environment arising from the proposed development.

### **The Planning Submission**

This submission includes the following items, as required by the Planning & Development Act 2000 (as amended) and the Planning & Development Regulations 2001 (as amended):

- Copy of newspaper advert (09.01.2025)
- Copy of the site notice (erected 09.01.2025)
- Site notice photographs

- Copy of the letters to Prescribed Authorities
- List of Prescribed Authorities notified
- Suite of planning drawings
- Planning Statement
- Archaeological Report
- Flood Risk Assessment Report

### **Public Viewing, Submissions / Observations**

Plans and particulars of the proposed development, including Natura Impact Statement and Environmental Impact Assessment Screening Report, will be available between 9<sup>th</sup> January 2025 to 6<sup>th</sup> March 2025 (inclusive of both dates) for inspection free of charge, or for purchase at a fee not exceeding the reasonable cost of making a copy, at the following locations:

- Monaghan County Council Planning Offices at 1 Dublin Street, Monaghan, H18 X982, between the hours of 9.15am to 1.00pm and 1.30pm to 5.00pm (Excluding Public Holidays).
- Carrickmacross Civic Offices, Riverside Road, Carrickmacross, Co. Monaghan A81 RY22, between the hours of 9.15am to 1.00pm and 1.30pm to 5.00pm (Excluding Public Holidays).
- Ballybay-Clones Municipal District Office, The Diamond, Clones, Co. Monaghan, H23 X378 between the hours of 9.15am to 1.00pm and 1.30pm to 5.15pm (Excluding Public Holidays)
- The offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1 between the hours 9:15am and 5:30pm Monday to Friday (Excluding Public Holidays)

Plans and particulars of the proposed development, including the Natura Impact Statement and Environmental Impact Assessment Screening Report are also available for viewing online on the Monaghan County Council website at <https://monaghan.ie/> from 9<sup>th</sup> January 2025 to 6<sup>th</sup> March 2025 (inclusive of both dates).

Submissions or observations regarding the proposed development may be made in writing to An Bord Pleanála with an address of 64 Marlborough St, Rotunda, Dublin 1, D01 V902 or online at [www.pleanala.ie](http://www.pleanala.ie) during the period from 9<sup>th</sup> January 2025 to 6<sup>th</sup> March 2025 (inclusive of both dates) in relation to:

1. the likely effects on the environment of the proposed development.
2. the implications of the proposed development for proper planning and sustainable development in the area in which it is proposed to situate the proposed development;  
and

3. the likely significant effects of the proposed development on a European Site, if carried out

and must include the following:

1. the name of the person, authority or body making the submission or observations, the name of the person if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
2. the subject matter of the submission or observations, and
3. the reasons, considerations and arguments on which the submission or observations is or are based.

Any submission or observations which do not comply with these requirements cannot be considered by the board. The board may at its absolute discretion hold an oral hearing on the application.

The Board may decide to:

- a) (i) approve the proposed development  
(ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified,  
(iii) approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind); and may attach conditions as it considers appropriate to an approval or  
b) Refuse to approve the proposed development.

A person may question the validity of any such decision by An Bord Pleanála by way of an application for judicial review under Order 84 of the Rules of the Superior Courts as provided for in Section 50 of the Planning and Development Acts 2000-2022. Further information can be obtained from An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of the judicial review procedure.

Further information in respect of the Judicial Review process can also be found on [www.citizensinformation.ie](http://www.citizensinformation.ie) - Contact Lo Call 1890 777 121 or + 353 21 452 1600 for details of the locations and operating hours of your local Citizens Information Centre.

### **Planning Application Fee**

There is no fee as this application will be submitted under Section 177AE.

I trust this information is sufficient for the purposes of validation and progression of the application, however should you require clarification or any further information, please do not hesitate to contact me.

Yours Sincerely





Deepshikha Sharma

For CS Pringle





**ARCHITECTS ● CONSULTING ENGINEERS  
BUILDING SURVEYORS ● FIRE ENGINEERS**

**PLANNING STATEMENT  
INFRASTRUCTURAL IMPROVEMENTS TO THE DROMORE BLUEWAY**

Prepared by:

**CS Pringle**

Main Road, Castleblayney, Co. Monaghan.

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## 1.0 Introduction

### 1.1 Background:

This planning statement has been prepared by CS Pringle on behalf of Monaghan County Council (MCC) in support of an application for full planning permission in respect of the proposed Infrastructural Improvements to the Dromore Blueway from Ballybay to Lisnalong, Co. Monaghan.

It is an objective of the Monaghan County Development Plan 2019 – 2025:

- a) to promote Lough Major and the Dromore River System as the premier tourist attractions in the area,
- b) to accommodate sustainable tourism related projects in and around Lough Major and the Dromore River System which are compatible with objectives and policies for the protection of natural heritage set out in Chapter 6 (Heritage, Conservation and Landscape) of the Monaghan County Development Plan 2019-2025,
- c) to upgrade and develop angling facilities in Ballybay in co-operation with Inland Fisheries Ireland and all other relevant water bodies,
- d) to develop a new image for the town through promoting its heritage assets such as Lough Major and the new heritage centre located along the Dromore River.

The application seeks planning permission for the following:

1. Renewing and widening slipway, provision of car park, removal of height restriction Gate, Internal Laneways works at Ballycoghill Bridge,
2. New Entrance, provision of car park, pathways, play area, new information board and picnic tables, improvement to existing slipway at Ballynascarva Bridge,
3. New drainage work to laneway and resurfacing, turning heads at White Lough, South Shore,
4. Renew and widen the slipway at Balladian Bridge,
5. Renew and widen the slipway, new turning head at Baird's Shore,
6. Improvement to existing slipway and gravelled area at Ballybay Wetlands,
7. Proposed floating pontoon, new information board at Lough Major,
8. Construction of ancillary works at all sites, including signages, permeable paving, fencing, landscaping, and other ancillary works required to deliver the project.

### 1.2. Purpose and Content:

This Statement identifies the key planning policy and material planning considerations of relevance to the proposed development and demonstrates how the proposal accords with the key objectives of planning policy and guidance at national and local level.

The Statement includes the following sections:

- Section 1 provides an introduction to the development and describes the Site and its surrounding area;
- Sections 2 summarises the pre-application discussions and consultation;

- Section 3 provides an overview of the redevelopment proposal;
- Section 4 sets out the planning policy framework of relevance for the Site;
- Section 5 assesses the proposal against policy considerations;
- Section 6 sets out the conclusions

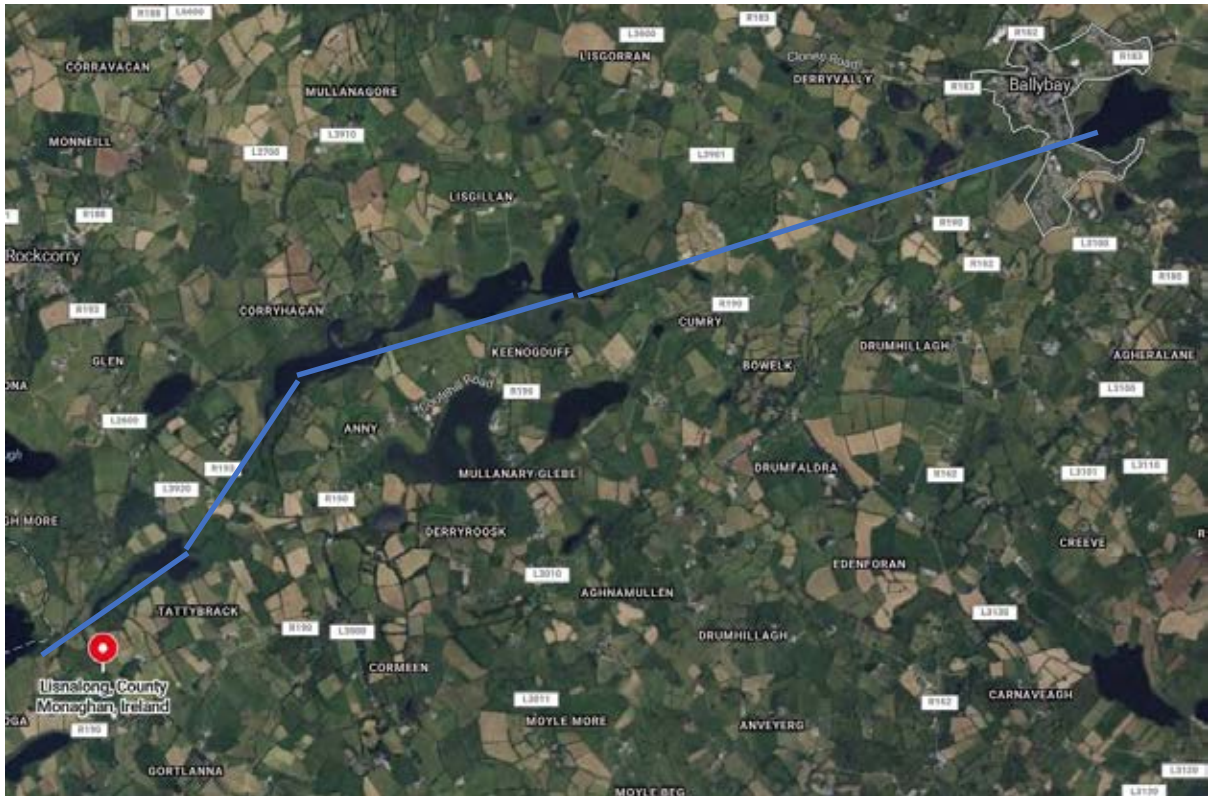
This Planning statement forms part of a wider application submission package and should be read in conjunction with the following documents:

- The package of planning drawings;
- Natura Impact Statement
- Environmental Impact Assessment Screening Report,
- Ecological Impact Assessment (EclA) Report

### **1.3 Strategic Location :**

The Dromore River, located in County Monaghan, plays an important strategic role due to its geographical position and its influence on the surrounding landscape and communities. The Dromore River flows through a series of lakes in County Monaghan, a region known for its rolling hills, small lakes, and rural landscape. It's part of the Erne catchment area, eventually feeding into the larger River Erne system, which extends into Northern Ireland. Historically, rivers in Ireland, including the Dromore, were crucial for transportation, trade, and providing water for agriculture and livestock. The river would have been significant for local communities, especially in an area like Monaghan that relies heavily on agriculture. Today, the Dromore River and its associated lakes are important for tourism, particularly for activities like angling, boating, and bird watching. The river's strategic location enhances Monaghan's appeal as a destination for eco-tourism and outdoor activities.





Blue Line Indicates Dromore River

### 1.3 Dromore River:

The Dromore River and Lough Major forms important part of the town’s physical structure and it is these water features and with nice areas of wet woodland and reed swamp that have helped to dictate how the town has developed and evolved over the years.

As per the County Development Plan 2019 – 2025, the Dromore River and lake is designated as an Area of Secondary Amenity.

Section 6.11.2, Policy SAP 1 and constraint map SA11\*-

Policy for Areas of Secondary Amenity	
SAP1	To limit development in Areas of Secondary Amenity Value and to only permit compatible amenity developments where they do not unduly impact on visual amenity.

It is an objective to manage development in these areas to ensure that the scenic value is maintained and ensure any development proposals are sensitively designed and compatible with the overall landscape character of the area.

Given the minor nature of the works it is not envisaged that the proposed development will have any negative impacts on the Area of Secondary Amenity, on the contrary it is envisage that the development will enhance and revitalise the area.

#### 1.4 Need for the Development:

Lough Major and the Dromore River System are designated as Proposed Natural Heritage Areas and Areas of Secondary Amenity. They are an important natural resource that have helped shape the development of Ballybay and should be protected. As per Development Plan 2019-2025 one of the specific aims for Ballybay is the facilitation of the development of Lough Major and the Dromore River system as tourist assets.

Tourism Objectives	
BO5	To promote Lough Major and the Dromore River System as the premier tourist attractions in the area.
BO6	To accommodate sustainable tourism related projects in and around Lough Major and the Dromore River System which are compatible with objectives and policies for the protection of natural heritage set out in Chapter 6 (Heritage, Conservation and Landscape) of the Monaghan County Development Plan 2019-2025.
BO7	To upgrade and develop angling facilities in Ballybay in co-operation with Inland Fisheries Ireland and all other relevant water bodies.
BO8	To develop a new image for the town through promoting its heritage assets such as Lough Major and the new heritage centre located along the Dromore River.

The Town Park at Lough Major, which includes walkways, a playground, a juvenile playing pitch, outdoor bowls area and angling facilities are linked by the Dromore Waterway. As such, there is significant potential to capitalise on the towns green infrastructure to promote tourism and improve quality of life for the residents of Ballybay.

#### Chapter 6\*

Heritage, Conservation and Landscape Objective	
HCLSO 1	To promote and encourage the conservation and preservation of the County's natural environment, cultural heritage and amenities in accordance with legislation, plans and policies developed to specifically address these areas and to ensure a rich cultural landscape, healthy environment and the full provision of ecosystems services in the county.

#### 1.5 About Proposal:

Monaghan County Council, in conjunction with local stakeholders, is seeking to develop a Blueway along a stretch of the Dromore River from Ballybay to Lisnalong. The trail would be approx. 12 km in length through scenic drumlin countryside. The County Development Plan

2019 – 2025 provides a vision statement for as follows; “provides High Quality, Sustainable Public Services to enhance the Economic, Environmental and Cultural Wellbeing of our People and County.”

In line with the proposals outlined above and the objectives outlined -And A Vision Statement, “is an inclusive, outward-looking, progressive county, which enjoys a diverse, vibrant economy, a sustainable environment and a high quality of life for all”. County Council intends to construct/renovate slipways to 4-5m wide, New/Reinstating of Car parking, new signages and ground works without threatening the surrounding Landscape. The line of the proposed development follows the river from Ballybay to Lisnalong which is 12Km in length approx. through a countryside of beautiful, wooded drumlins, islands and little crannogs, where lie two historic estates. They were founded in the 17th century, and the Dromore river is the border between them.

## 2.0 Development Plan Policies

Policy No.	Policy	Responses
	<b>Water Protection Policies:</b>	<b>Responses</b>
WPP1	In assessing applications for developments, the Council will consider the impact on the quality of surface waters and will have regard to targets and measures set out in the River Basin Management Plan for Ireland 2018-2021 and any subsequent local or regional plans.	No negative impacts are anticipated.
WPP2	In assessing applications for developments, the Council will consider the impact on the quality of surface waters and will have regard to targets and measures set out in the River Basin Management Plan for Ireland 2018-2021 and any subsequent local or regional plans.	No negative impacts are anticipated.
WPP3	To protect known and potential groundwater reserves in the county. In assessing applications for developments, the planning authority will consider the impact on the quality of water reserves and will have regard to the recommended approach in the Groundwater Protection Response Schemes published by GSI. The employment of the methodology identified in the 'Groundwater Protection Scheme Reports for County Monaghan public supply sources' (available at <a href="http://www.gsi.ie">www.gsi.ie</a> ) and 'Guidance on the Authorisation of Discharges to Groundwater' (available at <a href="http://www.epa.ie">www.epa.ie</a> ) will be required where appropriate	No negative impacts are anticipated.
WPP15	To protect waterbodies and watercourses from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include protection buffers in riverine and wetland areas as appropriate.	As this is repair, renewal and improvements to existing access / egress points no negative impacts are anticipated.
WPP16	To support the implementation of the relevant recommendations and measures as outlined in the relevant River Basin Management Plan, and associated Programmes of Measures, or any such plans that may supersede same during the lifetime of the plan. Proposals for	No negative impacts are anticipated.

	development should not have an unacceptable impact on the water environment, including surface waters, groundwater quality and quantity, river corridors and associated woodlands. Also, to have cognisance of, where relevant, the EU's Common Implementation Strategy Guidance Document No. 20 which provides guidance on exemptions to the environmental objectives of the Water Framework Directive.	
WPP17	To contribute towards the protection of existing and potential water resources, and their use by humans and wildlife, including rivers, streams, groundwater and associated habitats and species in accordance with the requirements and guidance in the EU Water Framework Directive 2000 (2000/60/EC), the European Union (Water Policy) Regulations 2003 (as amended), the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (SI No. 272 of 2009), the Groundwater Directive 2006/118/EC and the European Communities Environmental Objectives (groundwater) Regulations, 2010 (S.I. No. 9 of 2010) and other relevant EU Directives, including associated national legislation and policy guidance (including any superseding versions of same). To also support the application and implementation of a catchment planning and Monaghan County Development Plan 2019-2025 170 Water Protection Policies management approach to development and conservation, including the implementation of Sustainable Drainage System techniques (SUDS) for new development.	As this is repair, renewal and improvements to existing access / egress points no negative impacts are anticipated.
	<b>Tourism Policies:</b>	
TMP3	To promote and facilitate the sustainable use of the County's existing historical, cultural and landscape assets for tourism purposes.	The creation of this Blueway will facilitate the sustainable use of the County's existing historical, cultural and

		landscape assets for tourism purposes
TMP6	To support the reopening of the Ulster Canal given its tourism and economic potential for County Monaghan and the wider region.	The proposed development of the Blueway on Dromore river will promote the water-based tourism locally and can only serve to benefit the current developments being undertaken to the Ulster Canal currently.
TMP12	To support appropriate Agri-tourism initiatives in the form of on-farm visitor accommodation and associated and spin-off activities such as health farms, heritage and nature trails, pony trekking and water-based activities.	Not Applicable
TMP13	To encourage and support increased coordination, cohesion and linkages between the Council's own departments and relevant outside agencies such as Fáilte Ireland and Waterways Ireland, in the promotion and assessment of tourism related developments.	Not Applicable
TMP17	To support the implementation of the 'Ireland's Ancient East' destination brand and to integrate its objectives into the promotion and development of tourism throughout the county.	The proposed development of the Blueway on Dromore river will promote the water-based tourism locally and in turn will also help to promote 'Ireland's Ancient East' in the locality
	<b>Protected Structures Policy:</b>	
BHP 6	To ensure that any new development proposed to or in the vicinity of a Protected Structure will complement and be sympathetic to the structure and its setting in terms of its design, scale, height massing and use of materials and to resist any development which is likely to impact on the building's special interest and/ or any views of such buildings and their setting.	
	<b>Green Infrastructure Policy</b>	
GIP 1	It shall be an objective of Monaghan County Council to prepare a Green Infrastructure Strategy for the County over the plan period.	
GIP 2	To prepare a detailed Green Infrastructure network for the towns of Monaghan,	

	Carrickmacross, Castleblayney, Ballybay and Clones	
GIP 3	To support the improvement and enhancement of existing Green Infrastructure within the settlements.	
GIP 4	Development proposals located within or adjacent to areas of Green Infrastructure shall incorporate any important biodiversity features into the overall development in a sustainable manner	
GIP 5	Any development which impacts on the integrity of existing Green Infrastructure shall be resisted; an exception to this may be where compensatory features can be provided.	
GIP 6	To contribute towards the protection and enhancement of biodiversity and ecological connectivity, including woodlands, trees, hedgerows, wetlands, rivers, streams, other landscape features and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones in the context of Article 10 of the Habitats Directive	
GIP 7	To encourage and facilitate, in consultation with relevant stakeholders, the development of green infrastructure that recognises the synergies that can be achieved with regard to the following: - Provision of open space amenities - Sustainable management of water - Protection and management of biodiversity - Protection of cultural heritage - Protection of protected landscape sensitivities.	

## 3.0 Proposed Development

### 3.1 Overall Design Concept

A Blueway is defined as a network of approved and branded multi-activity recreational trails and sites, based on, and closely linked with the water, together with providers facilitating access to activities and experiences.

A Blueway is underpinned by the following principles:

- Water at the heart.
- Active in nature.
- Appropriate for the dabbler.
- On-trail activity providers.
- Animated by heritage and culture.
- Variety of places to eat, stay and play.
- Land offering connected to the water.
- Responsible recreation.

The Dromore River water / paddling trail is split into six short sections passing through scenic drumlin countryside, with seven access and egress points along the route as shown in the following maps.

Section 1: Ballybay Town Park to Ballybay Wetlands Centre (2.4km)

Section 2: Ballybay Wetlands Centre to Balladian bridge (2.0km)

Section 3: Balladian bridge to Baird's shore (2.0km)

Section 4: Baird's shore to White lough south shore (1.4km)

Section 5: White lough south shore to Ballycoghill bridge (2.2km)

Section 6: Ballycoghill bridge to Ballynascarva bridge (2.0km)

The water / paddling trail starts at the Town Park in Ballybay on the shores of Lough Major, located close to the centre of Ballybay town and with good car parking availability. The water trail finishes at the Ballynascarva bridge in Lisnalong, not far from the village of Rockcorry and the town of Cootehill.

The 3 promoted walking trails start at the Town Park in Ballybay and vary in length from easy to moderate.

- The Town Park Walk: 500m easy looped walk around Ballybay Town Park.



- The Lough Major Walk: 4.2km easy looped walk around Lough Major.
- The Corbrack Lane Walk: 4.5km moderate looped walk on quiet country lanes with views over Ballybay Town and Lough Major.

Note: It is assumed that Monaghan County Council has a management plan in place for the 3 existing promoted walking trails and Town Park amenities. These plans should dovetail into this management plan which will focus only on the water trail element of the Dromore Blueway.

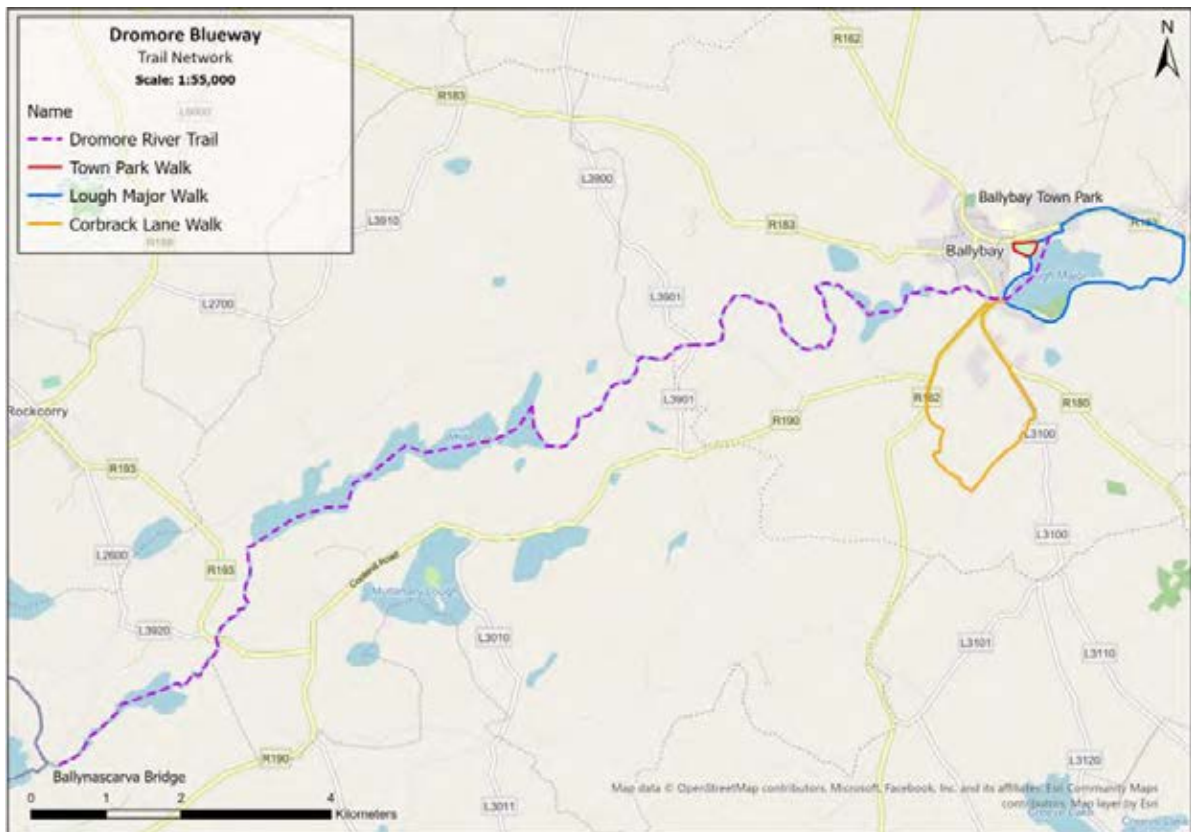


Fig Shows Dromore Blueway- Trial Network

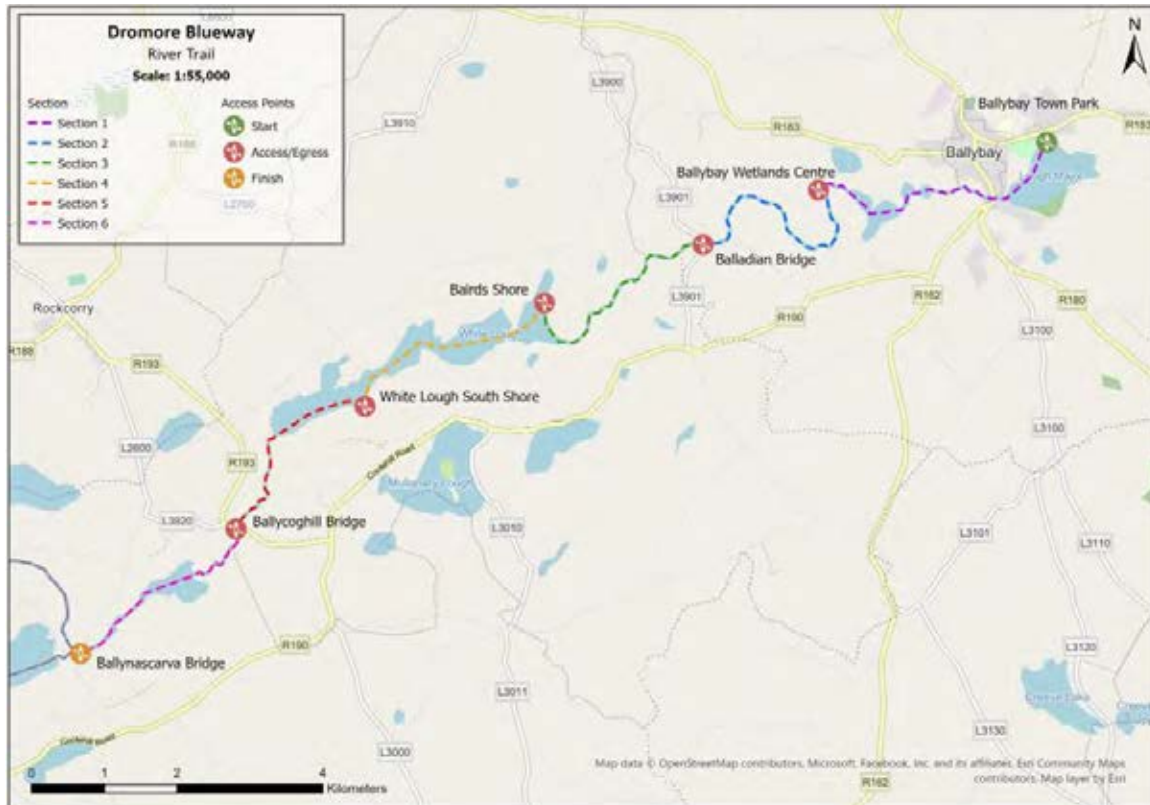


Fig Shows Dromore Blueway- River Trail

### 3.2 The Development Proposals:

The application plans/drawings are listed below:

Drg Ref.	Drawing Description	Title
1	001.Lough Major-Site Location Map and Layout Plan	6468-PL-25-001
1	001(a).Lough Major- Details	6468-PL-25-001(a)
2	002.Ballybay Wetlands-Site Location Map & Details	6468-PL-25-002
3	002(a).Ballybay Wetlands-Site Layout Plan	6468-PL-25-002(a)
4	003.Balladian Bridge- Site Location & Layout Map - Details	6468-PL-25-003
5	004.Baird’s Shore-Site Location & Layout Map-Details	6468-PL-25-004
6	004(a).Baird’s Shore-Site Layout Map Part A and B	6468-PL-25-004(a)
7	005. White Lough- Site Location & Layout Map-Details	6468-PL-25-005
8	005(a) White Lough-Layout Map	6468-PL-25-005(a)
8	006.Ballycoghill Bridge-Site Location & Layout Map-Details	6468-PL-25-006
10	007.Ballynascarva Bridge-Site Location and Layout Map	6468-PL-25-007

11	007(a). Ballynascarva Bridge-Details	6468-PL-25-007(a)
12	007(b)-Ballynascarva Bridge-Flood Risk Assessment	6468-PL-25-007(b)
13	008. Site location map	6468-PL-25-008

### 3.3 Principal Features of the Project:

It should be noted that the points set out below should be read in conjunction with drawings contained in Appendix 6 to this Explanatory Booklet. The main features of the proposed improvement works are as follows:

- Clearing of weeds and general vegetation to either side of the hardstanding areas / pathways/slipways. Removal of existing soil down to firm formation level. Addition of 100mm of 50mm clean stone with water permeable weed suppressing membrane. Addition of a further 200mm of well compact 40mm clean stone, 150mm layer of clause 804 in Geocell membrane to tie in with the access roadway levels for the proposed slipways. The proposed width for the slipways will be 4 - 5metres, as per Detail B on the attached drawings.
- Along the access route to the White Lough, it is planned to provide new storm drainage. resurface the laneway and to provide discreet lay-bys for passing out along the laneway. To achieve this new filter drains will be installed along the full extent of the laneway. The laneway itself will have up to 150mm of Clause 804 stone applied to create the correct levels and falls. To this the laneway will be constructed with 80mm 60 AC 32HDM Bin 40/60 Des. 40 SMA 10 Surf 40/60Des. For the road works all to be in accordance with Transport Infrastructure Ireland. See Detail -A on the attached drawings.
- Appropriate signage will be installed at various locations along the public roads with secondary information signage to be install on the access site, new turning heads, cutting of trees and hedgerows for the visibility sight splays, all other associated ancillary works required to complete the project.
- As a recreational resource there will be new floating pontoon Lough Major. See Detail -E

### 3.4 Alignment with Tourism Strategies and Outdoor Recreation Policies:

#### Tourism Strategy for County Monaghan 2023 – 2028

Based on extensive research, consultations and analysis conducted during the development of the Tourism Strategy for County Monaghan 2023 - 2028, the following

vision statement was created to underpin the sustainable development and to realise Monaghan’s considerable tourism potential.

The vision for Monaghan is to create a sustainable, engaging destination which reflects the rich cultural heritage of this border county and its rolling landscapes of recreational opportunity, creativity and surprising natural beauty. Monaghan will be a destination of choice for those who wish to ‘gentle their footprint’ in the unexplored, providing authentic, place-based visitor experiences to enrich and inspire, while delivering economic benefits across the county.

### **3.5 Impact on Protected Structures:**

Reference Number: 41402310

Structure: Ballycoghill Bridge.

Location: Clossagh Beg, Rockcorry



*Bridge as viewed from river foreshore.*





*Wing wall to bridge to the east of the bridge adjacent to the proposed hardstanding.*

As part of this project, no works are planned to be completed to the Protected structure and therefore there are no direct impacts on the structure itself. The proposed development in the vicinity of the wing wall is to grub up the existing vegetation and to remove it off site, remove the existing top layer of soil / gravel and to renew the gravel to form a hardstanding for vehicles and to provide access to and from the Dromore river for small boats / vessels. Given the limited works planned there will be no indirect impact to the visual amenity of the structure. For the duration of the works the protected structure will be protected in the form of warning cones and bunting to prevent unintended damage to the wing walls. No undermining of the foundation to the walls is planned and therefore they will be not structural impacts from the proposed development. In conclusion the proposed will not have any negative impact on Ballycoghill Bridge.

### **3.6 Impact on Proposed National Heritage Areas (pNHA):**

#### **Site Code 00001**

**Site Name** Dromore Lakes

**Description** A group of ten main inter-drumlin lakes plus several smaller areas of water stretching along the River Dromore between Cootehill and Ballybay. Nice areas of wet woodland and reed swamp. Important wintering wildfowl population, including Whooper swans, great crested grebe and lapwings.

Measures within our works documentation at tender stage will be included to minimise any risk of environmental damage to watercourses and waterbodies in the area during construction works. It has also been agreed that the project team for the construction stage will liaise with

Ailish Keane, Senior Fisheries Environmental Officer inland Fisheries Ireland with regards the project when it commences on site.

The proposed development will not destroy, fragment, or degrade any wetland. There is no proposal to reclaim or infill any wetlands, nor are there any in stream works proposed.

### **3.7 Monaghan Destination and Experience Development Plan – Failte Ireland**

The Monaghan Destination and Experience Development Plan (MDEDP) is a five year commercial destination and experience development plan. The role of the MDEDP is to support the development of unique and compelling destination experiences focused on a number of immediate and strategic destination opportunities.

The development of a Dromore River Blueway aligns with the following objectives/actions:

- Linking & Developing the Outdoors
- Examine the opportunity for a differentiated approach to sustainability through ReWilding to leverage the natural and built heritage assets of the destination.

### **National Outdoor Recreation Strategy 2023 – 2027**

The strategy provides an over-arching framework for the development of outdoor recreation in Ireland and recognises the contribution which it makes to our physical and mental well-being.

### **Draft County Outdoor Recreation Plan for Monaghan**

Monaghan County Council is currently developing a County Outdoor Recreation Plan for Monaghan. The following strategic objective has been devised as part of the consultation process:

The priority for outdoor recreation in County Monaghan over the next five years is to develop quality, inclusive and sustainable experiences through stakeholder engagement and collaboration which benefit local communities and attract visitors to engage in the natural landscape.

The Dromore River Blueway development proposal is in alignment with this objective.

### **3.7 Visual impact of Pontoon Structure on Lough Major:**

#### **(Secondary Amenity Area SA11 Dromore River and Lake Systems)**

#### **SAP 1:**

To limit development in Areas of Secondary Amenity Value and to only permit compatible amenity developments where they do not unduly impact on visual amenity.

The scenic value of Lough Major in Ballybay is not visually encumbered by the proposed pontoon installation. The installation has been sensitively designed and compatible with the overall landscape character of the area. The proposed pontoon will enhance the amenity value of the beach installed to the foreshore by Monaghan County council in 2022, providing greater

access to the lake and wider Dromore river network. This will further enhance the promotion of tourism to the locality anchoring Ballybay as the head for the proposed Dromore Blueway.



*Sample Installed Pontoon.*



*Photomontage of proposed pontoon installation.*

## 4.0 Management and Maintenance:

### 4.1 Principal Features of the Project:

MCC is the 'project lead' and 'project promoter' of the Blueway and are therefore responsible for the management of the Blueway unless a formal relationship is agreed with another party such as a

Memorandum of Understanding (MOU) or Service Level Agreement (SLA). The table below details the responsibilities and agreements between various parties for different aspects of the water trail element of the Blueway.

LOCATION	OWNED BY	MANAGED BY	AGREEMENT
<b>Navigation</b>			
River channel	MCC	MCC	N/A
<b>Access/egress</b>			
Ballybay Town Park	MCC	MCC	N/A
Ballybay Wetlands Centre	Enterprising Monaghan	<b>TBC</b>	<b>TBC</b>
Ballinadain bridge slipway	Gilliland brothers	<b>TBC</b>	<b>TBC</b>
Baird Shore	Stranooden GWS	<b>TBC</b>	<b>TBC</b>
White Lough south shore	Frank McMahon of Annay	<b>TBC</b>	<b>TBC</b>
Ballycoghill bridge	<b>TBC</b>	<b>TBC</b>	<b>TBC</b>
Ballynascarvan bridge	<b>TBC</b>	<b>TBC</b>	<b>TBC</b>

**Define any agreements noted above.** These should be kept on file to detail roles and responsibilities and should be reviewed at appropriate intervals.

### 4.2 Inspection schedule:

The following inspection schedule identifies the frequency of inspections required for all assets. Inspections are to be carried out in line with MCC policy and procedures and adhere to all relevant Health and Safety legislation.

The first inspection should take place immediately following handover upon completion of construction works. Where possible, inspections should be carried out at times of low water levels to enable visual inspection of assets.



Activity	Responsibility	Frequency	Description
Annual Inspection	MCC	1 x annually	<p>Annual inspection of all assets including structures to be carried out by an appropriately qualified and trained person such as an <b>engineer</b>.</p> <p>Annual tree condition inspections to be carried out along trail corridors by an appropriately qualified and trained person with expertise and appropriate insurance.</p> <p>Public Safety Risk Assessment to be completed and reviewed on an annual basis by an appropriately qualified and trained person.</p>
Routine Operation Inspection	MCC	1 x weekly*	<p>Routine operation inspection of all assets to be carried out by an appropriately trained person such as a technician.</p> <p>Inspectors should be trained to carry out visual tree inspections as part of their routine operation inspections.</p>
Additional Inspection	MCC	As required	<p>To be completed following:</p> <ul style="list-style-type: none"> <li>• Adverse weather e.g. high winds, prolonged heavy rain, hard frost, heavy snow.</li> <li>• Clearance of windblow across trail or which poses risk to trail and users.</li> <li>• Trail diversions.</li> <li>• Trail closure.</li> <li>• Maintenance operations.</li> <li>• Known incidents of vandalism or damage.</li> <li>• A complaint.</li> <li>• A report of a defect.</li> </ul>

#### 4.3 Maintenance schedule:

<b>Activity</b>	<b>Location</b>	<b>Responsibility</b>	<b>Frequency</b>	<b>Details</b>
Weed spraying	Amenity areas	MCC	Annually in both spring and autumn.	Applicable at all amenity areas to ensure sites are kept clean and tidy.
Grass cutting	Amenity areas	MCC	Biweekly between April-September.	Applicable at amenity areas with maintained grass to ensure sites are kept tidy.
Hedgerow trimming and facing	Amenity areas Water trail access and egress points	MCC	Annually between September-February.	Applicable at all amenity areas and access/egress points to ensure safety of users and sites are kept tidy.
Tree surgery and thinning	Amenity areas Water trail	MCC	Following annual inspection and as required following other inspections.	Applicable at all amenity areas, access/egress points, and along the water trail to ensure safety of users.
Cleaning signage	Amenity areas Water trail	MCC	Annually in spring and as required following inspections.	Applicable at all amenity areas, access/egress points, and along the water trail to ensure safety of users and sites are kept clean and tidy.
Resurfacing bound tarmac access roads	Water trail access and egress points	MCC	As required following an inspection identifying need.	Applicable at access/egress points with bound tarmac

				surfaces to ensure they are safe and well maintained.
Resurfacing unbound gravel surfaces <i>e.g. car parking, turning circles etc.</i>	Amenity areas Water trail access and egress points	MCC	As required following an inspection identifying need.	Applicable at amenity areas and access/egress points with unbound gravel surfaces to ensure they are safe and well maintained.
Power washing	Water trail access and egress points	MCC	Annually in spring and as required following inspections.	Applicable at jetties and slipways to ensure safety of users and ensure sites are kept clean and tidy.
Litter picking	Amenity areas Water trail access and egress points	MCC	Biweekly spring and summer and monthly autumn and winter.	Applicable at all amenity areas and access/egress points to ensure sites are kept clean and litter free.

#### 4.4 Biosecurity plan:

A key component of Blueways development and operation is that increasing recreational use is considerate of environmental sustainability and the protection of Ireland’s natural habitats. Invasive Alien Species (IAS) pose a tangible threat to the sustainability of recreational activities at Blueways. The following steps should be taken by Blueway developers on the approach to take to reduce this threat.

Introduce biosecurity procedures and behaviours to reduce movement and prevent the spread of IAS through a simple ‘Check, Clean, Dry’ code of practice based around four key principles:

- 1) Effective communication and messaging
- 2) Effective training and empowerment

- 3) Appropriate tools
- 4) Robust biosecurity policy and management responsibilities

Future details relating to these principles including considerations and suggestions on how they can be implemented can be found on the Sport Ireland website within 'Blueways Biodiversity Summary for Developers'. [Blueways Developer Biosecurity Summary \(sportireland.ie\)](https://sportireland.ie)

#### **4.5 Public information:**

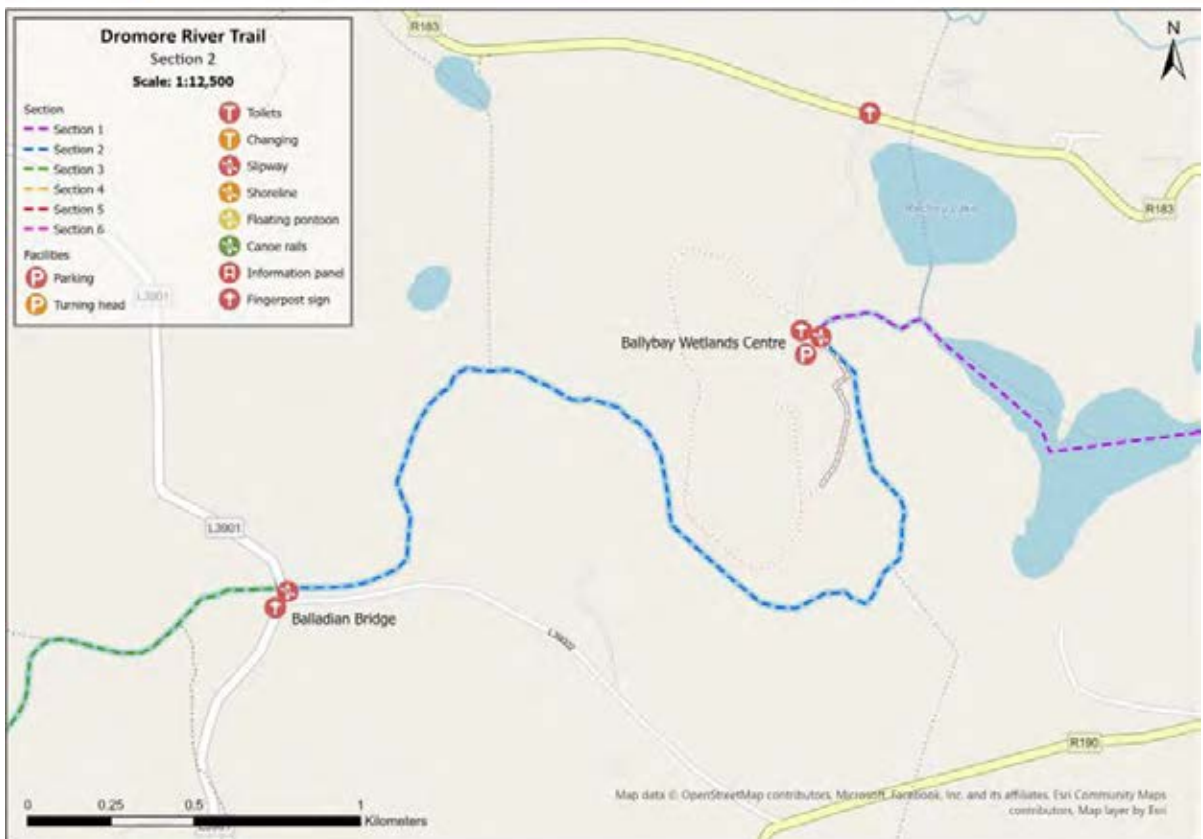
All users should be made aware of the nature of the undertakings relating to their use. Clear, unambiguous, up to date and accurate information must always be available to visitors. This includes information relating to maintenance operations and trail closures or diversions etc. This should be provided through:

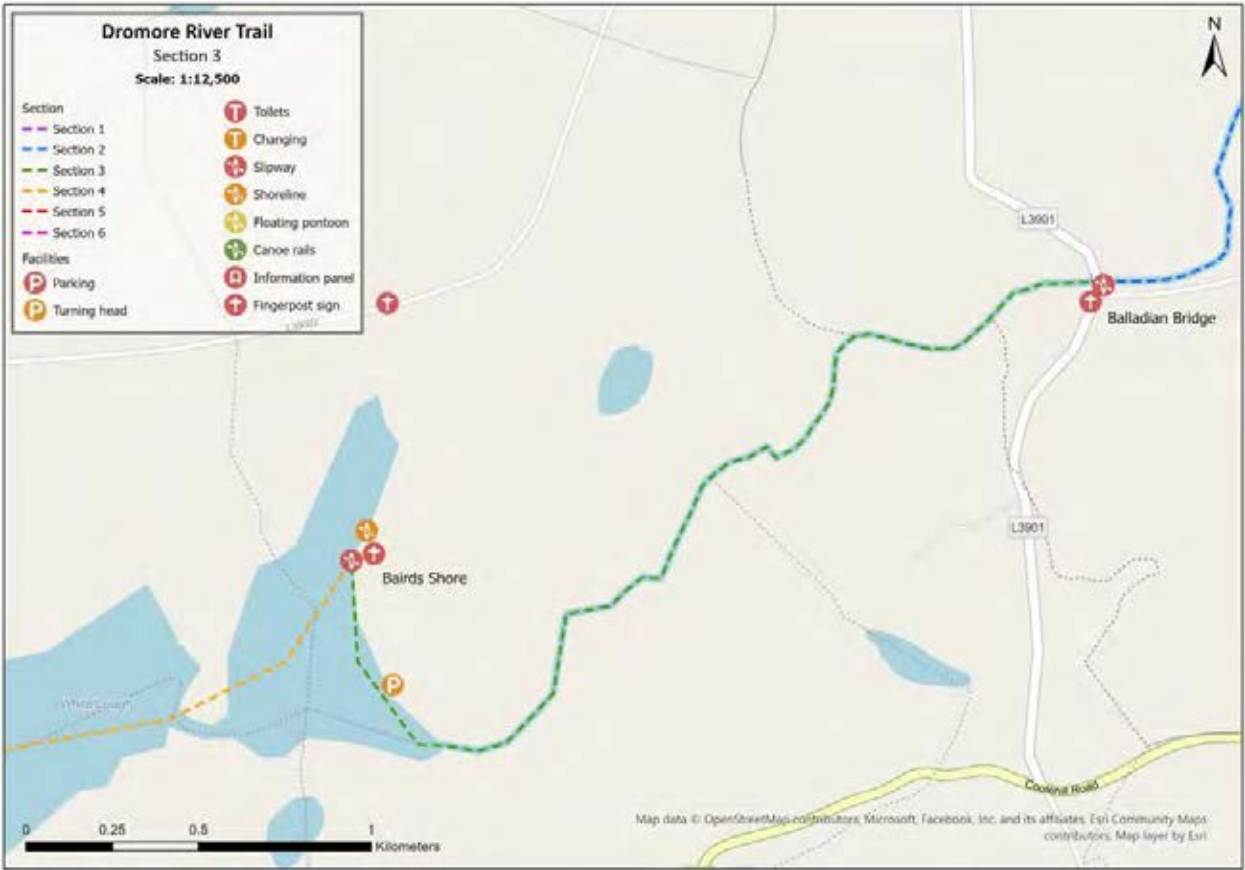
- On site through information panels.
- Online on agreed marketing and communication channels. Council website and social media.
- Temporary signage erected as required.
- Training of staff/volunteers.
- Information relayed verbally to users by staff/volunteers.

An information panel is located at each trailhead, and access/egress points along the water trail. The panels include the following information:

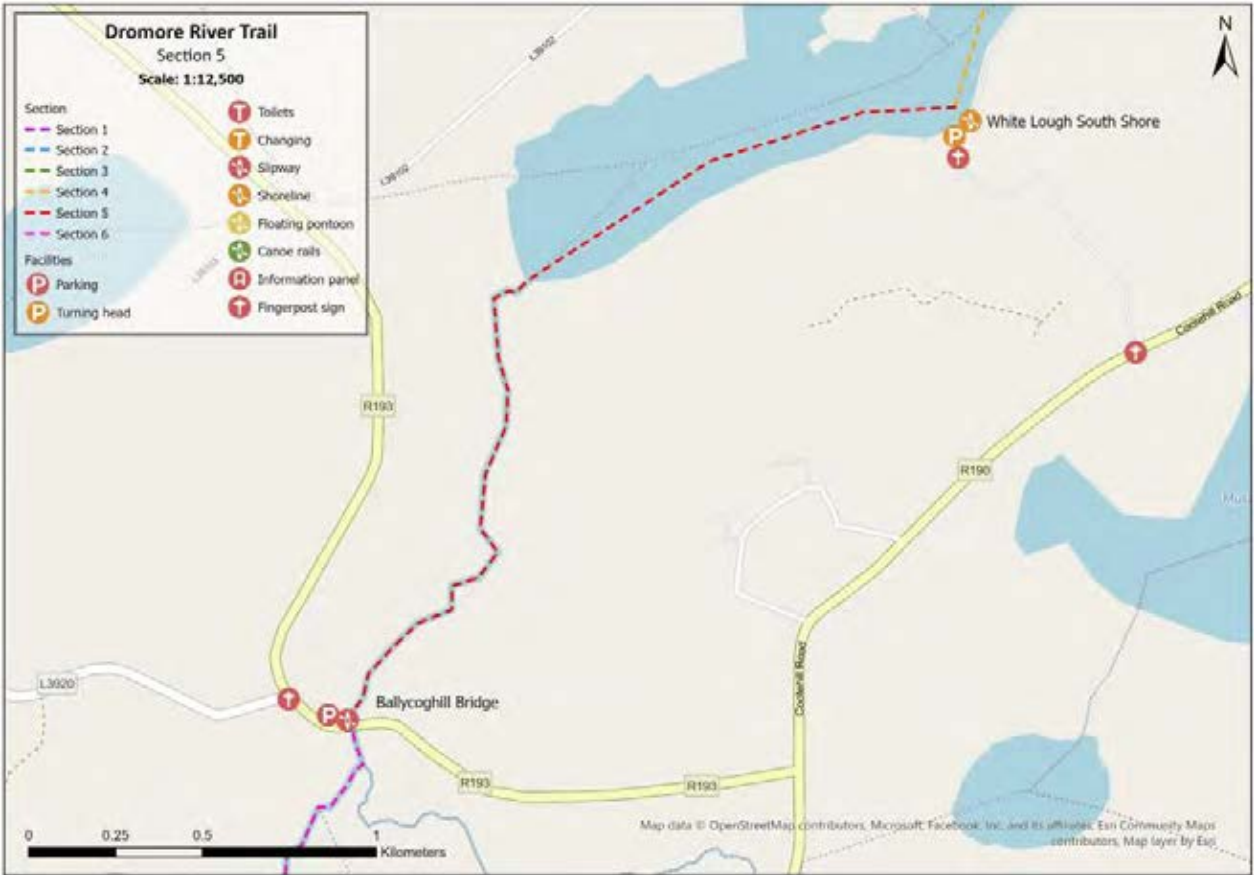
- Distance of trail(s).
- Trail grading, including required knowledge and experience of user.
- Description of the trail surface.
- Safety and user information, including safe water depths for use of the water trail.
- Contact details for reporting defects or in the case of an emergency.
- Details of any closures or diversions through temporary signage close to trailhead.

A water depth gauge is located at each access/egress point along the water trail. This indicates the safe water depth for use of the water trail by non-motorised craft such as canoes and kayaks. Information is provided to explain that if the water depth is below the lower limit there is a risk of craft grounding, and above the higher limit there is a risk of not having the air draft to safely pass under the road bridges along the trail. It is only recommended that the water trail is used when the water depth is between the lower and upper safety limits.









## **5.0 NIS:**

Natura Impact Statement was examined and analysed by Hydrec Environmental Consulting . It is considered that the proposed works either independently or in combination with other plans, does not have the potential to significantly affect the conservation objectives of the aforementioned European Sites or wider Natura 2000 network. A checklist of Natura 2000 site integrity is included , which states that the designated sites, will not be affected by the proposed development works.



## 6.0 : Ecological Impact Assessment (EclA)

The Ecological Impact Assessment conducted by Hydrec Environmental Consulting and Flynn Furney Environmental Consultants.

### 6.1 Onsite Aquatic / Terrestrial Ecology – Habitat Assessment

#### 6.1.1 Lough Major

Aquatic vegetation directly to the west of the proposed works was dominated by Common reed (*Phragmites australis*) with invasive species such as Nuttalls water weed (*Elodea nuttalli*) also recorded.

#### 6.1.2 Ballybay Wetlands

Aquatic vegetation adjacent to the works site was dominated by Water Horsetail , Water plantain , Duckweed spp. and Pondweed spp. The gravel area consisted of plant species such as White clover , Redshank , Silverweed , Pineapple weed and Thistle spp. No high impact floral invasives were recorded.

#### 6.1.3 Balladian Bridge

Aquatic vegetation adjacent to the works site was dominated by Common reed , Branched Bur Reed, Common Water-starwort and Duckweed spp, Aquatic invasive species such as Nuttalls waterweed and Canadian waterweed were also recorded. The proposed slipway area was dominated by grass species such as Yorkshire fog with species such as Nettle and Meadowsweet also recorded. No high impact floral invasives were recorded. The hedgerow habitat found flanking the proposed slipway comprised of Hawthor, Hazel and Bramble.

#### 6.1.4 Baird Shore

The proposed works at Baird Shore will occur at a location which is already utilised for recreational purposes. Aquatic vegetation directly to the north of the proposed works was dominated by Common reed. The gravel area consisted of plant species such as Ribworth plantain, Chickweed, Silverweed, Pineapple weed and Creeping buttercup. No high impact floral invasives were recorded.

#### 6.1.5 White Lough South

At the proposed turning circle location, plant species growing through the existing gravel area consists of Ribworth plantain, Silverweed and Pineapple weed with Willow spp and Reed Canary Grass found growing adjacent / within the littoral margins of the lough. No high impact floral invasives were recorded.

#### 6.1.6 Ballycoghill Bridge

Aquatic vegetation adjacent to the works site was dominated by Water horsetail, Reed canary grass, Yellow water lily and Duckweed spp. Aquatic invasive species such as Nuttalls waterweed and Canadian waterweed were also recorded. Vegetation proposed

for removal which is growing adjacent to the R193 – Regional Road consisted of Silverweed, Bramble, Bush vetch, Willowherb, Meadowsweet, Plantain and Clover spp.

#### 6.1.7 Ballynascarva Bridge

The area where the proposed parking, roadway and picnic benches is scheduled consists of a wet grassland habitat (GS4) comprising of grasses, rush, Meadowsweet, Marsh woundwort and Bird's foot trefoil. This habitat transitions into a Reed and large sedge swamp habitat (FS1) adjacent to the river with Reed canary grass, Water horsetail and Silverweed dominant. Nuttalls waterweed (*Elodea nuttalli*) was also recorded within the watercourse.

### 6.2 Fauna

There was no evidence of badger habitat or activity (e.g. badger latrines) recorded within the confines of the proposed works sites or upstream / downstream during the time of the survey. Similarly, no evidence of Otter holts or activity was observed (e.g. no spraints identified in around the bridge locations). During the kick sampling exercise, no White clawed crayfish (*Austropotamobius pallipes*) were observed. Furthermore, no *Nebrioporus* (*Nebrioporus*) *depressus* was found in the samples taken at Baird Shore or White Lough South.

### 6.3 Bat survey Results

In total four different bat species, Daubenton's Bat, Lesser Noctule, Soprano Pipistrelle and Common Pipistrelle were recorded at both the Balladian Bridge and Ballycoghill Bridge monitoring stations. Three of the four species were recorded at Ballynascarva Bridge with Daubenton's Bat absent. It was noted at Balladian Bridge that roosting was confined to the hedgerow / treeline (i.e. right-hand bank upstream of Balladian Bridge), Balladian Bridge and Sycamore downstream from Balladian Bridge. No roosting was found to be occurring at the hedgerow proposed for removal as part of the slipway works.

### 6.3 Bird Survey

#### 6.3.1 Winter Bird Survey

Overall, low numbers of waterfowl and related relevant species were recorded. At Lough Major and White Lough, birds recorded here were resting on the water some distance from the shore. An exception to this was the number of Mallard recorded at Lough Major. Mute Swan was the most commonly recorded species. No relevant species were recorded at Balladian Bridge. Of the bird species recorded, 4 no. are 'Amber listed.' That is, being of medium conservation concern. These are Mute Swan, Whooper Swan, Mallard and Black-headed Gull. Only one Annex (Birds Directive) species was recorded. This was Whooper Swan, with c. 30 individuals.

### 6.3.2 Summer Bird Survey

Low numbers of waterfowl and related relevant species were recorded. Of the bird species recorded, 3 no. are 'Amber listed.' That is, being of medium conservation concern. These are Lesser Black-backed Gull, Sparrowhawk and House Martin. One 'Red listed' species was recorded. This was Golden Plover which was heard but not seen at White Lough's southern shore. It should be noted that although numerous calls of this species were heard, these were to the west of the area proposed for development for the Blueway. A headland between the shore area and the presumed location of the birds and agricultural lands in between prevented observation and access. It is likely that these birds were not breeding but were in passage. No other Annex I species were recorded during the surveys. The greatest diversity of species was recorded at White Lough. However, the majority of species recorded here were birds of woodland and agricultural lands. These were heard within the area of mixed broadleaved woodland that is adjacent the shore here. The majority of the waterbird species recorded were either overflying the sites or were recorded on habitat such as reedbed on the opposite shore (e.g. Baird's Shore).

### 6.3.3 Spring Bird Survey

On the 30th April 2024, Patrick McCabe of Hydrec Environmental Consulting carried out a check of for waterfowl nesting sites at each of the proposed works locations. An inspection of the marginal emergent vegetation was completed at each site. At Ballycoghill Bridge and White Lough South surveying also extended up the channels (i.e. drains) flowing into the waterbodies adjacent to the work areas. At Ballynascarva Bridge, surveying largely emphasised on the Reed and large sedge swamp habitat. Surveying was aided by the fact that vegetation was not yet fully emergent. No nests were observed at any of the sites during the surveying period.

## 6.4 Mitigation and Residual Impacts

The following mitigation measures should be adhered too, in order to ensure that any direct or indirect impacts on the NATURA 2000 network or local ecology are abated;

- To prevent downstream sediment migration during ground disturbance, a silt curtain should be installed around the work area, with a silt mat placed between the work site and silt net to trap and remove deposited sediment,
- When planning topsoil stripping and excavations, weather conditions and seasonal variations must be considered to minimize soil erosion,
- Given the presence of Nutall's Waterweed and Canadian Waterweed and certain work sites, manual removal (hand-picking) of such plants in areas where any slipway will encroach into the waterbody or areas where silt netting / matting is proposed should be appropriate, given the shallow depths and small areas being considered. The plant should

be pulled at the base of the stem from the substrate ensuring all rhizoids are removed. Subsequently the plant material should be placed into a mesh bag and composted on dry land,

- Although White Clawed Crayfish have not been recorded at any of the sites, all equipment and PPE should be washed with Virkon Aquatic before and after works to prevent the spread of White Clawed Crayfish plague, as they have been previously documented in the Dromore River system,
- As information signage is proposed at certain works sites, information pertaining to good biosecurity behaviour could be incorporated
- Refuelling construction vehicles and adding hydraulic oils or lubricants will occur off-site, and an adequate supply of spill kits and hydrocarbon adsorbent packs should be available on-site due to the extreme groundwater vulnerability classification at Lough Major and Ballybay Wetlands,
- Prior to the commencement of any construction works, a check for bird nesting / roosting sites should be completed at Ballynascarva Bridge as a marginal amount of Reed & Large Sedge Swamp habitat is proposed in order to facilitate the development of the slipway,
- Given the requirement for a minimal amount of hedgerow removal at the Balladian Bridge site, it is important that these specific works take place outside of the period from the 1st of March to the 31st of August (i.e. specifically September). A check for hedgehogs should also be completed prior to removal,
- Given the presence of bat roosts in the vicinity of Balladian Bridge, Ballycoghill Bridge and Ballynascarva Bridge, works at these three locations should be scheduled for September when bats have left any potential maternity roosts;
- Works at Lough Major, Ballybay Wetlands, Baird Shore and White Lough South should only occur from July to September,
- As recommended by Flynn Furney Environmental Consultants reedbed at the Ballybay Wetlands Site should be retained. Suitable habitat for non-water specialist species exists in areas such as the scrub and trees at Ballycoghill Bridge and Ballynascarvan Bridge. Similarly, this should be retained insofar as possible;
- A new replacement hedgerow should be planted at the Balladian Bridge site of equal or greater linear metres. All species should be native and consist of some Hawthorn and Hazel. A minor negative local impact will occur through the loss of a minimal amount of hedgerow and reed habitat. However, in light of adherence to the mitigation measures

set out previously, residual impacts are anticipated to be negligible. Furthermore, no impact on Badger, White Clawed Crayfish, West European Hedgehog, Smooth Newt or bat species are predicted. Given the absence of high impact floral invasives recorded during the habitat survey, the risk of spread offsite during the construction stage is low. Thus, residual impacts will not result in any significant effects on the important national ecological features / receptors within the Zone of Influence of the Project.

## **7.0 Dromore Blueway Co Monaghan Archaeological impact assessment**

### 7.1 Lough Major

No mitigation required.

### 7.2 Ballybay Wetlands

No mitigation required.

### 7.3 Balladian Bridge

No mitigation required.

### 7.4 Baird's Shore

No mitigation required.

### 7.6 Ballycoghill Bridge

Ballycoghill Bridge, listed as a protected structure (Co. Monaghan No. 41402310), will not undergo any direct works as part of this project, ensuring no impacts on the bridge itself, while vegetation in the vicinity of the wing wall will be grubbed up and removed; with no undermining of the foundation planned and the structure protected by warning cones and bunting during works, there will be no negative impact on the bridge or its visual amenity.

### 7.7 Ballynascarva Bridge

The area within the redline should be test trenched.

## 8.0 Design Statement

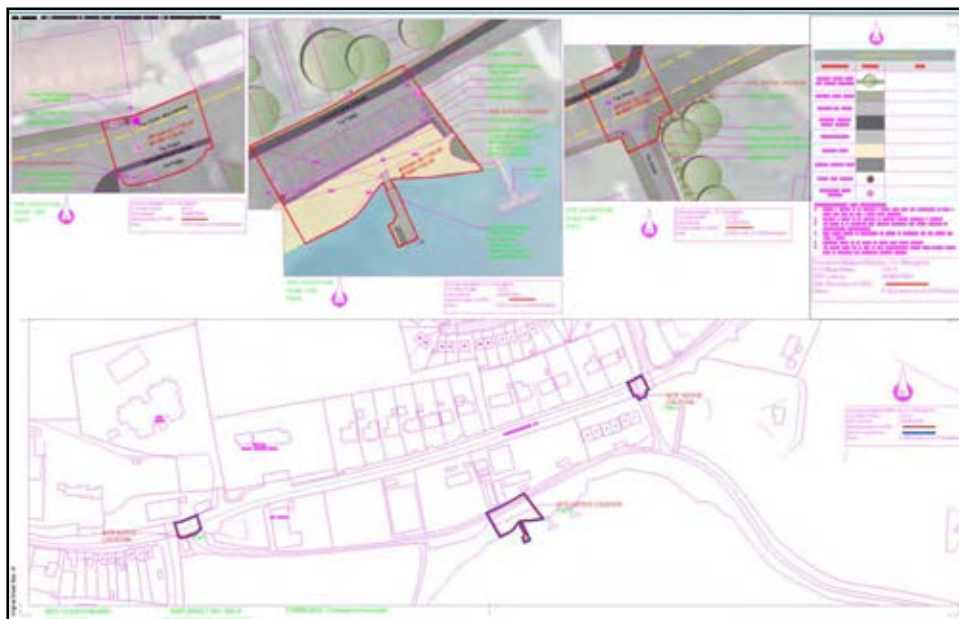
### 8.1 Lough Major- Cornamucklaglass, Ballybay, Co. Monaghan

The development will be at 3 sites:



Lough Major, a 23-hectare lake at the headwaters of the Dromore River near Ballybay, is a well-developed competition water with excellent access and amenities, known especially for its abundant bream.

CS Pringle, in collaboration with Monaghan County Council, has planned minor works for the development of a Blueway along the Dromore River at Parts A and C, including the installation of new Dromore Finger Post signage. Additionally, Part C will feature a floating pontoon to support angling and other water activities in this popular area. (Refer drawing 6468-PL-25-001(a) for the details)



*Development at Lough Major*

## 8.2 Ballybay Wetlands, Derryvally Co. Monaghan

The 65-acre wetlands just outside Ballybay on the Clones Road are among the most biologically diverse ecosystems, providing scenic walks and essential habitat for numerous bird, fish, animal, and amphibian species.

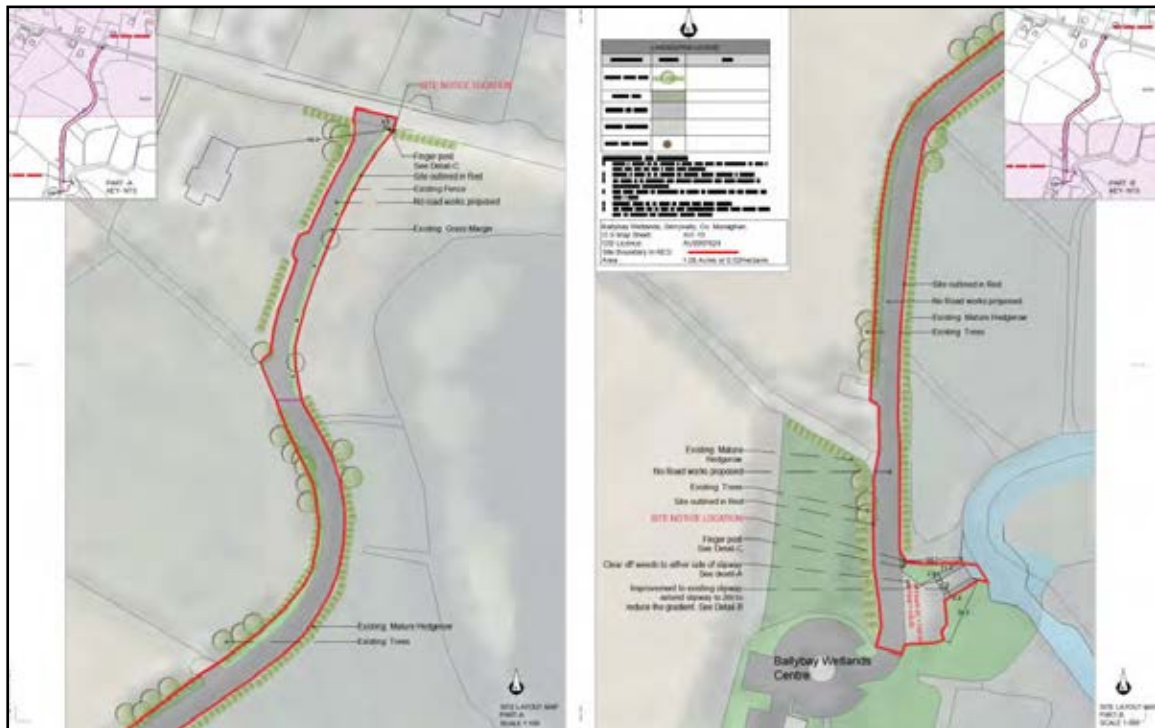
The existing slipway near Ballybay Wetlands Centre will be renewed and widened, with weed clearance as outlined in Section 6.4 Mitigation and Residual Impact, along with the installation of new Dromore Finger Post signage at the slipway and laneway entrance, with no proposed road works. (Refer drawing 6468-PL-25-002 for the details).



Road in good condition-No roadworks proposed



Existing Slipway



Development at Ballybay Wetlands

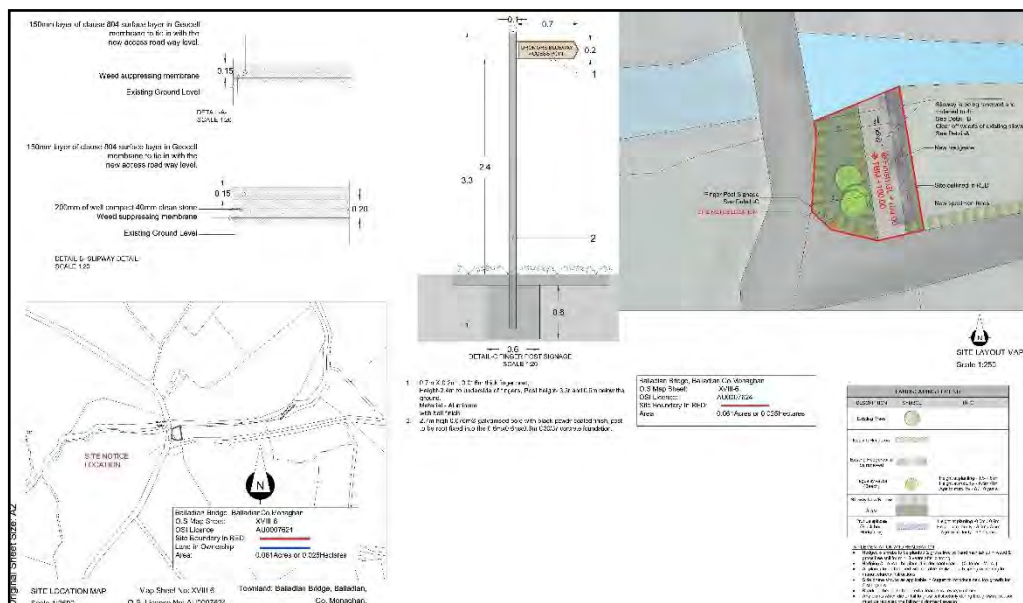


### 8.3 Balladian Bridge, Balladian Co. Monaghan



*Existing Slipway and Mature Hedgerow*

The existing slipway will be renewed and widened, with the removal of the current hedgerow to accommodate the expansion, followed by the planting of a new native hedgerow along the slipway and the installation of Dromore Finger Post signage. (Refer drawing 6468-PL-25-003 for the details).



*Development at Balladian Bridge,*

### 8.4 Bairds Shore Drumskelt [DED: Anny], Co. Monaghan

Baird's Shore, a popular coarse fishery on White Lake spanning 130 acres, continues to attract anglers for quality bream and tench fishing, with easy car access and space for 16 anglers, making it a favored spot for both pleasure and match fishing, especially during the Cootehill Festival at the end of September.



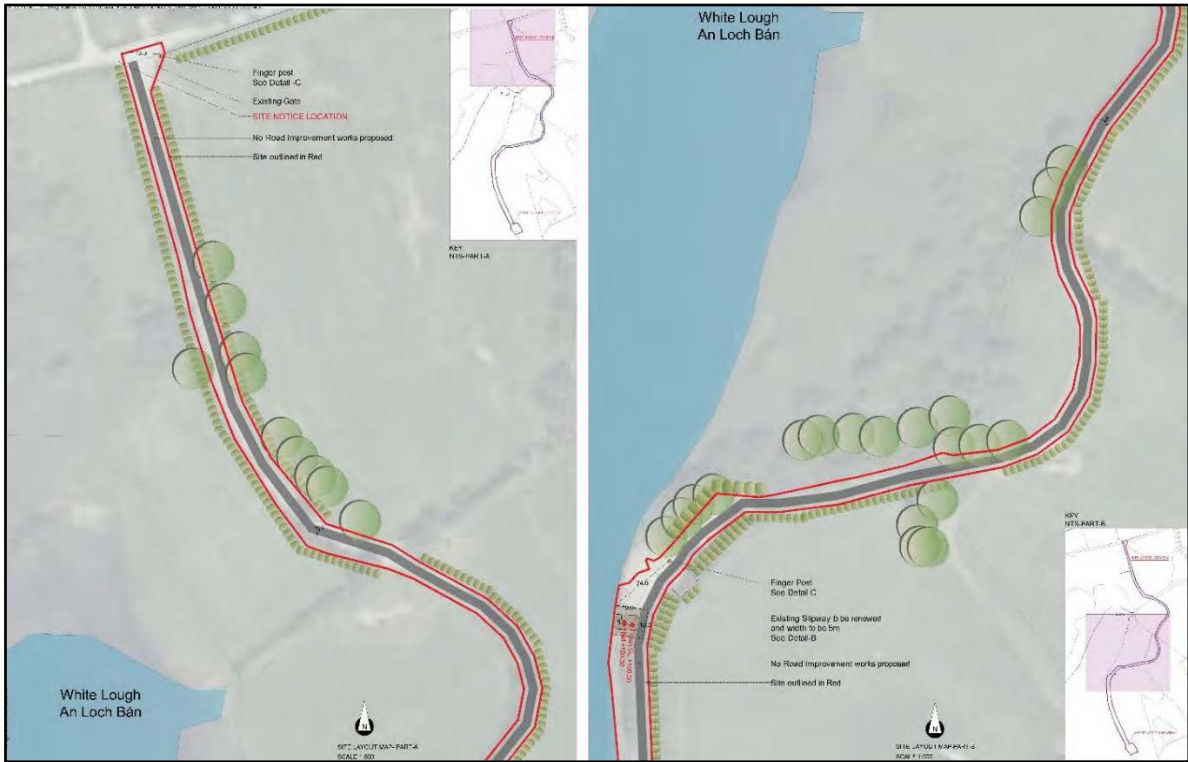
Area for Turning Head



Area for Slipway

Dromore Finger Post signage will be installed at the laneway entrance and near the slipway, which will be renewed and widened to 5 meters, with weed removal and the creation of a new 20-meter diameter level vehicular turning head, with no road improvement works planned. (Refer drawing 6468-PL-25-004 for the details).





*Development at Baird's Shore*

## 8.5 White Lough, South Shore, Anny, Co. Monaghan

White Lough, also known as White Lake and Bairds Shore, is a freshwater lake . It is located in County Monaghan in the catchment of the River Erne. The lake is also used as a raw water source for Stranooden Group Water Scheme.



*Existing Road Conditions*





## 8.6 Ballycoghill Bridge, Clossagh Beg, Co. Monaghan

Triple-arch bridge, built c.1790, carrying road over Dromore River. Round arches with roughly dressed stone voussoirs, roughly dressed stone V-cutwaters to both north and south elevations. Rubble stone walls and parapet walls, with vertical rubble coping stones.



*Bridge is a protected structure , ref no, 414023.*



*Existing height restricted gate at the entrance*

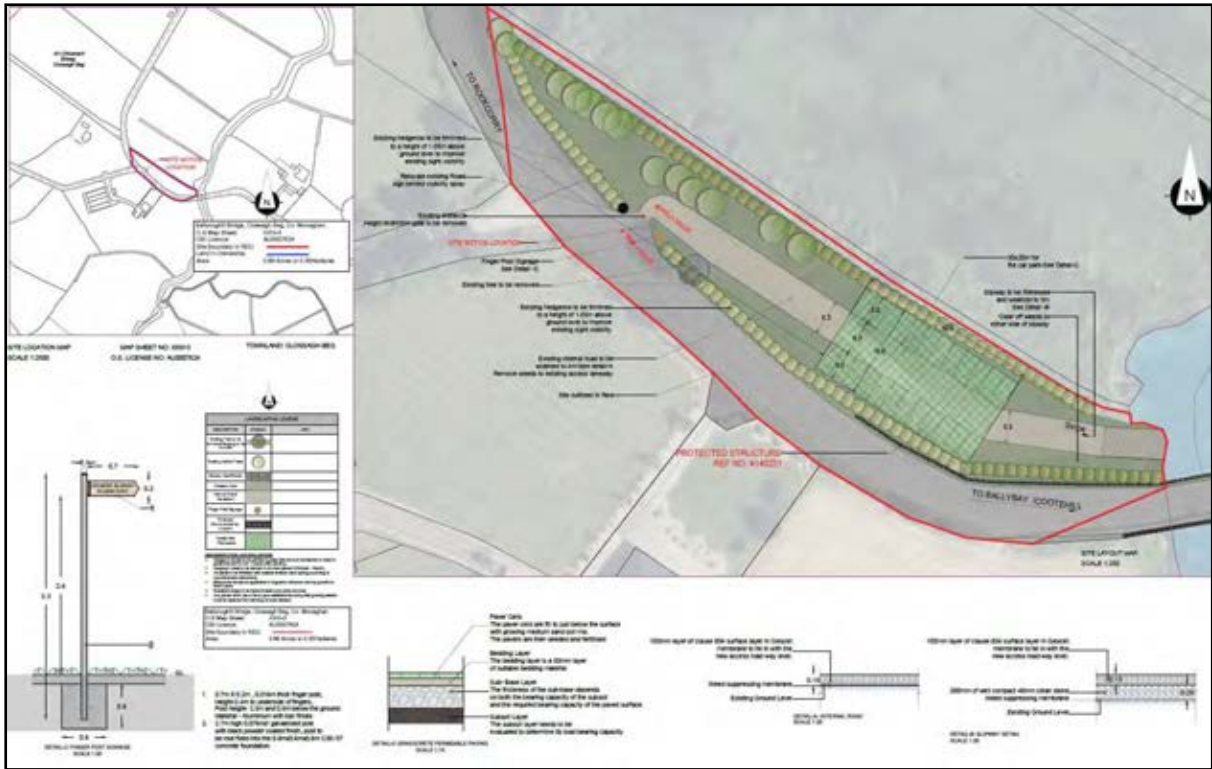


*Existing Internal Road*



*Existing Slipway*

The proposed works include the removal of the height-restricted gate at the entrance, installation of Dromore Finger Post signage, trimming the hedgerow to 1.05 meters, relocating the existing road sign, renewing and widening the internal road to 4 meters, creating a 30x20 meter hardstanding for parking, renewing and widening the slipway to 5 meters, and clearing weeds per Section 6.4 Mitigation and Residual Impact, noting that the bridge on site is a protected structure (Ref. No. 41402310). (Refer drawing 6468-PL-25-006) for the details).



Development at Ballycogh Hill Bridge

### 8.7 Ballynascarva bridge, Lisnalong, Co. Monaghan



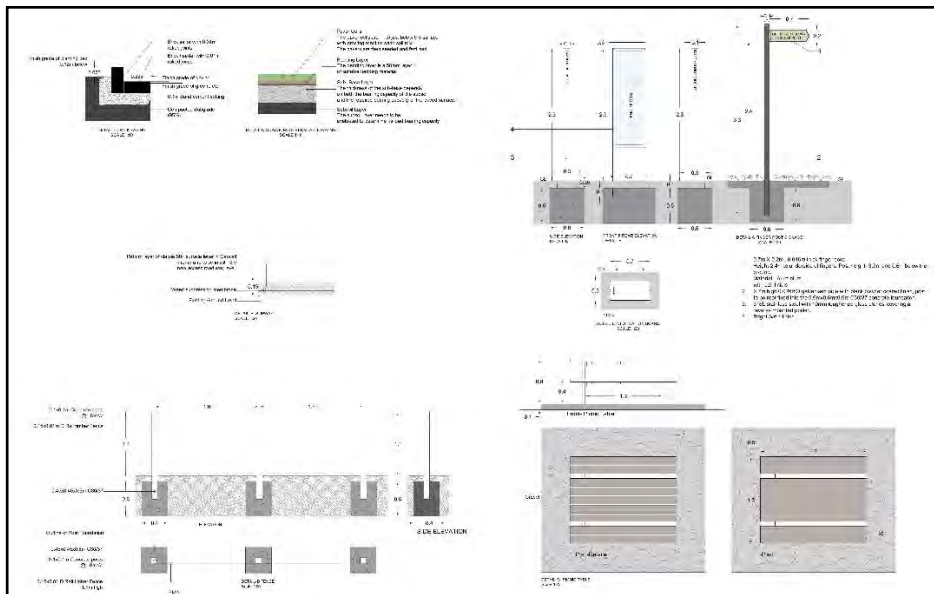
Existing Ground Conditions



Major work is proposed for the site, including a new entrance with 50-meter sight splays on both sides, brick-paved parking, grass crete (permeable paving) roads, new hedgerows and fencing, picnic tables with a play area, additional landscaping features like raised mounds, and new sight splays for boats (refer to drawings 6468-PL-25-007 and 7(a) for details).



Development at Ballnascarva Bridge



Development at Ballnascarva Bridge

Traffic Layout- The new entrance will comply with road regulations, as trimming the hedgerow to a height of 1.05m will provide 50 meters of visibility on both sides, and Auto Turn analysis confirms that vehicles, including cars with boats, can safely enter and exit the site without incident.

## 9.0 Flood Risk Assessment

It is proposed to develop a recreational area at Ballynascarva Bridge alongside the Dromore River. The development is located within the flood extent zones as determined in the OPW's National Indicative Fluvial Mapping and in the work done on the assessment of flooding of the town of Ballybay and as such a Flood risk assessment is required.

C S Pringle completed a Flood Risk Asssesment for the Ballynascarva site.

An assessment of the nature of the flooding to the site shows that the site will flood but in such a way that there is no current of water and so while the depth of water is significant at 1.2m close to the bank of the river the gradient down to this depth is 1:50 with no appreciable velocity of flow. As such the site is planned to be developed in a way that is appropriate for its use.

While parts of the site are raised other parts of the site are lowered such that the net result is that the development will have more flood storage than before as a greenfield site.

No significant flow paths are impacted by the development.

Residual risk is that people will be brought to an amenity that in times of flood is inherently dangerous as one approaches the main channel, and appropriate signage should be erected.



## 10.0 Pre Planning

### 10.1 Internal Council Departments

- Biodiversity - Dr Patrica McCreesh the Biodiversity officer for Monaghan County Council has been consulted in relation to the proposed development and her comments have been incorporated into the proposed development namely,
  - No Herbicides are to be used. Weeds will be removed by grubbing up the top 100mm of the surface with an excavator and removal to a off-site licenced waste facility.
  - Native landscaping has been proposed to enhance the amenity value of the area. biodiversity elements are incorporated, in the form of native flowers and shrub planning around the slipways to facilitate pollinators.

Hence, Dr Patrica McCreesh is in favour of the proposal.

- The Built Heritage
- Road and Transport
- Environment
- Monaghan Sports Partnership
- Ballybay Clones MD

Dympna Condra from Monaghan County Council contacted internal bodies, and none of the authorities have raised any objections to the proposal.

Kara Ward – Heritage Officer confirmed that she concurred with the recommendations of the Archaeological Impact Assessment report.

### 10.2 List of Statuary Department

List of statutory bodies to which notice of this application was sent under 177AE(4)(b) of the Planning and Development Act 2000 (as amended):

- Minister for the Department of Housing, Local Government and Heritage -The Department emphasizes the need for thorough archaeological and underwater assessments at the earliest stages of the project to avoid potential impacts on cultural heritage. These measures aim to preserve the integrity of the area's heritage while facilitating responsible development.
- Transport Infrastructure Ireland – No Comments and objections

- Failte Ireland - No comments at this stage of the project and will review the planning application when lodged with An Bord Pleanála
- An Chomhairle Ealaíon
- An Taisce
- Inland Fisheries Ireland
- Waterways Ireland
- The Heritage Council

### **10.3 Planning Officers**

Preplanning took place on Wednesday, 9th Oct 2024 Between, Monaghan Couty Council and CS Pringle via MS Teams.

Comments following examination of overall Planning Proposal

The following recommendations were made following an examination of all the interventions proposed at several locations along the Dromore river route, including:

- Pontoon at Lough Major site to be included within red line boundary on site location map
- Locations of finger post signage along pathways at Lough Major site to be amended to ensure that they are not obstructing pathways, etc.
- Further delineation between public roads and pedestrianised pathways at Lough Major site required.
- Query as to whether ABP might potentially request a flood risk assessment at Ballynascarva Bridge site as this location sits within a flood plain. It was agreed that CS Pringle would mitigate against the potential flood risk at this site by re-examining the interventions proposed at this location e.g. use of permeable paving or eco-grid surface for car parking surface.

	<b>ACTION</b>	<b>ASSIGNED TO</b>
1.	All required amendments to drawings/documents to be completed	DS / CS Pringle
2.	MCC to revert to CS Pringles to ensure that EIA and AA documents correspond correctly to each other	DC
3.	Internal consultation amongst relevant MCC Sections to be completed	DC
4.	External consultation amongst Prescribed Authorities to be completed (timeframe of <u>two weeks</u> given for responses)	DS / CS Pringle
5.	Mitigations against flood risk at Ballynascarva Bridge site to be drawn up	DS / CS Pringle
6.	Additional policy documents to be provided to CS Pringle to inform and support planning submission, namely the following – <ul style="list-style-type: none"> <li>• National Outdoor Recreation Strategy 2023-2027</li> <li>• Monaghan County Council Tourism Strategy 2023-2028</li> </ul>	DC
7.	Follow up pre-planning consultation to be organised with MCC Planning pending completion of the above actions, and all updated documents comprising updated planning submission to be forwarded to MCC in advance of this	DC

## Appendix:

### Project Funding

MCC been approved funding under the Outdoor Recreation Infrastructure Scheme ORIS Project Development Scheme to develop this Blueway.

### Technical

Monaghan County Council will consult the relevant internal and external departments in relation to all items of a technical nature.

### Impact on Landowners, Resident and Road Users

Monaghan County Council will consult the relevant Landowner, residents, and road users in relation to the proposed development. It will be the appointment contractor's responsibility to ensure the works are undertaken in accordance with Health and Safety guidelines. The Design team, Monaghan County Council and the contractor will work to ensure that the minimum nuisance and disturbance is caused to road users and the public generally for the duration of the proposed works.

### Public Display Period

Plans and particulars of the proposed development, including Natura Impact Statement and Environmental Impact Assessment Screening Report, will be available between 9th January 2025 to 6th March 2025 (inclusive of both dates) for inspection free of charge, or for purchase at a fee not exceeding the reasonable cost of making a copy, at the following locations:

- Monaghan County Council Planning Offices at 1 Dublin Street, Monaghan, H18 X982, between the hours of 9.15am to 1.00pm and 1.30pm to 5.00pm (Excluding Public Holidays).
- Carrickmacross Civic Offices, Riverside Road, Carrickmacross, Co. Monaghan A81 RY22, between the hours of 9.15am to 1.00pm and 1.30pm to 5.00pm (Excluding Public Holidays).
- Ballybay-Clones Municipal District Office, The Diamond, Clones, Co. Monaghan, H23 X378 between the hours of 9.15am to 1.00pm and 1.30pm to 5.15pm (Excluding Public Holidays)
- The offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1 between the hours 9:15am and 5:30pm Monday to Friday (Excluding Public Holidays)

Plans and particulars of the proposed development, including the Natura Impact Statement and Environmental Impact Assessment Screening Report are also available for viewing online on the Monaghan County Council website at <https://monaghan.ie/> from 9<sup>th</sup> January 2025 to 6<sup>th</sup> March 2025 (inclusive of both dates).

### Previous Application:

Similar Application was submitted by Monaghan County Council on 11.01.2024 under Part VIII- Application No- PT8MN80

Following objections were received :

Name	Address	Note	Comments
John Morehart	Bellamont Forest Cootehill Co Cavan H16K314	We object to the proposal. While the concept of a Blueway on public lands with appropriate oversight and planning would be welcomed, this proposal impacts private land. The application does not correctly state the use and impact of the proposed public amenity by describing it as a minor improvement to existing use. It is clear the intention is to increase the number of visitors, boats and other recreational vehicles onto the lands and lakes in the area. The Dromore Lakes, which are a designated PNHA and a Wildfowl Sanctuary with sensitive habitat for Whooper and Bewick Swans, Great Crested Grebe and Lapwings, require undisturbed grazing lands. How will the increased public use impact this area of conservation. The	NIS and Ecological Impact Assessment (EclA) Report is prepared and concluded that there is no significant impacts on any species may reasonably be predicted from either the construction or operational phase of the proposed project. Archaeological Impact Assessment has concluded that the potential impact of the proposed development on potential buried archaeological sites and features is <b>low-moderate</b> in site 1 (Ballycoghill Bridge) & 2 (Ballynascarva Bridge) and <b>minimal</b> within site other sites.

		<p>description of work in the application for removal of reed beds and installation of gravel slipways and parking next to a listed heritage bridge does not represent sensitivity to this unique Irish landscape which is of national importance and should be protected. Also, the application does not address concerns for security, litter clean up, liability, campfires, and trespass created by the enticement of public onto private lakes and foreshore. There is no detail in the application as to the number of visitors and types of activities to be allowed and therefore the impacts to the area and the environment have not been adequately considered.</p>	
Jack tenison	lough Bawn Castleblayney Co. Monaghan A75 E160	<p>many thanks for the opportunity to comment. in principle I welcome this proposal. but I am not sure the application is yet adequate. while the proposed new-build infrastructure itself</p>	<p>NIS and Ecological Impact Assessment (EclA) Report is prepared and concluded that there is no significant impacts on any species may reasonably be predicted from either the construction or operational phase of</p>

		<p>may have limited footprint, the wider consequences of works on the dromore river, and opening it up to greater leisure use, is potentially more significant. examples might include, but not limited to: works impact and scoping, transmission of waterborne infection and invasives, fuel spillage, increased motorised traffic, litter and vandalism, riparian trespass, the impact of the scheme is perhaps not as limited as described in the application EIA. nor am i clear than the EIA is comprehensive, either technically nor in matters considered. the 2018 guidelines for planning authorities require inter alia an assessment of the likely significant effects (6.6), the cumulative effects (6.11), and monitoring of impact (7.9). this is a sensitive water area, and a large pnha cluster; the conflicts between use (particularly commercial leisure use, as envisaged here) and environmental</p>	<p>the proposed project. In an Ecological Impact Assessment (EclA), the mitigation and residual impacts section has addressed how ecological disturbances, such as weed invasions, will be managed to minimize their adverse effects.</p>
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		<p>protection are obvious and well-documented. it is reasonable to consider now the possible management of the wide range of predictable and potential adverse impacts, from the particular (will the bins be emptied regularly and on demand?) to the general (has greater use of the river impacted on the natural and physical environment; what is the baseline?). it is inappropriate to present this proposal as just a few slipways and improved vehicular accesses. if the project were to proceed, it would prudent to stress-test the likely consequences now, to ensure that it has a lasting beneficial impact on the community and the environment. a more comprehensive eia now might help devise a more sustainable scheme. since this project inevitably impacts on cootehill and its pnhas, i would appreciate a cavan council input.</p>	
PETER SWEETMAN	Peter Sweetman PO Box 13611 Bantry, Co. Cork. F26 T2P4	SUBMISSION OM BEHALF OF WILD	NIS and Ecological Impact Assessment (EcIA) Report is



		<p>IRELAND DEFENCE CLG.</p> <p>The likely impacts that will arise from the proposed works along the Dromore River System have been examined in the context of a number of factors that could potentially affect the integrity of the Natura 2000 network. On the basis of the findings of this Appropriate Assessment screening exercise, it is concluded that the proposed development on its own or in combination with other developments will not have a significant effect on the Natura 2000 network and a Stage 2 Appropriate Assessment is not required. The threshold for screening for Appropriate Assessment is set out in Kelly -v- An Bord Pleanála [2014] IEHC 400 (25 July 2014) which states at 26. 26. There is a dispute between the parties as to the precise obligations imposed on the Board in relation to the stage 1 screening by s.1777U but its resolution is not strictly necessary in these proceedings.</p>	<p>prepared and concluded that there is no significant impacts on any species may reasonably be predicted from either the construction or operational phase of the proposed project.</p>
--	--	--	--

		<p>There is agreement on the nature and purpose of the screening process which is well explained by Advocate General Sharpston in Case C-258/11 Sweetman at paras 47-49: “47. It follows that the possibility of there being a significant effect on the site will generate the need for an appropriate assessment for the purposes of Article 6(3). The requirement at this stage that the plan or project be likely to have a significant effect is thus a trigger for the obligation to carry out an appropriate assessment. There is no need to establish such an effect; it is, as Ireland observes, merely necessary to determine that there may be such an effect. This development may have an effect. Therefore, Appropriate Assessment is required.</p>	
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## Flood Risk Assessment for development of Dromore Blueway at Ballynascarva Bridge, Lisnalong.



**Researched by:** Marcus Dancey BSc (Eng), Dip Eng, CEng MIEI, FConSEI Chartered Engineer  
C S Pringle  
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Co Monaghan

**Date:** 8<sup>th</sup> December 2024

*Registered Office:*  
Monaghan Road, Castleblayney,  
Co. Monaghan.  
*Incorporated in Ireland:*  
Reg No 640491

Page 1 of 12

MNK Engineering  
trading as CS Pringle

## **Introduction**

It is proposed to develop a recreational area at Ballynascarva Bridge alongside the Dromore River. The development is located within the flood extent zones as determined in the OPW's National Indicative Fluvial Mapping and in the work done on the assessment of flooding of the town of Ballybay and as such a Flood risk assessment is required.

This flood risk assessment will show that the area to be developed is at risk of flooding and will continue to be at risk post development. The development proposed is such that flooding of the site will not be a risk to the public and is appropriate for such recreational areas to flood from time to time.

The assessment will further demonstrate that no flood waters will be displaced as a result of the development so that risk is not transferred downstream or adjacent. On the contrary it will be shown that there will be a slight net increase in flood storage.

The assessment will show that no significant flow paths are impacted and so risk is not transferred upstream of the site.

The following screenshots and notes will demonstrate the above.

## Issues regarding flood risk.



The Dromore River flows from Ballybay located to the East of the map under the Ballymascarra Bridge and under the railway bridge and flows towards Cotehill located to the West/Southwest of the map. After it passes under the railway bridge it is joined by stream which flows from the Killyvaghan Lake.



View taken from the Ballymascarra Bridge looking south with the subject site located to behind the road hedge to the right of the picture. The Dromore river seen on the left flows towards the bridge and in time of flood some flow crosses the section of the road shown.





Photo shows the Ballymascarra Bridge looking at it from the downstream side. The subject site is located to the right of the bridge. It is thought that in times of flood that this bridge acts as somewhat of a throttle for the flow causing water to cross the road to the south of it.



Photo taken from Google Street View is taken from the Ballymascarra Bridge looking north and shows the road passing under the railway embankment with the bridge over the river shown to the left.



Photo taken from the same location as above but showing more of the railway bridge over the river.

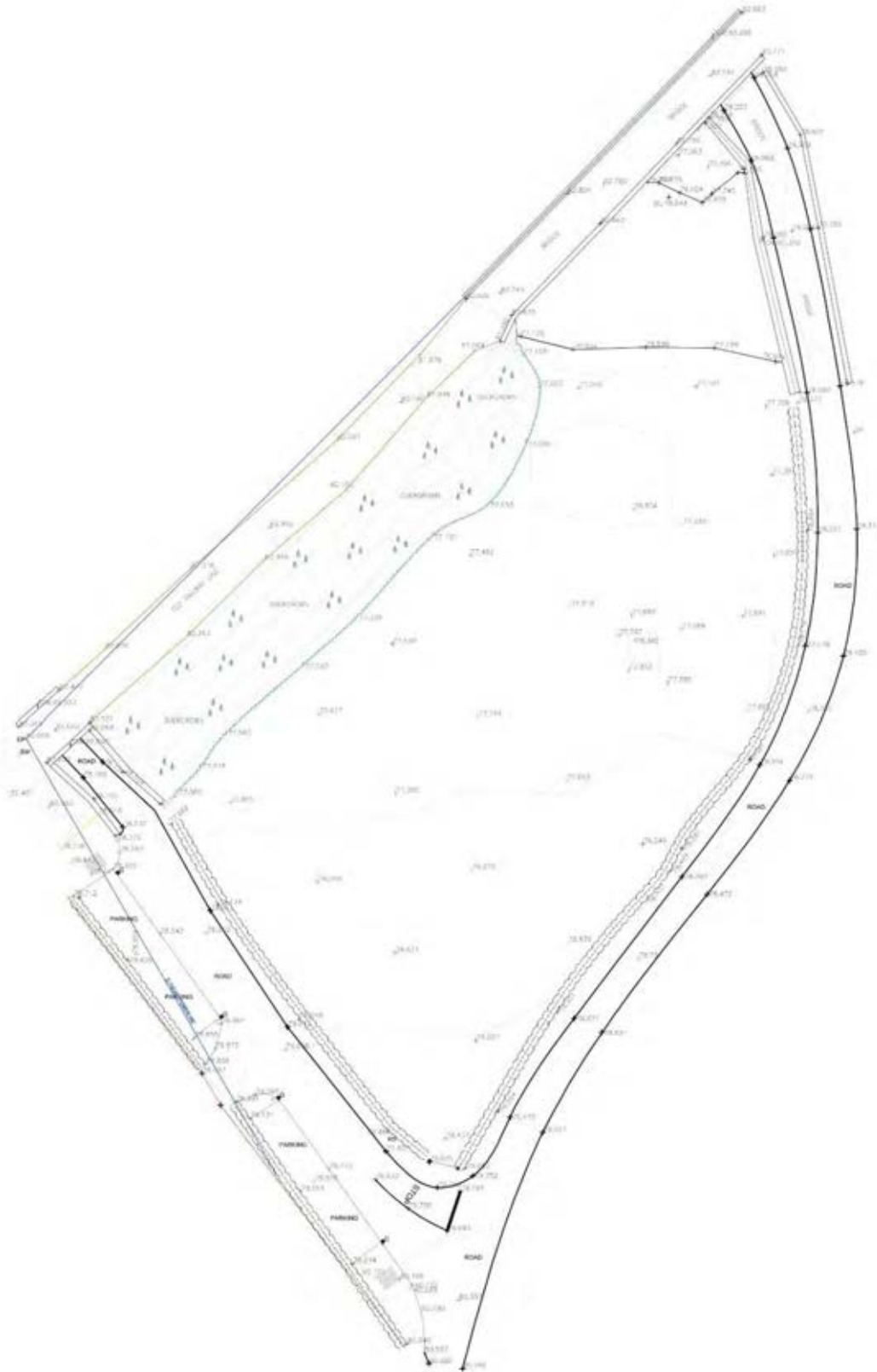




Photo shows the railway bridge over the river.



Photo shows an underpass bridge crossing under the old railway. The subject site is located across the hedge to the right of the picture. The section of road in the foreground shown on the OPW maps as flooding as well as the subject site to the right and the field to the left. In a topographic survey of the subject site there is no indication of a culvert under the road, and it is presumed that the field to the left drains into the Killyvaghan lake by means of a culvert under the embankment to the west (left) of this roadway.



Screenshot shows the levels of the topography of the site. North is up.





Screenshot of aerial photo shows the location of the site bounded by a red line with the 1:1000-year flood extents shown superimposed on it. The Dromore River flows from the left under the Ballymascarva Bridge past the subject site on its left bank and under the railway embankment bridge. Flooding of the site takes place as a result of the level of water in the river as it flows past the site and also by means of overland flow in times of flood where it crosses the road to the right of the site and into the site. Flooding shown to the left of the site probably occurs as a result of overland flow across the road to the left of the subject site and into the field to the south of the embankment and west of the site. This flooding is assumed to flow under

the embankment and into the Killyvaghan lake to the north of it. This is shown in more detail in the next screenshot.



The screenshot shows the site outlined in green and overlaid by OPW flood extents mapping. The Dromore River flows from A to B with a tributary joining at a confluence at D from the Killyvaghan Lake to the west. The river first flows under the Ballymascarva Bridge at Point 1 and then under the railway embankment bridge at Point 3. Apart from what flows under this embankment bridge the railway embankment forms a barrier to the flow of the Dromore River. (It is possible that the underpass shown at Point 7 is capable of taking some overland flow at higher water levels, but this is not likely or significant if it does.) Some insignificant overland flow is presumed to happen across the road at Point 5 but the levels on this road are generally higher than the flood levels derived from the flood extents. No culvert was detected in the survey at location at Point 5 and so it is assumed that flooding occurs as a result of embankment culvert draining into the Killyvaghan Lake and that it dissipates in the same way.

The railway bridge is of such a size that it presents no significant barrier to the flow of water. However, the Ballymascarva Bridge is considered to be a barrier to flow with the level of water upstream of the bridge expected to be higher than that downstream. Thus, when the river flow increases to a volume where it cannot be taken by the Ballymascarva Bridge it rises until overland flow crosses the road at Point 2 at an assumed level of greater than 78.3mOD and into the subject site already flooded from the river overflowing at Point 4. The level of the water in the site is determined from flood extents to be 78.3mOD and water in excess of this height will simply flow back into the river at Point 4.

The water level at the time of the topographical survey was 76.94mOD. The bank levels at Point 4 are approximately 77.1mOD. so, the maximum level of water within the site is assumed to be in the order of 1.2m. This water depth will decrease as one heads towards the entrance to the subject site on the West. A small velocity of water will be experienced at the river end of the site due to the flow across the road at Point 2 into the site flowing back into the river at Point 4. However, no velocity of water will be experienced at the west end of the site at its entrance. The gradient down into the non-flowing water in time of flood as one enters the developed area will be 1:50 which means that there are no steep gradients or sudden changes in level and so the development is considered at low risk to itself.

### Assessment for flood storage pre and post development

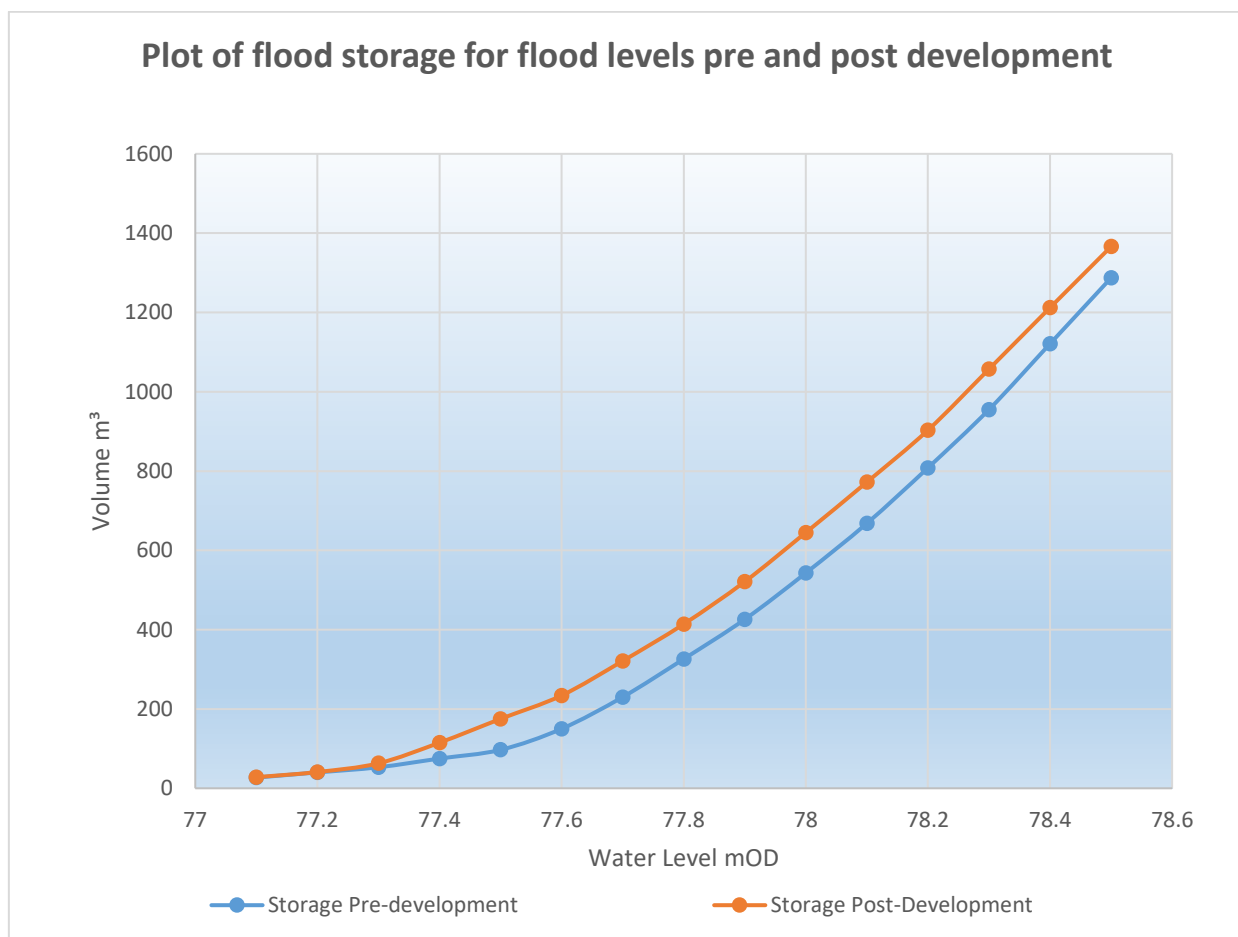
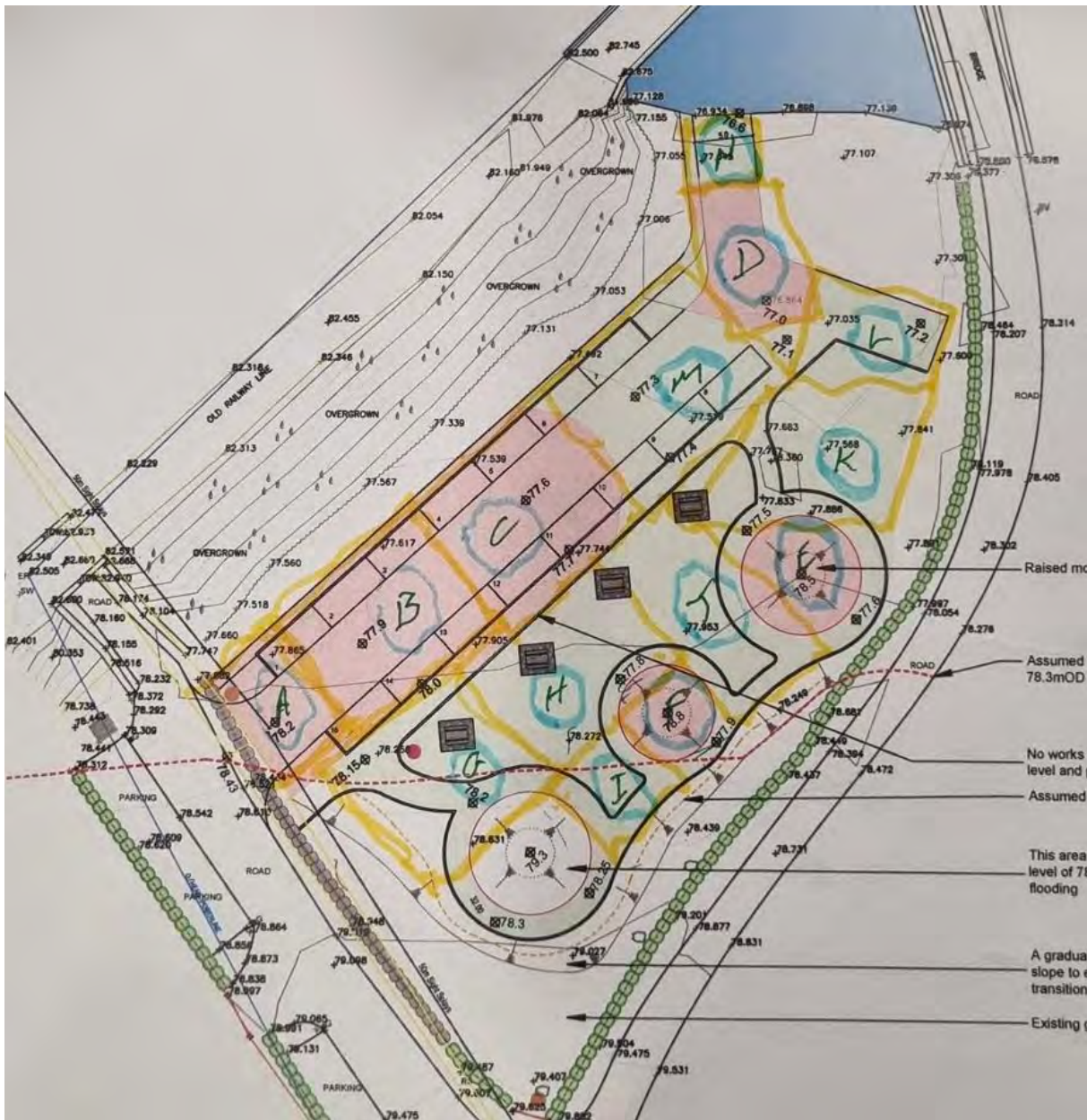


Chart shows the pre-development storage in blue and the post development storage in orange. From this it is clear that the development does not displace flood storage and thus there is no transfer of flood risk to property downstream.





The above screenshot shows the proposed development divided into component areas each of which has a greenfield level and a developed level. For each flood level the depth of water is calculated and when multiplied by the relevant area gives the water stored. The total flood storage is thus calculated for the work predevelopment and post development and the two compared. The relevant figures are shown on the following table.

Area #	Length of section	Breadth of section	Area of section	Greenfield levels	Proposed levels	Flood level assumed	Flood depth pre development	Flood storage pre development	Flood depth post development	Flood Storage post development
A	8	10	80	77.86	78.2	78.3	0.44	35	0.10	8
B	15	11.5	173	77.7	77.9	78.3	0.60	103	0.40	69
C	14	14	196	77.58	77.6	78.3	0.72	141	0.70	137
D	8	12	96	76.86	77	78.3	1.44	138	1.30	125
E	10	7	70	77.92	78.5	78.3	0.38	27	0.00	0
F	8	6	48	78.26	78.8	78.3	0.04	2	0.00	0
G	13	12	156	78.26	78.2	78.3	0.04	6	0.10	16
H	14	10	140	78.1	77.8	78.3	0.20	28	0.50	70
I	8	8	64	78.3	78.05	78.3	0.00	0	0.25	16
J	8	17	136	77.95	77.65	78.3	0.35	48	0.65	88
K	14	11	154	77.57	77.35	78.3	0.73	113	0.95	146
L	8	11	88	77.3	77.2	78.3	1.00	88	1.10	97
M	16	14	224	77.5	77.3	78.3	0.80	179	1.00	224
N	6	6	36	77	76.6	78.3	1.30	47	1.70	61
								<b>955</b>		<b>1057</b>

Table shows the calculation of the flood storage capacity of the site both before and after development. At all levels the post development has greater flood storage than the greenfield site.

Level of water mOD	Flood Storage post development m <sup>3</sup>	Flood Storage post development m <sup>3</sup>
77.1	27	28
77.2	40	41
77.3	53	63
77.4	75	115
77.5	97	175
77.6	150	234
77.7	230	321
77.8	326	414
77.9	426	521
78	543	645
78.1	668	772
78.2	808	903
78.3	955	1057
78.4	1121	1212
78.5	1287	1366

Table shows the amount of flood storage anticipated pre and post development for various levels of flooding.

**Issues regarding attenuation of the site.**

It is not planned to place impermeable surfaces into the proposed development and so the developed area will not have a greater runoff characteristic than what pertained as a greenfield site.

**Conclusion**

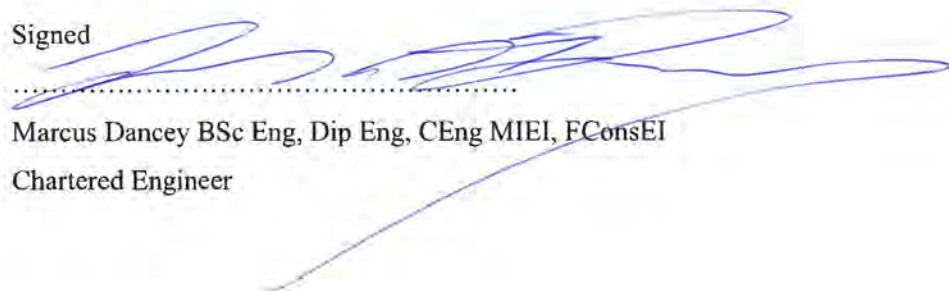
An assessment of the nature of the flooding to the site shows that the site will flood but in such a way that there is no current of water and so while the depth of water is significant at 1.2m close to the bank of the river the gradient down to this depth is 1:50 with no appreciable velocity of flow. As such the site is planned to be developed in a way that is appropriate for its use.

While parts of the site are raised other parts of the site are lowered such that the net result is that the development will have more flood storage than before as a greenfield site.

No significant flow paths are impacted by the development.

Residual risk is that people will be brought to an amenity that in times of flood is inherently dangerous as one approaches the main channel, and appropriate signage should be erected.

Signed



.....  
Marcus Dancey BSc Eng, Dip Eng, CEng MIEI, FConsEI  
Chartered Engineer

**Dromore Blueway, Ballybay to Lisnalong,  
Co. Monaghan**

**Client: Monaghan Co. Co.**

**Archaeologist: Bart Korfanty**

**Report Date: 22<sup>nd</sup> October 2024**

**Our Ref: 2024\_31**

## Dromore Blueway, Co. Monaghan

<b>SITE NAME</b>	Dromore Blueway
<b>CLIENT</b>	Monaghan Co. Co.
<b>INVESTIGATION TYPE</b>	Archaeological Impact Assessment
<b>LICENCE NO</b>	N/A
<b>PLANNING REF</b>	Monaghan Co. Co. Ref: PT8MN80
<b>TOWNLAND</b>	Clossagh Beg, Lisnalong, Anny, Balladian, Drumselt, Derryvally, Cornamucklaglass
<b>IRISH TRANSVERSE MERCATOR</b>	672271, 820628 (Lough Major, Ballybay)
<b>RMP NO</b>	N/A
<b>RPS NO</b>	Monaghan Co.Co RPS No. 41402310).
<b>ARCHAEOLOGICAL CONSULTANT</b>	Archer Heritage Planning Ltd.
<b>ARCHAEOLOGIST</b>	Bart Korfanty
<b>DATE OF ISSUE</b>	22 <sup>nd</sup> October 2024
<b>JOB REF</b>	2024_31



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## SUMMARY

An archaeological impact assessment was undertaken on Dromore Blueway scheme. The Blueway follows Dromore River in approximately 12 km long trail from Ballybay to Lisnalong. The project considers seven areas for various upgrade works:

1. Townland of Clossagh Beg, Parish of Aghnamullen, ITM 665756, 817417
2. Townland of Lisnalong, Parish of Aghnamullen, ITM 664544, 816350
3. Townland of Anny, Parish of Aghnamullen, ITM 666995, 818284
4. Townland of Balladian, Parish of Ballybay, ITM 669523, 819738
5. Townland of Drumselt, Parish of Aghnamullen, ITM 668409, 819413
6. Townland of Derryvally, Parish of Ballybay, ITM 670488, 820412
7. Townland of Cornamucklaglass, Parish of Ballybay, ITM 672312, 820655

The assessment was undertaken in April 2024 and aims to identify and describe known and potential archaeological and cultural heritage constraints within the site and offer recommendations for the mitigation of such impacts. The following factors were identified:

- The site is relatively large in scale spanning c. 12km along the Dromore River
- There is no RMP/SMR site within any of the development areas.
- The sites are not located in any Zones of Archaeological Potential
- No new archaeological features or increased archaeological potential were noted from the study of cartographic sources.
- No new archaeological features or increased archaeological potential were noted from the study of aerial photographic sources.
- No previous archaeological excavations have taken place within any of the subject areas the subject area.
- The topographical files were searched for the surrounding areas. There were no stray finds recorded.
- Site 1 is located immediately to the west of Ballycoghill Bridge. This bridge is listed as protected structure within the county (Co. Monaghan List of Protected Structures No. 41402310).
- There are no protected structures on any of the other sites.
- None of the sites are located within any ACA.
- There were no new features of archaeological potential noted during the site visit, however the main area of proposed groundworks at Ballynascarva Bridge is in a wetland area which has enhanced archaeological potential due to its proximity to the river and of enhanced archaeological preservation due to the boggy nature of the ground.

**IMPACT ASSESSMENT**

It is concluded that the potential impact of the proposed development on potential buried archaeological sites and features is **low-moderate** in site 1 (Ballycoghill Bridge) & 2 (Ballynascarva Bridge) and **minimal** within site 3, 4, 5, 6 and 7.

**RECOMMENDATIONS**

It is recommended the protected structure of Ballycoghill Bridge at Site 1 (Co. Monaghan List of Protected Structures No. 41402310) be protected in the form of warning cones and bunting to prevent unintended damage to the wing walls during the works.

It is recommended that Archaeological Test Trenching take place in site 2 (Ballynascarva Bridge) under license to NMS.

No mitigation required for sites 3, 4, 5, 6, and 7.

**NOTE:** All conclusions and recommendations expressed in this report are subject to the approval of The Department of Housing, Local Government and Heritage (DHLGH) and the relevant local authorities. As the statutory body responsible for the protection of Ireland's archaeological and cultural heritage resource, the DHLGH may issue alternative or additional recommendations.

Revision	Status	Date	Prepared by	Reviewed by	Approved by
1	Draft	02/05/24	BK	AOC	CMG
2	Final	22/10/24	MMC	AOC	CMG

## 1. INTRODUCTION

An archaeological impact assessment was undertaken on Dromore Blueway scheme. The Blueway follows Dromore River in approximately 12 km long trail from Ballybay to Lisnalong. The project considers seven areas for various upgrade works:

1. Ballycoghill Bridge - Townland of Clossagh Beg, Parish of Aghnamullen, ITM 665756, 817417
2. Ballynascarva Bridge - Townland of Lisnalong, Parish of Aghnamullen, ITM 664544, 816350
3. White Lough - Townland of Anny, Parish of Aghnamullen, ITM 666995, 818284
4. Balladian Bridge - Townland of Balladian, Parish of Ballybay, ITM 669523, 819738
5. Bairds Shore - Townland of Drumselt, Parish of Aghnamullen, ITM 668409, 819413
6. Ballybay Wetlands - Townland of Derryvally, Parish of Ballybay, ITM 670488, 820412
7. Lough Major - Townland of Cornamucklaglass, Parish of Ballybay, ITM 672312, 820655

This assessment was prepared on behalf of Monaghan County Council in April 2024. It aims to describe known and potential archaeological and cultural heritage constraints related to the project and offer recommendations for the mitigation of such impacts.

### *1.1 Proposed Development (Monaghan Co. Co. Ref: PT8MN80)*

Monaghan County Council, in conjunction with local stakeholders, is seeking to develop a Blueway along a stretch of the Dromore River from Ballybay to Lisnalong. The trail would be approx. 12 km in length through scenic drumlin countryside. The County Development Plan 2019 – 2025 provides a vision statement for as follows; “provides High Quality, Sustainable Public Services to enhance the Economic, Environmental and Cultural Wellbeing of our People and County”.

In line with the proposals outlined above and the objectives outlined in the Vision Statement, “Monaghan is an inclusive, outward-looking, progressive county, which enjoys a diverse, vibrant economy, a sustainable environment and a high quality of life for all”. County Council intends to construct/renovate slipways to 4-5m wide, New/Reinstating of Car parking, new signages and ground works without threatening the surrounding Landscape. The line of the proposed development follows the river from Ballybay to Lisnalong which is 12Km in length approx. through a countryside of beautiful, wooded drumlins, islands and little crannogs and includes the following proposed works;

1. Renewing and widening slipways, reinstating carpark/hardstand, removal of height restriction gate, internal laneways works at Ballycoghill Bridge,
2. New entrance from public road, provision of car park, pathways, play area, new information board and picnic tables at Ballynascarva Bridge,
3. New drainage work to laneway and resurfacing, turning heads at Lough White, South Shore,
4. Renew and widen the slipway at Balladian Bridge,

5. Renew and widen slipways, new turning head at Bairds Shore,
6. Improvement to existing slipway and gravelled area at Ballybay Wetlands,
7. Proposed floating pontoon, new information board at Lough Major,
8. Construction of ancillary works at all sites, including signage, asphalt surface, fencing, landscaping, and other ancillary works required to deliver the project.

## **1.2 Archaeological Requirement**

From Development Applications Unit, Department of Housing, Local Government and Heritage observations/recommendations letter (20.02.2024);

### **Archaeology**

*It is noted that the proposed development is large in scale and is located within an area that contains Recorded Monuments. Given the scale, extent and location of the development it is possible that subsurface archaeological remains could be encountered during the construction phases that involve ground disturbance. It is our recommendation that a suitably qualified archaeologist is employed to carry out an Archaeological Assessment of the proposed area; this should be included in any granting of planning permission.*

### **Archaeological Impact Assessment should be compiled as follows;**

1. *The applicant is required 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.*
2. *The archaeologist should carry out any relevant documentary research and inspect the site. Test trenches may be excavated at locations chosen by the archaeologist (licensed under the National Monuments Acts 1930-1994), having consulted the site drawings.*
3. *Having completed the work, the archaeologist should submit a written report to this Department. Where archaeological material/features are shown to be present, preservation in situ, preservation by record (excavation) or monitoring may be required.*

*The Department will forward a recommendation based on the Archaeological Assessment to the Planning Authority.*

*Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.*

## 2. SITE DESCRIPTION

In general the landscape is characterised by low-lying Drumlins with small lakes nestled in between and the Dromore River meandering east-west from Ballybay to Cootehill. Sections of a former rail line and associated buildings and gates are evident along the route. There are extensive networks of mature native hedgerow throughout the study area

## 3. METHOD STATEMENT

The following sources were consulted in the preparation of this report:

- Record of Monuments and Places (RMP)/ Sites and Monuments Record<sup>1</sup>
- Aerial photography
- Historical maps
- Documentary research
- Relevant on-line databases (e.g. Excavation Bulletin; NRA Archaeological Database)
- Monaghan County Development Plan (2019-2025)

## 4. ARCHAEOLOGICAL BACKGROUND

### *4.1 Brief archaeological & historical background*

The Dromore Blueway area bears evidence of early medieval settlements in the form of multiple ringforts dotting the surrounding drumlin landscape. In addition there are several crannogs present on small islands within the Loughs along the length of the proposed Blueway with a notable large Enclosure site on the northern side of White Lough.

Ballybay is an estate town founded in 1712 and subsequently developed by Henry Leslie in the 18<sup>th</sup> century following his purchase of Ballybay Estate from Peter Beaghan. Leslie oversaw the planting of a 30 acre woodland on the shores of Lough Major and was instrumental in the improvement of the town to include a new Market House and several fine houses along the axis of the main street.

Cootehill is a market town on the S. Road from Cavan to Monaghan. It takes its name from the Cootes, English Planters, whose notoriously brutal ancestor, Sir Charles Coote, acquired confiscated O Reilly lands there in the 17<sup>th</sup> century. Just N of the town is Bellamont Forest, a Palladian villa in brick attributed to Sir Edward Lovett Pearce (d. 1733) and build most probably in 1728 for Thomas E. Coote, who was a lawyer. From Bellamont the Cootes took the title Earls of Bellamont. After a lapse of 80

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<sup>1</sup> Archive Unit National Monuments Service, Department of Housing, Local Government and Heritage.

years, possession of the house is now once more in the hands of the Coote family (Killanin and Duignan 1989).

Monaghan takes its name from *Muineachán*, meaning 'the Hilly Place', a reference to its surrounding landscape (Livingstone 1980), though it has also been translated as 'the town of the monks' as it was possibly the site of an early monastery. The dominant Gaelic clan in the Monaghan area was MacMahon and following the Anglo-Norman invasion of 1169, a MacMahon chieftain joined de Courcy on his expedition into Ulster. MacMahon was placed in charge of two forts in the Monaghan area which he soon destroyed, forcing de Lacy to re-invade the territory at a later date (Lewis 1837). Though the area of Monaghan was penetrated by the Anglo-Normans, the area generally remained under the control of the MacMahons who were subject to the northern O'Neill's (Thomas, 1992, 232). In 1335, the MacMahons established their headquarters on a crannog situated on Convent Lake, they also founded a Franciscan Friary at Monaghan in 1462 (RMP MO009-039; Brindley 1986), most likely on the site of the earlier ecclesiastical foundation. The Franciscan friary was dissolved in 1588–89 and granted to Edward Withe.

#### 4.2 Record of Monuments & Places

The Record of Monuments and Places (RMP) is a statutory inventory of archaeological sites protected under the National Monuments Acts 1930-2004 (Section 12, 1994 Act), compiled and maintained by the Archaeological Survey of Ireland (ASI). The inventory concentrates on pre-1700 AD sites and is based on a previous inventory known as the Sites and Monuments Record (SMR) which does not have legal protection or status (see [www.archaeology.ie](http://www.archaeology.ie)). (Figure 1)

##### Site 1:

There are no RMPs present within this site. There are three RMPs present within a 1km radius around the site.

MO023-008----, Ringfort, c. 900m to SW

MO018-048----, Ringfort, c. 700m to S

MO023-009----, Ringfort, c. 800m to SE

##### Site 2:

There are no RMPs present within this site. There are five RMPs present within a 1km radius around the site.

CV018-007----, Crannog, c. 400m to NW

MO023-017----, Ringfort, c. 500m to S

MO023-018----, Ringfort, c. 600m to SE

MO023-043----, Ringfort, c. 700m to NE



MO023-008----, Ringfort, c. 900m to NE

**Site 3:**

There are no RMPs present within this site. There are four RMPs present within a 1km radius around the site.

MO023-038----, Habitation site, c. 600m to SE

MO023-007----, Burial ground, c. 400m to NE

MO018-054----, Crannog, c. 800m to NE

MO018-053----, Enclosure, c. 700m to NW

**Site 4:**

There are no RMPs present within this site or 1km radius around the site. The closest RMP (RO018-052----, Ringfort – rath) is located c. 1.3 km to the NW.

**Site 5:**

There are no RMPs present within this site. There is one RMP present within a 1km radius around the site. RO018-052----, Ringfort – rath is located c. 600m to the NW.

**Site 6:**

There are no RMPs present within this site or 1km radius around the site. The closest RMP (RO019-034----, Ringfort – rath) is located c. 1.2 km to the SE.

**Site 7:**

There are no RMPs present within this site or 1km radius around the site. The closest RMP (RO019-042----, Ringfort – rath) is located c. 1.2 km to the NW.

**None of the sites is located in any zone of archaeological potential**

**There are no RMPs present within any of the sites.**

The details of RMPs mentioned above are presented in Appendix 1 (Figure 1).

### 4.3 Cartographic Sources

Analysis of historic mapping can show human impact on landscape over a prolonged period. Large collections of historical maps (pre- and early Ordnance Survey maps as well as estate or private maps) are held at the Glucksman Map Library, Trinity College and other sources (UCD Library, Ordnance Survey Ireland, local libraries and published material). The development of the site and its vicinity recorded in nineteenth and twentieth century cartography is described below.

The OSI maps editions referred to below have following date stamps for County Monaghan:

First edition - 1835

Second edition – 1864-5

Last edition – 1909-10

**See Figures 3 - 8**

#### **Site 1:**

The location is depicted as narrow strip of agricultural land to the west of Ballycoghill Bridge. There is no change in the depiction of this site in all of the OSI maps editions.

#### **Site 2:**

The first edition OSI depicts the location as small field situated west to the existing local road and south of Ballynascarva Bridge. On the second edition the railway and railway bridge appear to the north and northwest of the site. The last edition depicts no changes to previous.

#### **Site 3:**

On the first edition OSI map the lane is depicted as leading to a small cluster of buildings, probably a farm, and terminating there. The rest of the stretch of this lane is covered by agricultural fields. On the second and last editions the lane is not depicted, also the farm cluster is not present.

#### **Site 4:**

This site is depicted as small portion of land south of the Balladian Bridge and at the junction of local roads. There is no change in this depiction over all of the OSI maps editions.

**Site 5:**

On the first edition OSI map the lane is not depicted. The area comprised of agricultural fields and the forest to the east of the lake. On the second and last edition the lane is partially present, leading to the cluster of buildings now depicted in the centre of the area previously occupied by the forest.

**Site 6:**

On the first edition OSI this lane is not depicted; it can be traced by following the field boundaries in the location. Second and last editions depict the lane almost in its current shape, crossing the local farmland.

**Site 7:**

This location is depicted as covered by forest at the shore of the lake through all of the OSI maps editions.

**No new archaeological features or increased archaeological potential were noted from the study of cartographic sources in any of the locations.**

**4.4 Aerial photography**

Aerial photography (or other forms of remote sensing) may reveal certain archaeological features or sites (earthworks, crop marks, soil marks) that for many reasons may not be appreciated at ground level. Online orthostatic photographs of the site were examined (Ordnance Survey Ireland 1995, 2000 & 2005; Google/Bing Maps 2024) (Figures 9-15). The 1995 Osi Aerial Photography shows the subject area much as it stands today. Analysis of subsequent images showed the subject area and the surrounding landscaped to have remained relatively unchanged since then.

**There are no notable observations from the study of modern aerial photography for any of the sites. No new archaeological features or increased archaeological potential were noted within the sites and the areas in the immediate vicinity.**

#### 4.5 Previous Archaeological Excavations

The Excavation Bulletin is a database of summary accounts of archaeological excavations in Ireland and Northern Ireland from 1970 onwards. Summaries relating to archaeological excavations undertaken by the National Roads Authority are also available on-line and were consulted for any adjacent sites. Reports on licensed archaeological works are also held by the Archive Unit of the National Monuments Section. **No previous archaeological excavations have taken place within any of the subject areas. There were no excavations conducted within 1km radius of any of the sites.**

#### 4.6 Topographical Files

The National Museum of Ireland Topographical Files is the national archive of all known antiquities recorded by the National Museum listed by county and townland/street. These files relate primarily to artefacts but also include references to monuments and contain a unique archive of records of previous archaeological excavations. The Museum files present an accurate catalogue of objects reported to that institution from 1928. **The Topographical Files were searched for the townlands that the Dromore Blueway is crossing through, as well as all the adjacent townlands. The search yielded no results.**

#### 4.7 Architectural Heritage

Local Authorities have a statutory responsibility to safeguard architectural heritage in accordance with Part IV of the Planning and Development Act 2000. Under S.51 (1), a County Council must compile a Record of Protected Structures (RPS), which lists all structures which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. The protection, unless otherwise stated, includes the exterior and interior of the structure, lands lying within its curtilage (boundary), other structures and their interiors within the curtilage, plus all fixtures and fittings which form part of the interior or exterior of any of these structures. Buildings can be added to, or deleted from the RPS at any time, though generally this occurs when the county development plan is being reviewed.

**Site 1** is located immediately to the west of Ballycoghill Bridge. This bridge is listed as protected structure within the county (Co. Monaghan List of Protected Structures No. 41402310). Appraisal - attractive early 19th century bridge with interesting profile and in picturesque setting.

Mullanary Glebe House is located in close proximity to **Site 5** (c. 100m east). The house is listed as protected structure under No. 41402312. Appraisal: earlier, larger and more elaborate than the usual Glebe House and picturesquely sited overlooking Mullanary Lough.

Hillcrest house is located in the vicinity of **Site 6** (c. 500m to the northwest). The house is listed as protected structure under No. 41401823. Appraisal: although the house has been cement rendered and quite plain, it is still of considerable interest on account of its proportions, retention of exposed sash boxes, old glass, sense of age and picturesque sitting.

Another protected structure, a church, listed under the No. 41402314 is located c. 500m to the southwest of **Site 7**. Appraisal: board of First Fruits style church with good profile, decorative glazing in name and has an interesting later chancel arch, the building is a prominent landmark in the area.

**None of the sites are located within any ACA (Architectural Conservation Area).**

#### 4.8 Site Visit

There are seven locations proposed for various works:

1. **Ballycoghill Bridge** - This site is located on the northern side of the R193 immediately west of the Ballycoghill Bridge and comprises an overgrown pull-in area with a rough existing slipway to the east (Plate 3)
2. **Ballynascarva Bridge** - The location is irregular in shape wedged between narrow local road, existing car park, old railway line and Dromore River with Ballynascarva Bridge to the north. The ground is flat and heavily overgrown. The site is a small field which is a boggy low-lying irregular elongated area with existing parking area to the west of the field and a fine example of a railway gate and gateposts on the southern corner of the field. An elevated former railway line crosses along the northern extent of the small field (Plate 1 & 2).
3. **White Lough** - This location comprises a long hedge-lined laneway leading from the R190 northwards towards White Lough with fine views of the Lough and landscape from an elevated position halfway along the lane. The shore area has a small car park and the remains of a lane skirting the Lough which was covered in water at the time of the site visit (Plate 4 & 5).
4. **Balladian Bridge** - This site is located at the junction of two local roads, immediately to the south of Balladian Bridge. An existing unsurfaced slipway leads down to the river just to the south of the bridge (Plate 8).
5. **Bairds Shore** is on the eastern side of White Lough and is approached via a well-maintained gravelled lane with mature native hedging along its length leading to a well-maintained car parking area on the Lough shore with a Water Scheme pumping station. A gravel path leads south along the Lough shore edge (Plate 6 & 7).
6. **Ballybay Wetlands** – This is an existing slipway and foreshore beside the very well maintained Centre which is accessed via a short length of roadway from the R183 (Plate 9).

7. **Lough Major** – This is an area of sandy foreshore on the north side of the Lough with bathing and toilet facilities in a very well-maintained town park with extensive grasslands and well maintained lough shore pathway along the northern shore named locally as the Butlers Walk. There are existing pontoons on the eastern side of the sandy shore area (Plate 10).

**There were no new features of archaeological potential noted during the site visit, however the main area of proposed groundworks at Ballynascarva Bridge is in a wetland area which has enhanced archaeological potential due to its proximity to the river and of enhanced archaeological preservation due to the boggy nature of the ground.**

## 5. IMPACTS

### 5.1 Summary of Archaeological Potential

An archaeological impact assessment was undertaken on Dromore Blueway scheme. The Blueway follows Dromore River in approximately 12 km long trail from Ballybay to Lisalong. The project considers seven areas for various upgrade works:

1. Townland of Clossagh Beg, Parish of Aghnamullen, ITM 665756, 817417
2. Townland of Lisalong, Parish of Aghnamullen, ITM 664544, 816350
3. Townland of Anny, Parish of Aghnamullen, ITM 666995, 818284
4. Townland of Balladian, Parish of Ballybay, ITM 669523, 819738
5. Townland of Drumselt, Parish of Aghnamullen, ITM 668409, 819413
6. Townland of Derryvally, Parish of Ballybay, ITM 670488, 820412
7. Townland of Cornamucklaglass, Parish of Ballybay, ITM 672312, 820655

The assessment was undertaken in April 2024 and aims to identify and describe known and potential archaeological and cultural heritage constraints within the site and offer recommendations for the mitigation of such impacts. The following factors were identified:

- The site is relatively large in scale spanning c. 12km along the Dromore River
- There is no RMP/SMR site within any of the development areas.
- The sites are not located in any Zones of Archaeological Potential
- No new archaeological features or increased archaeological potential were noted from the study of cartographic sources.
- No new archaeological features or increased archaeological potential were noted from the study of aerial photographic sources.
- No previous archaeological excavations have taken place within any of the subject areas the subject area.



- The topographical files were searched for the surrounding areas. There were no stray finds recorded.
- Site 1 is located immediately to the west of Ballycoghill Bridge. This bridge is listed as protected structure within the county (Co. Monaghan List of Protected Structures No. 41402310).
- There are no protected structures on any of the other sites.
- None of the sites are located within any ACA.
- There were no new features of archaeological potential noted during the site visit, however the main area of proposed groundworks at Ballynascarva Bridge is in a wetland area which has enhanced archaeological potential due to its proximity to the river and of enhanced archaeological preservation due to the boggy nature of the ground.

## 5.2 Impact Assessment

1. **Ballycoghill Bridge** - Townland of Clossagh Beg, Parish of Aghnamullen, ITM 665756, 817417. This bridge is listed as protected structure within the county (Co. Monaghan List of Protected Structures No. 41402310). As part of this project, no works are planned to be completed to the Protected structure and therefore there are no direct impacts on the structure itself. The proposed development in the vicinity of the wing wall is to grub up the existing vegetation and to remove it off site. Given the limited works planned there will be no indirect impact to the visual amenity of the structure. No undermining of the foundation to the walls is planned and therefore they will be not structural impacts from the proposed development. As per the clients proposal, for the duration of the works the protected structure will be protected in the form of warning cones and bunting to prevent unintended damage to the wing walls. In conclusion the proposed will not have any negative impact on Ballycoghill Bridge itself. The remainder of the works will have minimal ground disturbance. The hardstanding for the car park and renewal of the slipway will be constructed on top of the existing surfaces. Finger post signage is proposed in two locations. The post foundations will consist of 0.6 x 0.6 x 0.6m slits excavated. **It is recommended the protected structure will be protected in the form of warning cones and bunting to prevent unintended damage to the wing walls during the works, no further mitigation is required.**

2. **Ballynascarva Bridge** - Townland of Lisnalong, Parish of Aghnamullen, ITM 664544, 816350. This location will have significant ground disturbance. The new car park, active play area, slipway, information board and finger post signage are proposed. **The area within the redline should be test trenched.**
3. **White Lough** - Townland of Anny, Parish of Aghnamullen, ITM 666995, 818284. This location will have ground disturbance in form of construction road gully with gully traps along the lane leading to the lake. The lane is to be resurfaced. All works are within the existing footprint of the lane. One new finger post sign is proposed. The foundation will consist of 0.6 x 0.6 x 0.6m slit excavated. **No mitigation required.**
4. **Balladian Bridge** - Townland of Balladian, Parish of Ballybay, ITM 669523, 819738. At this location will have the slipway and access road renewed. The new hardstanding is to be constructed on top of existing levels. Finger post signage is proposed in two locations. The post foundations will consist of 0.6 x 0.6 x 0.6m slits excavated. **No mitigation required.**
5. **Bairds Shore** - Townland of Drumselt, Parish of Aghnamullen, ITM 668409, 819413. This location will have minimal ground disturbance. The renewal (resurfacing) of slipway and vehicular turning head will be constructed on top of existing levels. Finger post signage is proposed in two locations. The post foundations will consist of 0.6 x 0.6 x 0.6m slits excavated. **No mitigation required.**
6. **Ballybay Wetlands** - Townland of Derryvally, Parish of Ballybay, ITM 670488, 820412. This location will have minimal ground disturbance. The renewal of the slipway will be constructed on top of existing levels. Finger post signage is proposed in two locations. The post foundations will consist of 0.6 x 0.6 x 0.6m slits excavated. **No mitigation required.**
7. **Lough Major** - Townland of Cornamucklaglass, Parish of Ballybay, ITM 672312, 820655. This location will have minimal ground disturbance. Finger post signage is proposed in three locations. The post foundations will consist of 0.6 x 0.6 x 0.6m slits excavated. New information board is proposed in one location. The post foundation will consist of 0.7 x 0.6 x 0.6m slit excavated. New floating pontoon/canoe area is proposed. **No mitigation required.**

It is concluded that the potential impact of the proposed development on potential buried archaeological sites and features is **low-moderate** in Site 1 (Ballycoghill Bridge) & 2 (Ballynascarva Bridge) and **minimal** within site 3, 4, 5, 6 and 7.

## 6. RECOMMENDATIONS

It is recommended the protected structure of Ballycoghill Bridge at Site 1 (Co. Monaghan List of Protected Structures No. 41402310) be protected in the form of warning cones and bunting to prevent unintended damage to the wing walls during the works.

It is recommended that Archaeological Test Trenching take place in Site 2 (Ballynascarva Bridge) under license to NMS.

**No mitigation required for Sites 3, 4, 5, 6, and 7.**

**NOTE:** All conclusions and recommendations expressed in this report are subject to the approval of The Department of Housing, Local Government and Heritage (DHLGH) and the relevant local authorities. As the statutory body responsible for the protection of Ireland's archaeological and cultural heritage resource, the DHLGH may issue alternative or additional recommendations.

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## 7. REFERENCES

### 7.1 Bibliography

- Killanin & Duignan, M.V., 1989 The Shell Guide to Ireland, Gill & Macmillan, Dublin
- Le Comte, B, (2023) Survey report for a GPR survey at Ballyalbany Prebyterian Church, Ballyalbany, Co. Monaghan. Scantech Geoscience Ltd.
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- Virtue, J.S. (1868) The National Gazetteer of Great Britain and Ireland. Virtue & Co. London.

### 7.2 Web references

- Online Excavations bulletin [www.excavations.ie](http://www.excavations.ie) [accessed April 2024]
- Aerial Photography <http://map.geohive.ie/mapviewer.html> [accessed April 2024]
- Cartographic sources [www.geohive.ie](http://www.geohive.ie) [accessed April 2024]
- Online Archaeological Survey of Ireland [www.archaeology.ie](http://www.archaeology.ie) [accessed April 2024]
- Monaghan County Development Plan 2019-2025 <https://monaghan.ie/planning/new-county-development-plan/> [accessed April 2024]



Bart Korfanty MA

22<sup>nd</sup> October 2024

## APPENDICES

## Appendix 1: Table of RMP/SMR sites in vicinity of site

RMP No	Class	Townland	ITM
CV018-007----	Crannog	KILLYVAHAN	664167, 816539
Not marked on OS 1836 or 1876 eds. Small subtriangular island (dims. c. 22m NNW-SSE; c. 18m ENE-WSW) in Killyvaghan Lough, c.90m from the shoreline. Marked on OS 1912 ed.			
MO018-048----	Ringfort - rath	CORKEERAN (Dartree By., Ematrix Par.)	664955, 819602
Located at the crest of a W-facing slope. This is a circular grass-covered area (diam. 36m NW-SE; 35m NE-SW) defined by an earthen bank that is best preserved (at SSW: Wth of base 5.2m; int. H 0.2m; ext. H 2.3m) SSE-W-N and separated by a fosse (at SSW: Wth of top 4m; Wth of base 2.4m; D 1.1m) from an outer earthen bank (at SSW: Wth of base 3.6m; Wth of top 1.6m; ext. H 2.2m). The fosse and outer bank are removed N-NE where a field bank is built at the base of the inner bank. A modern drain is outside the outer bank SSE-WSW and might incorporate an original outer fosse. The entrance through the inner bank (Wth of base 3.1m) is at E. The interior had become overgrown by 1995 (OSAP)			
MO018-052----	Ringfort - rath	DRUMSKELT (Cremorne by)	668252, 820038
Situated on a local summit of a W-E drumlin at a point where the ridge turns N. A circular embanked enclosure (ext. diam. c. 45m) is depicted only on the 1834 edition of the OS 6-inch map where it is described in gothic lettering as a 'fort'. No archaeological feature is visible at ground level in reclaimed pasture with some large overgrown ponds.			
MO018-053----	Enclosure - large enclosure	CORRYHAGAN	666553, 818821
Situated on the N shore of a bay (dims c. 330m E-W; c. 100-230m N-S) that is on the N shore of White Lough. A large circular embanked enclosure (ext. diam. c. 80-85m) is depicted only on the 1834 edition of the OS 6-inch map. Slight indications a bank survive NW-NE which morph into a field bank NE-SE while the shore forms the boundary SE-S. A house had been built in the SW quadrant by 1995 (OSAP)			
MO018-054----	Crannog	CORDEVILIS (Cremorne By., Aghamullen Par.)	667252, 819079
This crannog is not depicted on any OS map. It is an overgrown circular cairn (diam. 11m) located c. 40m from the N shore of a boggy area of White Lough. There is no evidence of a kerb or any wooden structural features.			
MO019-034----	Ringfort - rath	ANNANESE	671128, 819333
Situated on the NE-facing slope of a drumlin, with the rath (MO019-033----) on the summit c. 100m to the SW. This is a subcircular grass-covered area (dims 37.5m WNW-ESE; 33.5m NNE-SSW) defined by an earthen bank (at WSW: Wth of base 3.7m; int. H 1.2m; ext. H 1.85m) planted with beech trees. The bank is reduced to an outer scarp with a field bank at its base NNW-E, and the field bank is continued by facings stones on the outer face or the rath bank SE-W-NNW. There is no visible fosse and the entrance (Wth of base 2.5m) is at SE			
MO019-042----	Ringfort - rath	CORKEERAN (Cremorne By., Ballybay Par.)	671306, 821388
Situated at the S end of a N-S drumlin ridge. A circular earthwork is depicted here on maps of the Ballybay estate by N. Willoughby (1786). No archaeological feature is visible on aerial images			
MO023-007----	Burial ground	ANNY (Creemorne by; Aghnamullen par.)	667344, 818510
Located towards the E end of an E-W drumlin ridge. A rectangular enclosure (ext. dims c. 50m ENE-WSW; c. 40m NW-SE) is outlined lightly with double lines on the 1834 edition of the OS 6-inch map where it is described in gothic lettering as an 'Ancient Burial Ground'. This is depicted as within a large oval enclosure (dims c. 140m NW-SE; c. 110-125m NE-SW). The central feature has been removed without trace, but the outer enclosure is defined generally by a hedge at the top edge of a scarp (at NW: Wth 1.6m; H 2m) W-NE where there is a field bank at the base of the scarp			
MO023-008----	Ringfort - rath	TATTYBRACK	665460, 816590
Situated at the N end of a NNW-SSE ridge which is on top of a NE-SW drumlin ridge with rath (MO023-043----) c. 190m to the W. This is a circular grass-covered platform (diam. 39m N-S; 38m E-W) defined by a steep scarp (at N: Wth 1.5m; H 1.6m) and hedge. There is no visible fosse and the original entrance is not identified			

RMP No	Class	Townland	ITM
MO023-009----	Ringfort - rath	LEAGH (Cremorne By)	666391, 816915
Situated on a local summit on a NE-SW drumlin ridge. This rath is represented on McCrea's Map of County Monaghan (1793) and on the 1834 and 1907 editions of the OS 6-inch map. It is a subcircular overgrown area (dims 39m N-S; c. 35m E-W) defined by an earthen bank and external fosse or a wide berm separating the bank from a field bank that surrounds the rath. There are large gaps in the perimeter at SSE, W and NW but the original entrance is not identified			
MO023-017----	Ringfort - rath	CORSILLOGA	664488, 815848
Located at the crest of the S-facing slope of a short NE-SW summit on a NE-SW drumlin ridge. A D-shaped enclosure (dims c. 60m E-W; c. 30m N-S) truncated by an E-W road at N is depicted as a hachured feature only on the 1907 edition of the OS 6-inch map. A modern dwelling occupies the interior and a scarp (H 1.5-1.8m) survives SE-SW but there is no visible fosse or entrance.			
MO023-018----	Ringfort - rath	LISNALONG	665036, 816121
Located at the S end of a N-S summit on a NE-SW drumlin ridge. This rath is represented on McCrea's Map of County Monaghan (1793) and on the 1834 and 1907 editions of the OS 6-inch map. It is an overgrown circular area (diam. 47m N-S; 45m E-W) defined by an earthen bank separated by a fosse from an outer flat-topped bank (at NNW: Wth of base 6m; int. H 3.3m; ext. H 2.8m) that has a smaller bank on its outer edge, and an external fosse (at NNW: Wth of top 4; Wth of base 1.7m; ext. D 1.2m) W-N-E. There is an outer field bank at the base of the outer face of the outer bank ESE-SW. The entrance through the inner bank (Wth of base 2.5m) and causeway (Wth of top 2.7m; H 0.75m) are at S where the outer bank has been removed, and there is a NE-SW road outside the monument SE-S			
MO023-038----	Habitation site	MULLANARY GLEBE	667495, 817924
The following description is derived from the published 'Archaeological Inventory of County Monaghan' (Dublin: Stationery Office, 1986). In certain instances the entries have been revised and updated in the light of recent research. Date of upload/revision: 17 July 2007 Stones, stakes, pottery and many ancient remains were found when north island was ploughed in nineteenth century (JRSAI 8, 229; Wood-Martin 1886, 135; ITA Survey 1940). No visible trace now.			
MO023-043----	Ringfort - rath	TATTYBRACK	665225, 816552
Situated just off the crest of the N-facing slope of a NNW-SSE summit on a NE-SW drumlin ridge. It is represented as a circular enclosure planted with coniferous trees on the 1834 edition of the OS 6-inch map and as a hachured feature planted with trees on the 1907 edition. This is a circular grass-covered area (diam. 28.5m N-S; 27m E-W) defined by a slight earthen bank or a scarp (H 1m) with trees planted on the perimeter. There is no visible fosse or identifiable original entrance			



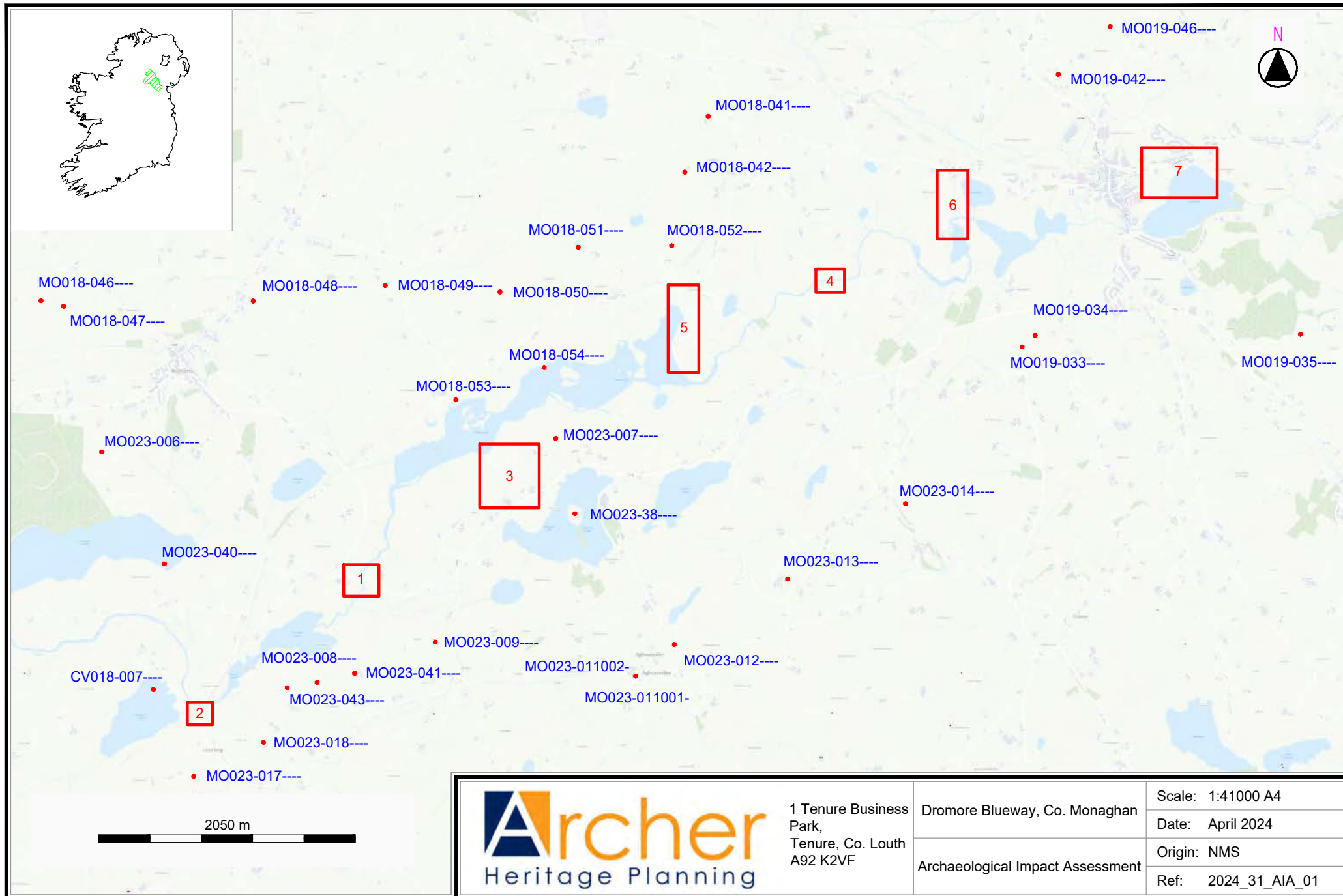


Figure 1: Location of site with surrounding RMPs



(l) 1st Edition OS Map (1835)

(r) Cassini (1910-30)


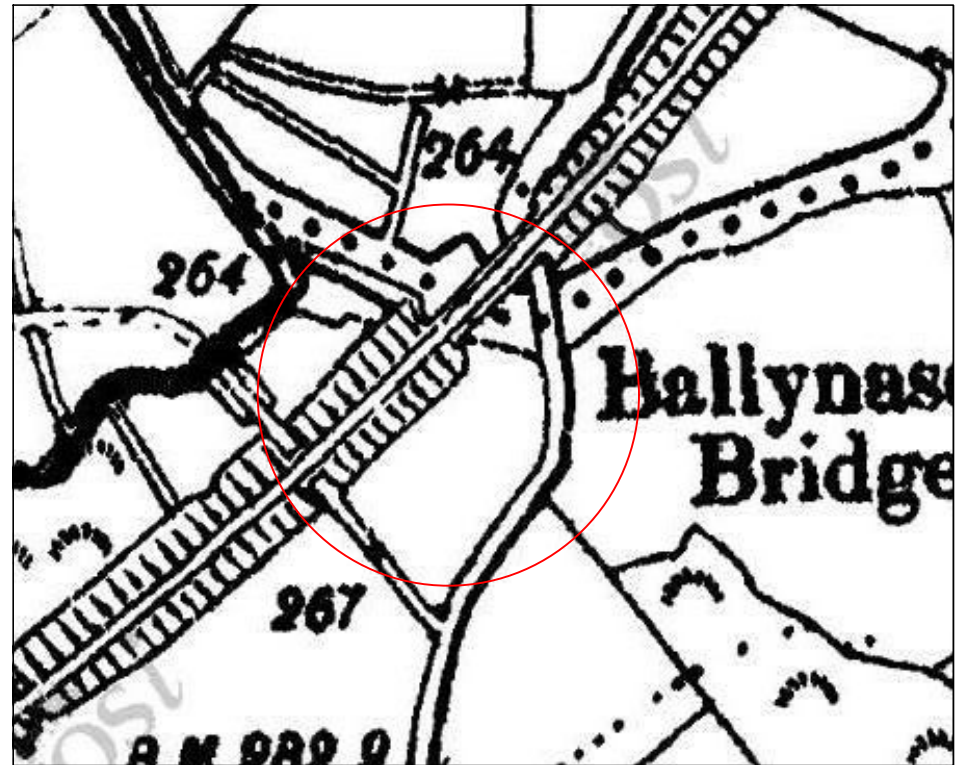
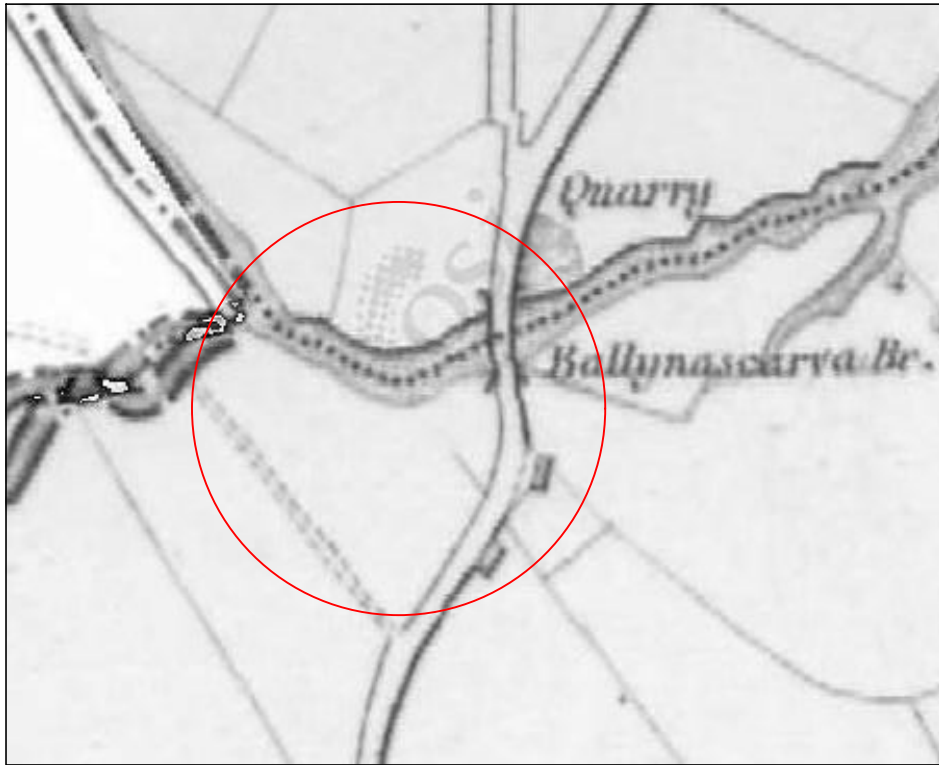
	1 Tenure Business Park, Tenure, Co. Louth A92 K2VF	Dromore Blueway, Co. Monaghan	Scale: Not to scale
		Archaeological Impact Assessment	Date: April 2024
			Origin: OSi
			Ref: 2024_31_AIA_02

Figure 2: Extracts from Historic Mapping for Site 1 Ballycoghill Bridge



(l) 1st Edition OS Map (1835)

(r) Cassini (1910-30)


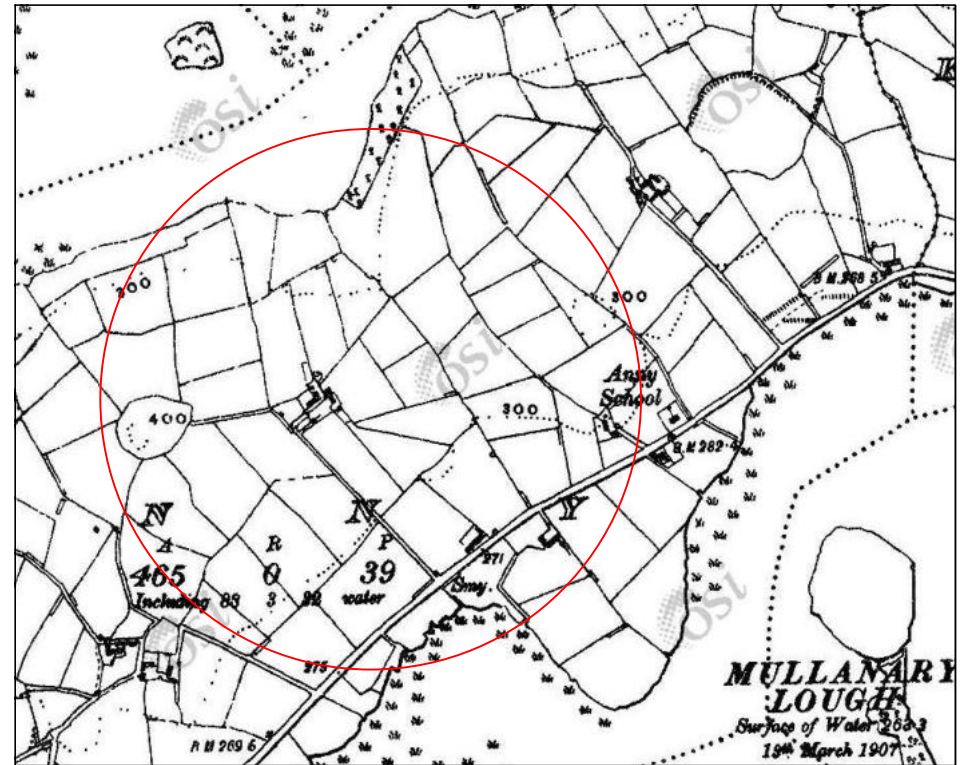
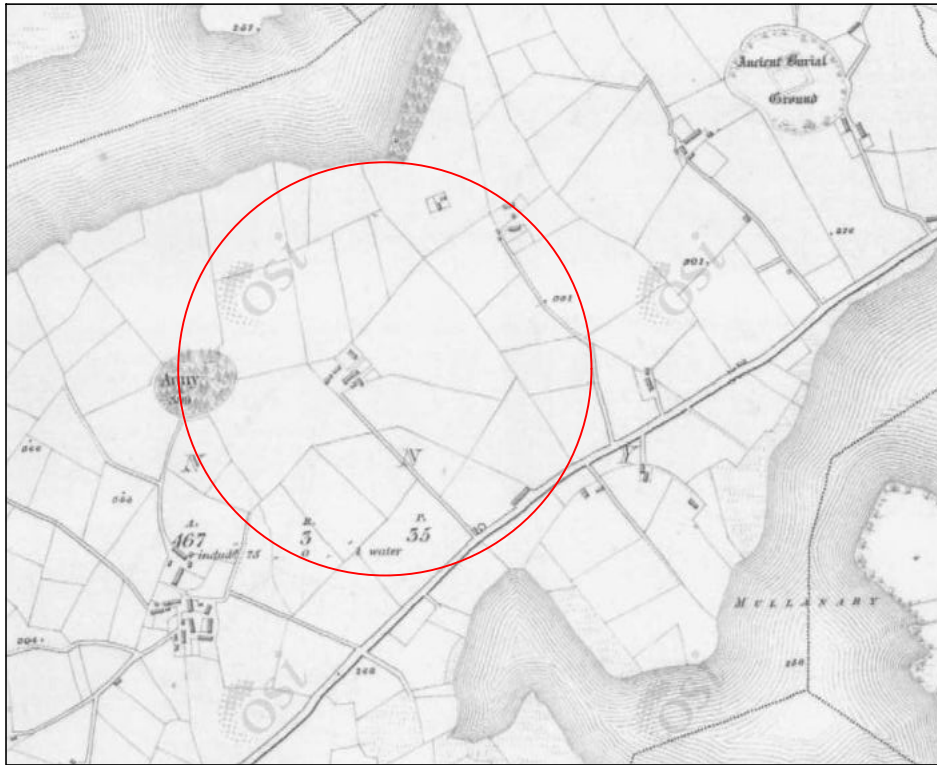
	1 Tenure Business Park, Tenure, Co. Louth A92 K2VF	Dromore Blueway, Co. Monaghan	Scale: Not to scale
		Archaeological Impact Assessment	Date: April 2024
			Origin: OSi
			Ref: 2024_31_AIA_03

Figure 3: Extracts from Historic Mapping for Site 2 Ballynascarva Bridge



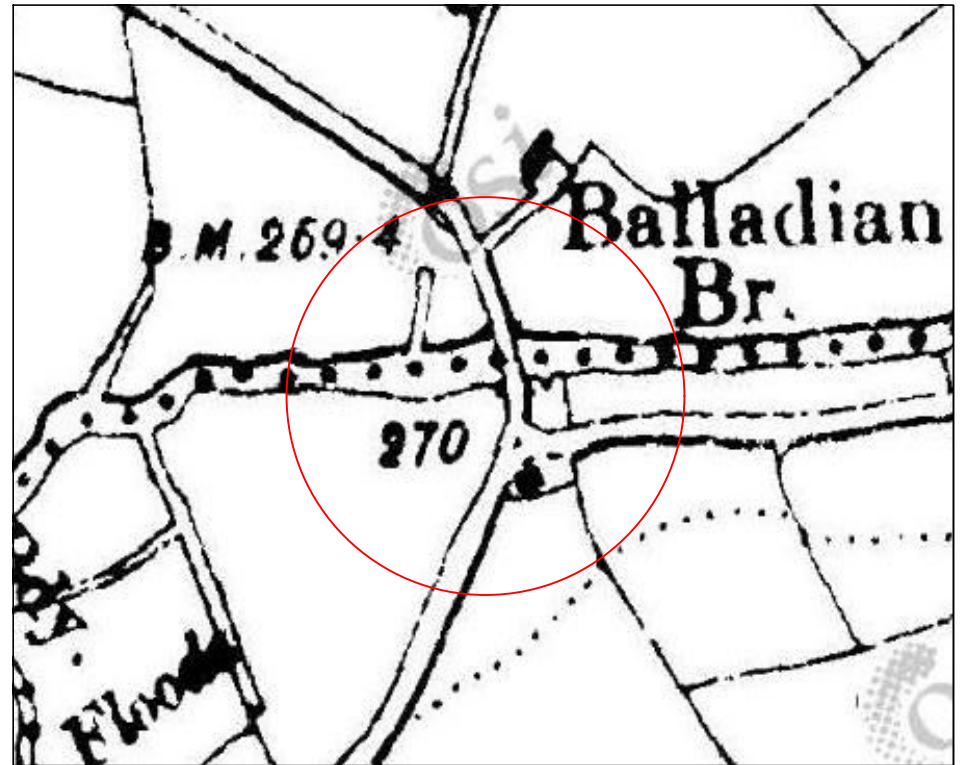
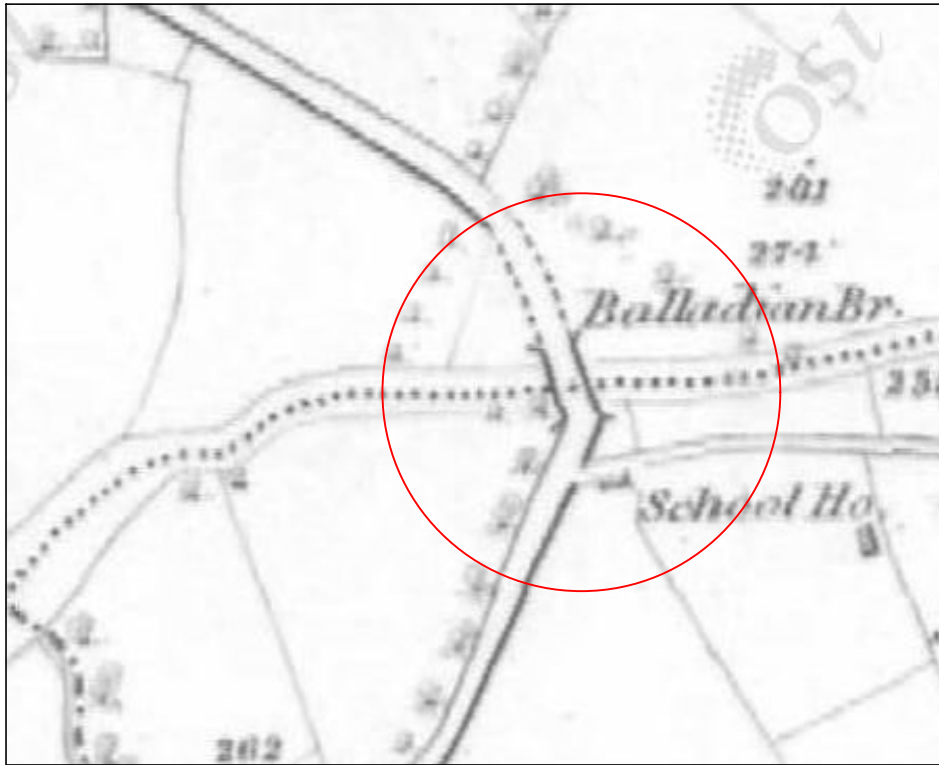


(l) 1st Edition OS Map (1835)

(r) Cassini (1910-30)

	1 Tenure Business Park, Tenure, Co. Louth A92 K2VF	Dromore Blueway, Co. Monaghan	Scale: Not to scale
	Archaeological Impact Assessment		Date: April 2024
			Origin: OSi
			Ref: 2024_31_AIA_04

Figure 4: Extracts from Historic Mapping for Site 3 White Lough



(l) 1st Edition OS Map (1835)

(r) Cassini (1910-30)

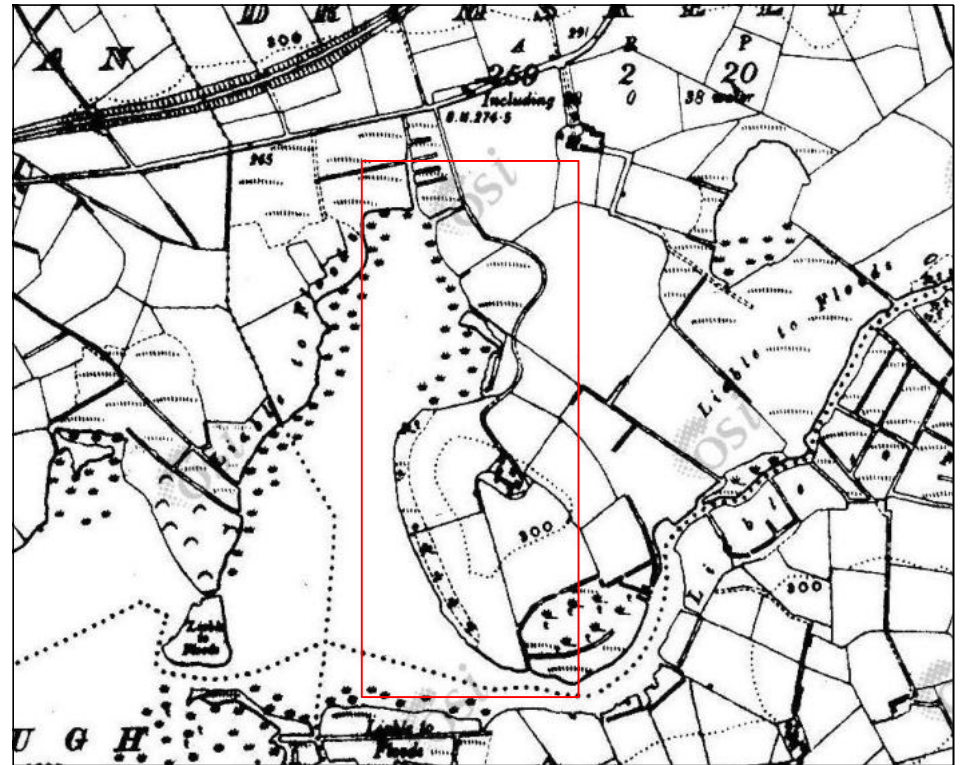
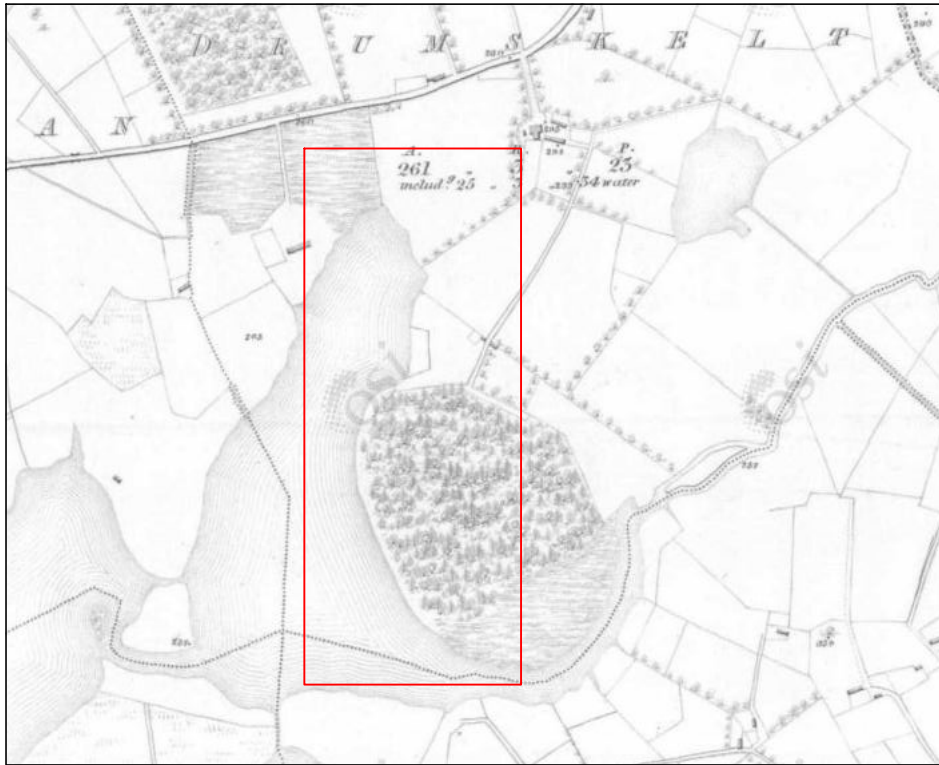


1 Tenure Business Park,  
Tenure, Co. Louth  
A92 K2VF

Dromore Blueway, Co. Monaghan  
Archaeological Impact Assessment

Scale: Not to scale
Date: April 2024
Origin: OSi
Ref: 2024_31_AIA_05

Figure 5: Extracts from Historic Mapping for Site 4 Balladian Bridge



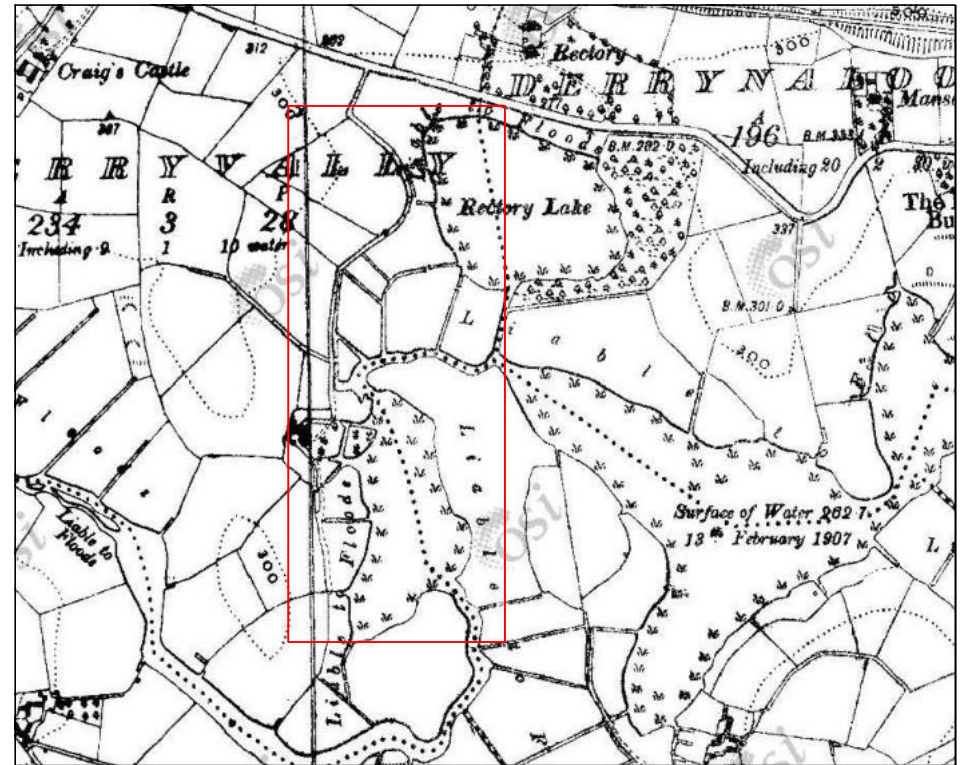
(l) 1st Edition OS Map (1835)

(r) Cassini (1910-30)

	1 Tenure Business Park, Tenure, Co. Louth A92 K2VF	Dromore Blueway, Co. Monaghan	Scale: Not to scale
		Archaeological Impact Assessment	Date: April 2024
			Origin: OSi
			Ref: 2024_31_AIA_06

Figure 6: Extracts from Historic Mapping for Site 5 Bairds Shore



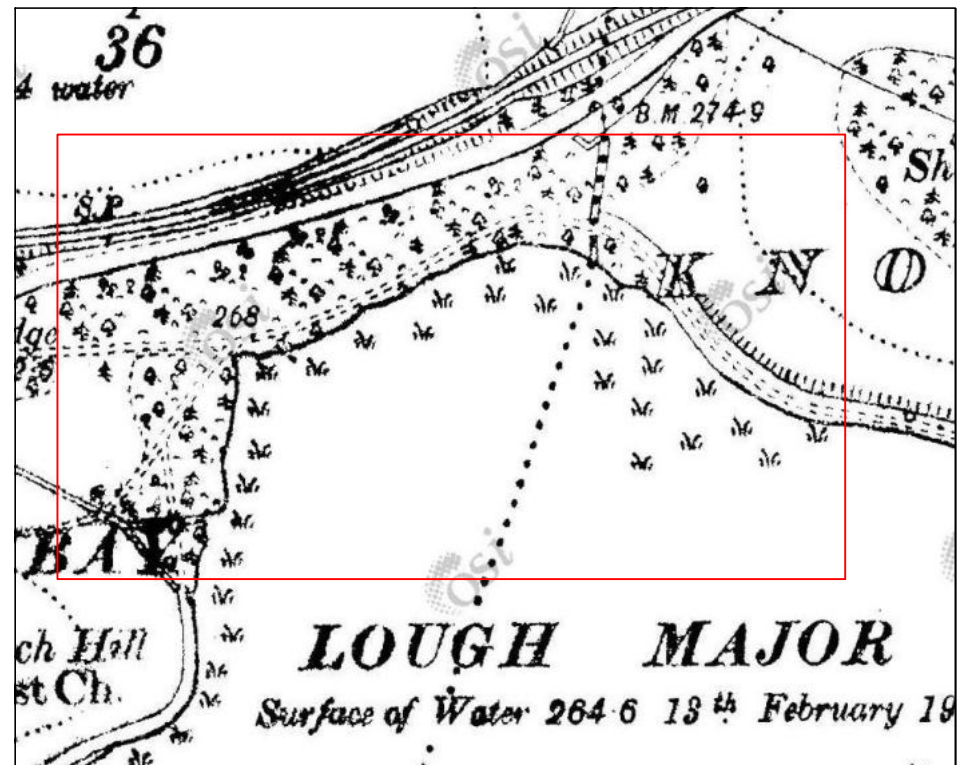


(l) 1st Edition OS Map (1835)

(r) Cassini (1910-30)

	1 Tenure Business Park, Tenure, Co. Louth A92 K2VF	Dromore Blueway, Co. Monaghan	Scale: Not to scale
	Archaeological Impact Assessment		Date: April 2024
			Origin: OSi
			Ref: 2024_31_AIA_07

Figure 7: Extracts from Historic Mapping for Site 6 Ballybay Wetlands



(l) 1st Edition OS Map (1835)

(r) Cassini (1910-30)



1 Tenure Business  
Park,  
Tenure, Co. Louth  
A92 K2VF

Dromore Blueway, Co. Monaghan  
Archaeological Impact Assessment

Scale: Not to scale  
Date: April 2024  
Origin: OSi  
Ref: 2024\_31\_AIA\_08

Figure 8: Extracts from Historic Mapping for Site 7 Lough Major



(l) OSi Aerial Photograph (1995)

(r) Google Earth Pro (2024)


	1 Tenure Business Park, Tenure, Co. Louth A92 K2VF	Dromore Blueway, Co. Monaghan	Scale: Not to scale
		Archaeological Impact Assessment	Date: April 2024
			Origin: OSi
			Ref: 2024_31_AIA_09

Figure 9: Extracts from Aerial Photography for Site 1 Ballycoghill Bridge





(l) OSi Aerial Photograph (1995)

(r) Google Earth Pro (2024)

	1 Tenure Business Park, Tenure, Co. Louth A92 K2VF	Dromore Blueway, Co. Monaghan	Scale: Not to scale
		Archaeological Impact Assessment	Date: April 2024
			Origin: OSi
			Ref: 2024_31_AIA_10

Figure 10: Extracts from Aerial Photography for Site 2 Ballynascarva Bridge



(l) OSi Aerial Photograph (1995)

(r) Google Earth Pro (2024)

	1 Tenure Business Park, Tenure, Co. Louth A92 K2VF	Dromore Blueway, Co. Monaghan	Scale: Not to scale
		Archaeological Impact Assessment	Date: April 2024
			Origin: OSi
			Ref: 2024_31_AIA_11

Figure 11: Extracts from Aerial Photography for Site 3 White Lough



(l) OSi Aerial Photograph (1995)

(r) Google Earth Pro (2024)


	1 Tenure Business Park, Tenure, Co. Louth A92 K2VF	Dromore Blueway, Co. Monaghan	Scale: Not to scale
		Archaeological Impact Assessment	Date: April 2024
			Origin: OSi
			Ref: 2024_31_AIA_12

Figure 12: Extracts from Aerial Photography for Site 4 Balladian Bridge





(l) OSi Aerial Photograph (1995)

(r) Google Earth Pro (2024)

	1 Tenure Business Park, Tenure, Co. Louth A92 K2VF	Dromore Blueway, Co. Monaghan	Scale: Not to scale
		Archaeological Impact Assessment	Date: April 2024
			Origin: OSi
			Ref: 2024_31_AIA_13

Figure 13: Extracts from Aerial Photography for Site 5 Bairds Shore





(l) OSi Aerial Photograph (1995)

(r) Google Earth Pro (2024)


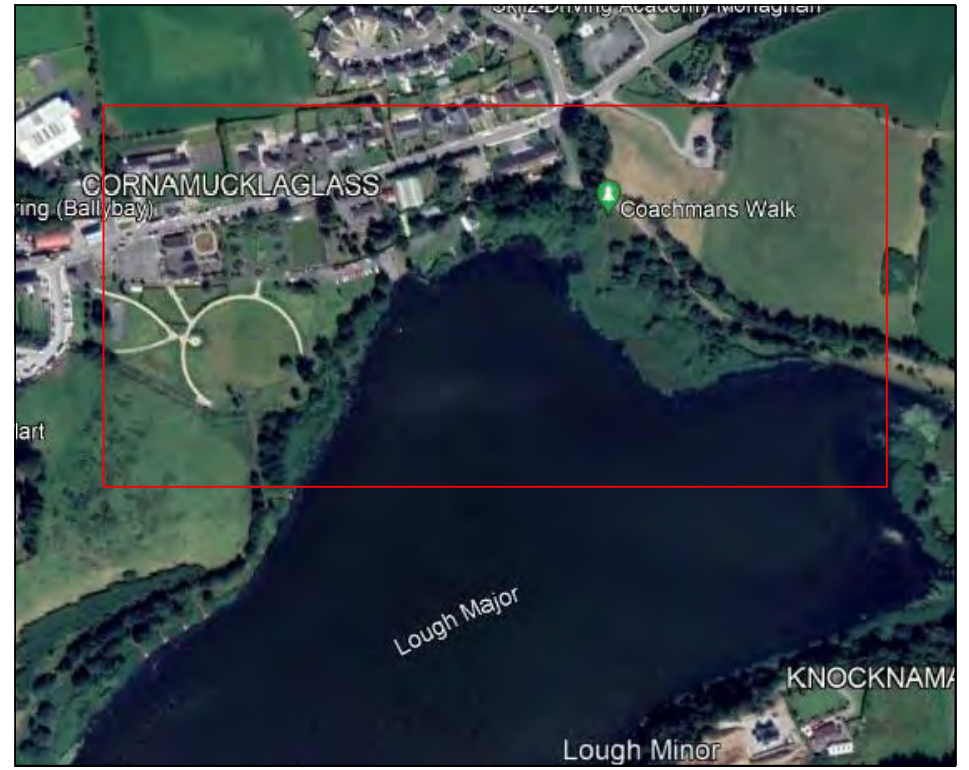
	1 Tenure Business Park, Tenure, Co. Louth A92 K2VF	Dromore Blueway, Co. Monaghan	Scale: Not to scale
		Archaeological Impact Assessment	Date: April 2024
			Origin: OSi
			Ref: 2024_31_AIA_14

Figure 14: Extracts from Aerial Photography for Site 6 Ballybay Wetlands



(l) OSi Aerial Photograph (1995)

(r) Google Earth Pro (2024)


	1 Tenure Business Park, Tenure, Co. Louth A92 K2VF	Dromore Blueway, Co. Monaghan	Scale: Not to scale
		Archaeological Impact Assessment	Date: April 2024
		Origin: OSi	
		Ref: 2024_31_AIA_15	

Figure 15: Extracts from Aerial Photography for Site 7 Lough Major





Plate 1: Railway type gate and piers at Ballynascarva Bridge



Plate 2: Area proposed for test trenching at Ballynascarva Bridge (Site 2)



Plate 3: Ballycoghill Bridge



Plate 4: White Lough shoreline and car parking area





Plate 5: Laneway leading to White Lough



Plate 6: Bairds Shore



Plate 7: Laneway leading to Bairds Shore



Plate 8: Balladian Bridge with existing slipway in foreground





Plate 9: Ballybay wetlands existing slipway



Plate 10: Shore area at Lough Major, Ballybay



ARCHITECTS  
CONSULTING ENGINEERS  
BUILDING SURVEYORS  
FIRE ENGINEERS

**TITLE:** ENVIRONMENTAL IMPACT ASSESSMENT  
SCREENING REPORT FOR DROMORE  
BLUEWAY PROJECT

**CLIENT:** MONAGHAN COUNTY COUNCIL

**LOCATION :** 7 X SITES ALONG THE DROMORE RIVER

Stage/Revision:	Author:	Checked:	Issued:
FINAL	Kieran O Reilly		2024.10.09

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## 1.0 INTRODUCTION

This is an EIA screening report for the proposed infrastructural upgrades to improve access and egress to the Dromore river system for small vessels and to provide amenity spaces to enhance tourism in the area. The development will consist generally of the following:

- Renewing and widening slipway, provision of car park, removal of height restriction Gate, Internal Laneways works at Ballycoghill Bridge,
- New Entrance, provision of car park, pathways, play area, new information board and picnic tables, improvement to existing slipway at Ballynascarva Bridge,
- New drainage work to laneway and resurfacing, turning heads at White Lough, South Shore,
- Renew and widen the slipway at Balladian Bridge,
- Renew and widen the slipway, new turning head at Baird's Shore,
- Improvement to existing slipway and gravelled area at Ballybay Wetlands,
- Proposed floating pontoon, new information board at Lough Major,
- Construction of ancillary works at all sites, including signages, permeable paving, fencing, landscaping, and other ancillary works required to deliver the project.

This application relates to protected structures Ref: 41402310 (Ballycoghill Bridge)

The purpose of the report is to screen the proposed development to establish whether it requires Environmental Impact Assessment (EIA) and as a result if an Environmental Impact Assessment Report (EIAR) should be prepared in respect of it. An Appropriate Assessment Screening Statement form part of the Natura Impact Assessment that has also been prepared as a separate document.

The screening process includes an assessment of the details of the proposal with reference to the relevant EIA legislation, including the Planning and Development Regulations 2001, as amended by Planning and Development Regulations 2015), the EIA Directive 2011/92/EU (as amended by Directive 2014/52/EU) and relevant EU Guidance including Interpretation of definitions of project categories of Annex I and II of the EU Directive, EU, 2015 and Environmental Impact Assessment of Projects Guidance on Screening, EU, 2017.

This EIA Screening covers,

- Description of the proposed development
- The legislative basis for EIA
- Screening consideration
- Conclusions

## **2.0 LEGISLATIVE BASIS FOR EIA**

EIA requirements derive from the EIA Directive (Directive 2011/92/EU as amended by Directive 2014/52/EU). As the amended Directive came into force on 16th May 2017 and regulations transposing it into national legislation have been enacted. No changes to the prescribed project types or thresholds are required under the amended Directive so the types and thresholds set out in the 2001-2010 Regulations remain in effect.

EIA legislation as it relates to the planning process has been largely brought together in Part X of the Planning and Development Acts 2000-2018. Part 1 of Schedule 5 to the Planning and Development Regulation lists project types, included in Annex I of the Directive which automatically require EIA. Part 2 of the same Schedule lists project types included in Annex II. Corresponding developments automatically require EIA if no threshold is given or if they are exceeding a given threshold. Developments which correspond to Part 2 project types but are below the given threshold must be screened to determine whether they require EIA or not. This is done by consideration of criteria set out in Schedule 7.

## **3.0 SCREENING CONSIDERATIONS.**

### **CLASS OF DEVELOPMENT**

In the first instance it is necessary to determine whether the project is of a type (or 'class') that require an EIAR. This project does not correspond to any of the prescribed types listed in Annex I. However, it could be considered to correspond to the Infrastructure Project types set out in Annex II, as discussed below.

Schedule 5, Part 2 of the Planning and Development Regulations, 2001 includes both infrastructure and tourism and leisure project types,

## **10. INFRASTRUCTURE PROJECTS**

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

(in this paragraph, 'business district means a district within a city or town in which the predominant land use is retail or commercial use)

The EU guidance on 'Interpretation of definitions of project categories of Annex I and II of the EIA Directive' (2015) interprets 'urban development' as taking 'account of, inter alia the following,

- i. Projects with similar characteristics to car parks and shopping centers could be considered to fall under Annex II (10)(b). This could be the case for example, of bus garages or train depots, which are not explicitly mentioned in the EIA Directive, but have similar characteristics to car parks.

- ii. construction projects such as housing developments, hospitals universities, sports stadiums, cinemas, theatres, concert halls and other cultural centers could also be assumed to fall within this category. The underlying principle is that all these project categories are of an urban nature and that they may cause similar types of environmental impact.
- iii. Projects to which the terms 'urban' and 'infrastructure' can relate, such as the construction of sewerage and water supply networks, could also be included in this category.

Only a small portion of the development is to be located within Ballybay town with the remainder of the development located in the greater rural area of the Clones – Ballybay municipal district. Therefore, the proposal is a prescribed project type but is considered significantly below threshold.

## **12. TOURISM AND LEISURE**

- a) Ski-runs, ski-lifts and cable-cars where the length would exceed 500 meters and associated developments.
- b) Sea water marinas where the number of berths would exceed 300 and freshwater marinas where the number of berths would exceed 100.
- c) Holiday villages which would consist of more than 100 holiday homes outside built-up areas; hotel complexes outside built-up areas which would have an area of 20 hectares or more or an accommodation capacity exceeding 300 bedrooms.
- d) Permanent camp sites and caravan sites where the number of pitches would be greater than 100.
- e) Theme parks occupying an area greater than 5 hectares.

The proposed development does not include any of the development types listed (a) to (e) and is therefore not deemed to be a prescribed project type under this heading.

## **4.0 SUB-THRESHOLD DEVELOPMENT**

As the proposed development corresponds to an Annex II project type but does not meet the prescribed thresholds above, it can be considered to be a 'sub-threshold' development.

Having regard to the 'wide scope and broad purpose' of the Directive, it is appropriate to consider if it is likely to cause significant environmental impacts by reference to the relevant criteria for determining same, as set out in Schedule 7 of the Planning and Developments Regulations.

Given the scale of the proposed development it is unlikely to cause sufficiently significant effects to warrant a sub-threshold EIA. However, in order to provide a comprehensive screening, this screening proceeds to consider it against the Schedule 7 criteria,

nonetheless. Schedule 7 specifies 'Criteria for determining whether a development would or would not be likely to have significant effects on the environment' under these three headings.

- 1) Characteristics of Proposed Development
- 2) Location of Proposed development
- 3) Characteristics of Potential Impacts

The tables below and overleaf set out these considerations using both the main and sub criteria which are specified in Schedule 7.

<b>SCHEDULE 7 CRITERIA</b>		<b>Relevance</b>	<b>Commentary</b>
<b>1. The characteristics of proposed development in particular</b>			
	The size of the proposed development	No	The proposed development in Ballybay town has an area of c.0.147 ha.
	The cumulation with the proposed development	No	There are no developments under construction or planned with the vicinity of the site in question that are considered cumulatively to have significant environmental effects
	The use of natural resources	Potential	The proposed development does include the use of natural resources.
	The production of waste	No	Waste will be produced during the construction of the proposed development; however, this is considered to be insufficient to cause significant effects. Waste materials will be brought to a construction and demolition recycling center for reuse.



	Pollution and Nuisances	No	The impacts including noise and dust within acceptable standards are anticipated to be negligible.
	The risk of accidents having regard to substances or technologies	No	Given the nature of the proposed development, the potential impacts are anticipated to be negligible.
<b>2. Location of Proposed Development</b>			
The environmental sensitivity of geographical areas likely to be affected by the proposed development, having regard in particular to	The existing land use	No	The proposed development will take with Ballybay Town is to take place along the shores of Lough Major. The Shoreline in the proposed area of development has a public manmade beach in place along with floating fishing stands. The proposed floating pontoon will enhance and improve the existing amenity area. The structure itself is full removable and is unlikely to affect are environmental sensitivities of the area.
	The relative abundance, quality and regenerative capacity of natural resources in the area	No	The impacts are anticipated to be negligible given the scale of the proposed development.
The absorption capacity of the natural environment, paying particular attention to the following areas	Wetlands, riparian areas, river mouths;	No	There is no loss of habitat arising from the proposed development. The proposal has been assessed in the Natura Impact Assessment Report Including appropriate assessment screening. This report has

			concluded that no rare, threatened or protected species were found during survey.
	Coastal Zones	No	Not Applicable
	Mountain and Forest areas	No	Not Applicable
	Nature reserves and parks	No	Not Applicable
	Areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	No	The Natura Impact Assessment including an Appropriate Assessment Screening Report submitted as part ABP Application concludes that the proposed development is not foreseen to give rise to any significant adverse effects on designated European sites.
	Areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded.	No	Not Applicable
	Densely populated areas	No	Not Applicable
	Landscapes of historical, cultural, archaeological significance	No	As the proposed development is repair, renewal, and improvement of existing access points onto the Dromore River system no significant impact is anticipated.
<b>3. Characteristics of proposed development</b>			

The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above and having particular regard to:	The magnitude and spatial extent of the impact (geographical areas and size of the affected population)	No	The impacts are anticipated to be insufficient given the scale of the proposed development.
	The nature of the impact	No	The impact of the proposal will be negative during the construction stage but will be positive once completed.
	The transboundary nature of the impact.	No	Not considered relevant
	The magnitude and complexity of the impact		The impacts are anticipated to be insufficient given the scale of the proposed development.
	The probability of the impact	No	There are no significant environmental effects anticipated.
	The expected onset, duration frequency and reversibility of the impact.	No	There are no significant environmental effects anticipated.
	The cumulation of the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A) (b) of the Act and/or development the subject of any	No	There are no significant environmental effects anticipated.

	development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment.		
	The possibility of effectively reducing the impact	No	There are no significant environmental effects anticipated.

## 5.0 CONCLUSION

Given the proximity of the proposed development to the Dromore River (i.e. Tributary of the Annalee / Erne River) it was concluded that by applying the precautionary principle, potential impacts arising from the development could not be discounted at the screening stage. Consequently, it was determined that Appropriate Assessment (AA) – Stage 2 for the project was required.

Yours sincerely,



**KIERAN O'REILLY** MR/IAI  
ARCHITECT | PSDP | DIRECTOR



# **Ecological Impact Assessment (EcIA) Report**

**Proposed Blueway Project, Dromore River System, Co.  
Monaghan**

**Report For:**

**CS Pringle**

**Prepared By:**

**Patrick McCabe B.Sc., M.Sc.**

**Date:**

**August 2024**

**Project No. 15305**

**Report No. 15305-02**





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## LIST OF APPENDICES

*Appendix 1:* CRITERIA FOR ECOLOGICAL EVALUATION (NRA GUIDELINES, 2009)

*Appendix 2:* FLYNN FURNEY WINTER BIRD SURVEY REPORT 2023/2024

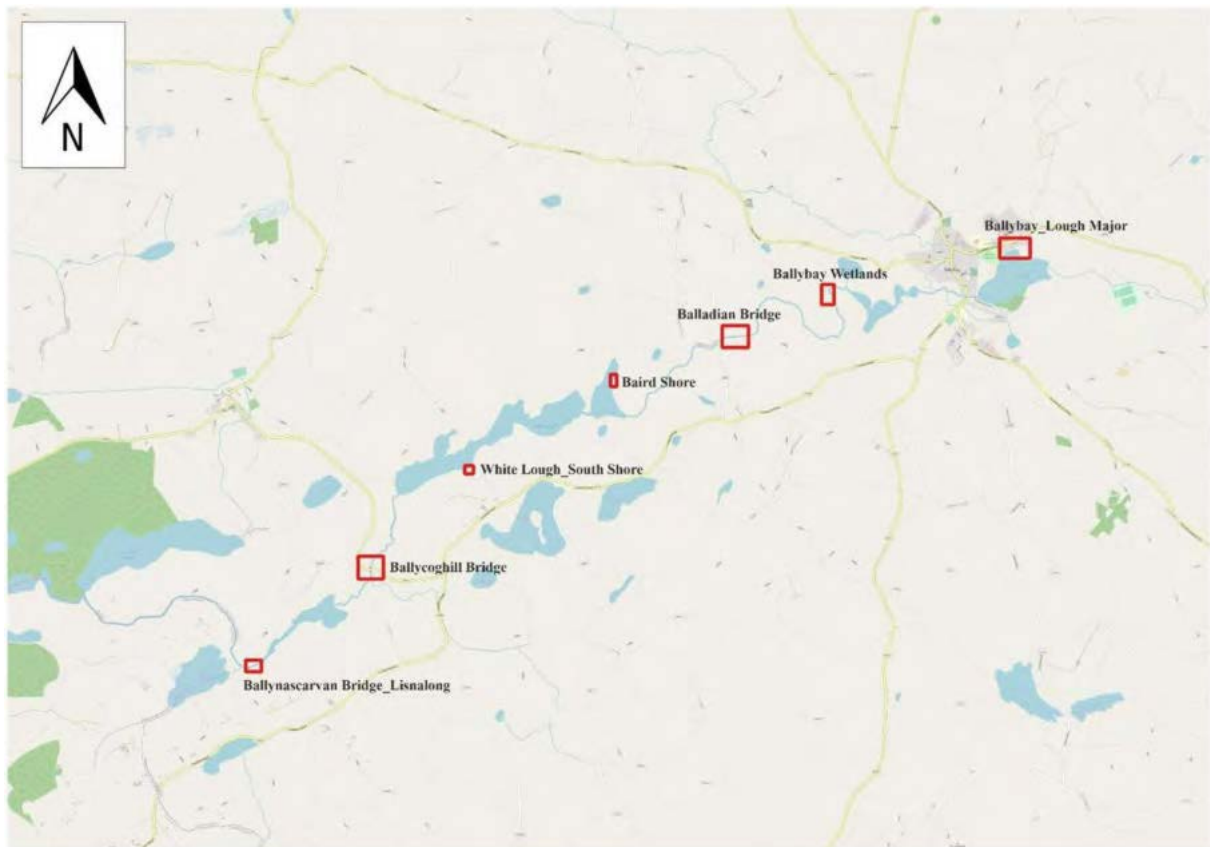
*Appendix 3:* FLYNN FURNEY SUMMER BIRD SURVEY REPORT 2024

*Appendix 4:* SILT CONTROL EQUIPMENT

## 1.0 INTRODUCTION

### 1.1 Project Background

It is understood that Monaghan County Council, intends to install / improve infrastructure at seven distinct locations to support the proposed Dromore River Blueway which is planned to run from Ballybay Town to Lisnalong, Co. Monaghan, covering an approximate distance of 12km (see Plate 1). Consequently, Monaghan CoCo intend to apply to An Bord Pleanála for approval for the development under Section 177AE of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended). Subsequently, Hydrec Environmental Consulting were engaged by CS Pringle (i.e. appointed Design Consultant) to carry out an Ecological Impact Assessment (EcIA) of the project.



**Plate 1. Proposed Dromore River Blueway infrastructure work sites**

This EcIA can be considered to have the following aims:

- Establish the ecological baseline prior to the works;
- Determine the ecological value of any identified features;
- Assess the impact of the proposed works on ecological features of value;
- Recommend mitigation measures to avoid, reduce and remedy any identified ecological impacts; and
- Identify any residual impacts of the works post mitigation.

## 1.2 Project Description

As can be seen from Plate 1, works varying in scale are proposed at seven locations along a c.12km stretch from Ballybay to Lisnalong. These include:

- Lough Major\_Ballybay;
- Ballybay Wetlands;
- Balladian Bridge;
- Baird's Shore;
- White Lough\_South Shore;
- Ballycoghill Bridge; and
- Ballynascarva Bridge.

It is understood that the level of works will range from signage to more intrusive slipway regenerative works. A summary of the works proposed for each site include:

### Lough Major, Cornamucklaglass, Co. Monaghan.

- New signage and installation of floating pontoon.

### Ballybay Wetlands, Derryvally, Co. Monaghan

- New signage;

- Installation of 100mm of compacted Clause 804 to existing gravelled area for parking; and
- Extend existing slipway by 2m with clean stone/Clause 804 to reduce gradient.

Balladian Bridge, Balladian, Co. Monaghan.

- New signage; and
- Slipway renewal to include – vegetation clearance, installation of waterproof membrane, 200mm of well compact 40mm clean stone with 150mm layer of Clause 804 surface layer in GeoCell membrane

Baird's Shore, Drumsfelt [DED: Anny], Co. Monaghan

- New signage; and
- Slipway renewal at two locations to include – vegetation clearance, installation of waterproof membrane, 200mm of well compact 40mm clean stone with 150mm layer of Clause 804 surface layer in GeoCell membrane.

White Lough South Shore, Anny [DED: Anny], Co. Monaghan

- New signage;
- Removal of existing boulders/stone piles and vegetation; and
- Installation of 20mØ turning head formed with 150mm Clause 804 stone at end of existing lane.

Ballycoghill Bridge, Clossagh Beg, Co. Monaghan

- New signage;
- Slipway renewal to include – vegetation clearance, installation of waterproof membrane, 200mm of well compact 40mm clean stone with 150mm layer of Clause 804 surface layer in GeoCell membrane;
- Removal of height restriction gate; and
- New car park .



Ballynascarva Bridge, Lisnalong, Co. Monaghan

- New signage;
- Creation of new access roadway (i.e. permeable paving) with parking facilities parallel with the old railway;
- Provision of x3 picnic benches;
- New hedgerow/trees to be planted for demarcation of new boundary; and
- New slipway to be 5.0metres wide and constructed by removing existing soil down to firm formation level. Installation of waterproof membrane, 200mm of well compact 40mm clean stone with 150mm layer of Clause 804 surface layer in GeoCell membrane

It is understood that no further excavation works are proposed within the Ballycoghill Bridge wetland (as identified by the County Monaghan Wetlands Site, 2010) beyond the area directly to the east of the existing carpark. It is also understood that no alteration to the depth or width of any watercourse channel is proposed as part of the project at this juncture.

### **1.3 Legislative & Policy Context**

This report has been prepared in full accordance with the following legislation, policy and guidance documentation:

#### **Legislation**

- Wildlife Acts 1976 – 2012 (as amended);
- EU Habitats Directive 92/43/EEC, European Communities (Natural Habitats) Regulations 1997, European Communities (Birds & Natural Habitats) Regulations 2011;
- Flora (Protection) Order, 1999;
- EU Birds Directive 2009/147/EEC; and
- Environmental Impact Assessment Directive (2014/52/EU);

#### **Policies & Plans**

- The County Monaghan Wetlands Map 2010;
- Wetland Survey County Monaghan (November 2011);

- Ireland’s 4<sup>th</sup> National Biodiversity Action Plan 2023 – 2030;
- River Basin Management Plan for Ireland 2018 – 2021; and
- Monaghan County Development Plan 2019 – 2025.

### **Guidance**

- Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities. Department of Environment, Heritage and Local Government;
- Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats;
- Fossitt, J. (2000) A Guide to Habitats in Ireland;
- Guidelines for Assessment of Ecological Impacts of National Road Schemes (NRA, 2009);
- Smith et. al. (2011) Best practice guidance for habitat survey and mapping;
- CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. September 2018;
- Irish Ramsar Wetlands Committee, 2018. Irish Wetland Types - an identification guide and field survey manual. EPA, Johnstown Castle, Ireland;
- CIEEM (2021), Good Practice Guidance for Habitats and Species.

### **1.4 Statement of Competence**

Patrick McCabe is a graduate of University College Dublin with a BSc in Applied Environmental Science. Additionally, Patrick has graduated from Dundalk Institute of Technology (Centre for Freshwater Studies) with a MSc focusing on freshwater ecology and catchment science / hydrology. He has over 10 years’ experience in environmental consultancy, acting as project manager on a range of ecological and hydrological assessments within the agricultural, industrial, residential and waste sectors. Patrick has also spoke on such topics at a number of national conferences (e.g. International Association of Hydrogeologists (IAH), Irish Group, Annual Conference 2021) and given guest lectures on the subject to third level education institutions (e.g. NUI Galway - MSc Programme in “Marine and Freshwater Resources: Management, 2022, 2023, 2024).

## 2.0 METHODOLOGY

### 2.1 Field Surveys

#### 2.1.1 Floral / Habitat Survey

Each site was surveyed on the 01<sup>st</sup> of August 2024 under bright, dry conditions. The primary aim of the visit was to establish a baseline of the ecological conditions onsite and to describe the habitats, dominant species, indicator species, invasive species and species of conservation where present. Given the presence of Badgers (*Meles meles*) within 1km of some of the proposed development sites, a check for badger activity was also conducted. Simultaneously, a survey for Otter holts was also carried out. These checks were extended c. 30m upstream / downstream of each proposed works sites.

#### 2.1.2 Aquatic Macroinvertebrate Survey

On the 02<sup>nd</sup> August 2024, Patrick McCabe (Certified Small Stream Risk Score (SSRS) Assessor) completed a macroinvertebrate check at the following proposed development locations:

- Lough Major;
- Baird Shore;
- White Lough South Shore; and
- Ballynascarva Bridge.

The Lough Major and Ballynascarva Bridge sampling locations were included given previous records of White-clawed Crayfish (*Austropotamobius pallipes*) in their vicinity (see Section 3.4). Both the Baird Shore and White Lough South sites were included based on a previous recording of *Nebrioporus (Nebrioporus) depressus* at Baird Shore (see Section 3.4). Each sample was collected using the 2-minute ‘Travelling Kick Method’ and accompanied with a 1-minute stone wash.

#### 2.1.3 Bat Survey

Over the course of three days (i.e. 31<sup>st</sup> July – 03<sup>rd</sup> August 2024), Hydrec Environmental Consulting carried out a bat survey at the following locations:

- Balladian Bridge;
- Ballycoghill Bridge; and
- Ballynascarva Bridge.

This involved the following procedures:

1. Visual inspection

All areas of the site where hedgerow/treeline habitat is proposed for removal was examined for evidence of living bats, bat corpses, bat droppings and staining. This was done from ground level.

2. Bat detector survey

Additionally, a bat detector survey was carried out. The active survey utilised an Echometer 2 bat detector which converts the ultrasonic used by bats to navigate and communicate to a recordable digital signal as well as an audible sound and a screen displaying sonograms of the ultrasonic received.

The survey commenced prior to sunset (i.e. dusk survey). Weather conditions recorded included temperatures of 12 – 17 degrees Celsius, low windspeed and no rainfall. Conditions were highly suited to bat activity.

*2.1.4 Winter & Summer Bird Survey*

Winter bird surveys were carried by Flynn Furney Environmental Consultants out on 30<sup>th</sup> & 31<sup>st</sup> of December 2023 and 3<sup>rd</sup> & 5<sup>th</sup> January 2024. Summertime surveys were carried out by Flynn Furney Environmental Consultants on the 15<sup>th</sup> & 16<sup>th</sup> of June 2024 and the 5<sup>th</sup> & 28<sup>th</sup> July 2024. Surveys conducted on this project followed the O'Brien and Smith survey methods (as described in Gilbert et al 2012), combined with the Common Bird Census (CBS) survey methodology. These survey methodologies target raptors, waterbirds and passerines of conservation concern, (e.g. waders and red/amber-listed species). Audible and visual registrations were recorded during the surveys. Other species of note were also recorded to assess the potential importance of the study area for breeding bird species. On-site surveys consisted of the surveyor walking routes which covers the site to a 500m radius from the boundary and every point of suitable habitat (on site and to a 500m radius where accessible) was surveyed to within 100m.

All birds encountered on site were recorded using field maps and using standard British Trust for Ornithology (BTO) species and activity codes. Weather conditions were suitable on all survey days with the conditions during winter and summer recorded as:

- Winter - Temperature ranged between 6 and 8 Celsius. Weather was overcast throughout all survey periods but visibility was generally good. Windspeeds were low between 2-4 Beaufort and generally below 20kph. There was intermittent rain or showers on the December visits but no rainfall on the January visits; and
- Summer - Temperature ranged between 15 and 22 Celsius. Weather was overcast throughout all survey periods but visibility was generally good. Windspeeds were low and generally around 2 Beaufort and generally below 10 kph. There was no rainfall during the survey visits.

### 2.1.5 *Spring Nesting Bird Survey*

On the 30<sup>th</sup> April 2024, Patrick McCabe of Hydrec Environmental Consulting carried out a survey for nesting bird sites at each of the 7 proposed work locations. The purpose of the survey was to check if any springtime breeding was occurring at the development sites. For instance, certain species associated with the Dromore Loughs pNHA (i.e. Great Crested Grebe, Mute Swan, Mullard) could potentially build nests from aquatic vegetation and position such adjacent to the stream / lake sites.

## 2.2 **Impact Assessment Methodology**

The impact assessment methodology applied within this assessment follows the Chartered Institute of Ecology and Environmental Management (CIEEM) guidance (CIEEM 2018). As outlined in the guidance a ‘Zone of Influence’ must be established. The ‘Zone of Influence’ for a project is the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities. Those ecological features which occur within the Zone of Influence are evaluated in geographic hierarchy of importance (see guidelines included within Appendix 1). The following geographic frame of reference as outlined in the NRA Guidelines (2009) have been used to determine value of ecological resources:

- International importance;
- National importance;
- County importance;
- Local importance (higher value) and
- Local importance (lower value).

In accordance with the CIEEM (2018) guidelines, likely potential impacts were characterised by considering the parameters shown in Table 1. Potential impacts may occur during construction or operational of a development and may be indirect as well as direct.

After assessing the impacts of the project, mitigation to avoid ecological impacts may be warranted. Once measures to avoid and mitigate ecological impacts have been finalised, assessment of the residual impacts should be undertaken to determine the significance of their effects on ecological features. Cumulative effects can result from individually insignificant but collectively significant actions taking place over a period of time or concentrated in a location. Developments included in the cumulative impact assessment include projects located within the established Zone of Influence including:

- proposals for which consent has been applied which are awaiting determination in any regulatory process (not necessarily limited to planning permission)
- projects which have been granted consent (not limited to planning permissions) but which have not yet been started or which have been started but are not yet completed (i.e. under construction)
- proposals which have been refused permission, but which are subject to appeal and the appeal is undetermined
- to the extent that their details are in the public domain, proposed projects that will be implemented by a public body but for which no consent is needed from a competent authority.



**Table 1. Characteristics of potential impacts (adapted from CIEEM 2018).**

Potential Impact Parameter	Description
Quality of Effects	Potential impacts can have a positive or negative effect on the environment.
Magnitude	Magnitude can be measured in many ways such as the spatial or geographical area over which the impact may occur, or the size of a population impacted.
Duration	Effects may be described as temporary, short, medium, long-term or permanent. A temporary impact lasts <1 year; short-term impact lasts 1-7 years, medium-term impacts last 7-15 years, long-term impacts last 15-60 years; permanent impacts last >60 years.
Frequency & Timing	<p>The number of times an activity occurs will influence the resulting effect.</p> <p>The timing of an activity or change may result in an impact if it coincides with critical life-stages or seasons e.g. bird nesting season.</p>
Significance	Potential impacts are either significant or non-significant.

### 2.3 Statement of Difficulties Encountered

No significant difficulties were encountered during this assessment. For instance, the timing of the floral survey was deemed optimal for plant identification. Bird surveys were completed during different seasons so as to allow for the recording of all target species. It was noted by Flynn Furney that following heavy rainfall in November and December 2023, that access to some sites was significantly restricted in places due to high water levels and flooding. However, it is believed that sufficient access was allowed to achieve coverage of the sites. Such flooding was not encountered during the summertime surveys. Similarly, badger / otter surveys were completed during lower flow conditions (i.e. August 2024).

### 3.0 EXISTING ENVIRONMENT – DESKTOP STUDY

#### 3.1 Hydrology

With the publication of Ireland’s second River Basin Management Plan (RBMP), the RBMP 2018 – 2021 defines the entirety of the island of Ireland as a single River Basin District (RBD). This single RBD has been broken down into 46 catchment management units. These units are mainly based on the hydrometric areas in use by the local authorities. The proposed development site is located within the Erne WFD Catchment (No.36) and Hydrometric Area (No.36). Each of the 46 catchment management units have been further broken down into 583 sub-catchments. The proposed works areas are located within two sub-catchments, namely the Dromore\_SC\_010 and Dromore\_SC\_020 WFD Sub-catchment (see Figure 1).

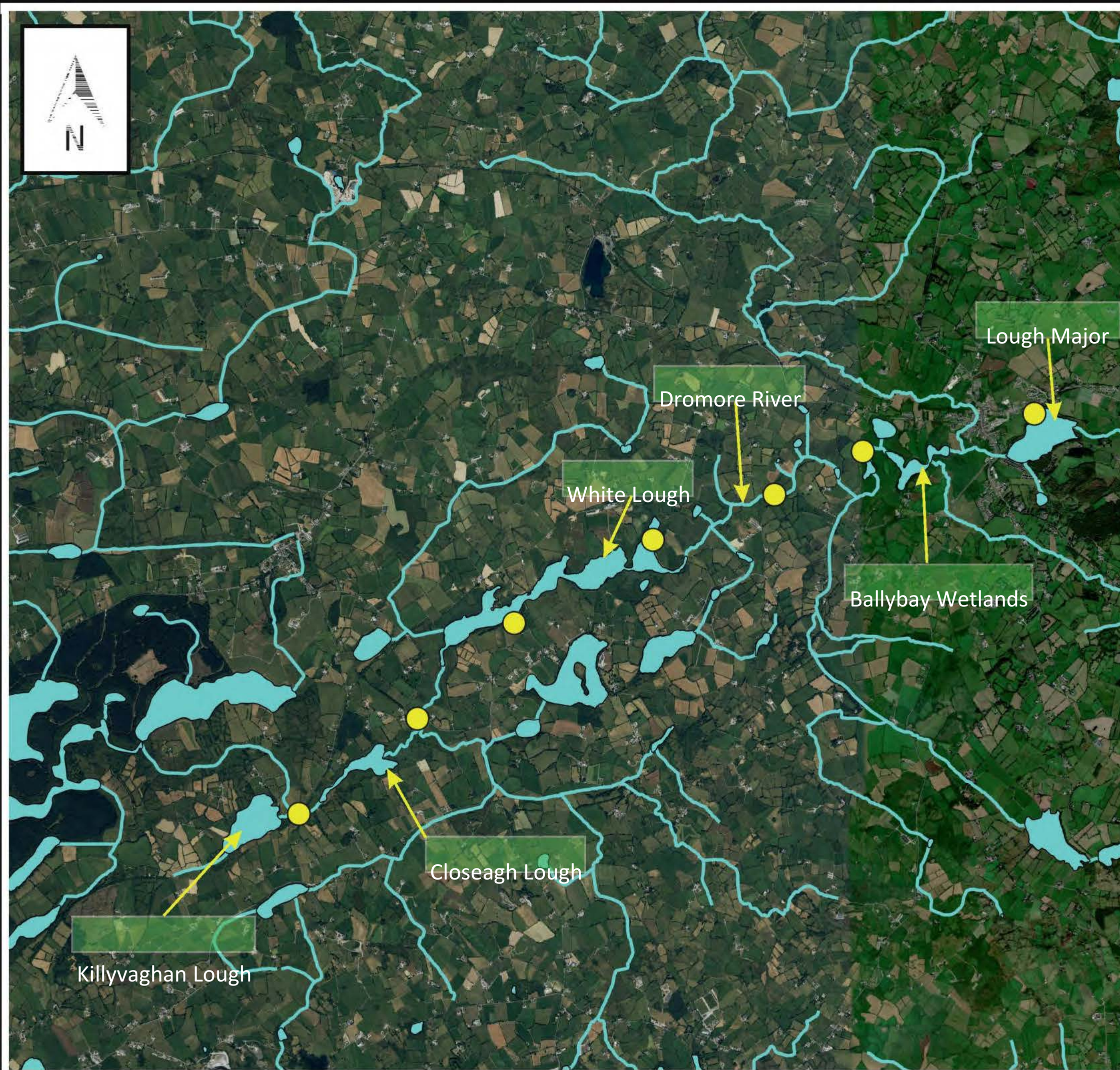
Macroinvertebrate sampling has historically been conducted at a number of monitoring locations on the Lough Major Stream and Dromore River since the 1970s. The closest active WFD operational monitoring station to the Lough Major Stream site (i.e. Br d/s L Major – RS36M080200), is located a short distance from the mouth of the Lough Major outflow. A Q-value rating of Q3 was recorded in 2019. This Q-value score represents a ‘Poor’ ecological status, which has been consistently recorded at this monitoring point since 2010.

Kick sampling is also currently completed at Balladian Bridge (RS36D020300) and Ballynascarva Bridge (RS36D020500) monitoring stations. A Q-value rating of Q2-3 was recorded in 2019 at Balladian Bridge. This Q-value score also represents a ‘Poor’ ecological status, with a ‘Poor’ status (Q3) consistently recorded at this monitoring point since the late 1990s. At Ballynascarva Bridge a Q-value rating of Q3 was recorded in 2019 which represented a deterioration from the ‘Moderate’ status recorded in 2013 and 2017.




#### 3.2 Soils & Geology

According to the Teagasc and EPA soils and subsoil mapping, a number of different soil types exist at the proposed works locations (see Table 2).





## LEGEND

-  Lough
-  Stream / River
-  Proposed Works Location



**PROJECT:**  
 Ecological Impact Assessment (EcIA).  
 - Dromore River Blueway Project

**TITLE:**  
 Hydrological features in the vicinity of  
 the proposed development sites

<b>SCALE:</b> 1:40,000@A3	<b>DRAWN BY:</b> PMcC
<b>DRAWING NO:</b>	<b>REV.</b>





**Table 2. Soils and Subsoils Found at Each of the Proposed Development Sites.**

Site Location	Soil Type	Subsoil Type
Lough Major_Ballybay	Cut - Cutaway/cutover peat	Cut - Cutover peat
Ballybay Wetlands	Cut - Cutaway/cutover peat	Cut - Cutover peat
Balladian Bridge	AlluvMin - Mineral Alluvium	A – Alluvium
Baird’s Shore	Cut - Cutaway/cutover peat	Cut - Cutover peat
White Lough Southern Shore	Cut - Cutaway/cutover peat	Cut - Cutover peat
Ballycoghill Bridge	Cut - Cutaway/cutover peat	Cut - Cutover peat
Ballynascarva Bridge	Cut - Cutaway/cutover peat	Cut - Cutover peat

Based on the Geological survey of Ireland (GSI) 1:100k bedrock formation mapping, each of the proposed work sites (with the exception of Ballynascarva Bridge) are underlain by the Lough Avaghon Formation, which is described as comprising of Massive sandstone & microconglomerate. Whereas the Ballynascarva Bridge site is underlain by the Cootehill Member which is comprised of thin turbidite and turbiditic pelite. No bedrock outcropping is present in the vicinity of the proposed works sites and according to The National Karst Database, no karst landforms are identified within or in close proximity to the sites.

### 3.3 Hydrogeology

The Geological Survey of Ireland (GSI) have reviewed the 1,200 geological Formations and Members defined within the Republic of Ireland and reduced them into 27 ‘Rock Unit Groups’ (RUGs) based on their hydrogeological properties and significance. Based on the GSI’s generalised bedrock RUG mapping, the Silurian Metasediments and Volcanics RUG exists throughout the development area. A P1 – Poor Aquifer - Bedrock which is Generally Unproductive except for Local Zones is associated with the RUG.

Groundwater Vulnerability is a term used to represent the intrinsic geological and hydro-geological characteristics that determine the ease with which groundwater may be contaminated by human activities. Groundwater vulnerability maps are based on the type and thicknesses of subsoils (sands, gravels, glacial tills (or boulder clays), peat, lake and alluvial silts and clays), and the presence of certain karst features. Groundwater is most at risk where the subsoils are absent or thin and, in areas of karstic limestone, where surface streams sink underground at swallow holes. A ‘L – Low’ vulnerability classification is assigned to each of the proposed work sites with the exception of the Lough Major and Ballybay Wetlands sites where an ‘E – Extreme’ vulnerability classification is found.

### 3.4 Terrestrial Ecology – Desktop Study

Figure 1. within the accompanying Natura Impact Statement, illustrates that there are four Natura 2000 sites situated within 27km of the proposed works (the closest being the Upper Lough Erne SPA c. 18.39km). A search of the National Parks and Wildlife Services (NPWS) and National Biodiversity Data Centre's (NBDC) online data records was undertaken to determine if any flora or fauna species associated with the screened Natura 2000 sites have been recorded within a 1km radius of the sites. Whooper Swan (*Cygnus cygnus*) and Great Crested Grebe (*Podiceps cristatus*) were recorded within 1km of Lough Major, Ballybay Wetlands, Balladian Bridge with Whooper Swan's also recorded within 1km of Ballycoghill Bridge.

In addition to carrying out a search for species protected under a NATURA 2000 designation (i.e. within 1km of the proposed development), a search of the National Parks and Wildlife Services (NPWS) and National Biodiversity Data Centre's (NBDC) online data records was undertaken to determine if any rare or protected flora or fauna species have been recorded within 1km of each site. In addition to numerous bird species, other species such as White Clawed Crayfish (*Austropotamobius pallipes*), West European Hedgehog (*Erinaceus europaeus*), European Badger (*Meles meles*), Smooth Newt (*Lissotriton vulgaris*), Pine Martin (*Martes martes*), Daubenton's Bat (*Myotis daubentonii*), Lesser Noctule (*Nyctalus leisleri*), Soprano Pipistrelle (*Pipistrellus pygmaeus*) and Common Pipistrelle (*Pipistrellus pipistrellus*) have previously been recorded within 1km of at least one proposed works site. At White Lough the beetle *Nebrioporus (Nebrioporus) depressus* has previously been recorded at the lake (06<sup>th</sup> July 2001). There is a deficiency in data on this species so as to understand its 'Threatened' status.

In terms of high impact invasive species, it was noted that either or both Canadian Waterweed (*Elodea Canadensis*) and Nuttall's Waterweed (*Elodea nuttalli*) were found within 1km at five of the sites. In addition, Giant Knotweed (*Fallopia Sachalinensis*) and *Rhododendron ponticum* were recorded within 1km of Lough Major and Japanese Knotweed (*Fallopia japonica*) within 1km of Ballybay Wetlands. Please see Section 5.2 which confirms that no high impact invasive plant species were recorded onsite during the study period).

The Map of Irish Wetlands was also reviewed. This mapping is a joint project between Wetland Surveys Ireland and Foss Environmental Consulting that aims to show the location and provide further information on all wetland sites in Ireland. In addition, to mapping the boundaries of surveyed wetlands, a 'Wetland Indicating Sediments' layer based on the Quaternary Geology Map of Ireland is also included on the mapping portal. This has been included as the sediments within this layer may suggest the presence of wetland conditions.



Lough Major is recognised as being of High Local Conservation Value (C Rating). It's described as a mesotrophic lake with almost continuous narrow fringe of Phragmites. Small areas of marsh and wet willow and alder woodland occur. The Ballybay wetlands site is situated within the Derryvalley Lakes Complex, similarly it is attributed as being of High Local Conservation Value (C Rating). Parts of the Balladian site and Ballynascarva site are included on the '*Wetland Indicating Sediments*' map. The Ballycoghill Bridge site is situated outside the confines of the Ballycoghill Bridge wetland extents. The Baird Shore / White Lough are positioned within the Dromore Lakes pNHA wetland. Given its pNHA attribution, the Dromore Loughs are assigned a Nationally Important (B Rating).

#### 4.0 ECOLOGICAL ASSESSMENT

##### 4.1 Onsite Aquatic / Terrestrial Ecology – Habitat Assessment

###### Lough Major

The proposed works at Lough Major will occur at a location which is already utilised for recreational purposes. Aquatic vegetation directly to the west of the proposed works was dominated by Common reed (*Phragmites australis*) with invasive species such as Nuttalls waterweed (*Elodea nuttalli*) also recorded.



**Plate 2. Photo of proposed pontoon location at Lough Major**

### Ballybay Wetlands

Aquatic vegetation adjacent to the works site was dominated by Water Horsetail (*Equisetum fluviatile*), Water plantain (*Alisma plantago-aquatica*), Duckweed spp. (*Lemna* spp.) and Pondweed spp. (*Potamogeton* spp.). The gravel area consisted of plant species such as White clover (*Trifolium repens*), Redshank (*Persicaria maculosa*), Silverweed (*Potentilla anserina*), Pineapple weed (*Matricaria discoidea*) and Thistle spp. (*Cirsium* spp.). No high impact floral invasives were recorded.



**Plate 3. Photo of proposed works location at Ballybay wetlands.**

### Balladian Bridge

Aquatic vegetation adjacent to the works site was dominated by Common reed (*Phragmites australis*), Branched Bur Reed (*Sparganium erectum*), Common Water-starwort (*Callitriche stagnalis*) and Duckweed spp. (*Lemna* spp.). Aquatic invasive species such as Nuttalls waterweed (*Elodea nuttalli*) and Canadian waterweed (*Elodea canadensis*) were also recorded. The proposed slipway area was dominated by grass species such as Yorkshire fog (*Holcus lanatus*)



with species such as Nettle (*Urtica dioica*) and Meadowsweet (*Filipendula ulmaria*) also recorded. No high impact floral invasives were recorded. The hedgerow habitat found flanking the proposed slipway comprised of Hawthorn (*Crataegus monogyna*), Hazel (*Corylus avellana*) and Bramble (*Rubus fruticosus*).



**Plate 4. Photo of proposed works location at Balladian Bridge (i.e. area to right of picture).**

#### Baird Shore

The proposed works at Baird Shore will occur at a location which is already utilised for recreational purposes. Aquatic vegetation directly to the north of the proposed works was dominated by Common reed (*Phragmites australis*). The gravel area consisted of plant species such as Ribwort plantain (*Plantago lanceolata*), Chickweed (*Stellaria media*), Silverweed (*Potentilla anserina*), Pineapple weed (*Matricaria discoidea*) and Creeping buttercup (*Ranunculus repens*). No high impact floral invasives were recorded.



**Plate 5. Photo of proposed works location at Baird Shore**

*White Lough South*

At the proposed turning circle location, plant species growing through the existing gravel area consists of Ribwort plantain (*Plantago lanceolata*), Silverweed (*Potentilla anserina*) and Pineapple weed (*Matricaria discoidea*) with Willow spp (*Salix spp*) and Reed Canary Grass (*Phalaris arundinaceae*) found growing adjacent / within the littoral margins of the lough. No high impact floral invasives were recorded.





**Plate 6. Photo of proposed works location at White Lough South**

### Ballycoghill Bridge

Aquatic vegetation adjacent to the works site was dominated by Water horsetail (*Equisetum fluviatile*), Reed canary grass (*Phalaris arundinaceae*), Yellow water lily (*Nuphar lutea*) and Duckweed spp. (*Lemna spp.*). Aquatic invasive species such as Nuttalls waterweed (*Elodea nuttalli*) and Canadian waterweed (*Elodea canadensis*) were also recorded. Vegetation proposed for removal which is growing adjacent to the R193 – Regional Road consisted of Silverweed (*Potentilla anserina*), Bramble (*Rubus fruticosus*), Bush vetch (*Vicia sepium*), Willowherb (*Epilobium spp.*), Meadowsweet (*Filipendula ulmaria*), Plantain (*Plantago lanceolata*) and Clover spp. (*Trifolium spp.*).





**Plate 7. Photo of proposed works location at Ballycoghill Bridge**

*Ballynascarva Bridge*

The area where the proposed parking, roadway and picnic benches is scheduled consists of a wet grassland habitat (GS4) comprising of grasses, rush, Meadowsweet (*Filipendula ulmaria*), Marsh woundwort (*Stachys palustris*) and Bird's foot trefoil (*Lotus corniculatus*). This habitat transitions into a Reed and large sedge swamp habitat (FS1) adjacent to the river with Reed canary grass (*Phalaris arundinaceae*), Water horsetail (*Equisetum fluviatile*) and Silverweed (*Potentilla anserina*) dominant. Nuttalls waterweed (*Elodea nuttalli*) was also recorded within the watercourse.



**Plate 8. Photo of proposed works location at Ballynascarva Bridge**

### Fauna

There was no evidence of badger habitat or activity (e.g. badger latrines) recorded within the confines of the proposed works sites or upstream / downstream during the time of the survey. Similarly, no evidence of Otter holts or activity was observed (e.g. no spraints identified in around the bridge locations). During the kick sampling exercise, no White clawed crayfish (*Austropotamobius pallipes*) were observed. Furthermore, no *Nebrioporus* (*Nebrioporus depressus*) was found in the samples taken at Baird Shore or White Lough South.

### **4.2 Bat Survey Results**

In total four different bat species, Daubenton's Bat (*Myotis daubentonii*), Lesser Noctule (*Nyctalus leisleri*), Soprano Pipistrelle (*Pipistrellus pygmaeus*) and Common Pipistrelle (*Pipistrellus pipistrellus*) were recorded at both the Balladian Bridge and Ballycoghill Bridge monitoring stations. Three of the four species were recorded at Ballynascarva Bridge with Daubenton's Bat (*Myotis daubentonii*) absent.



It was noted at Balladian Bridge that roosting was confined to the hedgerow / treeline (i.e. right-hand bank upstream of Balladain Bridge), Balladian Bridge and Sycamore (*Acer pseudoplatanus*) downstream from Balladian Bridge. No roosting was found to be occurring at the hedgerow proposed for removal as part of the slipway works.

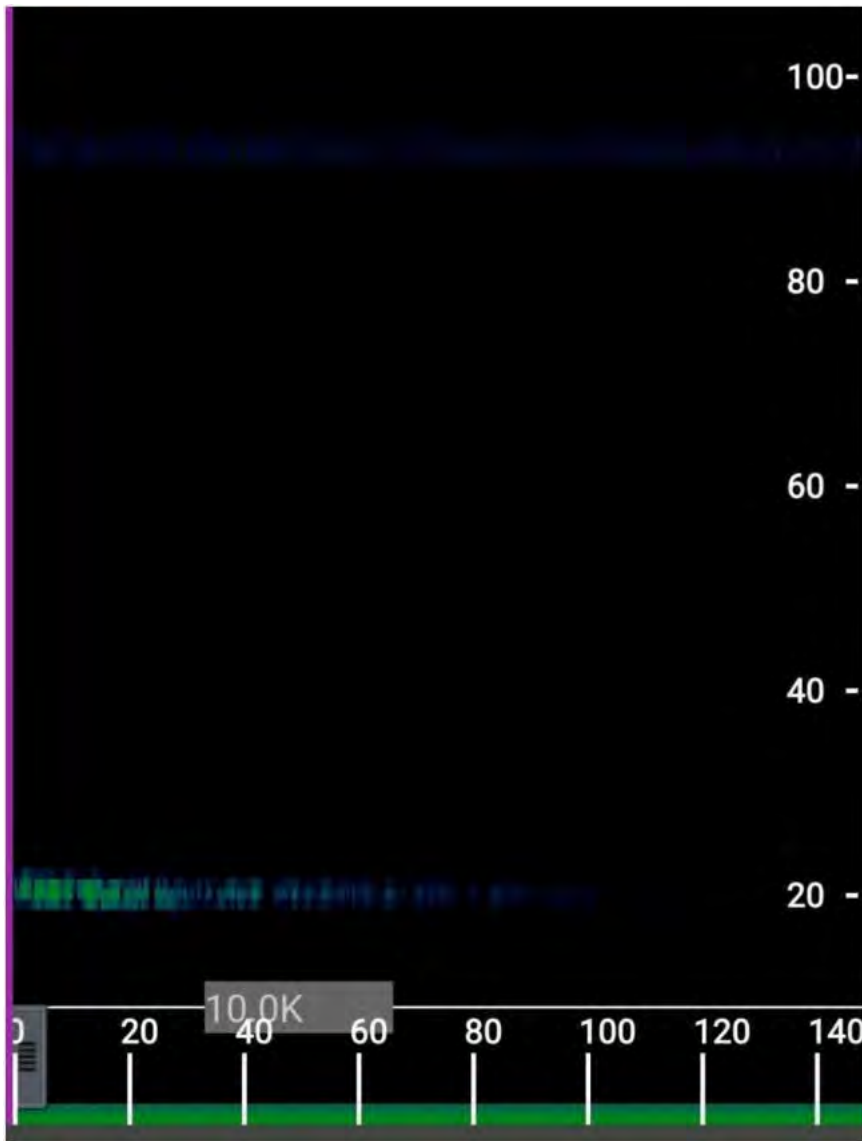


Plate 9. Spectrogram of Lesser Noctule (*Nyctalus leisleri*) recorded at Balladian Bridge (31<sup>st</sup> July 2024).

### 4.3 Bird Survey Results

#### 4.3.1 Winter Bird Survey

Overall, low numbers of waterfowl and related relevant species were recorded (see Plate 10). At Lough Major and White Lough, birds recorded here were resting on the water some distance from the shore. An exception to this was the number of Mallard recorded at Lough Major. Mute Swan was the most commonly recorded species, occurring at 4 of the 7 sites. No relevant species were recorded at Balladian Bridge. Of the bird species recorded, 4 no. are ‘Amber listed.’ That is, being of medium conservation concern (Gilbert et al, 2021). These are Mute Swan, Whooper Swan, Mallard and Black-headed Gull. Only one Annex (Birds Directive) species was recorded. This was Whooper Swan, with c. 30 individuals being recorded at Ballycoghill Bridge in January. The Whooper Swans recorded at Ballycoghill were feeding on wet grassland c.100m to the north and east of the bridge. No other Annex I species were recorded during the surveys.

Site	Birds Recorded	
	December 2023	January 2024
Lough Major	Mute Swan (4) Cormorant (1)	Mute swan (2) Great Crested Grebe (1) Mallard (6)
Ballybay Wetlands	Moorhen (1) Cormorant (1 OF)	Heron (1) Mallard (5)
Balladian Bridge	None	Black-headed Gull (1 OF)
Baird’s Shore	Mute Swan (2)	Mute Swan (2) Moorhen (1)
White Lough (south Shore)	Moorhen (1)	Moorhen (2)
Ballycoghill Bridge	Mute Swan (3)	Whooper Swan (30) Mute Swan (5)
Ballynascarva Bridge	None	Mute Swan (2)

(N) – number, OF- overflying site

**Plate 10. Extract from Flynn Furney Environmental Consultants Winter 2023/2024 Survey Report**

#### 4.3.2 *Summer Bird Survey*

Again, low numbers of waterfowl and related relevant species were recorded during the summertime surveys (see species list in Report in Appendix 3). Of the bird species recorded, 3 no. are 'Amber listed.' That is, being of medium conservation concern (Gilbert et al, 2021). These are Lesser Black-backed Gull, Sparrowhawk and House Martin. One 'Red listed' species was recorded. This was Golden Plover which was heard but not seen at White Lough's southern shore. Golden Plover is an Annex I (Birds Directive) species. It should be noted that although numerous calls of this species were heard, these were to the west of the area proposed for development for the Blueway. A headland between the shore area and the presumed location of the birds and agricultural lands in between prevented observation and access. It is likely that these birds were not breeding but were in passage. No other Annex I species were recorded during the surveys.

The greatest diversity of species was recorded at White Lough. However, the majority of species recorded here were birds of woodland and agricultural lands. These were heard within the area of mixed broadleaved woodland that is adjacent the shore here. The majority of the waterbird species recorded were either overflying the sites or were recorded on habitat such as reedbed on the opposite shore (e.g. Baird's Shore).

#### 4.3.3 *Spring Nesting Bird Survey*

On the 30<sup>th</sup> April 2024, Patrick McCabe of Hydrec Environmental Consulting carried out a check of for waterfowl nesting sites at each of the proposed works locations. An inspection of the marginal emergent vegetation was completed at each site. At Ballycoghill Bridge and White Lough South surveying also extended up the channels (i.e. drains) flowing into the waterbodies adjacent to the work areas (see Plate 11). At Ballynascarva Bridge, surveying largely emphasised on the Reed and large sedge swamp habitat (FS1). Surveying was aided by the fact that vegetation was not yet fully emergent (see Plate 12). No nests were observed at any of the sites during the surveying period.





**Plate 11. View of drainage channel dividing the proposed development site (i.e. left of photo) and Ballycoghill Bridge wetland (i.e. right of photo)**



**Plate 12. View of Ballynascarva Bridge and Reed and Large Sedge Swamp habitat (30th April 2024).**

## 5.0 IMPACT ASSESSMENT

This section provides an assessment of the habitats and species within the established Zone of Influence of the proposed development area, based on the field survey results and the geographic evaluation methodology. Table 3 summaries the key ecological receptors considered in the assessment.

**Table 3. Ecological Evaluation of Key Ecological Receptors in Relation to the Subject Site**

Habitat / Species Type	Identified Ecological Receptor	Ecological Valuation Level
Designated Sites		
SACs and SPAs	See accompanying NIS.	International
Lough Major (Wetland)	At works site	National
Dromore Lakes pNHA	At works site	National
Derryvalley Lakes Complex	At works site	National
Protected & Threatened Species		
Annex I Listed Bird Species	Adjacent to works site	National
Amber Listed Bird Species	Adjacent to works site	National
Bat species	Adjacent to works site	National
White Clawed Crayfish ( <i>Austropotamobius pallipes</i> )	Identified Within 1km of Site	National
West European Hedgehog ( <i>Erinaceus europaeus</i> )	Identified Within 1km of Site	National
European Badger ( <i>Meles meles</i> )	Identified Within 1km of Site	National
Smooth Newt ( <i>Lissotriton vulgaris</i> )	Identified Within 1km of Site	National
Pine Martin ( <i>Martes martes</i> ),	Identified Within 1km of Site	National
Habitats & Flora		
FS1 – Large Reed & Sedge swamp	Onsite	Local
WL2 – Hedgerow	Onsite	Local
GS4– Wet Grassland	Onsite	Local

## 5.1 Evaluation of Designated Sites within the Zone of Influence

A separate Natura Impact Statement has been produced to accompany this planning permission application. Said assessment concluded that:

*‘This statement identifies mitigation measures that will ensure avoidance of these effects; so that the structure and functions of the Natura 2000 Network and local ecology / biodiversity are not affected.*

*Following a comprehensive evaluation of the potential direct, indirect and residual impacts, it is considered that the proposed works either independently or in combination with other plans, does not have the potential to significantly affect the conservation objectives of and National or European Designated Site’.*

## 5.2 Evaluation of Important Flora and Fauna within the Zone of Influence

As mentioned previously, no evidence of otter, badger or hedgehog habitat or activity was observed. Thus, it is not envisaged that the proposed works will have a negative effect on these species. Whilst it is proposed to remove some hedgerow onsite (i.e. Balladain Bridge), which will result in a slight negative short term local impact on biodiversity, said hedgerow should be replaced. A further check for hedgehog should be completed prior to any site clearance / hedgerow removal commencing. It is not envisaged that the project will have any impact on Pine Martin as its not proposed to remove any treeline or forestry habitat. The only sighting of Smooth Newt at the proposed works sites relate to that previously recorded at the Ballybay Wetlands as part of the Newt Survey 2010 – 2014. Newts breed in ponds during the springtime. As all works at Ballybay Wetlands site will take place from July to September, the construction of the project will not overlap with the species breeding season.

Whilst bats namely, Daubenton’s Bat (*Myotis daubentonii*), Lesser Noctule (*Nyctalus leisleri*), Soprano Pipistrelle (*Pipistrellus pygmaeus*) and Common Pipistrelle (*Pipistrellus pipistrellus*) were recorded across the three bridge sites, its not envisaged that the project will impact on said species. For instance, roosting was found to be confined to the bridge/treeline habit in proximity to the sites. No disturbance of treeline or bridge structures are included as part of the project. See Section 5.5 for comment on when works should be scheduled in relation to these locations.

White Clawed Crayfish were not found within the waterbodies where they have previously been recorded within 1km of the development sites (i.e. Lough Major and Ballynascarva Bridge). Nevertheless, given the survey represents a snapshot in time, said species could be



found commuting / foraging within the waterbodies during the works programme. Hence mitigation measures outlined in Section 5.5 should be followed.

Annex I bird species was only recorded at one of the development sites during Winter 2023/24 (i.e. Whooper Swan, at Ballycoghill Bridge). It was noted that the most significant of the works proposed here involve the extension to an existing slipway that is already in use. For this reason, it was concluded that no significant impacts on this species may reasonably be predicted from either the construction or operational phase of the proposed project.

Annex I species was only recorded at one site during the summertime survey. This was at Golden Plover at White Lough's southern shore. It was noted that this species was heard outside of the area proposed for development. The lack of suitable feeding habitat at the area proposed for development would make it unlikely that this species would feed or roost there. It should be noted that no works are proposed that may reasonably be predicted to impact upon this species or habitat upon which it depends. However, a preconstruction survey of this site prior to the commencement of any works is recommended (see Section 5.5).

Flynn Furney Environmental Consultants concluded that:

*'Given the paucity of suitable habitat in most locations and the limited nature of the works as proposed, it is the opinion of the author that no significant impacts on any bird species may reasonably be predicted from either the construction or operational phase of the proposed project'.*

### **5.3 Evaluation of Potential Wetland Habitat**

The Ramsar Convention is an international agreement for the conservation of wetlands. Subsequent to the Ramsar Convention, the ecological importance of wetland habitats has been recognised by the European Union, with several wetland types listed under Annex I of the EU Habitats Directive (CEC, 1992). Such Annex I habitats are protected through the designation of areas of land under the Natura 2000 network of sites across Europe. However, many other wetlands occur outside of designated sites and also provide a host of ecological and other services. The Irish Ramsar Wetlands Committee (IRWC) was set up by the Irish Government in 2010 and is co-hosted by the NPWS and the EPA. This committee have developed guidance around Irish wetland types.

Following the completion of the habitat survey, it was concluded that no Annex I wetland habitat was recorded at any of the sites. Given the existing laneways / slipways at the proposed works sites at Lough Major, Ballybay Wetlands, Baird Shore and White Lough, no degradation of further wetland habitat at these high conservation sites is predicted.

#### **5.4 Cumulative Impacts**

A number of other projects have been considered in order to determine if ‘In-Combination’ impacts exist. A search of all planning applications submitted to Monaghan County Council within the last two years and within a 250m of each of the proposed project sites was completed (see example in Plate 13). It was revealed that development density in the areas was very low and that only three other planning applications were submitted within the aforementioned areas for that period. Two planning applications relate to developments within 250m of the Ballybay Wetlands site:

- 2442 - permission for a development consisting of material change of use from existing single storey environmental education and visitor centre which is currently being used as a temporary HSE Community Outreach Centre under previously granted planning permission 21/182 to a pre-primary school including all associated site works at Derryvally Farmhouse, Ballybay, Co. Monaghan; and
- 2360071 - permission for proposed Material Change of Use of Existing 1st Floor Public Meeting Rooms to accommodate a Pre School Classroom and Material Change of Use of existing 1st Floor Public Meeting Room to accommodate a School Classroom and a material Change of use of Existing 1st Floor Store Room to accommodate Bathroom and all Associated Works at The Farmhouse, Clones Rd, Derryvally, Ballybay, Co. Monaghan for Monaghan Waldorf School;

One planning applications relates to a development within 250m of the Lough Major site:

- 2360136 - permission for development consisting of small extension to rear, alterations and additions to elevations, internal alterations and additions and all associated site works, Cornamucklaglass, Ballybay, Co. Monaghan.

Given the nature of the aforementioned projects (i.e. change of use within existing structures or extension to existing structure) it was concluded that no cumulative impacts are predicated, with any in-combination impacts associated with neighbouring developments deemed to be negligible and insignificant.





**Plate 13. Example of radius used when assessing cumulative effects.**

### 5.5 Mitigation and Residual Impacts

The following mitigation measures should be adhered to, in order to ensure that any direct or indirect impacts on the NATURA 2000 network or local ecology are abated;

- In order to prevent the downstream migration of sediment at sites where ground disturbance is proposed, a Silt curtain should be erected within the water channel to surround the works area. See example of such in Appendix 4. The attached specification is comprised of natural fibres impregnated with gel flocculant granules to encourage natural deposition. A Silt Mat could also be inserted within the waterbody between the works site and Silt Net as a means of trapping and removing the deposited sediment. This will also ensure resuspension does not occur during subsequent heavy rainfall events;
- Weather conditions and seasonal weather variations shall also be taken account of when planning stripping of topsoil and excavations, with an objective of minimising soil erosion;
- Given the presence of Nutall’s Waterweed (*Elodea nuttalli*) and Canadian Waterweed (*Eloda Canadensis*) and certain work sites, manual removal (hand-picking) of such

plants in areas where any slipway will encroach into the waterbody or areas where silt netting / matting is proposed should be appropriate, given the shallow depths and small areas being considered. The plant should be pulled at the base of the stem from the substrate ensuring all rhizoids are removed. Subsequently the plant material should be placed into a mesh bag and composted on dry land;

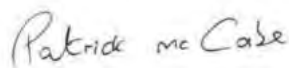
- Whilst not recorded at any of the sites, White Clawed Crayfish (*Austropotamobius pallipes*) have previously been recorded within the Dromore River system, thus all equipment and PPE should be washed with Virkon Aquatic prior to and after works (i.e. to prevent the spread of White Clawed Crayfish plague);
- As information signage is proposed at certain works sites, information pertaining to good biosecurity behaviour could be incorporated (identifying specifying information relating to Nuttall's Waterweed (*Elodea nuttalli*), Canadian Waterweed (*Elodea Canadensis*) and White Clawed Crayfish plague);
- Refuelling of construction vehicles and the addition of hydraulic oils or lubricants to vehicles will take place off site. An adequate supply of spill kits and hydrocarbon adsorbent packs should be available onsite, particularly in light of the extreme groundwater vulnerability classification found at Lough Major and Ballybay Wetlands;
- Prior to the commencement of any construction works, a check for bird nesting / roosting sites (e.g. Whooper Swan, Great Crested Grebe and Widgeon) should be completed at Ballynascarva Bridge as a marginal amount of Reed & Large Sedge Swamp habitat is proposed in order to facilitate the development of the slipway;
- Given the requirement for a minimal amount of hedgerow removal at the Balladian Bridge site, it is important that these specific works take place outside of the period from the 1<sup>st</sup> of March to the 31<sup>st</sup> of August (i.e. specifically September). A check for hedgehogs should also be completed prior to removal;
- Given the presence of bat roosts in the vicinity of Balladian Bridge, Ballycoghill Bridge and Ballynascarva Bridge, works at these three locations should be scheduled for September when bats have left any potential maternity roosts;
- Works at Lough Major, Ballybay Wetlands, Baird Shore and White Lough South should only occur from July to September;
- As recommended by Flynn Furney Environmental Consultants reedbed at the Ballybay Wetlands Site should be retained. Suitable habitat for non-water specialist species exists in areas such as the scrub and trees at Ballycoghill Bridge and Ballynascarvan Bridge. Similarly, this should be retained insofar as possible;
- A preconstruction survey for Golden Plover should be completed prior to works commencing at the White Lough South Shore site; and

- A new replacement hedgerow should be planted at the Balladian Bridge site of equal or greater linear metres. All species should be native and consist of some Hawthorn and Hazel.

In light of adherence to the mitigation measures set out previously, adverse residual impacts are anticipated to be negligible. Thus, residual impacts will not result in any significant effects on the important ecological features / receptors within the Zone of Influence of the project or the wider Natura 2000 network.

A minor negative local impact will occur through the loss of a minimal amount of hedgerow and reed habitat. However, in light of adherence to the mitigation measures set out previously, residual impacts are anticipated to be negligible. Furthermore, no impact on Badger, White Clawed Crayfish, West European Hedgehog, Smooth Newt or bat species are predicted. Given the absence of high impact floral invasives (i.e. with the exception of Nuttall pondweed and Canadian pondweed) recorded during the habitat survey, the risk of spread offsite during the construction stage is low. Thus, residual impacts will not result in any significant effects on the important national ecological features / receptors within the Zone of Influence of the project.

Signed:



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Patrick McCabe B.Sc., M.Sc.

(P.I available on request)

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## **APPENDIX 1**

### **CRITERIA FOR ECOLOGICAL EVALUATION (NRA GUIDELINES, 2009)**





Guidelines for Assessment of Ecological Impacts  
of National Road Schemes

**Ecological valuation: Examples**

**International Importance:**

‘European Site’ including Special Area of Conservation (SAC), Site of Community Importance (SCI), Special Protection Area (SPA) or proposed Special Area of Conservation.

Proposed Special Protection Area (pSPA).

Site that fulfills the criteria for designation as a ‘European Site’ (see Annex III of the Habitats Directive, as amended).

Features essential to maintaining the coherence of the Natura 2000 Network.<sup>4</sup>

Site containing ‘best examples’ of the habitat types listed in Annex I of the Habitats Directive.

Resident or regularly occurring populations (assessed to be important at the national level)<sup>5</sup> of the following:

Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive; and/or

Species of animal and plants listed in Annex II and/or IV of the Habitats Directive.

Ramsar Site (Convention on Wetlands of International Importance Especially Waterfowl Habitat 1971).

World Heritage Site (Convention for the Protection of World Cultural & Natural Heritage, 1972).

Biosphere Reserve (UNESCO Man & The Biosphere Programme).

Site hosting significant species populations under the Bonn Convention (Convention on the Conservation of Migratory Species of Wild Animals, 1979).

Site hosting significant populations under the Berne Convention (Convention on the Conservation of European Wildlife and Natural Habitats, 1979).

Biogenetic Reserve under the Council of Europe.

European Diploma Site under the Council of Europe.

Salmonid water designated pursuant to the European Communities (Quality of Salmonid Waters) Regulations, 1988, (S.I. No. 293 of 1988).<sup>6</sup>

**National Importance:**

Site designated or proposed as a Natural Heritage Area (NHA).

Statutory Nature Reserve.

Refuge for Fauna and Flora protected under the Wildlife Acts.

National Park.

Undesignated site fulfilling the criteria for designation as a Natural Heritage Area (NHA); Statutory Nature Reserve; Refuge for Fauna and Flora protected under the Wildlife Act; and/or a National Park.

Resident or regularly occurring populations (assessed to be important at the national level)<sup>7</sup> of the following:

Species protected under the Wildlife Acts; and/or

Species listed on the relevant Red Data list.

Site containing ‘viable areas’<sup>8</sup> of the habitat types listed in Annex I of the Habitats Directive.

<sup>4</sup> See Articles 3 and 10 of the Habitats Directive.

<sup>5</sup> It is suggested that, in general, 1% of the national population of such species qualifies as an internationally important population. However, a smaller population may qualify as internationally important where the population forms a critical part of a wider population or the species is at a critical phase of its life cycle.

<sup>6</sup> Note that such waters are designated based on these waters’ capabilities of supporting salmon (*Salmo salar*), trout (*Salmo trutta*), char (*Salvelinus*) and whitefish (*Coregonus*).

<sup>7</sup> It is suggested that, in general, 1% of the national population of such species qualifies as a nationally important population. However, a smaller population may qualify as nationally important where the population forms a critical part of a wider population or the species is at a critical phase of its life cycle.

- 8 A 'viable area' is defined as an area of a habitat that, given the particular characteristics of that habitat, was of a sufficient size and shape, such that its integrity (in terms of species composition, and ecological processes and function) would be maintained in the face of stochastic change (for example, as a result of climatic variation).

**County Importance:**

- Area of Special Amenity,<sup>9</sup>
- Area subject to a Tree Preservation Order.
- Area of High Amenity, or equivalent, designated under the County Development Plan.
- Resident or regularly occurring populations (assessed to be important at the County level)<sup>10</sup> of the following:
  - Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive;
  - Species of animal and plants listed in Annex II and/or IV of the Habitats Directive;
  - Species protected under the Wildlife Acts; and/or
  - Species listed on the relevant Red Data list.
- Site containing area or areas of the habitat types listed in Annex I of the Habitats Directive that do not fulfil the criteria for valuation as of International or National importance.
- County important populations of species, or viable areas of semi-natural habitats or natural heritage features identified in the National or Local BAP,<sup>11</sup> if this has been prepared.
- Sites containing semi-natural habitat types with high biodiversity in a county context and a high degree of naturalness, or populations of species that are uncommon within the county.
- Sites containing habitats and species that are rare or are undergoing a decline in quality or extent at a national level.

**Local Importance (higher value):**

- Locally important populations of priority species or habitats or natural heritage features identified in the Local BAP, if this has been prepared;
- Resident or regularly occurring populations (assessed to be important at the Local level)<sup>12</sup> of the following:
  - Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive;
  - Species of animal and plants listed in Annex II and/or IV of the Habitats Directive;
  - Species protected under the Wildlife Acts; and/or
  - Species listed on the relevant Red Data list.
- Sites containing semi-natural habitat types with high biodiversity in a local context and a high degree of naturalness, or populations of species that are uncommon in the locality;
- Sites or features containing common or lower value habitats, including naturalised species that are nevertheless essential in maintaining links and ecological corridors between features of higher ecological value.

**Local Importance (lower value):**

- Sites containing small areas of semi-natural habitat that are of some local importance for wildlife;
- Sites or features containing non-native species that are of some importance in maintaining habitat links.

**Table 1:** *Examples of valuation at different geographical scales*

9 It should be noted that whilst areas such as Areas of Special Amenity, areas subject to a Tree Preservation Order and Areas of High Amenity are often designated on the basis of their ecological value, they may also be designated for other reasons, such as their amenity or recreational value. Therefore, it should not be automatically assumed that such sites are of County importance from an ecological perspective.

10 It is suggested that, in general, 1% of the County population of such species qualifies as a County important population. However, a smaller population may qualify as County important where the population forms a critical part of a wider population or the species is at a critical phase of its life cycle.

11 BAP: Biodiversity Action Plan

12 It is suggested that, in general, 1% of the local population of such species qualifies as a locally important population. However, a smaller population may qualify as locally important where the population forms a critical part of a wider population or the species is at a critical phase of its life cycle.





## **APPENDIX 2**

### **FLYNN FURNEY WINTER BIRD SURVEY 2023/24**





Proposed Dromore Blueway

Winter Bird Survey Report



For: Monaghan County Council  
Date: January 2024

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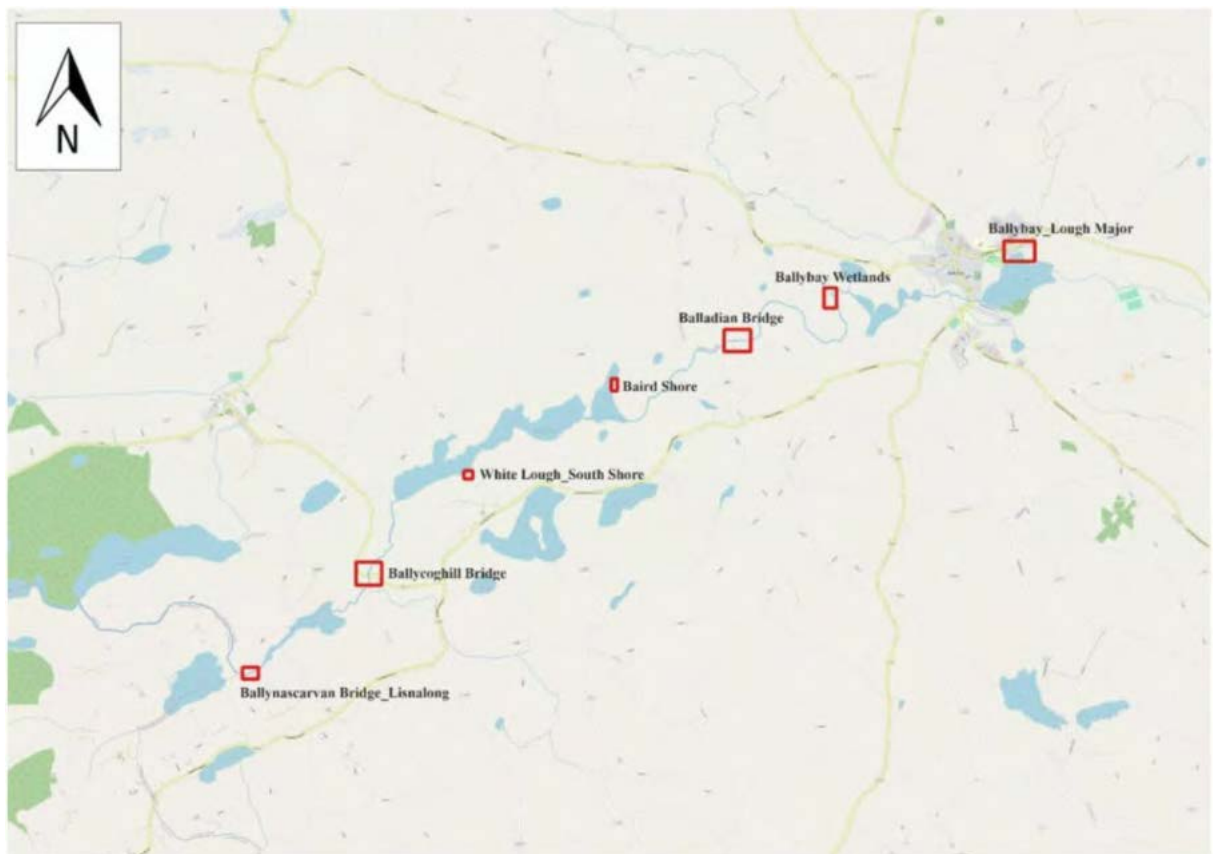
1. INTRODUCTION
2. DESCRIPTION OF PROPOSED DEVELOPMENT
3. SURVEY METHODOLOGY
4. RESULTS
5. DISCUSSION



Lough Major, Ballybay at Blueway Trailhead

## 1. INTRODUCTION

Flynn Furney Environmental Consultants have been commissioned to carry out ecological survey work for Monaghan County Council. This report details the findings of bird surveys carried out for the local authority at a number of sites along the Dromore River in Co. Monaghan. Surveys were carried out in order to record species and numbers of wintering birds that may be utilising the sites. The purpose of the surveys was to ensure that the proposed works may proceed without significant negative impacts on the target species.



**Fig. 1.** Sites surveyed as part of this study.

## 2. DESCRIPTION OF PROPOSED DEVELOPMENT

A Blueway is proposed to be created between Lough Major in Ballybay and Ballynascarva Bridge, at Lisalong, Co. Monaghan. A Blueway is a network of approved and branded multi-activity trails and sites based on, and closely linked with the water, together with providers facilitating access to activities and experiences (Sport Ireland). In this instance, Monaghan County Council proposes a range of interventions at 7 no. sites between Ballybay and Lisalong. These are outlined below:

Site	Proposed Intervention
Lough Major	New signage and installation of floating pontoon.
Ballybay Wetlands	<ul style="list-style-type: none"> <li>• New signage;</li> <li>• Installation of 100mm of compacted Clause 804 to existing gravelled area for parking;</li> <li>• Extend existing slipway by 2m with clean stone/Clause 804 to reduce gradient.</li> </ul>
Balladian Bridge	<ul style="list-style-type: none"> <li>• New signage</li> <li>• Slipway renewal to include – vegetation clearance, installation of waterproof membrane, 200mm of well compact 40mm clean stone with 150mm layer of Clause 804 surface layer in GeoCell membrane</li> </ul>
Baird's Shore	<ul style="list-style-type: none"> <li>• New signage</li> <li>• Slipway renewal at two locations to include – vegetation clearance, installation of waterproof membrane, 200mm of well compact 40mm clean stone with 150mm layer of Clause 804 surface layer in GeoCell membrane.</li> </ul>
White Lough (south Shore)	<ul style="list-style-type: none"> <li>• New signage</li> <li>• Removal of existing boulders, stones and gravel</li> <li>• Installation of 20mØ turning head formed with 150mm Clause 804 stone at end of existing lane.</li> </ul>
Ballycoghill Bridge	<ul style="list-style-type: none"> <li>• New signage</li> <li>• Slipway renewal to include – vegetation clearance, installation of waterproof membrane, 200mm of well compact 40mm clean stone with 150mm layer of Clause 804 surface layer in GeoCell membrane</li> </ul>
Ballynascarva Bridge	<ul style="list-style-type: none"> <li>• New signage</li> <li>• Creation of new access roadway (i.e. permeable paving) with parking facilities parallel with the old railway;</li> <li>• Provision of 3 no. picnic benches</li> <li>• New hedgerow/trees to be planted in order to demarcate the proposed boundary</li> <li>• New slipway to be 5.0metres wide and constructed by removing existing soil down to formation level. Installation of waterproof membrane, 200mm of well compact 40mm clean stone with 150mm layer of Clause 804 surface layer in GeoCell membrane</li> </ul>



### 3. SURVEY METHODOLOGY

Surveys were carried out on 30 & 31 December 2023 and 3 & 5 January 2024. Surveys conducted on this project followed the O'Brien and Smith survey methods (as described in Gilbert *et al* 2012), combined with the Common Bird Census (CBS) survey methodology.

These survey methodologies target raptors, waterbirds and passerines of conservation concern, (e.g. waders and red/amber-listed species). Audible and visual registrations were recorded during the surveys. Other species of note were also recorded to assess the potential importance of the study area for breeding bird species.

On-site surveys consisted of the surveyor walking routes which covers the site to a 500m radius from the boundary and every point of suitable habitat (on site and to a 500m radius where accessible) was surveyed to within 100m. It should be noted that following heavy rainfall in November and December, access was significantly restricted in places due to high water levels and flooding. However, it is believed that sufficient access was allowed to achieve coverage of the sites.

All birds encountered on site were recorded using field maps and using standard British Trust for Ornithology (BTO) species and activity codes. Results are given in the following section. Weather conditions were suitable on all survey days. Temperature ranged between 6 and 8 Celsius. Weather was overcast throughout all survey periods but visibility was generally good. Windspeeds were low between 2-4 Beaufort and generally below 20kph. There was intermittent rain or showers on the December visits but no rainfall on the January visits.

## 4. RESULTS

Site	Birds Recorded	
	December 2023	January 2024
Lough Major	Mute Swan (4) Cormorant (1)	Mute swan (2) Great Crested Grebe (1) Mallard (6)
Ballybay Wetlands	Moorhen (1) Cormorant (1 OF)	Heron (1) Mallard (5)
Balladian Bridge	None	Black-headed Gull (1 OF)
Baird's Shore	Mute Swan (2)	Mute Swan (2) Moorhen (1)
White Lough (south Shore)	Moorhen (1)	Moorhen (2)
Ballycoghill Bridge	Mute Swan (3)	Whooper Swan (30) Mute Swan (5)
Ballynascarva Bridge	None	Mute Swan (2)

(N) – number, OF- over ying site

## 5. DISCUSSION

Overall, low numbers of waterfowl and related relevant species were recorded. This is due in the main to the lack of suitable habitat in the immediate vicinity of the majority of the sites surveyed. For example, at Lough Major and White Lough, very little riparian vegetation exists. Birds recorded here were resting on the water some distance from the shore. An exception to this was the number of Mallard recorded at Lough Major. Presumably this species is habituated to human activity at this site, the most used of all of the areas under survey. Mute Swan was the most commonly recorded species, occurring 4 of the 7 sites

No relevant species were recorded at Balladian Bridge. This is a function of the lack of suitable habitat here but also of the high water levels occurring during survey. Flow rate was much faster here than may be expected without high rainfall levels.

Of the bird species recorded, 4 no. are 'Amber listed.' That is, being of *medium* conservation concern (Gilbert et al, 2021). These are Mute Swan, Whooper Swan, Mallard and Black-headed Gull.

Only one Annex (Birds Directive) species was recorded. This was Whooper Swan, with c. 30 individuals being recorded at Ballycoghill Bridge in January. Whooper Swan is a winter visitor to Ireland that typically breeds in Iceland and Northern Europe. Ireland is a particularly important host for this species with nearly 20,000 individuals being recorded here in 2020, when the last Swan Census was carried out (Burke et al, 2021). Whooper Swans are listed on Annex I of the Birds Directive (2009/147/EC). It is listed as a Special Conservation Interest for 21 Special Protection Areas in the Republic of Ireland and for 3 in Northern Ireland. The Whooper Swans recorded at Ballycoghill were feeding on wet grassland c.100m to the north and east of the bridge. No other Annex I species were recorded during the surveys.

## 6. CONCLUSION

Annex I species occurred at only one site. This was at Whooper Swan, at Ballycoghill Bridge. It should be noted that the most significant of the works proposed here involve the extension to an existing slipway that is already in use. For this reason, no significant impacts on this species may reasonably be predicted from either the construction or operational phase of the proposed project. However, in order to minimise any potential for disturbance to Whooper Swans, it is recommended that the proposed works take place after the northward return migration of these birds (March/April) and are completed before the following winter. If works are required to be carried out between October and April, a further survey should be carried out at all of the sites.

Given that the greatest usage of the Blueway will be spring and summer months, no operational impacts on protected waterfowl species may be considered likely.

## REFERENCES

Burke, B., McElwaine, J.G., Fitzgerald, N., Kelly, S.B.A., McCulloch, N., Walsh, A.J., & Lewis, L.J.(2021) Population size, breeding success and habitat use of Whooper Swan *Cygnus cygnus* and Bewick's Swan *Cygnus columbianus bewickii* in Ireland: results of the 2020 International Swan Census. *Irish Birds* 43: 57-70.



Gilbert, G., Gibbons, D.W., & Evans, J. (2012). Bird Monitoring Methods: A manual of techniques for key species. RSPB/BTO/JNCC/WWT/ITE/The Seabird Group RSPB/BTO, Sandy.

Gilbert, G, Stanbury, A, & Lewis, L (2021) Birds of Conservaon Concern in Ireland 4: 2020 –2026. *Irish Birds* 9: 523-544.

## SPECIES NAMES

Common Name	Species Name
Whooper Swan	<i>Cygnus columbianus bewickii</i>
Mute Swan	<i>Cygnus olor</i>
Mallard	<i>Anas platyrhynchos</i>
Moorhen	<i>Gallinula chloropus</i>
Cormorant	<i>Phalacrocorax carbo</i>
Heron	<i>Ardea cinerea</i>
Great Crested Grebe	<i>Podiceps cristatus</i>

Appendix A: Photographs of Survey Sites

Figure	Detail	Image
1	<p>Lough Major</p> <p>Existing Lido at Lough Major. This site is the northern trailhead of the project.</p>	
2	<p>Ballybay Wetlands</p> <p>Shore adjacent the Ballybay Wetlands car park. Existing slipway submerged.</p>	



3 Balladian Bridge

Existing slipway at Balladian Bridge to be renovated. Note absence of suitable waterfowl habitat.



4 Baird's Shore

Existing gravelled shore (used by anglers) at Baird's Shore.



5 White Lough (south Shore)

Existing gravelled parking/turning area for anglers.



6 Ballycoghill Bridge

Flooded lands at Ballycoghill. Whooper Swans to left and centre of photograph.



7 Ballynascarva Bridge

Existing slipway submerged at Ballynascarva.



## **APPENDIX 3**

### **FLYNN FURNEY SUMMER BIRD SURVEY 2024**





Proposed Dromore Blueway

Summer Bird Survey Report



For: Monaghan County Council  
Date: July 2024



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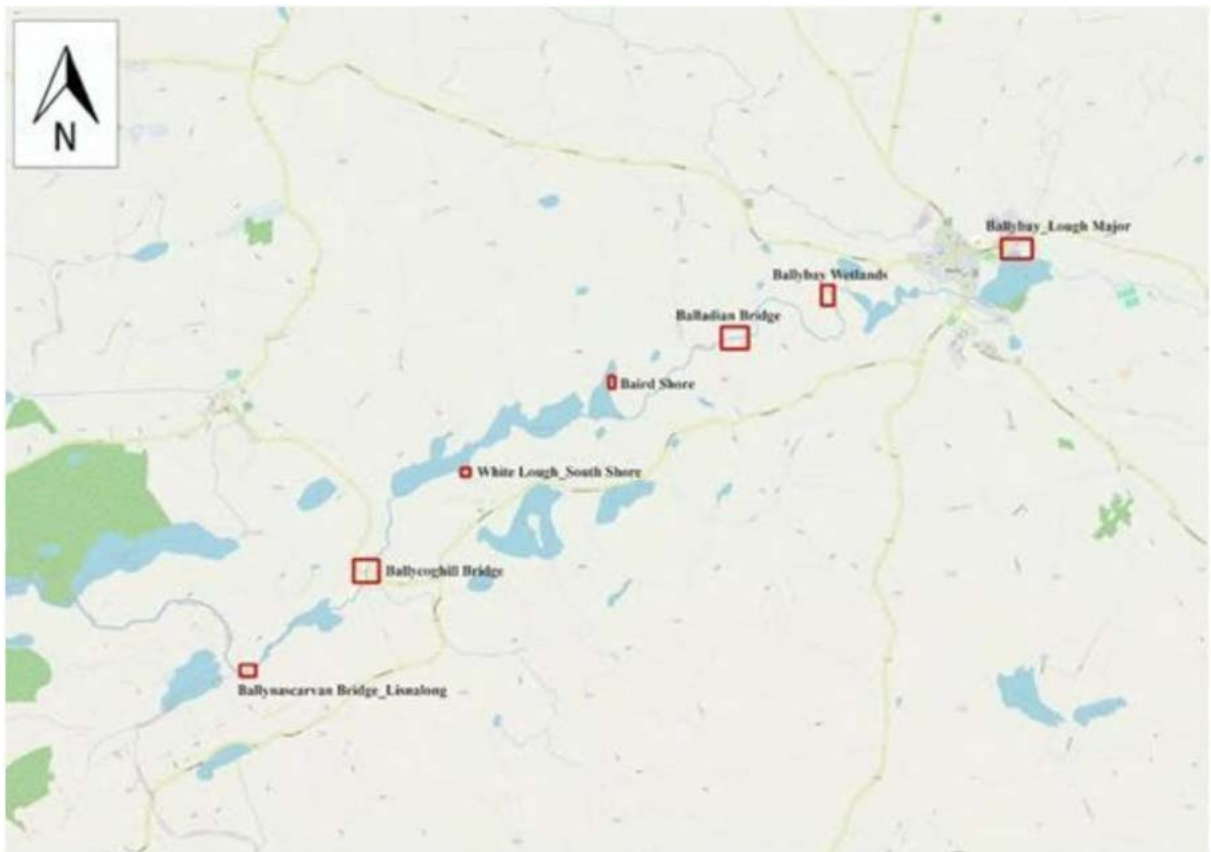
1. INTRODUCTION
2. DESCRIPTION OF PROPOSED DEVELOPMENT
3. SURVEY METHODOLOGY
4. RESULTS
5. DISCUSSION



Existing access at Lough Major, Ballybay at Blueway Trailhead

## 1. INTRODUCTION

Flynn Furney Environmental Consultants have been commissioned to carry out ecological survey work for Monaghan County Council. This report details the findings of bird surveys carried out for the local authority at a number of sites along the Dromore River in Co. Monaghan. Surveys were carried out in order to record species of native birds that may be utilising the sites. The purpose of the surveys was to ensure that the proposed works may proceed without significant negative impacts on the target species.



**Fig. 1.** Sites surveyed as part of this study.

## 2. DESCRIPTION OF PROPOSED DEVELOPMENT

A Blueway is proposed to be created between Lough Major in Ballybay and Ballynascarva Bridge, at Lisalong, Co. Monaghan. A Blueway is a network of approved and branded multi-activity trails and sites based on, and closely linked with the water, together with providers facilitating access to activities and experiences (Sport Ireland). In this instance, Monaghan County Council proposes a range of interventions at 7 no. sites between Ballybay and Lisalong. These are outlined below:

Site	Proposed Intervention
Lough Major	New signage and installation of mooring pontoon.
Ballybay Wetlands	<ul style="list-style-type: none"> <li>• New signage;</li> <li>• Installation of 100mm of compacted Clause 804 to existing gravelled area for parking;</li> <li>• Extend existing slipway by 2m with clean stone/Clause 804 to reduce gradient.</li> </ul>
Balladian Bridge	<ul style="list-style-type: none"> <li>• New signage</li> <li>• Slipway renewal to include – vegetation clearance, installation of waterproof membrane, 200mm of well compact 40mm clean stone with 150mm layer of Clause 804 surface layer in GeoCell membrane</li> </ul>
Baird's Shore	<ul style="list-style-type: none"> <li>• New signage</li> <li>• Slipway renewal at two locations to include – vegetation clearance, installation of waterproof membrane, 200mm of well compact 40mm clean stone with 150mm layer of Clause 804 surface layer in GeoCell membrane.</li> </ul>
White Lough (south Shore)	<ul style="list-style-type: none"> <li>• New signage</li> <li>• Removal of existing boulders, stones and gravel</li> <li>• Installation of 20mØ turning head formed with 150mm Clause 804 stone at end of existing lane.</li> </ul>
Ballycoghill Bridge	<ul style="list-style-type: none"> <li>• New signage</li> <li>• Slipway renewal to include – vegetation clearance, installation of waterproof membrane, 200mm of well compact 40mm clean stone with 150mm layer of Clause 804 surface layer in GeoCell membrane</li> </ul>
Ballynascarva Bridge	<ul style="list-style-type: none"> <li>• New signage</li> <li>• Creation of new access roadway (i.e. permeable paving) with parking facilities parallel with the old railway;</li> <li>• Provision of 3 no. picnic benches</li> <li>• New hedgerow/trees to be planted in order to demarcate the proposed boundary</li> <li>• New slipway to be 5.0metres wide and constructed by removing existing soil down to firm formation level. Installation of waterproof membrane, 200mm of well compact 40mm clean stone with 150mm layer of Clause 804 surface layer in GeoCell membrane</li> </ul>



### 3. SURVEY METHODOLOGY

Surveys were carried out on 15 & 16 June 2024 and 5 & 28 July 2024. Surveys conducted on this project followed the O'Brien and Smith survey methods (as described in Gilbert *et al* 2012), combined with the Common Bird Census (CBS) survey methodology.

These survey methodologies target raptors, waterbirds and passerines of conservation concern, (e.g. waders and red/amber-listed species). Audible and visual registrations were recorded during the surveys. Other species of note were also recorded to assess the potential importance of the study area for breeding bird species. Birds that were heard but not seen are suffixed with (H). Birds overflying the site (and not necessarily using the site) are suffixed with (OF). All other birds recorded were seen.

On-site surveys consisted of the surveyor walking routes which covers the site to a 500m radius from the boundary and every point of suitable habitat (on site and to a 500m radius where accessible) was surveyed to within 100m.

All birds encountered on site were recorded using field maps and using standard British Trust for Ornithology (BTO) species and activity codes. Results are given in the following section. Weather conditions were suitable on all survey days. Temperature ranged between 15 and 22 Celsius. Weather was overcast throughout all survey periods but visibility was generally good. Windspeeds were low and generally around 2 Beaufort and generally below 10 kph. There was no rainfall during the survey visits.

4. RESULTS

Site	Birds Recorded	
	June 2024	July 2024
Lough Major	Blackbird Wren (H) Swallow (OF) House Martin (OF) Mallard Blue Tit (H)	Willow Warbler (H) Great Tit Wren (H) Great Crested Grebe Mallard Cormorant (OF)
Ballybay Wetlands	Wren (H) Mallard Blackbird Blue Tit Great Tit Wood Pigeon (H) Swallow (OF) Song Thrush (H)	Willow Warbler (H) Swallow (OF) House Martin Wren (H) Moorhen Rook (H) Coal Tit Wood Pigeon
Balladian Bridge	Robin Blackbird (H) Wren (H) Blue Tit Coal Tit	Wren (H) Robin Great Tit Blue Tit Swallow (OF)
Baird's Shore	Mallard Moorhen (H) Swallow (OF) Blackbird Wren (H)	Heron Moorhen Wren (H) Blue Tit

		Jackdaw (OF) Rook (H)
White Lough (south Shore)	Great Crested Grebe Robin Blue Tit Great Tit Wren Swallow House Martin Song Thrush	Golden Plover (H) Heron (OF) Cormorant (OF) Sparrow Hawk (H) Wren (H) Chaffinch (H) Great Tit (H) Swallow (OF) House Martin (OF)
Ballycoghill Bridge	Chaffinch (H) Wren (H) Robin (H) Blue Tit	Chaffinch (H) Wren (H) Rook (OF) Swallow (OF)
Ballynascarva Bridge	Chaffinch (H) Wren (H) Robin (H) Swallow (OF) Jackdaw (OF) Rook Hooded Crow Blackbird (H)	Willow Warbler (H) Wren (H) Blue Tit Coal Tit (H) Jackdaw Blackbird (H) Tree Creeper (H) Lesser Black-backed Gull (H, OF)

OF- over flying site, H – heard

## 5. DISCUSSION

Overall, low numbers of waterfowl and related relevant species were recorded. This is due in the main to the lack of suitable habitat in the immediate vicinity of the majority of the sites surveyed. For example, at Lough Major and White Lough, very little riparian vegetation exists. It should also be noted that at several sites, there is existing human activity. At Lough Major there is a well-used Lido. Several anglers were recorded at Baird's Shore and White Lough. Recreational boating was recorded at the latter and at Ballycoghill Bridge. Evidence of this activity was also noted at Ballynascarva Bridge, where there is an existing, though informal, slipway.

Of the bird species recorded, 3 no. are 'Amber listed.' That is, being of *medium* conservation concern (Gilbert et al, 2021). These are Lesser Black-backed Gull, Sparrowhawk and House Martin. One 'Red listed' species was recorded. This was Golden Plover which was heard but not seen at White Lough's southern shore. Golden Plover is an Annex I (Birds Directive) species. It should be noted that although numerous calls of this species were heard, these were to the west of the area proposed for development for the Blueway. A headland between the shore area and the presumed location of the birds and agricultural lands in between prevented observation and access. It is likely that these birds were not breeding but were in passage. No other Annex I species were recorded during the surveys.

The greatest diversity of species was recorded at White Lough. However, the majority of species recorded here were birds of woodland and agricultural lands. These were heard within the area of mixed broadleaved woodland that is adjacent the shore here. The majority of the waterbird species recorded were either overflying the sites or were recorded on habitat such as reedbed on the opposite shore (e.g. Baird's Shore).

In the majority of the locations, habitat for specialist water species is limited or has been altered (e.g. Lough Major where there is a recently completed Lido and Baird's Shore where riparian vegetation is absent in the area proposed for development). Suitable habitat exists at the Ballybay Wetlands Centre where there is an existing slipway. Efforts to retain as much of the reedbed here should be made. Suitable habitat for non-water specialist species exists in areas such as the scrub and trees at Ballycoghill Bridge and Ballynascarvan Bridge. This should be retained insofar as possible. Such clearance should only be carried out outside the bird nesting season which is March-August inclusive.

## 6. CONCLUSION

Annex I species occurred at only one site. This was at Golden Plover at White Lough's southern shore. It should be noted that this species was heard outside of the area proposed for development. The lack of suitable feeding habitat at the area proposed for development would make it unlikely that this species would feed or roost here. It should be noted that no works are proposed here that may reasonably be predicted to impact upon this species or habitat upon which it depends. However, a preconstruction survey of this site prior to the commencement of any works is recommended.

Given the paucity of suitable habitat in most locations and the limited nature of the works as proposed, it is the opinion of the author that no significant impacts on any bird species may reasonably be predicted from either the construction or operational phase of the proposed project.



## REFERENCES

Burke, B., McElwaine, J.G., Fitzgerald, N., Kelly, S.B.A., McCulloch, N., Walsh, A.J., & Lewis, L.J.(2021) Population size, breeding success and habitat use of Whooper Swan *Cygnus cygnus* and Bewick's Swan *Cygnus columbianus bewickii* in Ireland: results of the 2020 International Swan Census. *Irish Birds* 43: 57-70.

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Gilbert, G, Stanbury, A, & Lewis, L (2021) Birds of Conservaon Concern in Ireland 4: 2020 –2026. *Irish Birds* 9: 523-544.

## SPECIES NAMES

Common Name	Species Name
Blackbird	<i>Turdus merula</i>
Robin	<i>Erithacus rubecula</i>
Song Thrush	<i>Turdus philomelus</i>
Wren	<i>Troglodytes troglodytes</i>
Barn Swallow	<i>Hirundo rustica</i>
House Martin	<i>Delichon urbicum</i>
Blue Tit	<i>Parus ater</i>
Great Tit	<i>Parus major</i>
Coal Tit	<i>Periparus ater</i>
Wood Pigeon	<i>Columba palumbus</i>
Willow Warbler	<i>Phylloscopus trochilus</i>
Jackdaw	<i>Corvus monedula</i>
Rook	<i>Corvus fructilegus</i>
Hooded Crow	<i>Corvus corvus</i>
Treecreeper	<i>Certhia familiaris</i>
Lesser Black-backed Gull	<i>Larus fuscus</i>
Golden Plover	<i>Pluvialis apricaria</i>
Chaffinch	<i>Fringilla coelebs</i>
Mallard	<i>Anas platyrhynchos</i>

Moorhen	<i>Gallinula chloropus</i>
Cormorant	<i>Phalacrocorax carbo</i>
Heron	<i>Ardea cinerea</i>
Great Crested Grebe	<i>Podiceps cristatus</i>

Appendix A: Photographs of Survey Sites

Figure	Detail	Image
1	<p>Lough Major</p> <p>Existing Lido at Lough Major. This site is the northern trailhead of the project.</p>	
2	<p>Ballybay Wetlands</p> <p>Shore adjacent the Ballybay Wetlands car park. Existing slipway shown.</p>	
3	<p>Balladian Bridge</p> <p>Existing slipway at Balladian Bridge to be renovated. Bridge is to left of photograph.</p>	

4 Baird's Shore

Existing gravelled shore and lake at Baird's Shore.



5 White Lough (south Shore)

Existing gravelled shore at White Lough. Frequently in use by anglers.



6 Ballycoghill Bridge

Portion of lands at Ballycoghill showing grassland and scrub. Bridge to right of photograph.



7 Ballynascarva Bridge

Portion of river downstream of bridge and existing slipway at Ballynascarva.



## **APPENDIX 4**

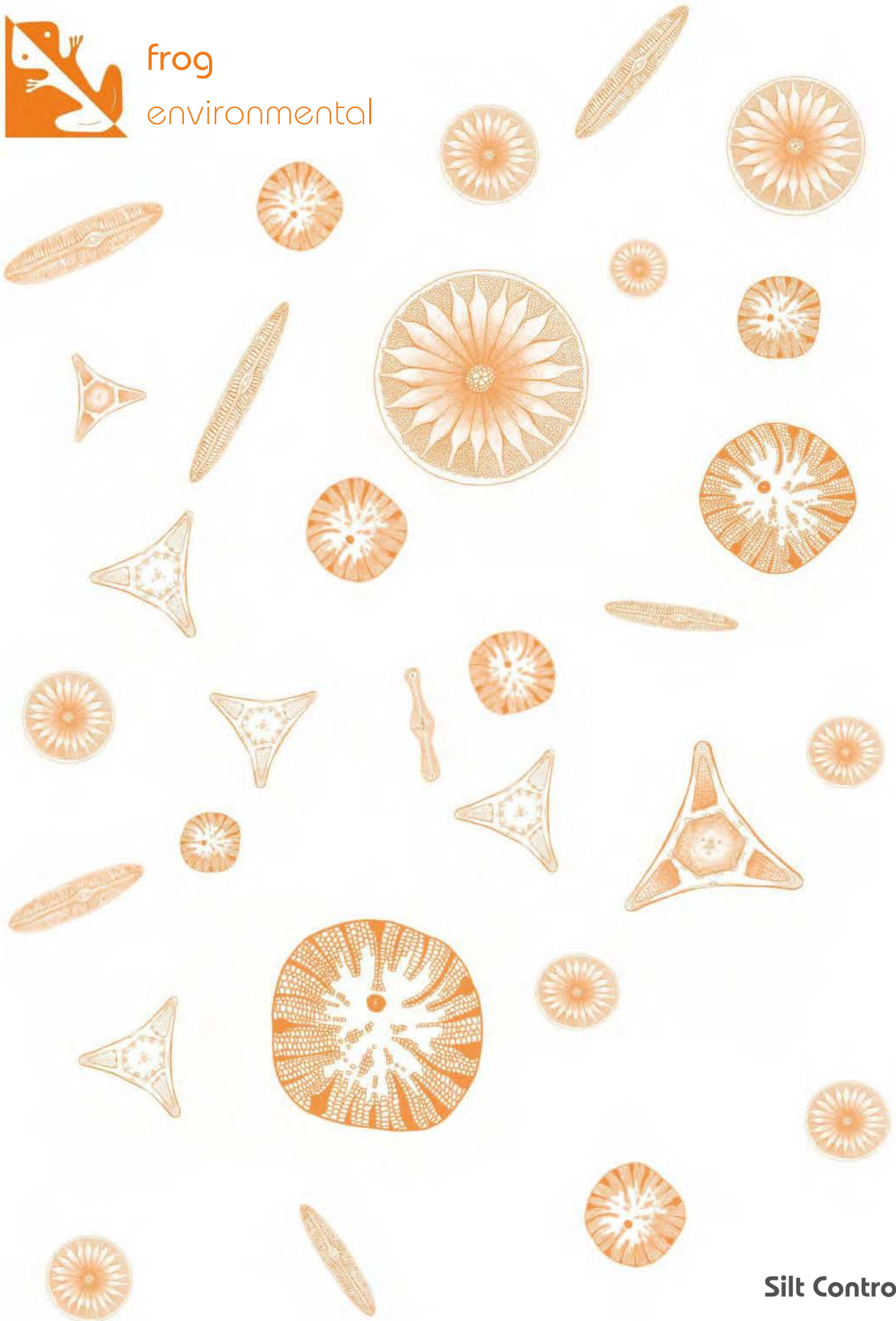
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# **Natura Impact Statement**

**Proposed Blueway Project, Dromore River System, Co.  
Monaghan**

**Report For:**

**CS Pringle**

**Prepared By:**

**Patrick McCabe B.Sc., M.Sc.**

**Date:**

**August 2024**

**Project No. 15305**

**Report No. 15305-03**



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## 1.0 INTRODUCTION

### 1.1 Project Background

It is understood that Monaghan County Council, intends to install / improve infrastructure at seven distinct locations to support the proposed Dromore River Blueway which is planned to run from Ballybay Town to Lisnalong, covering an approximate distance of 12km (see Plate 1). Consequently, Monaghan CoCo intend to apply to An Bord Pleanála for approval for the development under Section 177AE of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended). Hydrec Environmental Consulting were engaged by CS Pringle (i.e. appointed Design Consultant) to carry out an Appropriate Assessment of the project to determine the appropriateness of the proposed development in the context of the conservation objectives set out in any nearby / potentially linked Natura 2000 sites.



**Plate 1. Proposed Dromore River Blueway infrastructure work sites**



## 1.2 Statement of Competence

Patrick McCabe is a graduate of University College Dublin with a BSc in Applied Environmental Science. Additionally, Patrick has graduated from Dundalk Institute of Technology (Centre for Freshwater Studies) with a MSc focusing on freshwater ecology and catchment science / hydrology. He has over 10 years' experience in environmental consultancy, acting as project manager on a range of ecological and hydrological assessments within the agricultural, industrial, residential and waste sectors. Patrick has also spoke on such topics at a number of national conferences (e.g. International Association of Hydrogeologists (IAH), Irish Group, Annual Conference 2021) and given guest lectures on the subject to third level education institutions (e.g. NUI Galway - MSc Programme in "Marine and Freshwater Resources: Management, 2022, 2023, 2024).

## 1.3 Legislative Context

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, better known as the "Habitats Directive", provides legal protection for habitats and species of European importance. Articles 3 to 9 provide the legislative means to protect habitats and species of Community interest through the establishment and conservation of an EU-wide network of sites known as Natura 2000. These are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Conservation of Wild Birds Directive (79/409/ECC) as codified by Directive 2009/147/EC. Articles 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. Article 6(3) establishes the requirement for Appropriate Assessment (AA):

*Any plan or project not directly connected with or necessary to the management of the [Natura 2000] 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 implications 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) states:

*If, in spite of a negative assessment of the implications for the [Natura 2000] 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 a social or economic nature, Member States shall take all compensatory measures necessary to ensure that the*

*overall coherence of 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; beneficial consequences of primary importance for the environment; or, further to an opinion from the Commission, other imperative reasons of overriding public interest.*

These articles mean that where the implementation of the proposed development has potential to have a significant effect on a Natura 2000 site, the relevant Competent Authority must ensure that an appropriate assessment is carried out in view of that site's conservation objectives. The proposed development can only be approved by the relevant Competent Authority if it has been ascertained that it will not adversely affect the integrity of the Natura 2000 site(s) concerned, or in the case of a negative assessment and where there are no alternative solutions, the scheme can only be approved for reasons of overriding public interest.

#### **1.4 Stages of Appropriate Assessment**

There are up to 4 stages in the Appropriate Assessment process as outlined in the European Commission Guidance document (EC, 2001). The following is a summary of these stages (each of which is dependent on the outcome of the previous):

- Stage 1 - Screening: This stage examines the likely effects of a project either alone or in combination with other projects upon a Natura 2000 Site and considers whether it can be objectively concluded that these effects will not be significant.
- Stage 2 - Appropriate Assessment: In this stage, the impact of the project on the integrity of a Natura 2000 site is considered with respect to the conservation objectives of the site and to its structure and function.
- Stage 3 - Assessment of Alternative Solutions: Should the Appropriate Assessment determine that adverse impacts are likely upon a Natura 2000 site, this stage examines alternative ways of implementing the project that, where possible, avoid these adverse impacts.
- Stage 4 - Assessment where no alternative solutions exist and where adverse impacts remain: Where imperative reasons of overriding public interest (IROPI) exist, an assessment to consider whether compensatory measures will or will not effectively offset the damage to the Natura 2000 site will be necessary.

### 1.5 Identification of Relevant Natura 2000 Sites

The EU Habitats Directive contains a list of habitats (Annex I) and species (Annex II) for which SACs must be established by Member States. Similarly, the EU Birds Directive contains lists of important bird species (Annex I) and other migratory bird species for which SPAs must be established. Those that are known to occur at a site are referred to as ‘qualifying interests’ and are listed in the Natura 2000 forms which are lodged with the EU Commission by each Member State. A ‘qualifying interest’ is one of the factors (such as the species or habitat that is present) for which the site merits designation. The National Parks and Wildlife Service (NPWS) are responsible for the designation of SACs and SPAs in Ireland.

Figure 1. illustrates all Natura 2000 sites situated within c.27km of the proposed development. Typically, the use of a 15km radius from the proposed site is in line with current best practice and guidance (DEHLG, 2010), however this should be expanded where potential linkages can occur outside of this radius. Given the nature of the project (i.e. works directly adjacent to the Dromore River) and location of European Designated Sites hydrologically downstream (18.39km – 26.96km), a 27km radius was used. As can be seen from Figure 1. there are nine Natura 2000 sites located within a c.27km radius of the site, 4 within the Republic of Ireland and 5 within Northern Ireland (see Table 1).

**Table 1. Distance of Natura 2000 Sites from the proposed Ballynascarva Bridge Development Site**

Natura 2000 Sites	Distance
Kilroosky Lough Cluster SAC	18.39km
Upper Lough Erne SPA	18.39km
Magheraveely Marl Loughs SAC	18.73km
Lough Oughter & Associated Loughs SAC	21.10km
Upper Lough Erne SAC	23.33km
Slieve Beagh SPA	23.82km
Slieve Beagh-Mullaghfad-Lisnaskea SPA	24.59km
Lough Oughter SPA	26.96km
Slieve Beagh SAC	27.66km

While Natural Heritage Areas (NHA) and proposed Natural Heritage Areas (pNHA) do not form part of the Natura 2000 network, they can provide an important supporting function, particularly to fauna species that are not confined within the boundaries of an attributed SPA /

SAC (e.g. certain bird species). Therefore, in order to protect the European network, it may also be a requirement to protect a designated NHA / p NHA. In addition, Article 10 of the Habitat's Directive places a high level of importance on such sites that connect the Natura 2000 network. Table 2 below identifies the closest NHA / pNHA's to the proposed development site. In total there are two pNHAs within a 5km radius of any of the proposed development locations. White Lough which is where two of the proposed sites are situated is included within the Dromore Lakes pNHA, whilst Cordoo Lough is situated c.3.1km to the north of Lough Major.

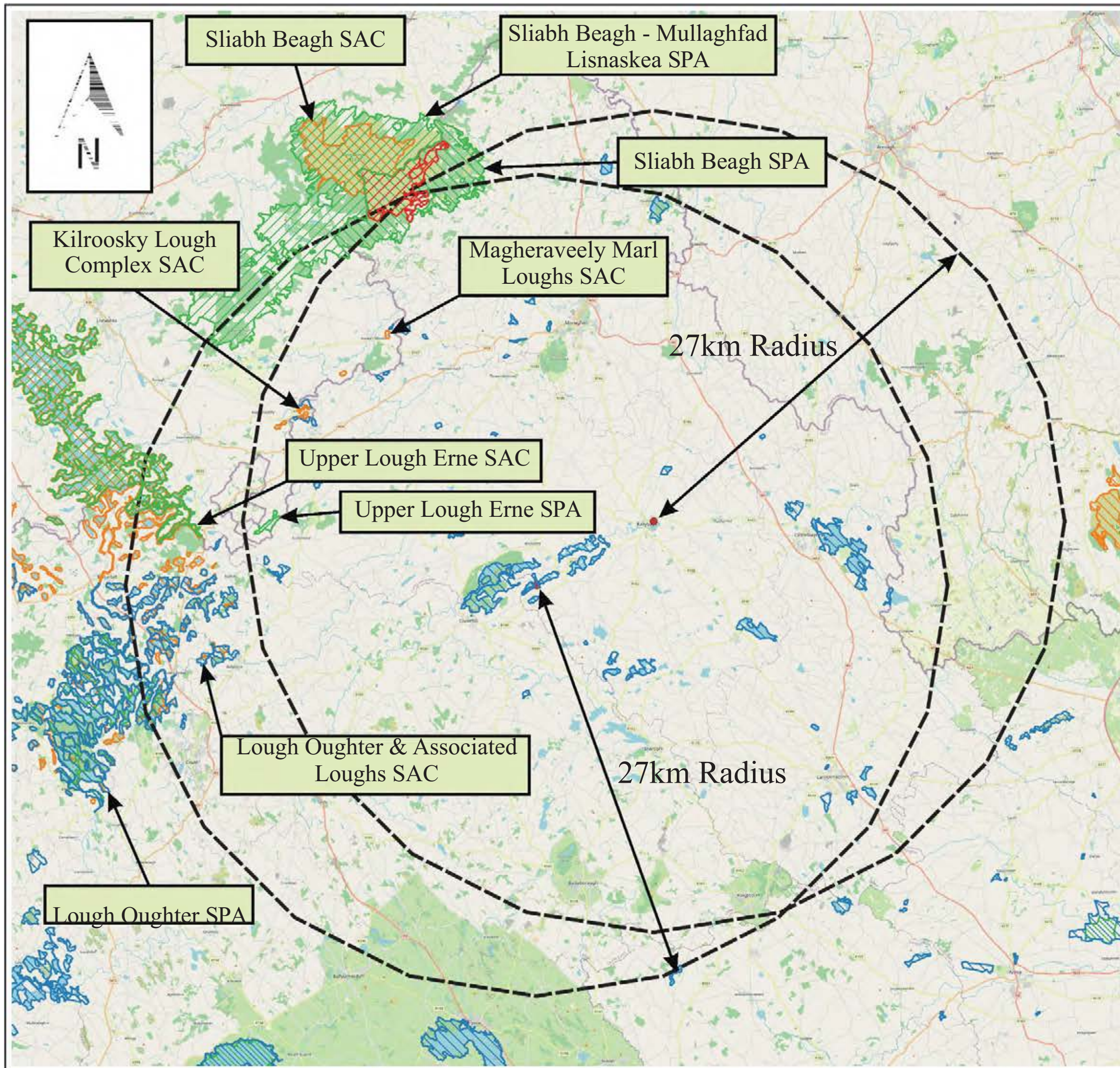
**Table 2. Distance of NHA & pNHA Sites from the Proposed Development**

Natural Heritage Areas	Distance
Dromore Lakes (pNHA – 000001)	Within
Cordoo Lough (pNHA – 001268)	3.1km





### 1.6 Conclusion of Stage 1 – Screening Assessment

Given the proximity of the proposed development to the Dromore River (i.e. Tributary of the Annalee / Erne River) it was concluded that by applying the precautionary principle, potential impacts arising from the development could not be discounted at the screening stage (see Table 3). Consequently, it was determined that Appropriate Assessment (AA) – Stage 2 for the project was required. The remaining five Natura 2000 Sites located within the c.27km radius of the site were screened out at this juncture (see Table 3). For instance, the proposed work locations are situated within different WFD sub-catchments to that of the Kilroosky Lough Cluster SAC, Magheraveely Marl Loughs SAC and Slieve Beagh SAC. Additionally, the proposed work sites are sufficiently removed from both the Slieve Beagh SPA / Slieve Beagh-Mullaghfad-Lisnaskea SPA so as not to impact on Hen Harrier populations.





## LEGEND

-  Special Area of Conservation
-  Special Protection Area
-  National Heritage Area
-  proposed National Heritage Area



**PROJECT:**  
 Natura Impact Statement  
 - Dromore River Blueway Project.

**TITLE:**  
 Identification of Natura 2000 Sites within  
 a 27kmkm Radius of the Proposed Development

<b>SCALE:</b> 1:250,000	<b>DRAWN BY:</b> PMcC
<b>DRAWING NO:</b> Figure 1.	<b>REV.</b> A



**Table 3 (Part A). Summary of Appropriate Assessment Screening Conclusions**

Site Code	Site Name	Distance (m)	Qualifying Features	Potential Impact	Requirement for N.I.S
:001786	Kilroosky Lough Cluster SAC	18.39km	Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. [3140] Alkaline fens [7230] Calcareous fens with Cladium mariscus and species of the Caricion davallianae [7210] White-clawed (or Atlantic stream) crayfish [1092]	The project is located outside of the SAC boundary, thus no direct loss of habitats or species associated with the Qualifying Features of the site will occur. The proposed development is a considerable distance from the SAC, so that adverse indirect impacts will not ensue. Additionally there is no hydrological linkage between the project and the SAC. Consequently, this site is not considered further.	No
:UK9020071	Upper Lough Erne SPA	18.39km	Whooper Swan (Cygnus cygnus) [A038]	Given the potential hydrological connection between the project sites and the SPA, this NATURA 2000 Site should not be ruled out at this juncture.	Yes
:004016	Magheraveely Marl Loughs SAC	18.73km	Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. [3140] Alkaline fens [7230] Calcareous fens with Cladium mariscus and species of the Caricion davallianae [7210] White-clawed (or Atlantic stream) crayfish [1092]	The project is located outside of the SAC boundary, thus no direct loss of habitats or species associated with the Qualifying Features of the site will occur. The proposed development is a considerable distance from the SAC, so that adverse indirect impacts will not ensue. Additionally there is no hydrological linkage between the project and the SAC. Consequently, this site is not considered further.	No
:000007	Lough Oughter & Associated Loughs SAC	21.10km	Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation [3150] Bog woodland [91D0] Lutra lutra (Otter) [1355]	Given the potential hydrological connection between the project sites and the SPA, this NATURA 2000 Site should not be ruled out at this juncture.	Yes
:UK0016614	Upper Lough Erne SAC	23.33km	Natural eutrophic lakes with Magnopotamion or Hydrocharition type vegetation Old sessile oak woods with Ilex and Blechnum in the British Isles Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion alvae) Bog woodland Lutra lutra (Otter) Alkaline Fen Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinia caerulea) Atlantic salmon Salmo salar	Given the potential hydrological connection between the project sites and the SPA, this NATURA 2000 Site should not be ruled out at this juncture.	Yes

**Table 3 (Part B). Summary of Appropriate Assessment Screening Conclusions**

Site Code	Site Name	Distance (m)	Qualifying Features	Potential Impact	Requirement for N.I.S
:004167	Slieve Beagh SPA	23.82km	Hen Harrier [A082]	The project is located outside of the SPA boundary, thus no direct loss of habitats or species associated with the Qualifying Features of the site will occur. The proposed development is a considerable distance from the SPA, so that adverse indirect impacts will not ensue. Additionally there is no hydrological linkage between the project and the SPA. Consequently, this site is not considered further.	No
:UK9020302	Slieve Beagh – Mullaghfad – Lisnaskea SPA	24.59km	Hen Harrier [A082]	The project is located outside of the SPA boundary, thus no direct loss of habitats or species associated with the Qualifying Features of the site will occur. The proposed development is a considerable distance from the SPA, so that adverse indirect impacts will not ensue. Additionally there is no hydrological linkage between the project and the SPA. Consequently, this site is not considered further.	No
:004049	Lough Oughter SPA	26.96km	Great Crested Grebe (Podiceps cristatus) [A005] Whooper Swan (Cygnus cygnus) [A038] Wigeon (Anas penelope) [A050] Wetland and Waterbirds [A999]	Given the potential hydrological connection between the project sites and the SPA, this NATURA 2000 Site should not be ruled out at this juncture.	Yes
:UK0016622	Slieve Beagh SAC	27.66km	Active blanket bog [7130] Natural dystrophic lakes and pools [3160] European dry heaths [4030]	The project is located outside of the SAC boundary, thus no direct loss of habitats or species associated with the Qualifying Features of the site will occur. The proposed development is a considerable distance from the SAC, so that adverse indirect impacts will not ensue. Additionally there is no hydrological linkage between the project and the SAC. Consequently, this site is not considered further.	No

## 2.0 METHODOLOGY

### 2.1 Guidance Followed

Both EU and national guidance exists in relation to Member States fulfilling their requirements under the EU Habitats Directive, with particular reference to Article 6(3) and 6(4) of that Directive. The methodology followed in relation to this AA has had regard to the following guidance:

- Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities. Department of Environment, Heritage and Local Government;
- Managing Natura 2000 Sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC, referred to as MN2000, European Commission 2000;
- 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, referred to as the “EC Article 6 Guidance Document (EC2000); and
- 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.

### 2.2 Site Investigation / Field Work

Patrick McCabe of Hydrec Environmental Consulting visited each of the proposed work sites in August 2024. The primary aim of the visit was to establish a baseline of the ecological conditions onsite and to describe the habitats, dominant species, indicator species, invasive species and species of conservation where present. The timing of the surveys was deemed suitable to complete the floral aspect of the investigation. Additionally, winter and summer bird surveys were completed by Flynne Furney Environmental Consultants and a nesting bird survey by Hydrec Environmental Consulting in April 2024 (see accompanying EcIA).

### 2.3 Limitations

No significant limitations were encountered during the assessment. The timing of the surveys was deemed suitable to complete the floral aspect of the investigation. Water levels were sufficiently low to allow for the identification of Otter holts. Similarly, bird surveys were completed across a number of seasons.

### 3.0 DESCRIPTION OF PROJECT

#### 3.1 Site Description & Proposed Works

As can be seen from Plate 1, works varying in scale are proposed at seven locations along a c.12km stretch from Ballybay to Lisnalong. These include:

- Lough Major\_Ballybay;
- Ballybay Wetlands;
- Balladian Bridge;
- Baird's Shore;
- White Lough\_South Shore;
- Ballycoghill Bridge; and
- Ballynascarva Bridge.

It is understood that the level of works will range from signage to more intrusive slipway regenerative works. A summary of the works proposed for each site include:

##### Lough Major, Cornamucklaglass, Co. Monaghan.

- New signage and installation of floating pontoon.

##### Ballybay Wetlands, Derryvally, Co. Monaghan

- New signage;
- Installation of 100mm of compacted Clause 804 to existing gravelled area for parking; and
- Extend existing slipway by 2m with clean stone/Clause 804 to reduce gradient.

##### Balladian Bridge, Balladian, Co. Monaghan.

- New signage; and
- Slipway renewal to include – vegetation clearance, installation of waterproof membrane, 200mm of well compact 40mm clean stone with 150mm layer of Clause 804 surface layer in GeoCell membrane

Baird's Shore, Drumskelt [DED: Anny], Co. Monaghan

- New signage; and
- Slipway renewal at two locations to include – vegetation clearance, installation of waterproof membrane, 200mm of well compact 40mm clean stone with 150mm layer of Clause 804 surface layer in GeoCell membrane.

White Lough South Shore, Anny [DED: Anny], Co. Monaghan

- New signage;
- Removal of existing boulders/stone piles and vegetation; and
- Installation of 20mØ turning head formed with 150mm Clause 804 stone at end of existing lane.

Ballycoghill Bridge, Clossagh Beg, Co. Monaghan

- New signage;
- Slipway renewal to include – vegetation clearance, installation of waterproof membrane, 200mm of well compact 40mm clean stone with 150mm layer of Clause 804 surface layer in GeoCell membrane;
- Removal of height restriction gate; and
- New Car Park.

Ballynascarva Bridge, Lisnalong, Co. Monaghan

- New signage;
- Creation of new access roadway (i.e. permeable paving) with parking facilities parallel with the old railway;
- Provision of x3 picnic benches;
- New hedgerow/trees to be planted for demarcation of new boundary; and
- New slipway to be 5.0metres wide and constructed by removing existing soil down to firm formation level. Installation of waterproof membrane, 200mm of well compact 40mm clean stone with 150mm layer of Clause 804 surface layer in GeoCell membrane

It is understood that no further excavation works are proposed within the Ballycoghill Bridge wetland (as identified by the County Monaghan Wetlands Site, 2010) beyond the area directly



to the east of the existing carpark. It is also understood that no alteration to the depth or width of any watercourse channel is proposed as part of the project at this juncture.

### 3.2 Hydrology

With the publication of Ireland's second River Basin Management Plan (RBMP), the RBMP 2018 – 2021 defines the entirety of the island of Ireland as a single River Basin District (RBD). This single RBD has been broken down into 46 catchment management units. These units are mainly based on the hydrometric areas in use by the local authorities. The proposed development site is located within the Erne WFD Catchment (No.36) and Hydrometric Area (No.36). Each of the 46 catchment management units have been further broken down into 583 sub-catchments. The proposed works areas are located within two sub-catchments, namely the Dromore\_SC\_010 and Dromore\_SC\_020 WFD Sub-catchment.

### 3.3 Water Quality & Ecological Status

Macroinvertebrate sampling has historically been conducted at a number of monitoring locations on the Lough Major Stream and Dromore River since the 1970s. The closest active WFD operational monitoring station to the Lough Major Stream site (i.e. Br d/s L Major – RS36M080200), is located a short distance from the mouth of the Lough Major outflow. A Q-value rating of Q3 was recorded in 2019. This Q-value score represents a 'Poor' ecological status, which has been consistently recorded at this monitoring point since 2010.

Kick sampling is also currently completed at Balladian Bridge (RS36D020300) and Ballynascarva Bridge (RS36D020500) monitoring stations. A Q-value rating of Q2-3 was recorded in 2019 at Balladian Bridge. This Q-value score also represents a 'Poor' ecological status, with a 'Poor' status (Q3) consistently recorded at this monitoring point since the late 1990s. At Ballynascarva Bridge a Q-value rating of Q3 was recorded in 2019 which represented a deterioration from the 'Moderate' status recorded in 2013 and 2017.

### 3.4 Soils & Geology

According to the Teagasc and EPA soils and subsoil mapping, a number of different soil types exist at the proposed works locations (see Table 4).

**Table 4. Soils and Subsoils Found at Each of the Proposed Development Sites.**

Site Location	Soil Type	Subsoil Type
Lough Major_Ballybay	Cut - Cutaway/cutover peat	Cut - Cutover peat
Ballybay Wetlands	Cut - Cutaway/cutover peat	Cut - Cutover peat
Balladian Bridge	AlluvMin - Mineral Alluvium	A – Alluvium
Baird’s Shore	Cut - Cutaway/cutover peat	Cut - Cutover peat
White Lough Southern Shore	Cut - Cutaway/cutover peat	Cut - Cutover peat
Ballycoghill Bridge	Cut - Cutaway/cutover peat	Cut - Cutover peat
Ballynascarva Bridge	Cut - Cutaway/cutover peat	Cut - Cutover peat

Based on the Geological survey of Ireland (GSI) 1:100k bedrock formation mapping, each of the proposed work sites (with the exception of Ballynascarva Bridge) are underlain by the Lough Avaghon Formation, which is described as comprising of Massive sandstone & microconglomerate. Whereas the Ballynascarva Bridge site is underlain by the Cootehill Member which is comprised of thin turbidite and turbiditic pelite. No bedrock outcropping is present in the vicinity of the proposed works sites and according to The National Karst Database, no karst landforms are identified within or in close proximity to the sites.

### 3.5 Hydrogeology

The Geological Survey of Ireland (GSI) have reviewed the 1,200 geological Formations and Members defined within the Republic of Ireland and reduced them into 27 ‘Rock Unit Groups’ (RUGs) based on their hydrogeological properties and significance. Based on the GSI’s generalised bedrock RUG mapping, the Silurian Metasediments and Volcanics RUG exists throughout the development area. A Pl – Poor Aquifer - Bedrock which is Generally Unproductive except for Local Zones is associated with the RUG.

Groundwater Vulnerability is a term used to represent the intrinsic geological and hydrogeological characteristics that determine the ease with which groundwater may be contaminated by human activities. Groundwater vulnerability maps are based on the type and thicknesses of subsoils (sands, gravels, glacial tills (or boulder clays), peat, lake and alluvial silts and clays), and the presence of certain karst features. Groundwater is most at risk where the subsoils are absent or thin and, in areas of karstic limestone, where surface streams sink underground at swallow holes. A ‘L – Low’ vulnerability classification is assigned to each of the proposed work sites with the exception of the Lough Major and Ballybay Wetlands sites where an ‘E – Extreme’ vulnerability classification is found.

### 3.6 National Biodiversity Data Centre Records

A search of the National Parks and Wildlife Services (NPWS) and National Biodiversity Data Centre's (NBDC) online data records was undertaken to determine if any flora or fauna species associated with the screened Natura 2000 sites have been recorded within a 1km radius of the sites. Whooper Swan (*Cygnus cygnus*) and Great Crested Grebe (*Podiceps cristatus*) were recorded within 1km of Lough Major, Ballybay Wetlands, Balladian Bridge with Whooper Swan's also recorded within 1km of Ballycoghill Bridge. Furthermore, it was noted that either or both Canadian Waterweed (*Elodea Canadensis*) and Nuttall's Waterweed (*Elodea nuttalli*) were found within 1km at five of the sites. In addition, Giant Knotweed (*Fallopia Sachalinensis*) and *Rhododendron ponticum* were recorded within 1km of Lough Major.

## 4.0 STAGE 2 – APPROPRIATE ASSESSMENT

### 4.1 Description of Identified Natura 2000 Site(s) Within Zone of Influence

#### 4.1.1 Upper Lough Erne SPA (Site Code: UK9020071)

Wintering Whooper Swan generally utilise the improved or semi-improved grassland close to the water bodies within the SPA for roosting. Foraging in flooded fields and within the emergent vegetation in shallower lakes is common.

Consequently, the site qualifies under Article 4.1 of EC Directive 79/409 on the Conservation of Wild Birds by regularly supporting internationally important numbers of wintering Whooper Swan *Cygnus cygnus* (the five-year peak mean for the period 1991/92 to 1995/96 was 352 which comprises 2 % of the international Icelandic population). Upper Lough Erne provides a core protected area for Whooper Swans in the region of Northern Ireland, there being interchange between the swans using protected areas and those ranging more widely on surrounding farmland.

#### 4.1.2 Lough Oughter & Associated Loughs SAC (Site Code: 00007)

Lough Oughter and its associated loughs occupy much of the lowland drumlin belt in north and central Cavan between Upper Lough Erne, Killeshandra and Cavan town. The site is a maze of waterways, islands, small lakes and peninsulas including some 90 inter-drumlin lakes and 14 basins in the course of the Erne River. The area lies on Silurian and Ordovician strata with Carboniferous limestone immediately surrounding. The site is a Special Area of Conservation (SAC) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive (\* = priority; numbers in brackets are Natura 2000 codes):

- [3150] Natural Eutrophic Lakes
- [91D0] Bog Woodland\* •
- [1355] Otter (*Lutra lutra*)

Drainage within the area is inefficient and the water levels are prone to natural fluctuation as a result. The regularly flooded areas still accommodate a variety of specialist plant species such as Amphibious Bistort (*Polygonum amphibium*) and Marsh Foxtail (*Alopecurus geniculatus*), as well as rarer species such as Needle Spike-rush (*Eleocharis acicularis*) and Lesser Marshwort (*Apium inundatum*). The lakes and basins are shallow, and the water well mixed and nutrient rich (eutrophic). The aquatic community includes species of limited distribution in Ireland such as the Duckweed species *Lemna gibba* and *Spirodela polyrhiza*.

The Lough Oughter area contains important examples of two habitats listed on Annex I of the E.U. Habitats Directive and supports a population of the Annex II species, Otter. The site as a whole is the best inland example of a flooded drumlin landscape in Ireland and has many rich and varied biological communities. Nowhere else in the country does such an intimate mixture of land and water occur over a comparable area, and many of the species of wetland plants, some considered quite commonplace in Lough Oughter and its associated loughs, are infrequent elsewhere.

#### 4.1.3 Upper Lough Erne SAC (Site Code: UK0016614)

Upper Lough Erne Lough is situated in Co. Fermanagh in the west of Northern Ireland. It is a very large and complex freshwater system. A series of flooded drumlins in the course of the River Erne give rise to a complex of islands, bays and many lakes bordered by damp pastures, fens, reedswamp and alder/willow carr and oak woodland. The open waters of the main lough and smaller satellite loughs contain a variety of aquatic communities typical of natural eutrophic lakes. In addition, the shallow sheltered shores support extensive swamp, fen and marsh communities. Behind the open grazed foreshore is species-rich grassland, which occasionally extends back into the old adjacent field systems. Alluvial woodland is found where the shoreline is ungrazed or only very lightly grazed, while occasionally the dryer soils of the drumlins behind support a natural Oak woodland; this is particularly well developed within the Crom Estate to the south and the small island to the north of the Lough.

The habitats and/or species for which the Upper Lough Erne has been designated as a SAC are listed below:

- Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion alvae*)

- *Lutra lutra*
- Natural eutrophic lakes with *Magnopotamion* or *Hydrocharition*-type vegetation
- Old sessile oak woods with *Ilex* and *Blechnum* in the British Isles

#### 4.1.4 Lough Oughter Complex SPA (Site Code: 004049)

The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Great Crested Grebe, Whooper Swan, and Wigeon. The E.U. Birds Directive pays particular attention to wetlands and, as these form part of this SPA, the site and its associated waterbirds are of special conservation interest for Wetland & Waterbirds. Furthermore, Lough Oughter is at the centre of the Irish breeding range of Great Crested Grebe and the site supports in excess of 10% of the estimated national breeding total of this species.

## 4.2 Site Assessment

Following the site survey works, the habitat types found at each of the proposed work sites were described in accordance with the Fossitt habitat classification system. Table 5 describes the habitats found.

**Table 5. Habitat Types found at each of the Proposed Development sites**

Site Location	Fossitt Habitat Type
Lough Major_Ballybay	Soil & Bare Ground – ED2 transitioning into Mesotrophic Lake – FL4
Ballybay Wetlands	Recolonising Bare Ground – ED3 transitioning into Eutrophic Lake – FL5
Balladian Bridge	Recolonising Bare Ground – ED3 transitioning into Depositing Lowland River – FW2
Baird’s Shore	Soil & Bare Ground – ED2 transitioning into Eutrophic Lake – FL5
White Lough Southern Shore	Soil & Bare Ground – ED2 transitioning into Reed & Large Sedge Swamp – FS1
Ballycoghill Bridge	Recolonising Bare Ground – ED3 transitioning into Depositing Lowland River – FW2
Ballynascarva Bridge	Soil & Bare Ground – ED2 transitioning into Depositing Lowland River – FW2



In general, the abundance of aquatic vegetation was low at each of the proposed work sites. The greatest diversity and abundance was found at the Balladian Bridge site. Where species such as Common duckweed (*Lemna minor*), Branched Bur Reed (*Sparganium erectum*), and Common Water-starwort (*Callitriche stagnalis*) were found. At the Ballynascarva Bridge site a Reed & Large Sedge Swamp habitat (FS1) was found within the littoral margin of the stream with FS1 habitat also found directly to the north and south of the proposed slipway location at Ballybay Wetlands. Either or both Nutall's Waterweed (*Elodea nuttalli*) and Canadian Waterweed (*Elodea Canadensis*) were recorded at the Lough Major, Balladian Bridge, Ballycoghill Bridge and Ballynascarva Bridge sites (see Plate 2). No high invasive terrestrial floral species were recorded at any of the proposed work sites including Giant Knotweed (*Fallopia Sachalinensis*) or *Rhododendron ponticum* (i.e. species previously recorded within 1km of the proposed development locations).



**Plate 2. Photo of Nutall's Waterweed (*Elodea nuttalli*) recorded at the Lough Major Site**

### 4.3 Impact Prediction

#### 4.2.1 Direct Impacts

The proposed development works are not situated within any SAC or SPA, therefore no direct impacts will occur through land take / habitat loss or fragmentation of habitats (see Figure 1). Whilst alluvium subsoils are found at the Balladian Bridge site, alluvial forestry does not form part of the riparian margins at this site. Furthermore, no Molinia grasslands, bog woodland or old sessile oak woodland are found at any of the proposed works sites.

Similarly, the proposed development will not impinge upon any NHA. As mentioned previously White Lough forms part of the Dromore Lakes pNHA. This is principally based on the numbers of Widgeon (*Anas penelope*) and Whooper Swan found at these loughs. Consequently, selected pastures where said species are understood to graze are proposed for protection as part of the pNHA. Following the site investigation, no grassland pastures were recorded at either the White Lough, Ballybay Wetlands, Baird Shore or White Lough Southern Shore sites. Hence no loss of potential grazing areas will occur as a consequence of the project proceeding.

#### 4.2.2 Indirect & Secondary Impacts

Indirect impacts can occur where there is a viable pathway between the source (i.e. the proposed development site) and the receptor (i.e. the habitats and species for which a Natura 2000 site has been designated). Common pathways for impacts include surface water and groundwater contamination, air (e.g. airborne dust or noise) and land (e.g. overland flow or vibration).

#### Upper Lough Erne SPA / Lough Oughter SPA

Whilst Whooper Swan, Great Crested Grebe and Widgeon have previously been recorded within 1km of a number of the proposed work sites and specifically c. 100m from Ballycoghill Bridge in January 2024, these species are not thought to form part of the populations associated with the Upper Lough Erne SPA or Lough Oughter SPA. For instance, Whooper Swan, Great Crested Grebe or Widgeon are not anticipated to forage c. 1-5km beyond the NATURA 2000 site boundaries. Thus, noise or vibration disturbance are not anticipated to cause a negative impact on said species. Furthermore, in relation to the Whooper Swan recorded at Ballycoghill Bridge, it should be noted that the most significant of the works proposed here involve the extension to an existing slipway that is already in use. For this reason, no significant impacts on this species may reasonably be predicted from either the construction or operational phase of the proposed project. Notwithstanding this, precautionary mitigation measures should be implemented at the Ballynascarva Bridge site prior to the commencement of works, given the presence of Reed & Large Sedge Swamp habitat and potential roost site (see Section 4.3).

It is also noted that passage beyond the Ballynascarva Bridge is limited to north of Cootehill Town given the presence of an instream structure (ITM 659665.61, 815182.25) within the channel. Said structure is c. 14.75km from the Lough Oughter and Associated Loughs SAC at its closest. Hence, disturbance to waterfowl associated the Natura 2000 Sites during the operation of the blueway (i.e. boating/canoeing) will not occur.

Lough Oughter and Associated Loughs SAC / Upper Lough Erne SAC

Noise and vibration disturbance are not anticipated to impact upon the breeding or foraging of Otters associated with either the Lough Oughter and Associated Loughs SAC or Upper Lough Erne SAC. For instance, the home range of otters is typically 5 to 15km, thus the proposed work sites are situated outside of the zone of influence of the aforementioned European Designated Sites. Considering the lack of previous records within 1km of the proposed development areas or directly within the vicinity of the works site (i.e. as established through site specific surveys) and evidence of periodic flooding, it is not anticipated that the project will impact on more local otter populations.

Its noted that ‘*To restore the favourable conservation condition of Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation in Lough Oughter and Associated Loughs SAC, which is defined by the following list of attributes and targets*’ including:

Vegetation composition: typical species	Occurrence	Typical species present, in good condition, and demonstrating typical abundances and distribution	For lists of typical plant species, see the Article 17 habitat assessments for 3150 (NPWS, 2013, 2019) and O Connor (2015). The aquatic flora of the SAC is varied with several pondweeds such as <i>Potamogeton obtusifolius</i> , <i>P. lucens</i> , <i>P. natans</i> , <i>P. alpinus</i> and <i>P. gramineus</i> . <i>Nuphar lutea</i> , <i>Hippuris vulgaris</i> , <i>Myriophyllum spicatum</i> , <i>Veronica beccabunga</i> and <i>Callitriche</i> sp. are common. Duckweed species also occur. Heuff (1984) reports on a 1977 survey of Round Lough, which was fringed with <i>Phragmites australis</i> and had abundant <i>Lemna trisulca</i> , <i>Elodea canadensis</i> and <i>Stratiotes aloides</i> . <i>Chara rudis</i> , <i>Nuphar lutea</i> , <i>Littorella uniflora</i> and <i>Cladophora</i> also occurred. The macrophytes in some of the lakes in the SAC, including Annagh, Ardan, Bawn, Corglass, Cullinaghan, Derrybrick, Farnham, Mill and Oughter, are monitored on a three-year cycle by the Environmental Protection Agency (EPA)
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Thus, given the presence of Canadian Waterweed (*Eloda canadensis*) at a number of the proposed work sites, mitigation should be implemented to avoid the spread of said species from site to site and potentially downstream. A propagation of said species could result in a change of the vegetative composition further downstream (i.e. within a European Designated Site).

The Upper Erne SAC Conservation Objectives identifies that sediment load should be minimised in order to protect the natural eutrophic lakes with Magnopotamion or Hydrocharition-type vegetation found within the SAC. It is recognised that there is a tendency for naturally eutrophic lakes to silt up, both from sediment input through streams and rivers and from organic production. Therefore, there maybe some loss of open water with time, however, the rate of such should be relatively slow (i.e. natural). Hence, mitigation measures should be implemented during the construction stage that ensures that excessive levels of suspended solids do not enter the river / lake network (see Section 4.3).

In certain situations, ground disturbance and excavation activities in the absence of mitigation can generate dust emissions. Large amounts of dust deposited on vegetation over a prolonged period results in adverse effects on plant productivity, which can lead to a degradation of sensitive habitats. It is understood that dust deposition starts to affect the more sensitive species at levels above 1000 mg/m<sup>2</sup>/day. It is not anticipated that the proposed activities onsite will generate dust emissions. Furthermore, given the distance from the proposed works site (>18.km) to qualifying Bog Woodland, Alluvial Forests, Old Sessile Oak, Alkaline Fen and Molina Meadows, impacts via this pathway will not occur.

#### 4.2.3 Cumulative Effects

It is a requirement of the Appropriate Assessment process that the combined effects of the proposed development together with other plans or projects be assessed. Accordingly, a number of other projects have been considered in order to determine if cumulative impacts exist. A search of all planning applications submitted to Monaghan County Council within the last three years and within a 250m of each of the proposed project sites was completed (see example in Plate 3). It was revealed that development density in the areas was very low and that only two other planning applications were submitted within the aforementioned areas for that period. Both planning applications relate to developments within 250m of the Ballybay Wetlands site:

- 2360071 - permission for proposed Material Change of Use of Existing 1st Floor Public Meeting Rooms to accommodate a Pre School Classroom and Material Change of Use of existing 1st Floor Public Meeting Room to accommodate a School Classroom and a material Change of use of Existing 1st Floor Store Room to accommodate Bathroom and all Associated Works at The Farmhouse, Clones Rd, Derryvally, Ballybay, Co. Monaghan for Monaghan Waldorf School; and
- 21182 - Permission for a temporary change of use, for 5No. years of the Ballybay Wetlands Centre (Planning Ref:03/531) from an environmental education and visitor centre to a HSE Community Outreach Centre.



One planning application relates to a development within 250m of the Lough Major site:

- 2360136 - permission for development consisting of small extension to rear, alterations and additions to elevations, internal alterations and additions and all associated site works, Cornamucklaglass, Ballybay, Co. Monaghan.

Given the nature of the aforementioned projects (i.e. change of use within existing structures or small extension to existing structure) it was concluded that no cumulative impacts are predicated, with any in-combination impacts associated with neighbouring developments deemed to be negligible and insignificant.



**Plate 3. Example of radius used when assessing cumulative effects.**

### 4.3 Mitigation Measures

The following mitigation measures should be adhered to, in order to ensure that any direct or indirect impacts on the NATURA 2000 network or local ecology are abated;



- In order to prevent the downstream migration of sediment at sites where ground disturbance is proposed, a Silt curtain should be erected within the water channel to surround the works area. See example of such in Appendix 4 of accompanying EcIA. The attached specification is comprised of natural fibres impregnated with gel flocculant granules to encourage natural deposition. A Silt Mat could also be inserted within the waterbody between the works site and Silt Net as a means of trapping and removing the deposited sediment. This will also ensure resuspension does not occur during subsequent heavy rainfall events;
- Weather conditions and seasonal weather variations shall also be taken account of when planning stripping of topsoil and excavations, with an objective of minimising soil erosion;
- Given the presence of Nutall's Waterweed (*Elodea nuttalli*) and Canadian Waterweed (*Elodea Canadensis*) and certain work sites, manual removal (hand-picking) of such plants in areas where any slipway will encroach into the waterbody or areas where silt netting / matting is proposed should be appropriate, given the shallow depths and small areas being considered. The plant should be pulled at the base of the stem from the substrate ensuring all rhizoids are removed. Subsequently the plant material should be placed into a mesh bag and composted on dry land;
- Whilst not recorded at any of the sites, White Clawed Crayfish (*Austropotamobius pallipes*) have previously been recorded within the Dromore River system, thus all equipment and PPE should be washed with Virkon Aquatic prior to and after works (i.e. to prevent the spread of White Clawed Crayfish plague);
- As information signage is proposed at certain works sites, information pertaining to good biosecurity behaviour could be incorporated (identifying specifying information relating to Nutall's Waterweed (*Elodea nuttalli*), Canadian Waterweed (*Elodea Canadensis*) and White Clawed Crayfish plague);
- Refuelling of construction vehicles and the addition of hydraulic oils or lubricants to vehicles will take place off site. An adequate supply of spill kits and hydrocarbon adsorbent packs should be available onsite, particularly in light of the extreme groundwater vulnerability classification found at Lough Major and Ballybay Wetlands;
- Prior to the commencement of any construction works, a check for bird nesting / roosting sites (e.g. Whooper Swan, Great Crested Grebe and Widgeon) should be completed at Ballynascarva Bridge as a marginal amount of Reed & Large Sedge Swamp habitat is proposed in order to facilitate the development of the slipway;

- Given the requirement for a minimal amount of hedgerow removal at the Balladian Bridge site, it is important that these specific works take place outside of the period from the 1<sup>st</sup> of March to the 31<sup>st</sup> of August (i.e. specifically September);
- Given the presence of bat roosts in the vicinity of Balladian Bridge, Ballycoghill Bridge and Ballynascarva Bridge, works at these three locations should be scheduled for September when bats have left any potential maternity roosts;
- Works at Lough Major, Ballybay Wetlands, Baird Shore and White Lough South should only occur from July to September;
- As recommended by Flynn Furney Environmental Consultants reedbed at the Ballybay Wetlands Site should be retained. Suitable habitat for non-water specialist species exists in areas such as the scrub and trees at Ballycoghill Bridge and Ballynascarvan Bridge. Similarly, this should be retained insofar as possible; and
- A new replacement hedgerow should be planted at the Balladian Bridge site of equal or greater linear metres. All species should be native and consist of some Hawthorn and Hazel.

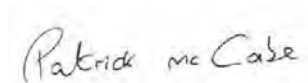
In light of adherence to the mitigation measures set out previously, adverse residual impacts are anticipated to be negligible. Thus, residual impacts will not result in any significant effects on the important ecological features / receptors within the Zone of Influence of the project or the wider Natura 2000 network.

## 5.0 CONCLUSIONS

This Natura Impact Statement (NIS) has examined and analysed, in light of the best scientific knowledge, with respect to the European Sites within the zone of influence of the works, the potential sources and pathways and how these could impact on the designated sites' conservation interests and whether any predicted impacts would adversely affect the integrity of the Upper Lough Erne SAC / SPA, Lough Oughter and Associated Loughs SAC or Lough Oughter SPA.

It is considered that the proposed works either independently or in combination with other plans, does not have the potential to significantly affect the conservation objectives of the aforementioned European Sites or wider Natura 2000 network. A checklist of Natura 2000 site integrity is included in Table 6, which states that the designated sites, will not be affected by the proposed development works.

Signed:



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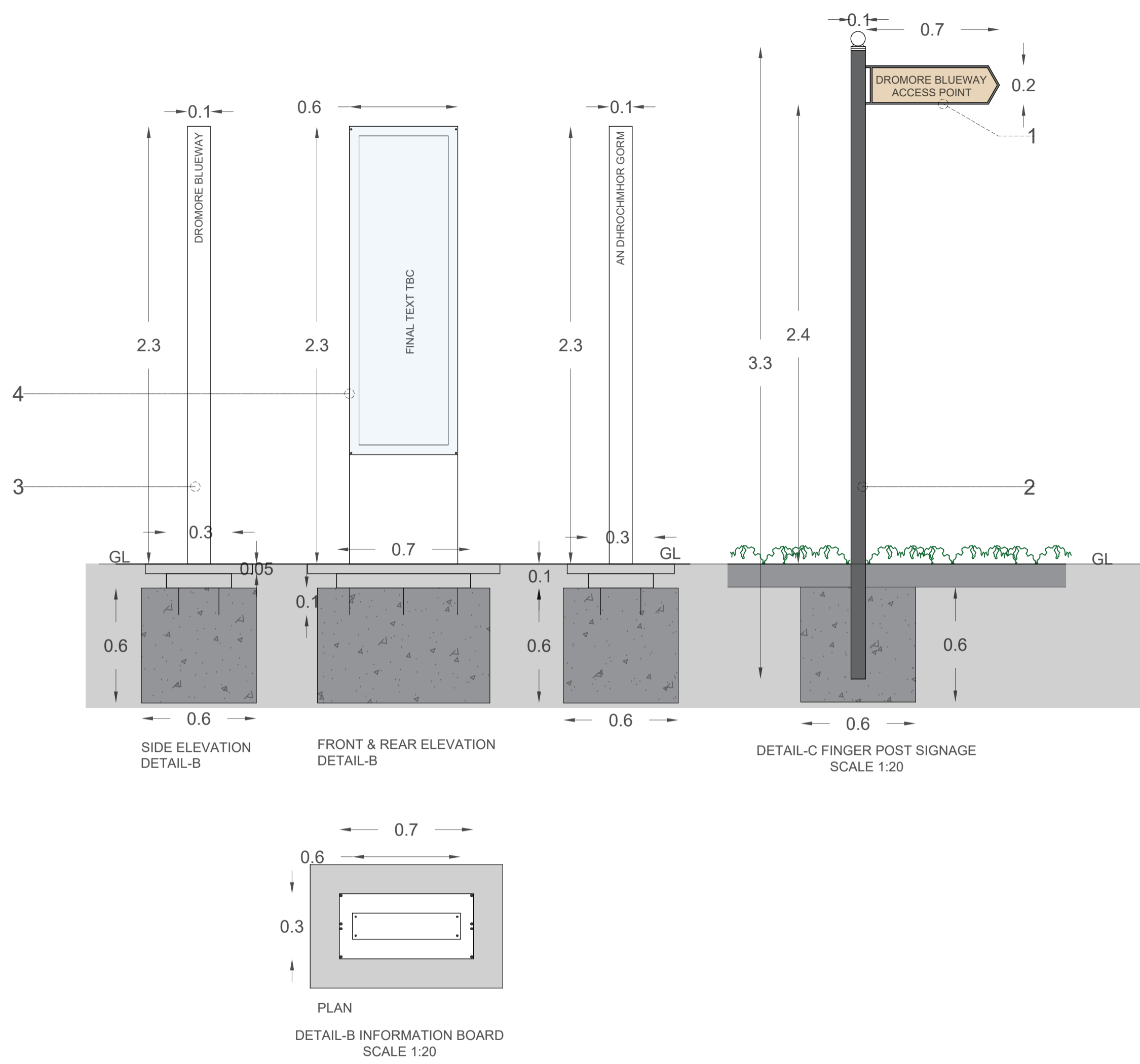
Patrick McCabe B.Sc., M.Sc.

(P.I. available on request)

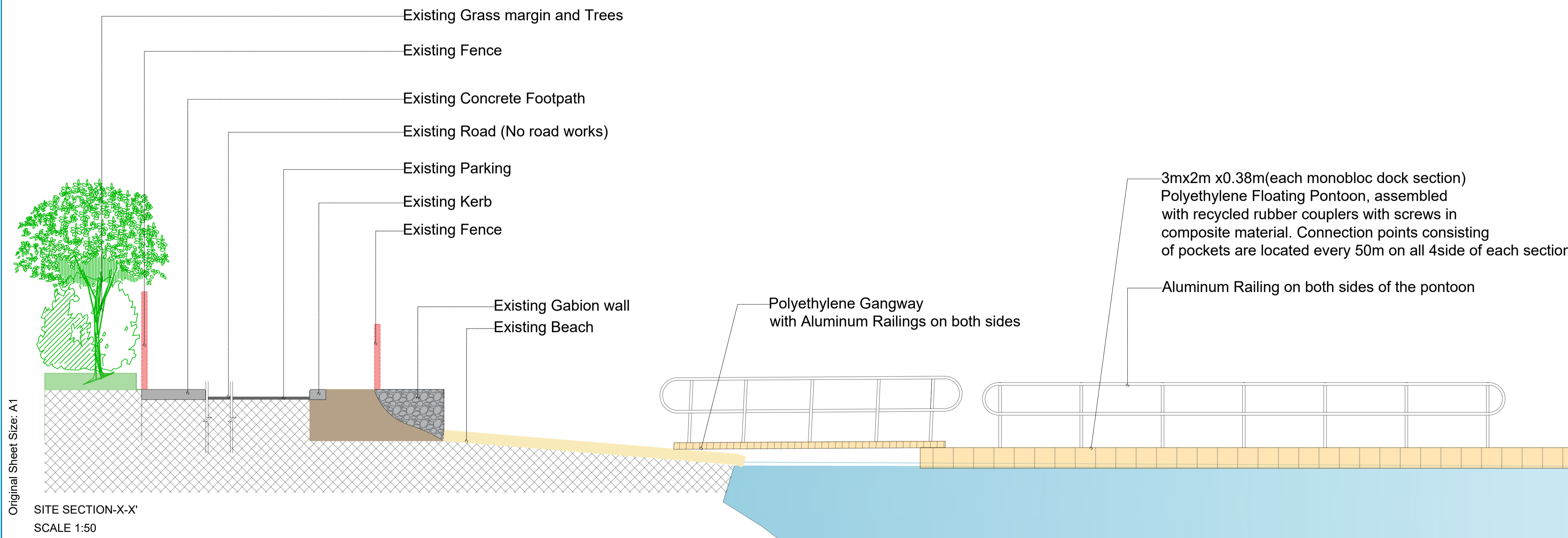
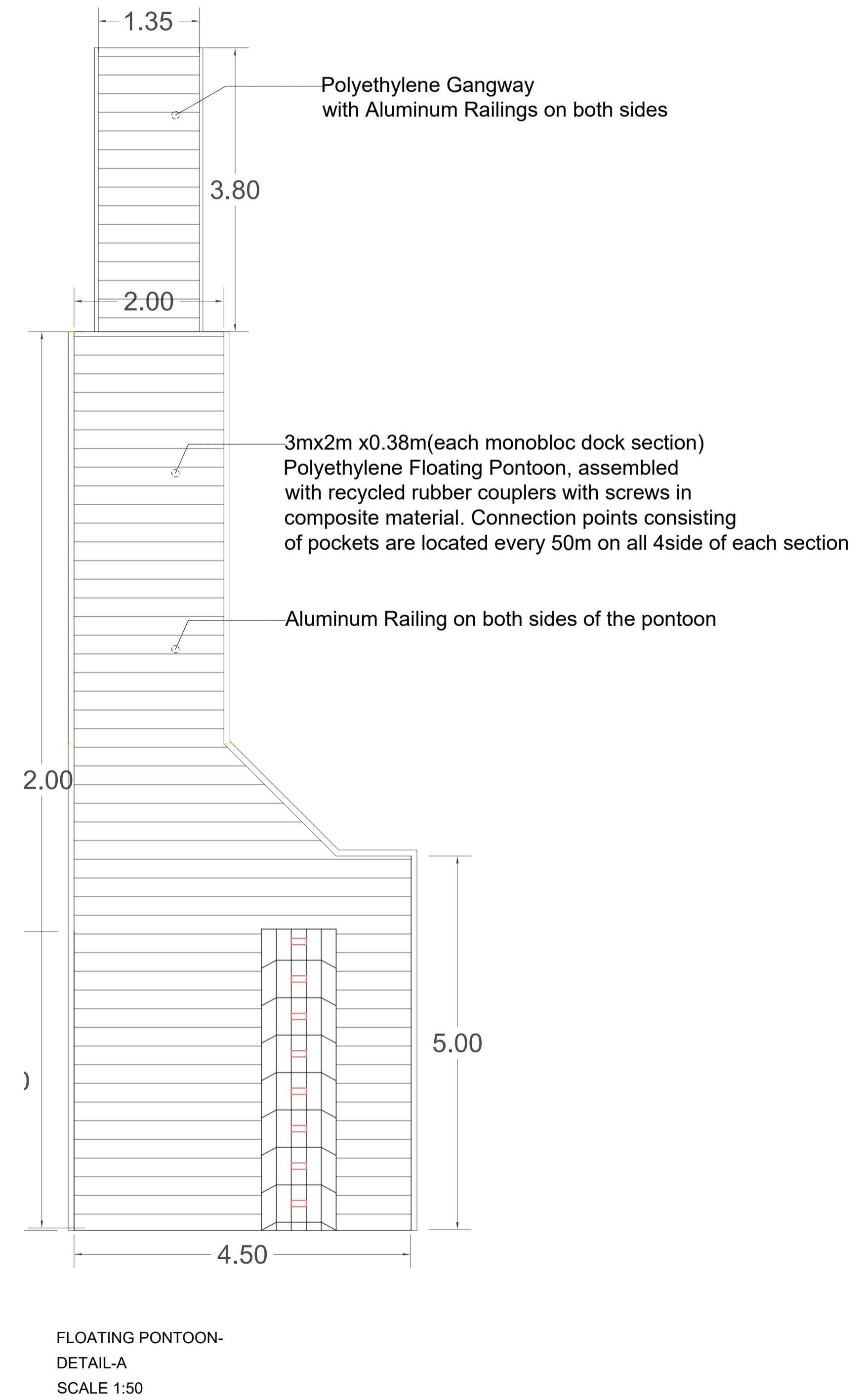
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**Table 6. Integrity of Site Checklist (In Accordance with Box 10 of Methodological Guidance on the Provisions of Article 6(3) (4) of the Habitats Directive 92/43/EEC )**

<b>CONSERVATION OBJECTIVES</b>	
<b>DOES THE PROJECT OR PLAN HAVE THE POTENTIAL TO BE:</b>	<b>YES / NO</b>
Cause delays in progress towards achieving the conservation objectives of the site?	NO
Interrupt progress towards achieving the conservation objectives of the site?	NO
Disrupt those factors that help to maintain the favourable conditions of the site?	NO
Interfere with the balance, distribution and density of key species that are the indicators of the favourable condition of the site?	NO
<b>OTHER INDICATORS</b>	
<b>DOES THE PROJECT OR PLAN HAVE THE POTENTIAL TO BE:</b>	<b>YES / NO</b>
Cause changes to the vital defining aspects (e.g. nutrient balance) that determine how the site functions as a habitat or ecosystem?	NO
Change the dynamics of the relationships (between, for example, soil and water or plants and animals) that define the structure and/or function of the site?	NO
Interfere with predicted or expected natural changes to the site (such as water dynamics or chemical composition)?	NO
Reduce the area of key habitats?	NO
Reduce the population of key species?	NO
Change the balance between key species?	NO
Reduce diversity of the site?	NO
Result in disturbance that could affect population size or density or the balance between key species?	NO
Result in fragmentation?	NO
Result in loss or reduction of key features (e.g. tree cover, tidal exposure, annual flooding, etc.)?	NO



- 0.7m X 0.2m , 0.016m thick finger post, Height-2.4m to underside of fingers, Post height- 3.3m and 0.6m below the ground.  
Material - Aluminium with ball finials
- 2.7m high 0.076mØ galvanised pole with black powder coated finish, post to be root fixed into the 0.6mX0.6mX0.6m C30/37 concrete foundation.
- 316L stainless steel with 10mm toughened glass panes covering a reverse mounted poster.
- Bright Satin finish



**Drawing Title:** Lough Major-Details

**PLANNING NOTE:** THIS IS A PLANNING DRAWING ONLY. It is not a working drawing for construction and must not be used as such. The information on this drawing is suitable for fulfilling the requirements of the planning process only. Much information of a structural nature will be missing from the drawing and some information required to comply with building regulations may be missing. It is strongly recommended that the engineer be consulted for the preparation of full working drawings.

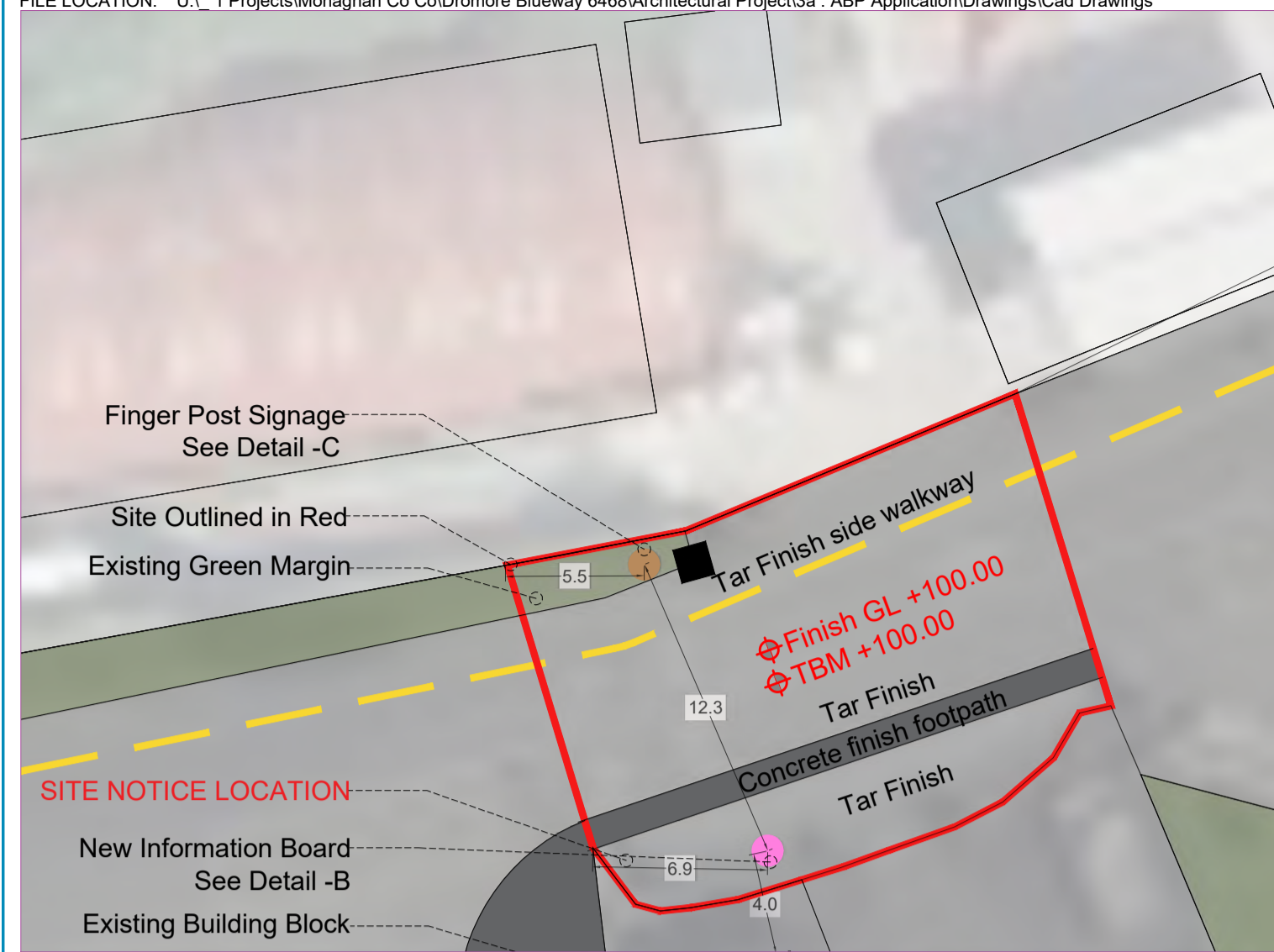


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PROJECT TITLE:	
Dromore Blueway	
STAGE: ABP Application	
CLIENT/ARCHITECT: Monaghan Co Co	
LOCATION: Lough Major, Cornamucklaglass, Co. Monaghan.	DATE: 08.01.2025
DRAWN BY: DS	SCALE: AS STATED
CHECKED BY: KOR	REVISION: -
DRAWING NUMBER: 6468-PL-25-001(a)	

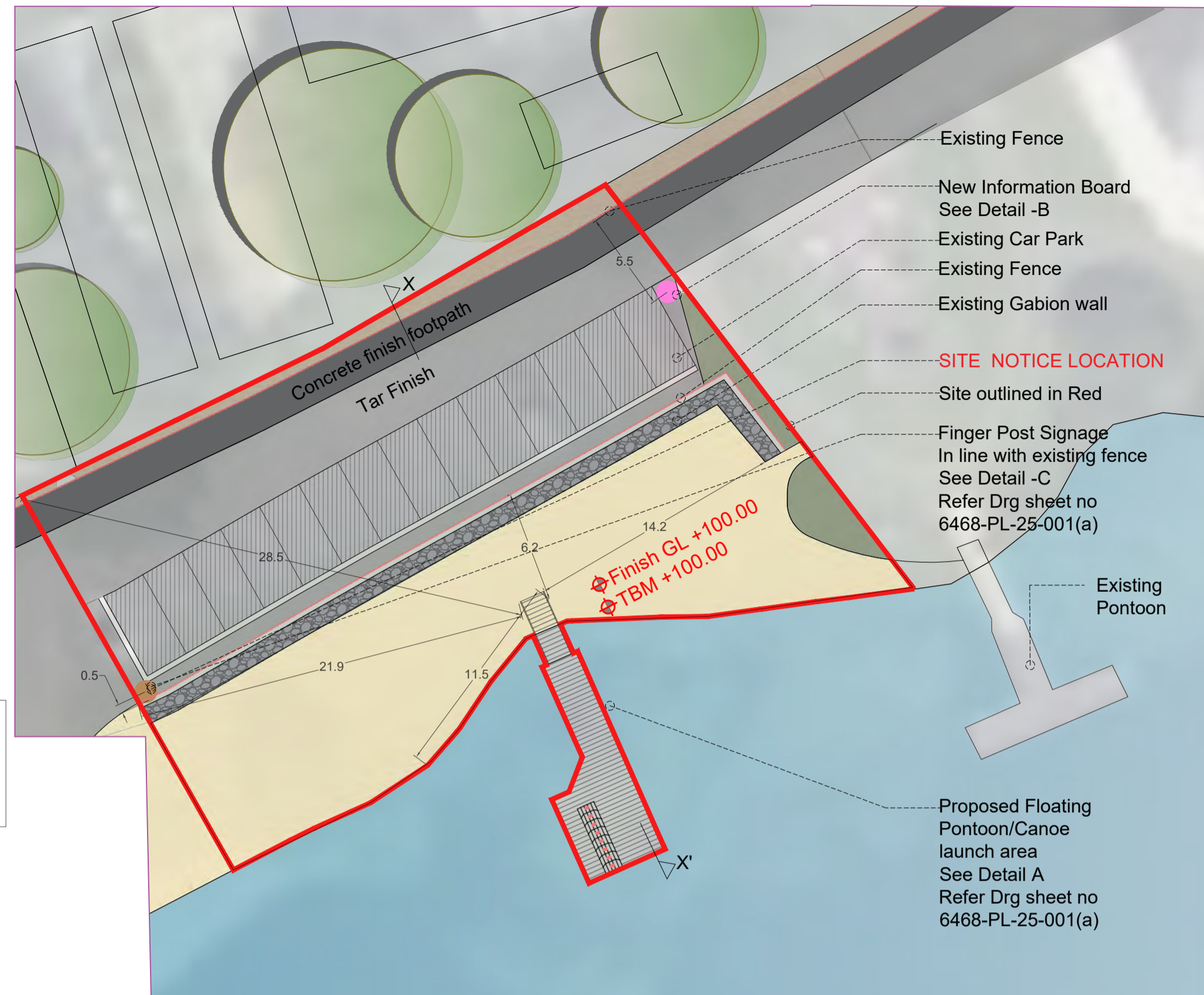






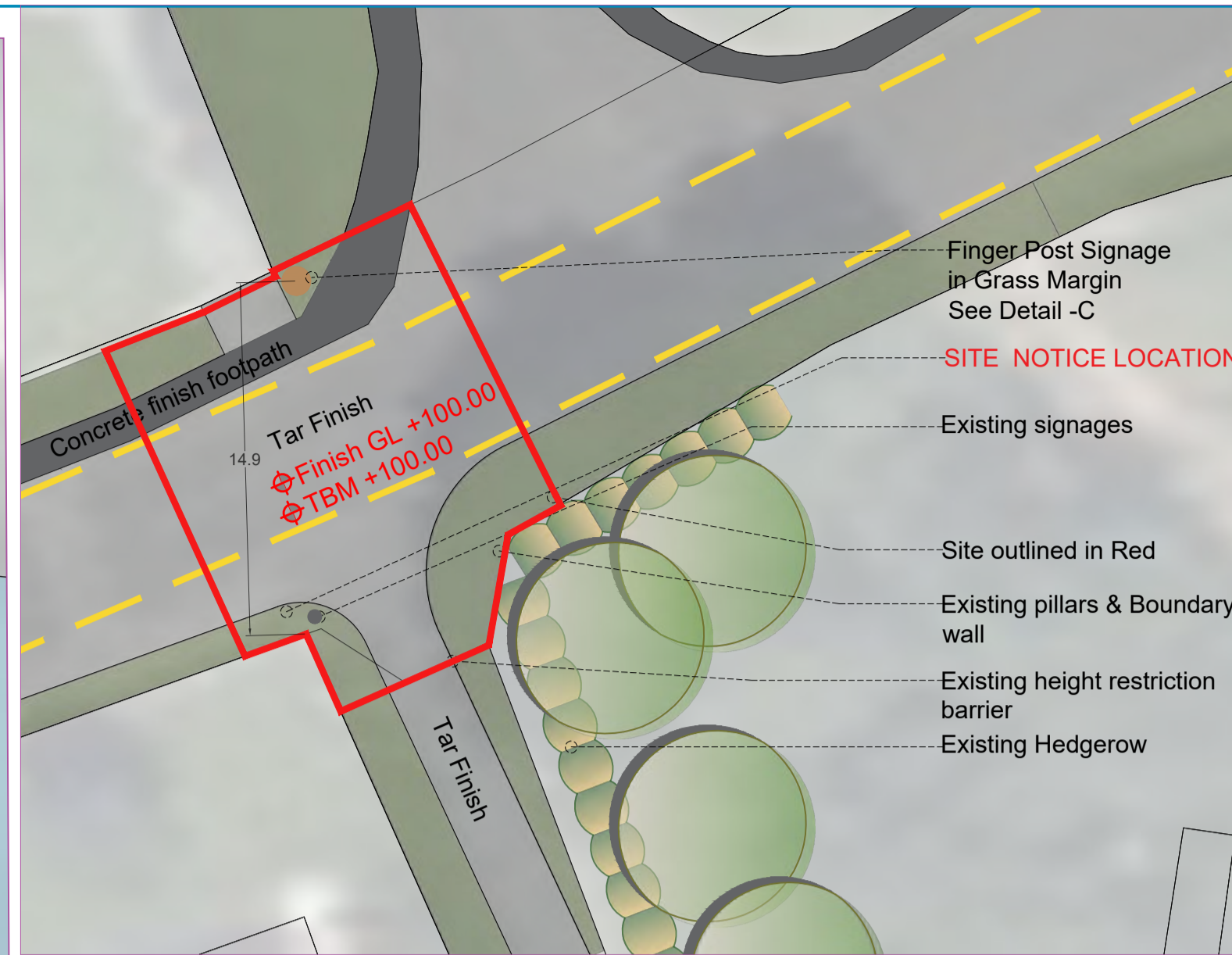
**SITE LAYOUT PLAN**  
SCALE 1:250  
Part-A

Cornamucklaglass, Co. Monaghan.  
O.S Map Sheet: XIX-9  
OSI Licence: AU0007625  
Site Boundary In RED:  
Area: 0.074 Acres or 0.0302Hectares



**SITE LAYOUT PLAN**  
SCALE 1:250  
Part-B

Cornamucklaglass, Co. Monaghan.  
O.S Map Sheet: XIX-9  
OSI Licence: AU0007625  
Site Boundary In RED:  
Area: 0.231 Acres or 0.093Hectares



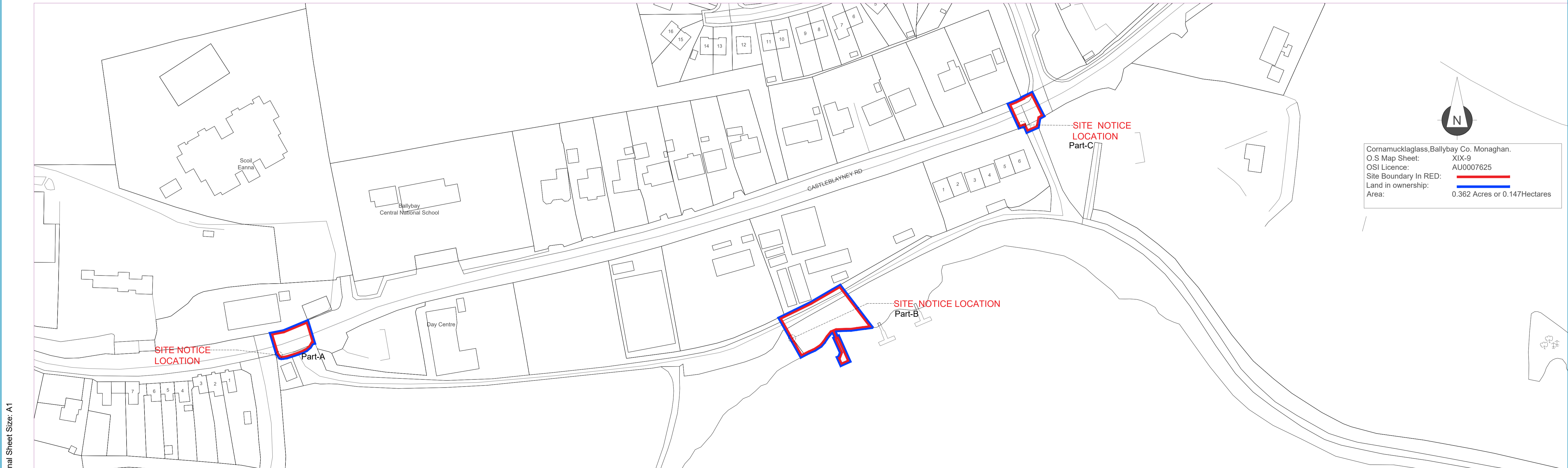
**SITE LAYOUT PLAN**  
SCALE 1:250  
Part-C

Cornamucklaglass, Co. Monaghan.  
O.S Map Sheet: XIX-9  
OSI Licence: AU0007625  
Site Boundary In RED:  
Area: 0.058 Acres or 0.0238Hectares

LANDSCAPING LEGEND		
DESCRIPTION	SYMBOL	INFO
Existing Native Trees and Native Hedgerow		
Existing Grass Margin		
Existing- Tar Finish-		
Existing- Concrete Finish- Footpath		
Existing-Parking		
Existing Beach		
Finger Post Signage		
Information Board Signage		

- IMPLEMENTATION AND REALISATION**
- Hedges & shrubs to be planted & grass free soil and maintained in weed & grass free soil for min. 3 years after planting.
  - Hedging & trees to be planted in dormant season (October - March).
  - All plants to be fertilised with suitable fertilizer each spring according to manufacturers instructions.
  - Side prune shrubs as applicable in August to introduce new top growth for first 5 years.
  - Roadside hedge to be faced at least once every summer.
  - Any plants which die or fail to grow satisfactorily during first growing season must be replaced the following dormant season.

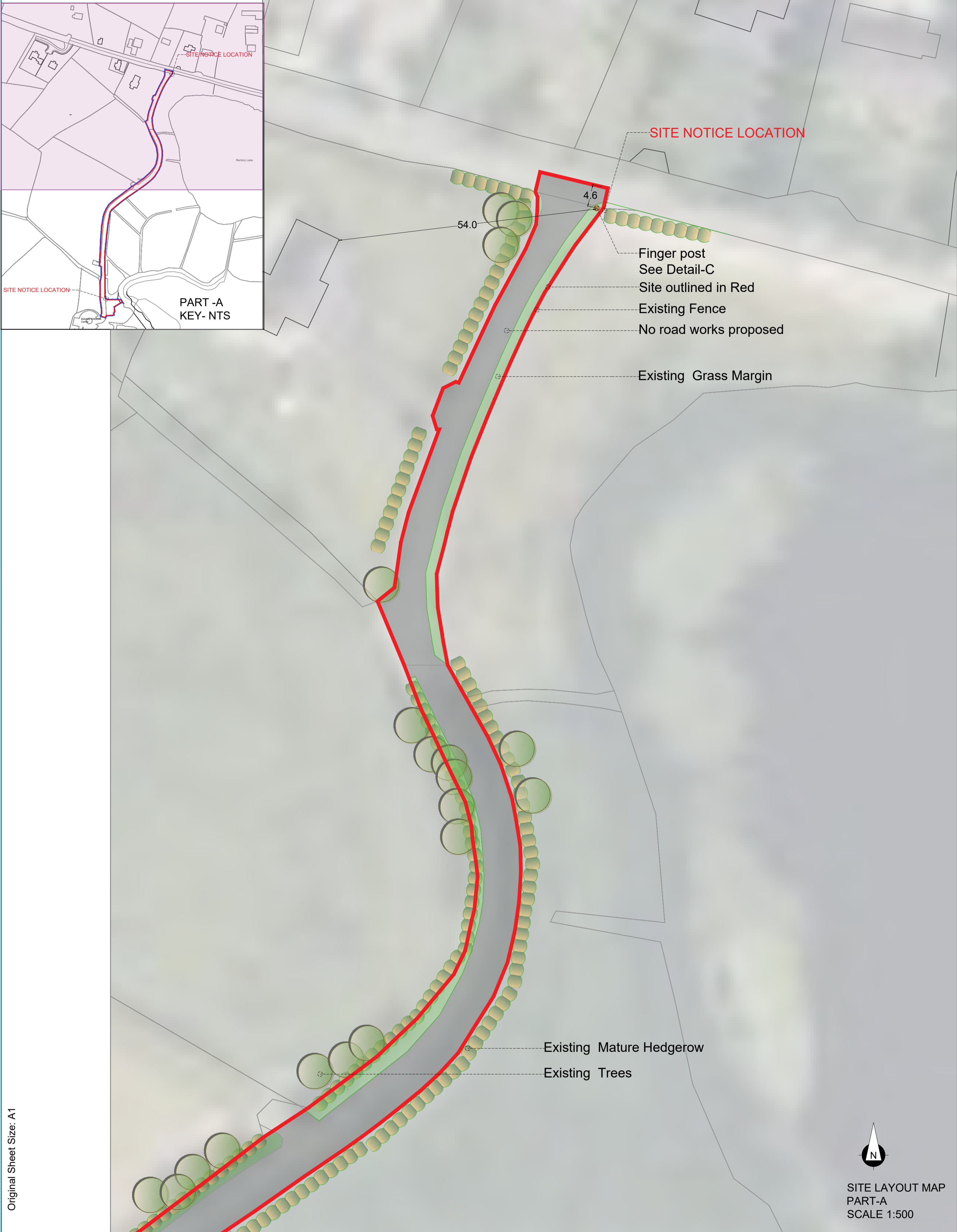
Cornamucklaglass, Ballybay, Co. Monaghan.  
O.S Map Sheet: XIX-9  
OSI Licence: AU0007625  
Site Boundary In RED:  
Area: 0.362 Acres or 0.147Hectares



**SITE LOCATION MAP** MAP SHEET NO: XIX-9 TOWNLAND: CORNAMUCKLAGLASS  
SCALE 1:1000 O.S. LICENSE NO: AU0007625

<p>Drawing Title:</p> <h1>Lough Major-Site Location Map &amp; Layout Plan</h1> <p>© COPYRIGHT: These drawings are the copyright of CS Pringle Ltd. and they must not be reproduced without consent from this company.</p>	<p>PLANNING NOTE:</p> <p>THIS IS A PLANNING DRAWING ONLY. It is not a working drawing for construction and must not be used as such. The information on this drawing is suitable for fulfilling the requirements of the planning process only. Much information of a structural nature will be missing from the drawing and some information required to comply with building regulations may be missing. It is strongly recommended that the engineer be consulted for the preparation of full working drawings.</p>	<p><b>ACEI</b> ASSOCIATION OF CONSULTING ENGINEERS OF IRELAND</p> <p><b>Registered Architect</b></p> <p><b>RIAI</b> 2025</p>	<p>REV NUMBER:</p> <p>-</p>	<p>DESCRIPTION:</p> <p>-</p>	<p>DRW:</p> <p>-</p>	<p>CHK:</p> <p>-</p>	<p>DATE:</p> <p>-</p>	<p>PROJECT TITLE:</p> <p><b>Dromore Blueway</b></p>	<p><b>CSP</b> Pringle</p> <p>ARCHITECTS</p> <p>CONSULTING ENGINEERS - BUILDING SURVEYORS</p> <p>Monaghan Road, Castleblayney, Co. Monaghan P. 042-9746492 E. info@cspingl.com www.cspingl.com</p>
			<p>STAGE:</p> <p>ABP Application</p>	<p>CLIENT/ARCHITECT:</p> <p>Monaghan Co Co</p>	<p>LOCATION:</p> <p>Lough Major, Cornamucklaglass, Co. Monaghan.</p>	<p>DRAWN BY:</p> <p>DS</p>	<p>DATE:</p> <p>08.01.2025</p>	<p>CHECKED BY:</p> <p>KOR</p>	





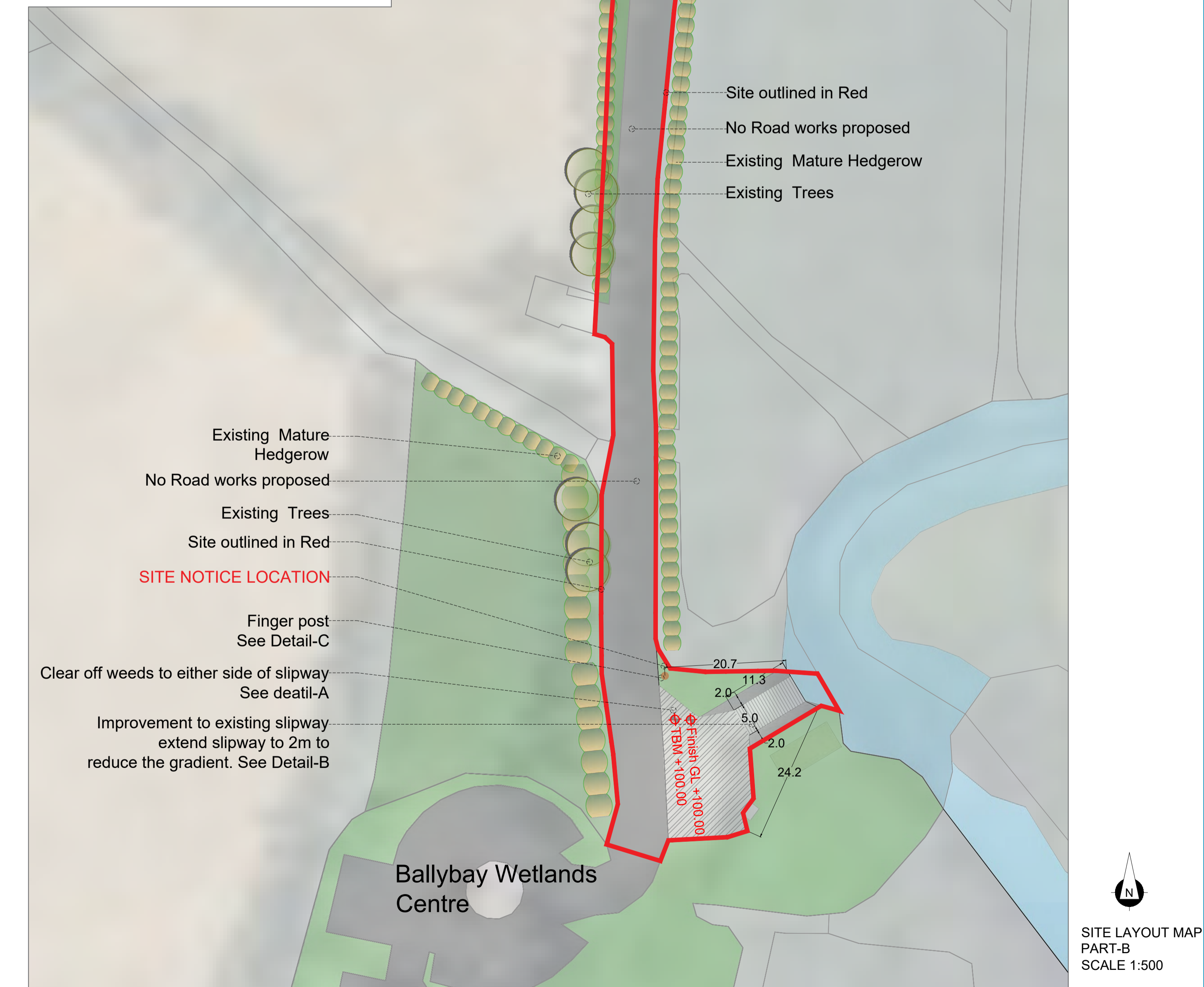
SITE LAYOUT MAP  
PART-A  
SCALE 1:500

N

LANDSCAPING LEGEND		
DESCRIPTION	SYMBOL	INFO
Existing Native Trees		
Grassed Area		
Existing- Tar Finish-		
Slipway New/Renew		
Finger Post Signage		

- IMPLEMENTATION AND REALISATION**
- Hedges & shrubs to be planted & grass free soil and maintained in weed & grass free soil for min. 3 years after planting.
  - Hedging & trees to be planted in dormant season (October - March).
  - All plants to be fertilised with suitable fertilizer each spring according to manufacturers instructions.
  - Side prune shrubs as applicable in August to introduce new top growth for first 5 years.
  - Roadside hedge to be faced at least once every summer.
  - Any plants which die or fail to grow satisfactorily during first growing season must be replaced the following dormant season.

Ballybay Wetlands, Derryvally, Co. Monaghan.  
 O.S Map Sheet: XIX-13  
 OSI Licence: AU0007625  
 Site Boundary In RED:   
 Area : 1.28 Acres or 0.52Hectares



SITE LAYOUT MAP  
PART-B  
SCALE 1:500

Drawing Title: **Ballybay Wetlands-Site Layout Plan**

PLANNING NOTE: THIS IS A PLANNING DRAWING ONLY. It is not a working drawing for construction and must not be used as such. The information on this drawing is suitable for fulfilling the requirements of the planning process only. Much information of a structural nature will be missing from the drawing and some information required to comply with building regulations may be missing. It is strongly recommended that the engineer be consulted for the preparation of full working drawings.

ASSOCIATION OF CONSULTING ENGINEERS OF IRELAND

Registered Architect

2025

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REV NUMBER:	DESCRIPTION:	DRW:	CHK:	DATE:	PROJECT TITLE:
-	-	-	-	-	<b>Dromore Blueway</b>
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-	-	-	-	-	CLIENT/ARCHITECT: Monaghan Co Co
-	-	-	-	-	LOCATION: Ballybay Wetlands, Derryvally, Co. Monaghan.
-	-	-	-	-	DRAWN BY: DS DATE: 08.01.2025
-	-	-	-	-	CHECKED BY: KOR SCALES: AS STATED
-	-	-	-	-	DRAWING NUMBER: 6468-PL-25-002(a) REVISION: -

ARCHITECTS  
CONSULTING ENGINEERS - BUILDING SURVEYORS

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 www.cspingl.com

Original Sheet Size: A1





150mm layer of clause 804 surface layer in Geocell membrane to tie in with the new access road way level.

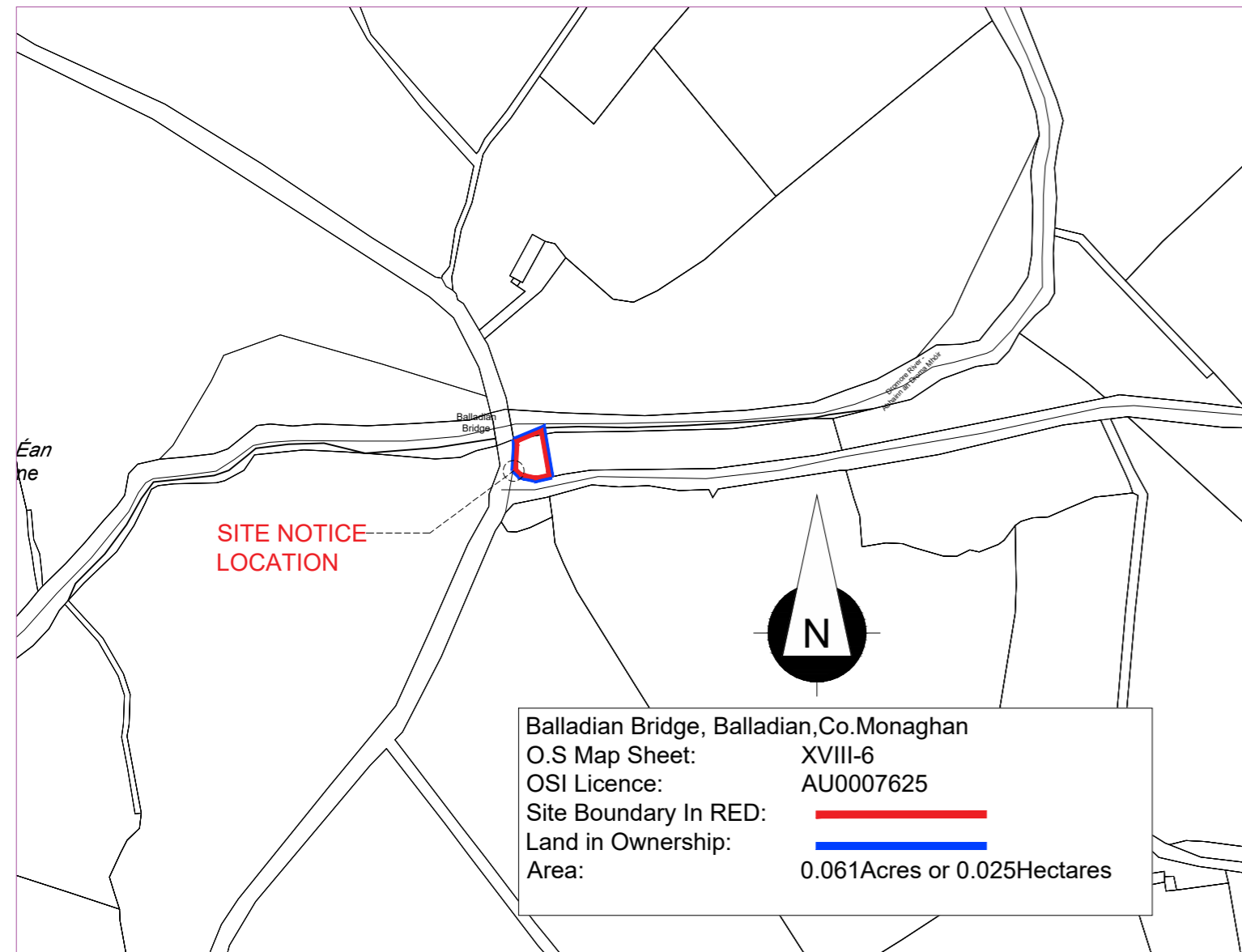
Weed suppressing membrane  
Existing Ground Level

DETAIL-A-  
SCALE 1:20

150mm layer of clause 804 surface layer in Geocell membrane to tie in with the new access road way level.

200mm of well compact 40mm clean stone  
Weed suppressing membrane  
Existing Ground Level

DETAIL-B- SLIPWAY DETAIL  
SCALE 1:20

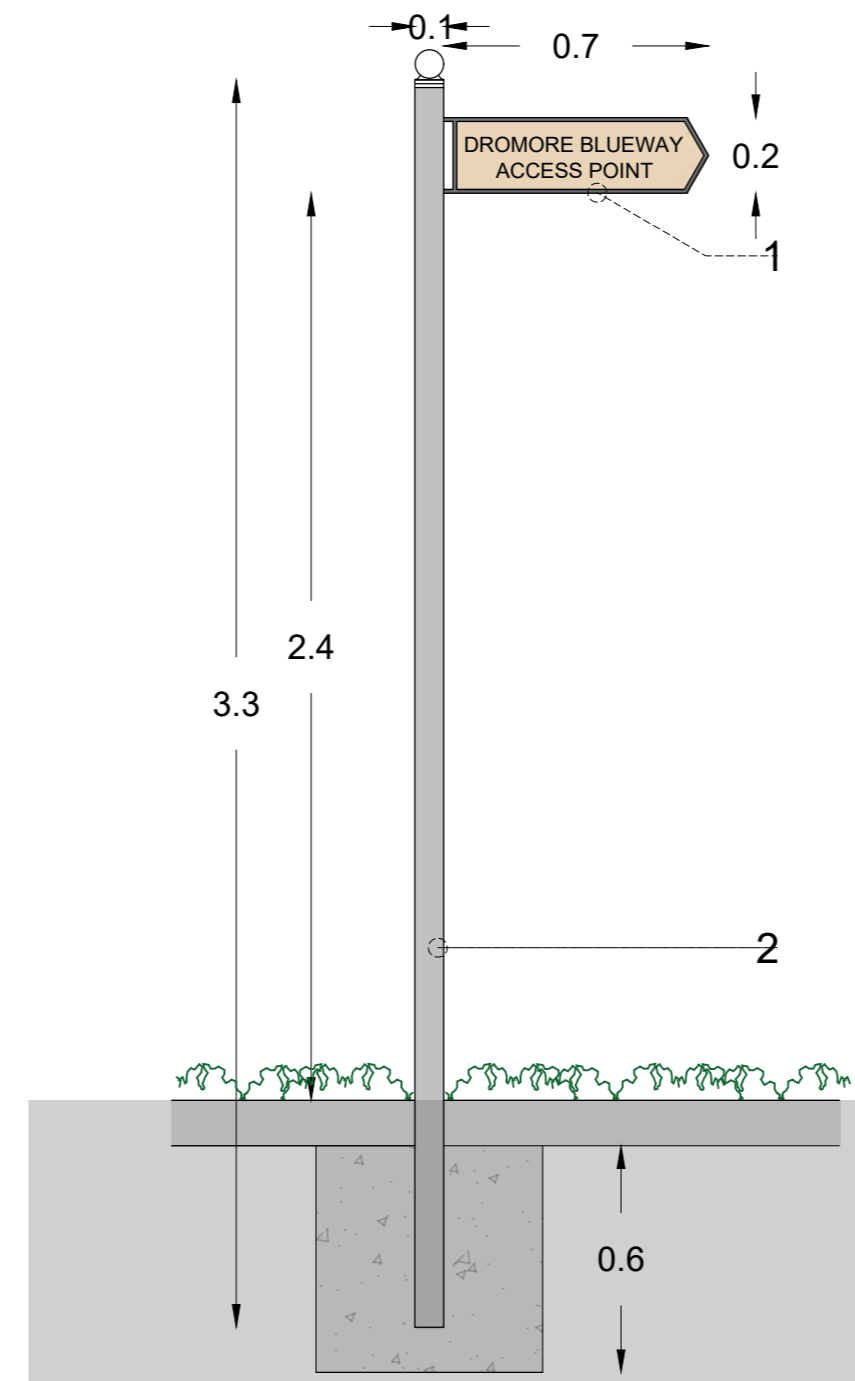


SITE LOCATION MAP  
Scale 1:2500

Map Sheet No: XVIII-6  
O.S. License No: AU0007625

Townland: Balladian Bridge, Balladian,  
Co. Monaghan.

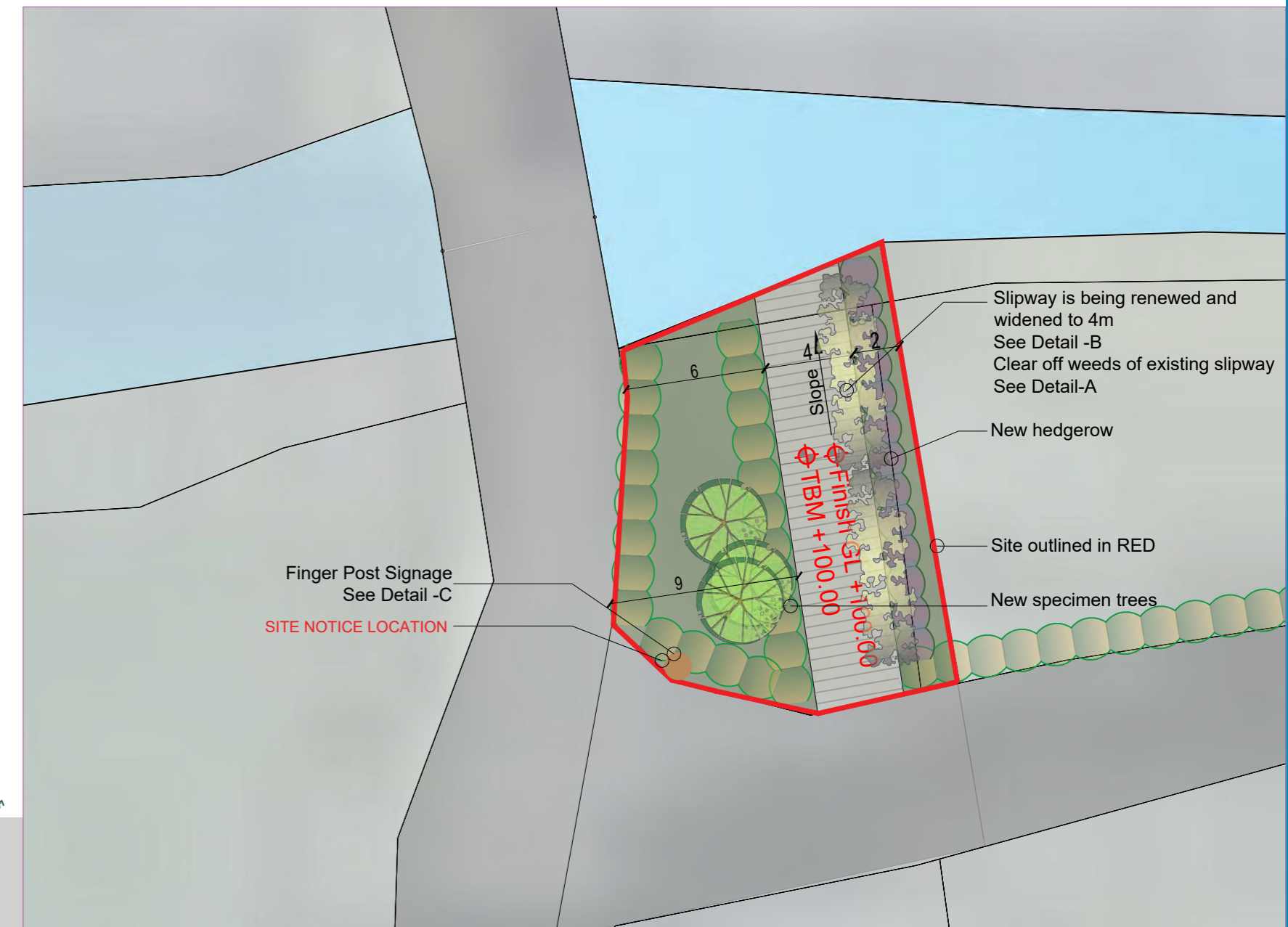
Balladian Bridge, Balladian, Co. Monaghan  
O.S Map Sheet: XVIII-6  
OSI Licence: AU0007625  
Site Boundary In RED:  
Land in Ownership:  
Area: 0.061 Acres or 0.025 Hectares



DETAIL-C FINGER POST SIGNAGE  
SCALE 1:20

- 0.7m X 0.2m , 0.016m thick finger post, Height-2.4m to underside of fingers, Post height- 3.3m and 0.6m below the ground.  
Material - Aluminium with ball finials
- 2.7m high 0.076mØ galvanised pole with black powder coated finish, post to be root fixed into the 0.6mX0.6mX0.6m C30/37 concrete foundation.

Balladian Bridge, Balladian, Co. Monaghan  
O.S Map Sheet: XVIII-6  
OSI Licence: AU0007625  
Site Boundary In RED:  
Area: 0.061 Acres or 0.025 Hectares



SITE LAYOUT MAP  
Scale 1:250

LANDSCAPING LEGEND		
DESCRIPTION	SYMBOL	INFO
Existing Trees		
Existing Hedgerow		
Existing Hedgerow to be removed		
Fagus sylvatica (Beech)		Height at planting - 1.5-1.8 m Height at maturity - 6.5m /7m Age to maturity - 8 / 10 years
Slipway New/Renew		
Grass		
Prunus spinosa (Blackthorn Hedgerow)		Height at planting -0.6m / 0.9m Height at maturity - 3.0m / 3.5m Age to maturity - 6 / 7 years

- IMPLEMENTATION AND REALISATION**
- Hedges & shrubs to be planted & grass free soil and maintained in weed & grass free soil for min. 3 years after planting.
  - Hedging & trees to be planted in dormant season (October - March).
  - All plants to be fertilised with suitable fertilizer each spring according to manufacturers instructions.
  - Side prune shrubs as applicable in August to introduce new top growth for first 5 years.
  - Roadside hedge to be faced at least once every summer.
  - Any plants which die or fail to grow satisfactorily during first growing season must be replaced the following dormant season.

REV NUMBER: DESCRIPTION: DRW: CHK: DATE:

Drawing Title:

# Balladian Bridge- Site Location and Layout Map- Details

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PROJECT TITLE: **Dromore Blueway**

STAGE: ABP Application

CLIENT/ARCHITECT: Monaghan Co Co

LOCATION: Balladian Bridge, Balladian, Co. Monaghan.

DRAWN BY: DS DATE: 08.01.2025

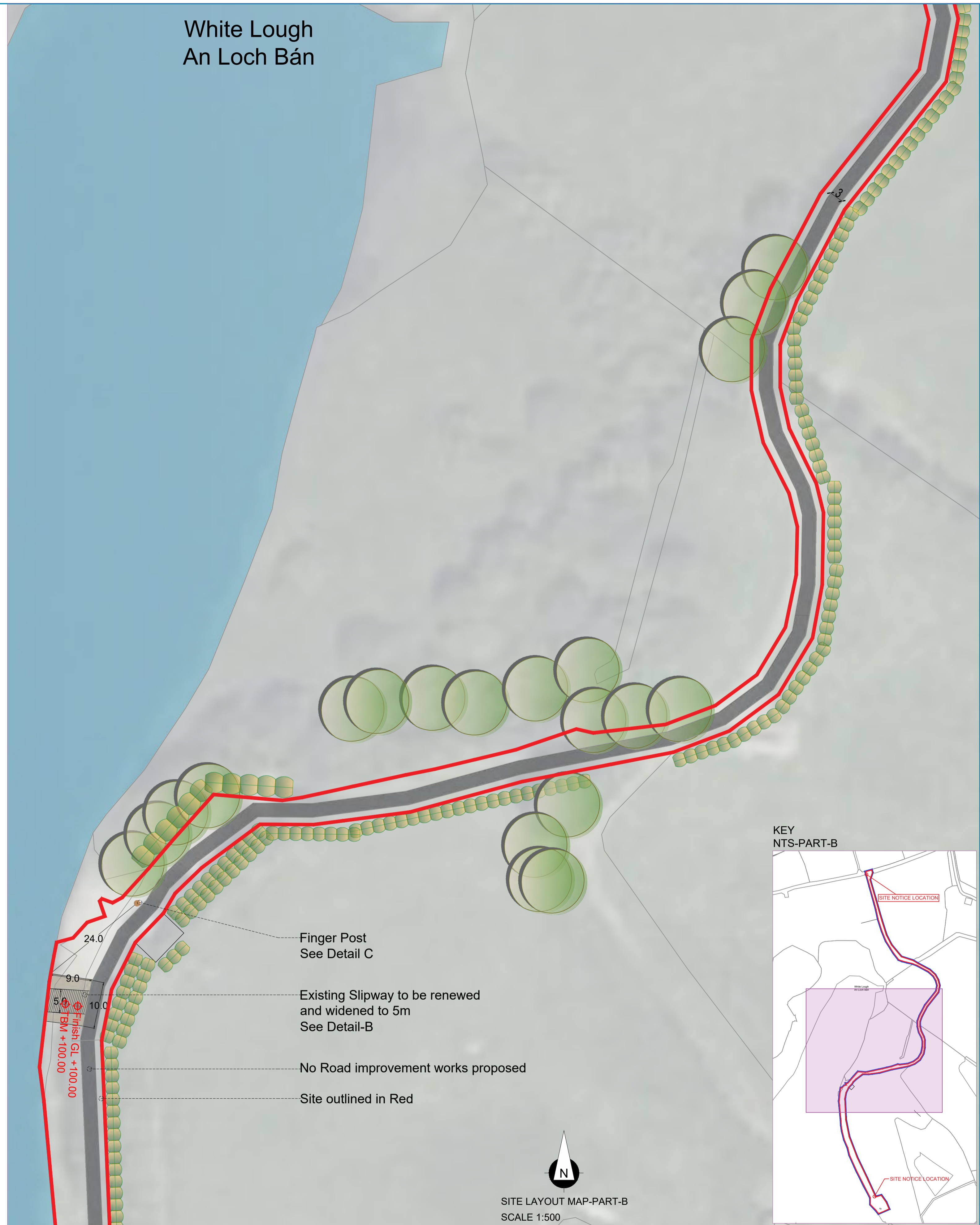
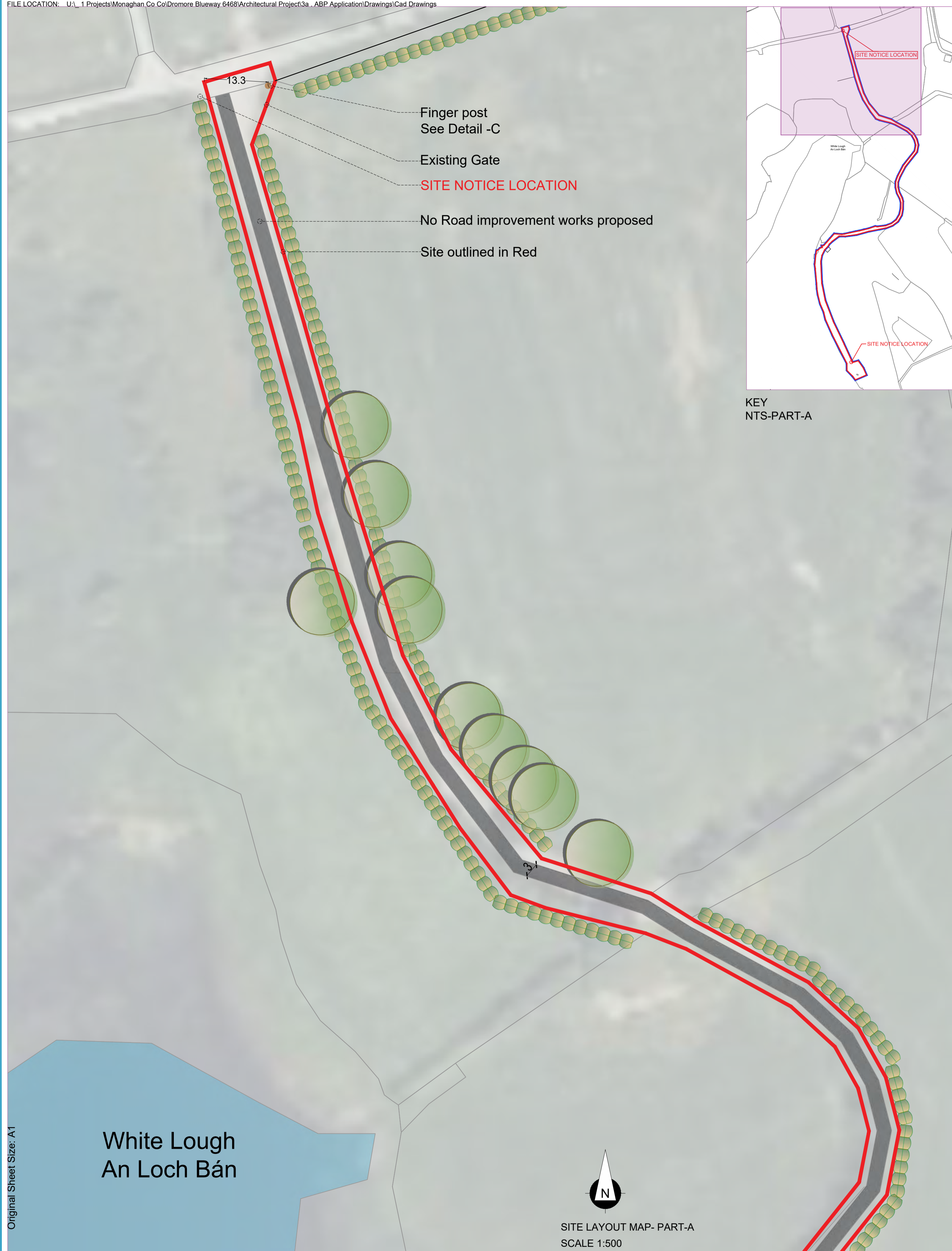
CHECKED BY: KOR SCALES: AS STATED

DRAWING NUMBER: 6468-PL-25-003 REVISION: -

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P. 042-9746492 E. info@cspingrle.com  
www.cspingrle.com





Drawing Title:

**Bairds shore- Site Layout-Part A and B**

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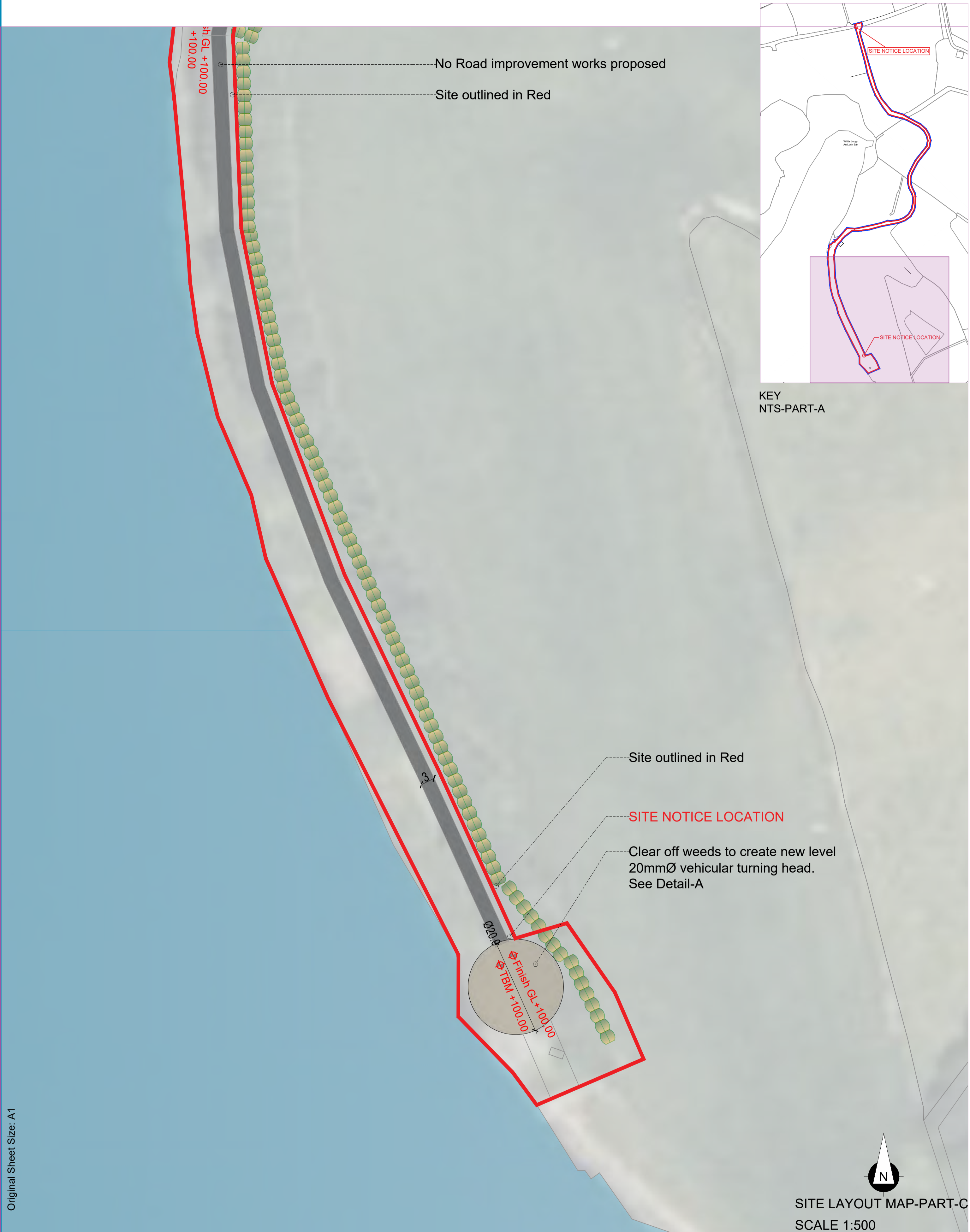


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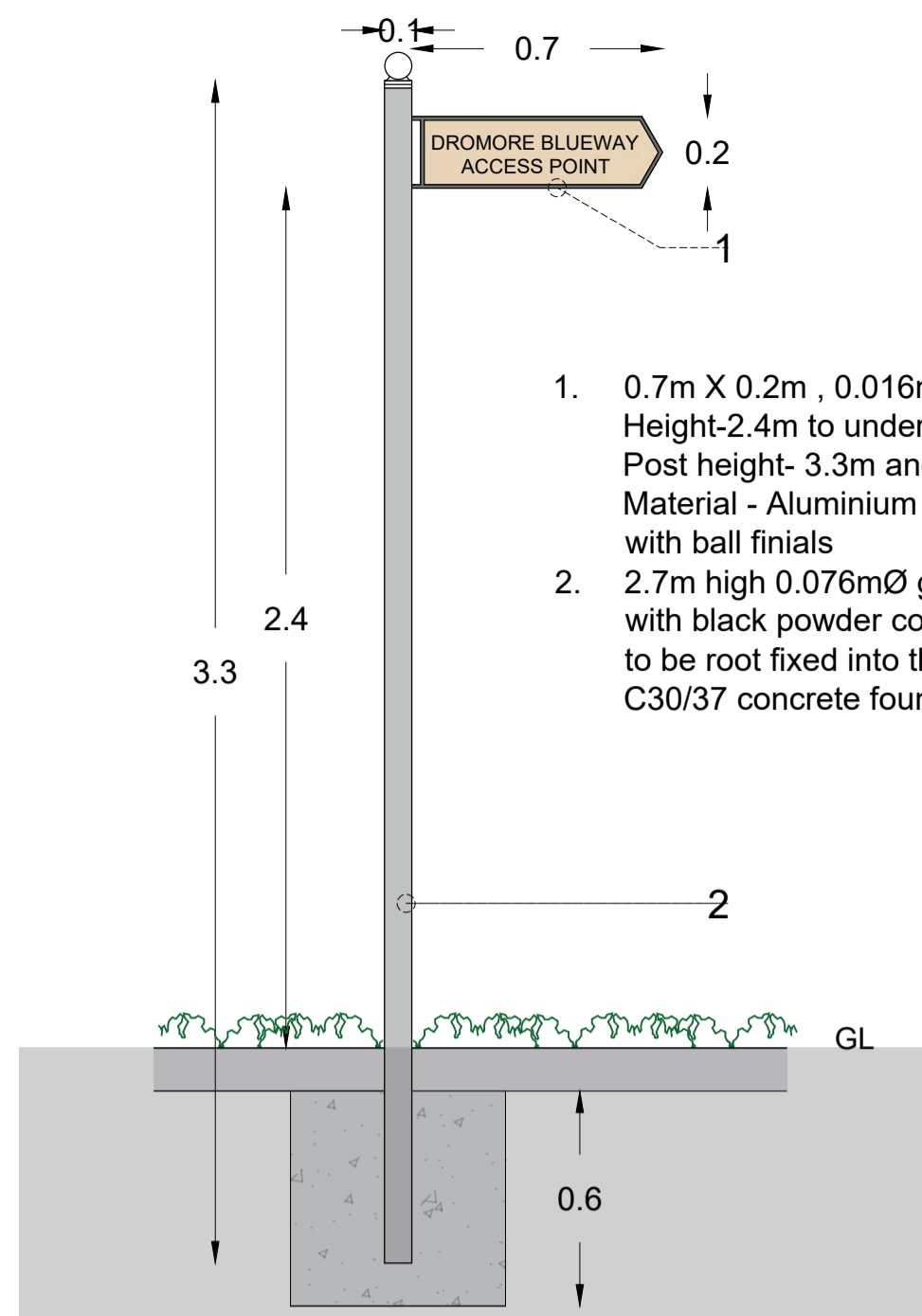
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STAGE:	ABP Application
CLIENT/ARCHITECT:	Monaghan Co Co
LOCATION:	Bairds Shore, Drumselt [DED: Anny], Co. Monaghan
DRAWN BY:	DS
DATE:	08.01.2025
CHECKED BY:	KOR
SCALES:	AS STATED
DRAWING NUMBER:	6468-PL-25-004(a)
REVISION:	-



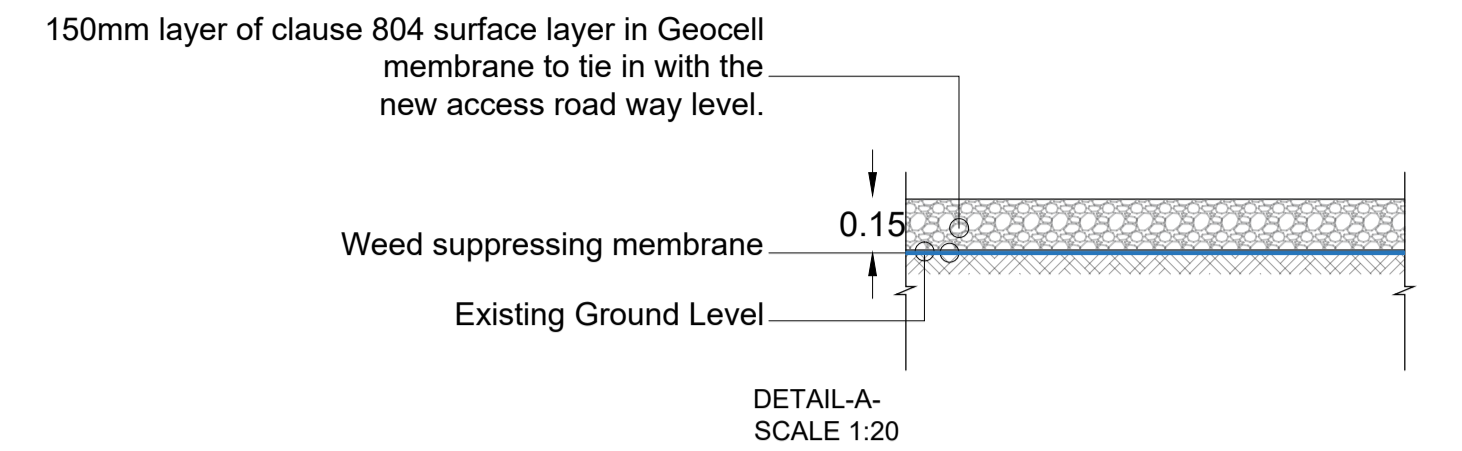




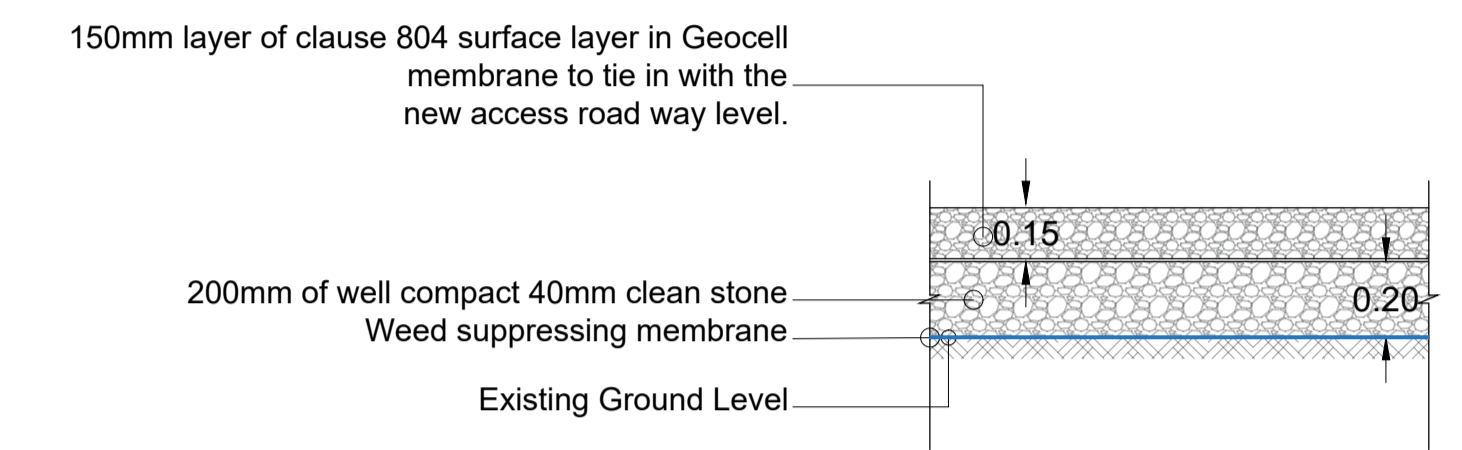
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SCALE 1:500



DETAIL-C FINGER POST SIGNAGE  
SCALE 1:20



DETAIL-A-  
SCALE 1:20



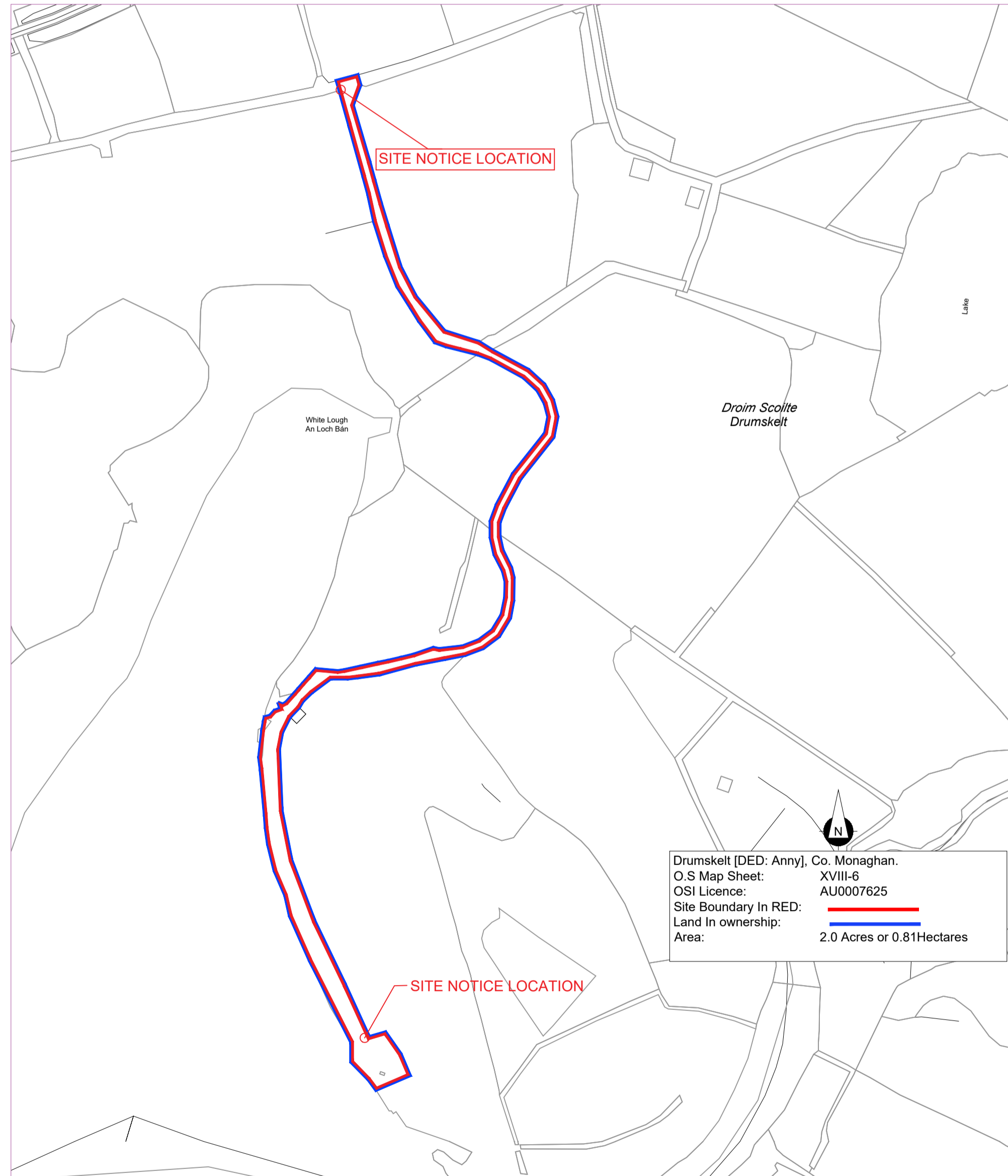
DETAIL-B- SLIPWAY DETAIL  
SCALE 1:20

LANDSCAPING LEGEND

DESCRIPTION	SYMBOL	INFO
Existing Native Trees and Hedging		
Fagus sylvatica (Beech)		Height at planting - 1.5-1.8 m Height at maturity - 6.5m/7m Age to maturity - 8 / 10 years
Slipway New/Renew		
Paved Area/ Vehicular Turnign Head		
Finger Post Signage		

- IMPLEMENTATION AND REALISATION**
- Hedges & shrubs to be planted & grass free soil and maintained in weed & grass free soil for min. 3 years after planting.
  - Hedging & trees to be planted in dormant season (October - March).
  - All plants to be fertilised with suitable fertilizer each spring according to manufacturers instructions.
  - Side prune shrubs as applicable in August to introduce new top growth for first 5 years.
  - Roadside hedge to be faced at least once every summer.
  - Any plants which die or fail to grow satisfactorily during first growing season must be replaced the following dormant season.

Drumskelt [DED: Anny], Co. Monaghan.  
O.S Map Sheet: XVIII-6  
OSI Licence: AU0007625  
Site Boundary In RED: —  
Area: 2.0 Acres or 0.81Hectares



SITE LOCATION MAP  
Scale 1:2500  
Map Sheet No: XVIII-16  
Townland: Drumskelt [DED: Anny], Co. Monaghan  
O.S. License No: AU0007625

Original Sheet Size: A1

**Drawing Title:**  
**Bairds shore- Site Location & Layout Map-Details**

**PLANNING NOTE:**  
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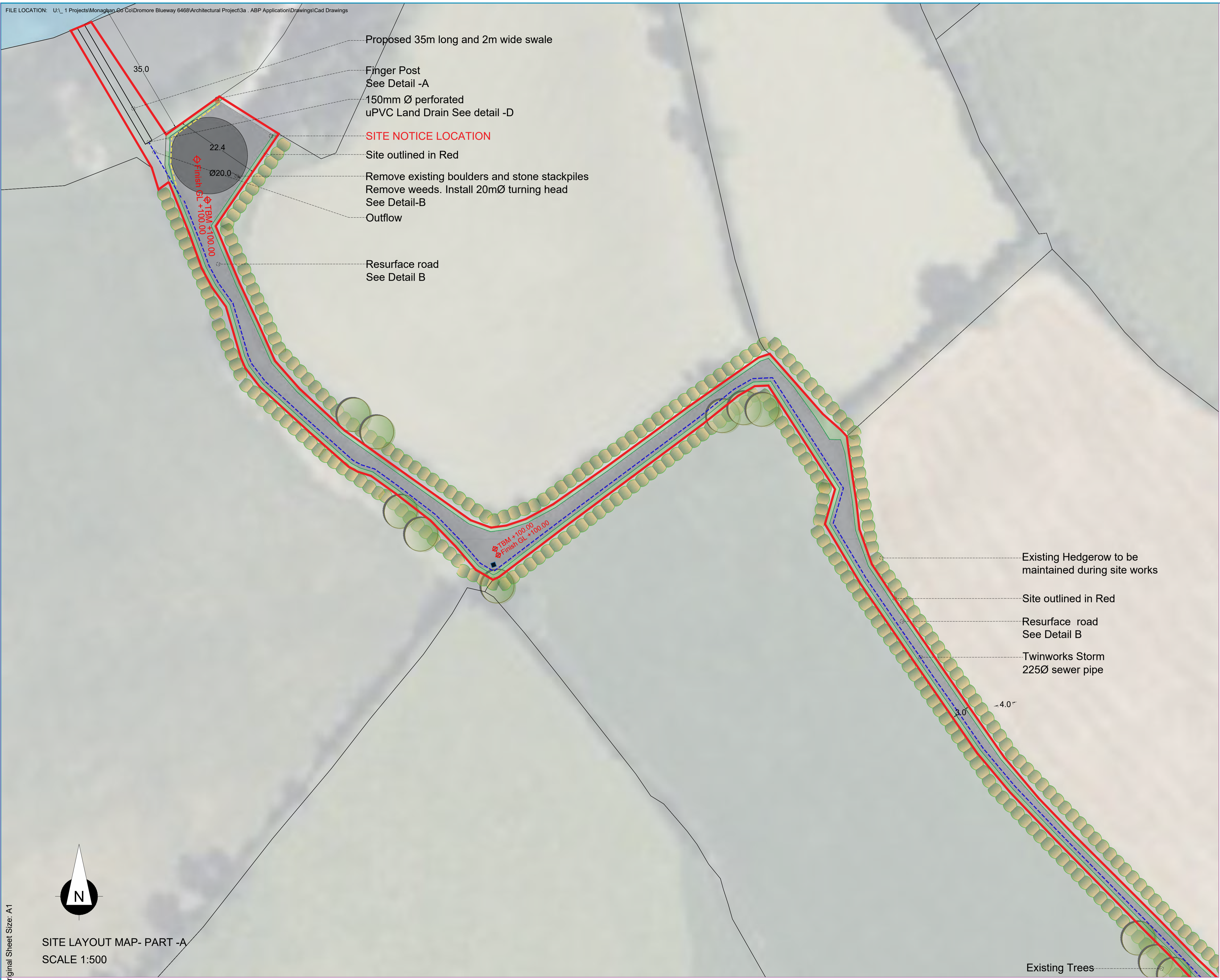
**PROJECT TITLE:**  
**Dromore Blueway**

**STAGE:** ABP Application  
**CLIENT/ARCHITECT:** Monaghan Co Co  
**LOCATION:** Bairds Shore, Drumskelt [DED: Anny], Co. Monaghan  
**DRAWN BY:** DS **DATE:** 08.01.2025  
**CHECKED BY:** KOR **SCALE:** AS STATED  
**DRAWING NUMBER:** 6468-PL-25-004 **REVISION:** -

**CSP Pringle**  
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Proposed 35m long and 2m wide swale

Finger Post  
See Detail -A

150mm Ø perforated  
uPVC Land Drain See detail -D

**SITE NOTICE LOCATION**

Site outlined in Red

Remove existing boulders and stone stackpiles  
Remove weeds. Install 20mØ turning head  
See Detail-B

Outflow

Resurface road  
See Detail B

Existing Hedgerow to be  
maintained during site works

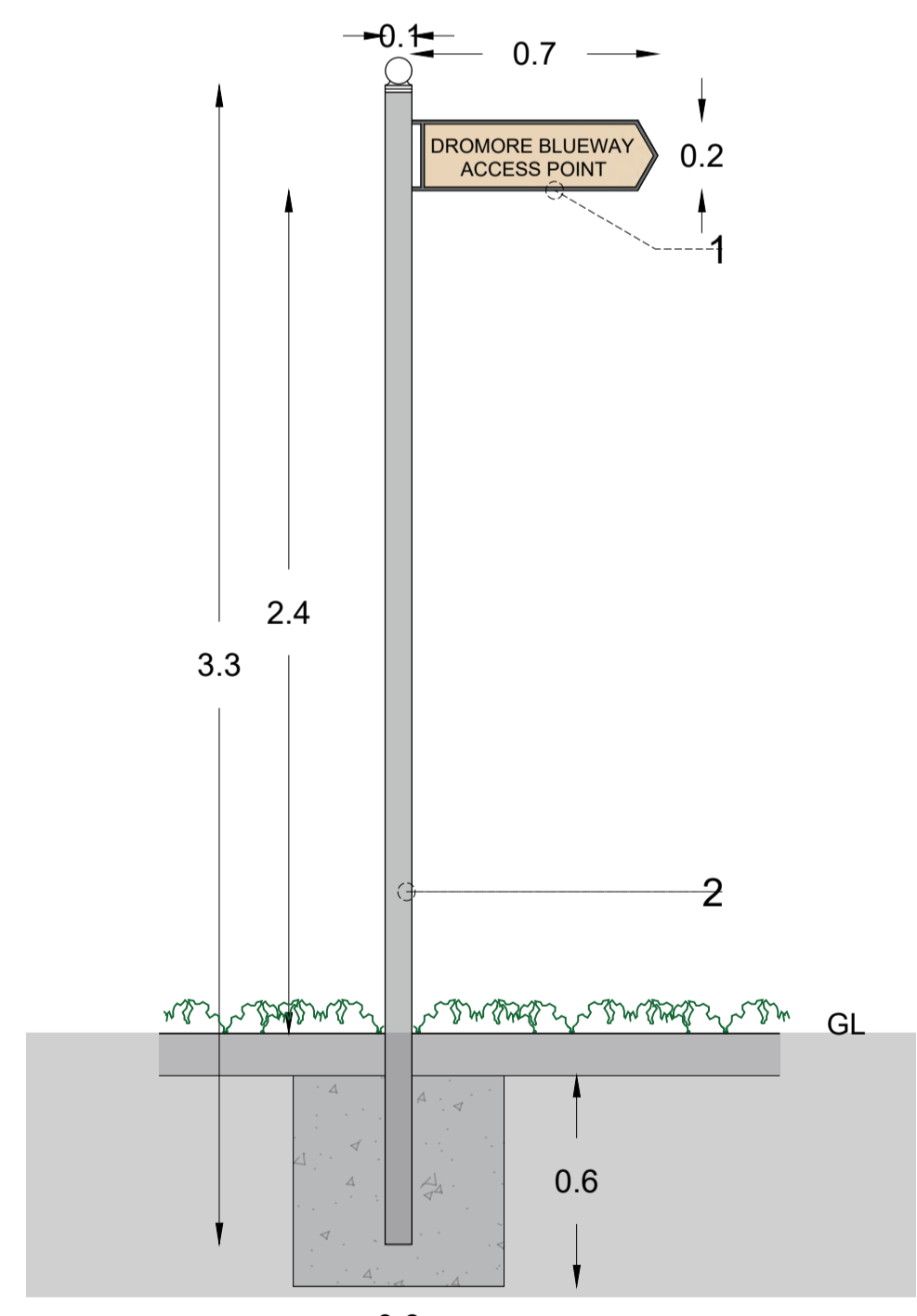
Site outlined in Red

Resurface road  
See Detail B

Twinworks Storm  
225Ø sewer pipe

Existing Trees

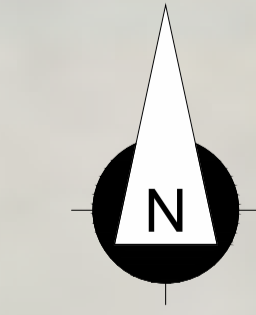
- 0.7m X 0.2m , 0.016m thick finger post,  
Height-2.4m to underside of fingers, Post height- 3.3m and 0.6m below the ground.  
Material - Aluminium  
with ball finials
- 2.7m high 0.076mØ galvanised pole with black powder coated finish, post to be root fixed into the 0.6mx0.6mx0.6m C30/37 concrete foundation.



DETAIL-C FINGER POST SIGNAGE  
SCALE 1:20

DETAIL-C FINGER POST  
SCALE 1:20

Original Sheet Size: A1



SITE LAYOUT MAP- PART -A  
SCALE 1:500

Drawing Title:

# White Lough-Site Layout Map

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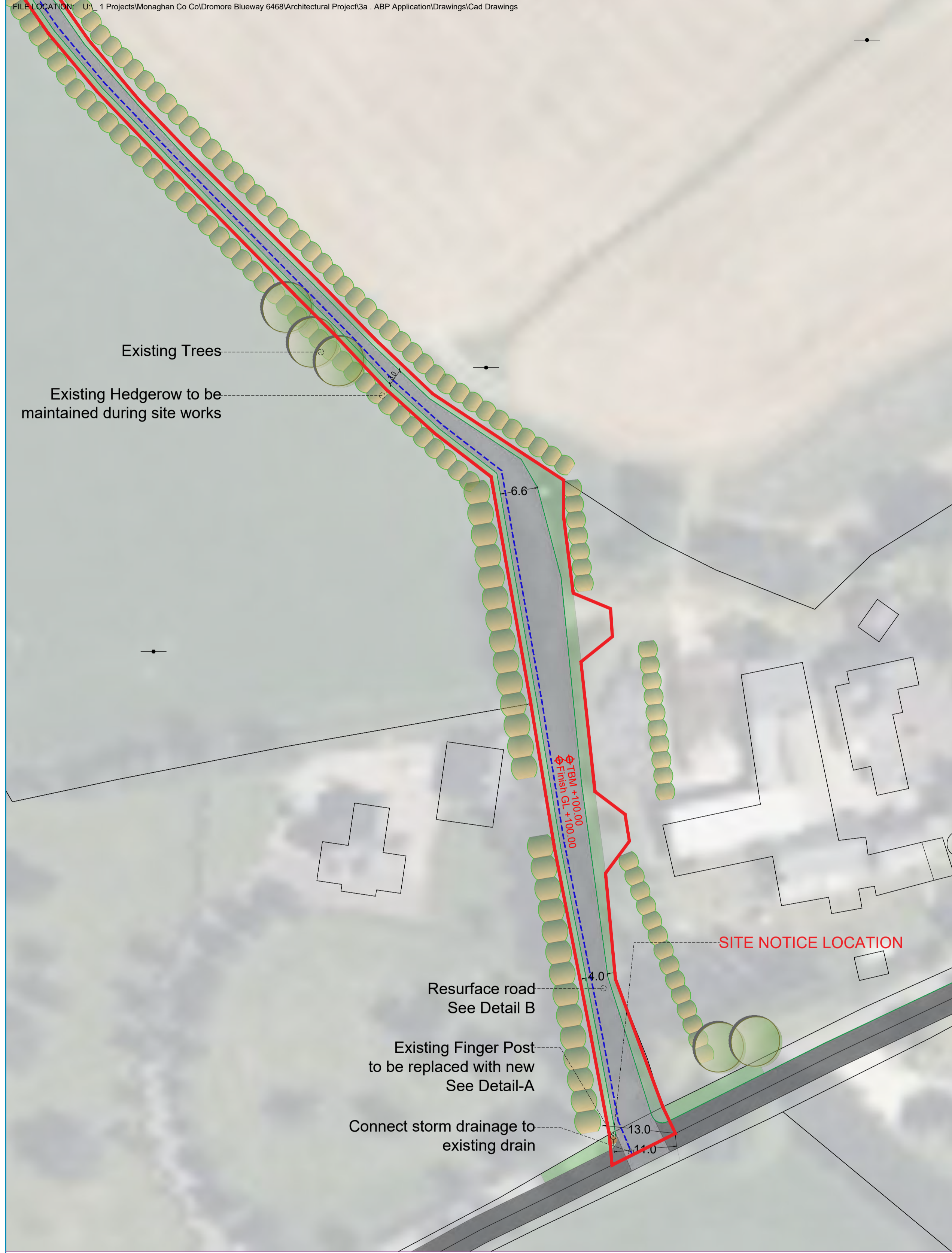
PROJECT TITLE:	<b>Dromore Blueway</b>
STAGE:	ABP Application
CLIENT/ARCHITECT:	Monaghan Co Co
LOCATION:	White Lough, South Shore, Anny [DED: Anny], Co. Monaghan
DRAWN BY:	DS
DATE:	08.01.2025
CHECKED BY:	KOR
SCALES:	AS STATED
DRAWING NUMBER:	6468-PL-25-005(a)
REVISION:	-

**CSP** Pringle  
ARCHITECTS  
EXCELLENCE IN DESIGN

CONSULTING ENGINEERS - BUILDING SURVEYORS

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P. 042-9746492 E. info@cspingie.com  
www.cspingie.com





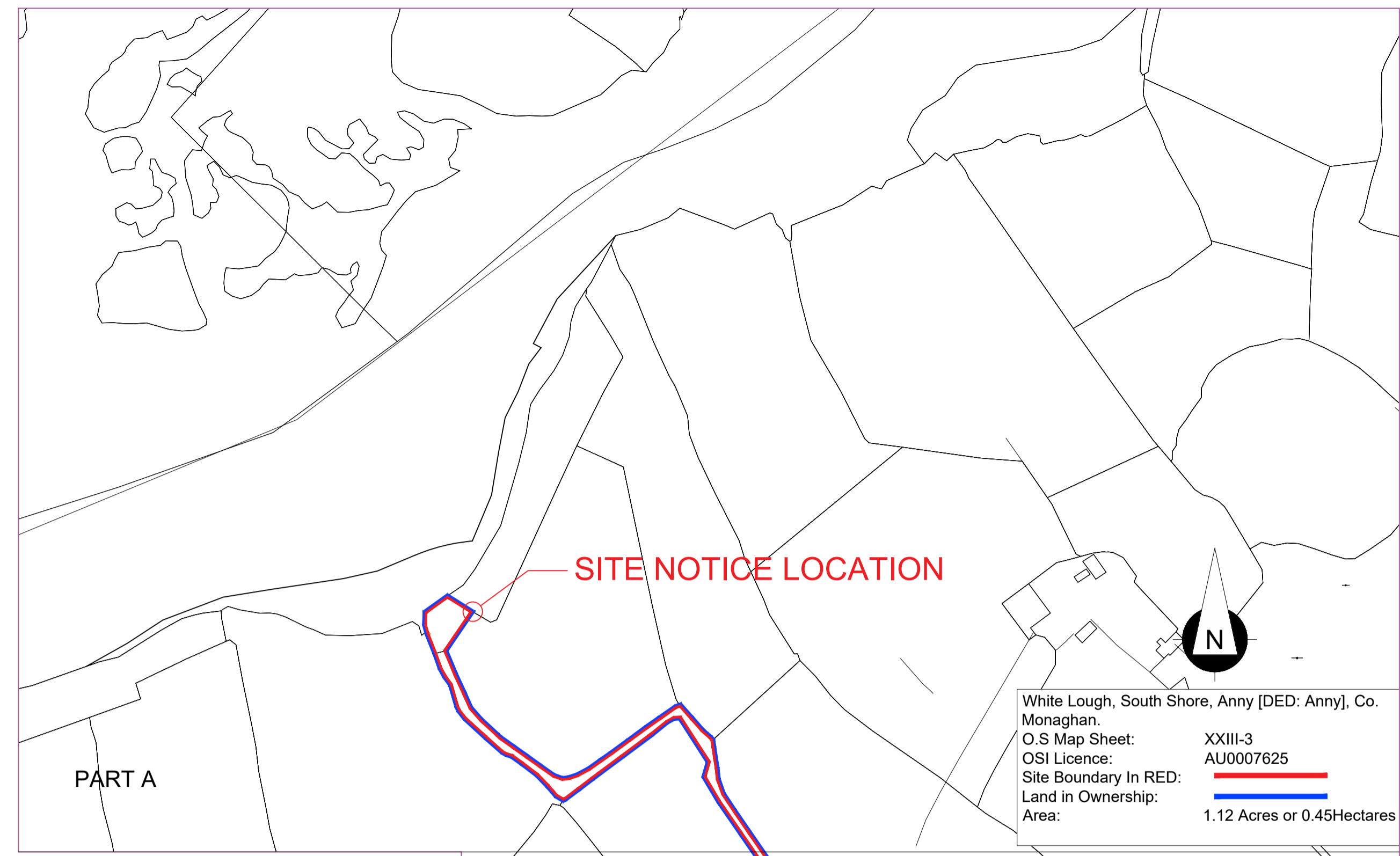
SITE LAYOUT MAP- PART B  
SCALE 1:500

Original Sheet Size: A1

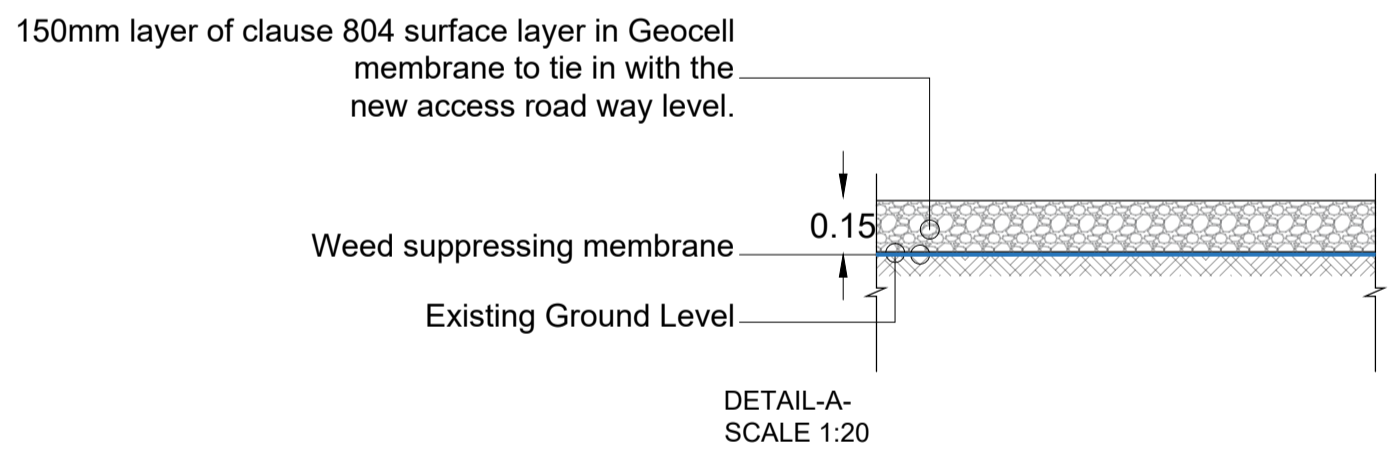
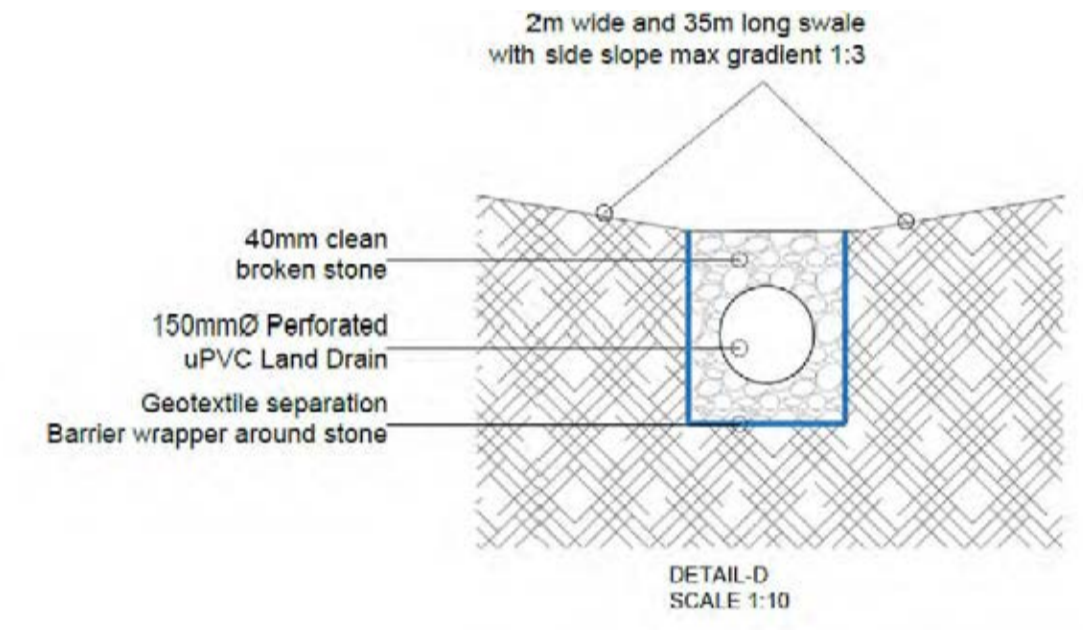
LANDSCAPING LEGEND		
DESCRIPTION	SYMBOL	INFO
Existing Native Trees		
Grass Margin		
Resurfacing of the road		
New Drainage works		
Finger Post Signage		

- IMPLEMENTATION AND REALISATION**
- Hedges & shrubs to be planted & grass free soil and maintained in weed & grass free soil for min. 3 years after planting.
  - Hedging & trees to be planted in dormant season (October - March).
  - All plants to be fertilised with suitable fertilizer each spring according to manufacturers instructions.
  - Side prune shrubs as applicable in August to introduce new top growth for first 5 years.
  - Roadside hedge to be faced at least once every summer.
  - Any plants which die or fail to grow satisfactorily during first growing season must be replaced the following dormant season.

White Lough, South Shore, Anny [DED: Anny], Co. Monaghan.  
O.S Map Sheet: XXIII-3  
OSI Licence: AU0007625  
Site Boundary In RED:  
Area: 1.12 Acres or 0.45Hectares



White Lough, South Shore, Anny [DED: Anny], Co. Monaghan.  
O.S Map Sheet: XXIII-3  
OSI Licence: AU0007625  
Site Boundary In RED:  
Land in Ownership:  
Area: 1.12 Acres or 0.45Hectares

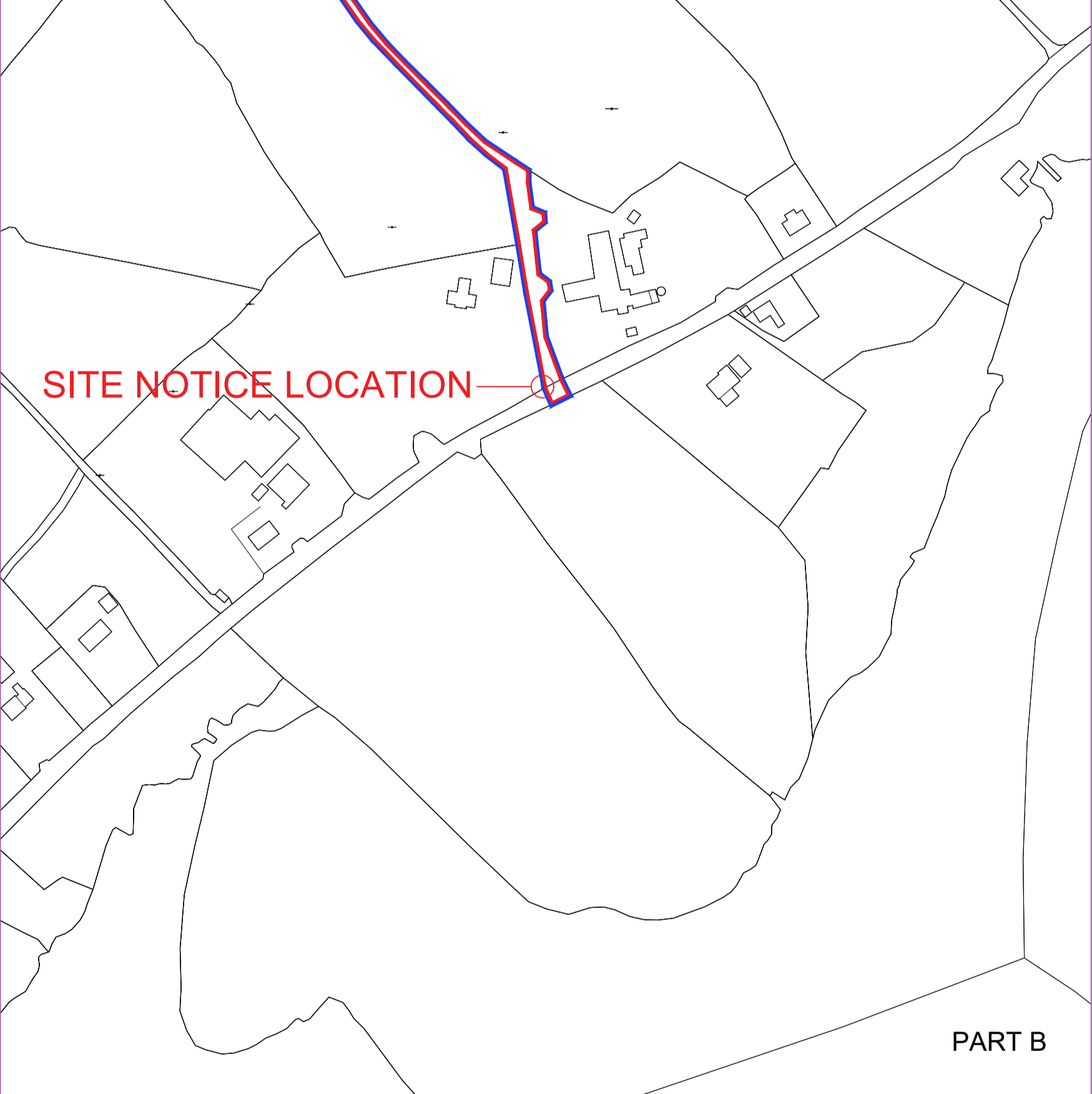
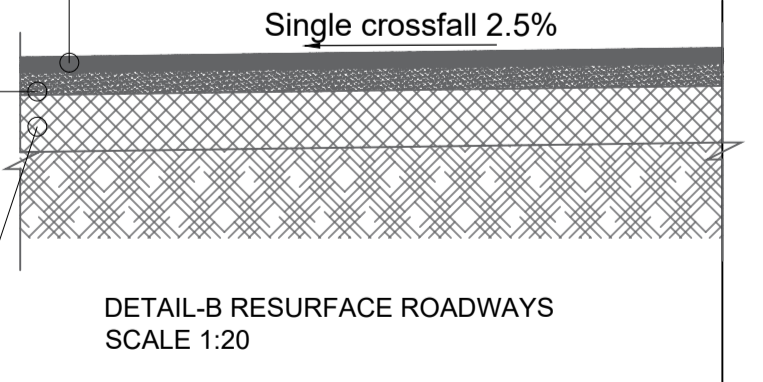


**Bond Coat**  
A bond coat shall be sprayed onto all surfaces including HBM layers prior to laying all bituminous products to improve the adhesion between layers and increase the impermeability of the underlying layer.  
**Minimum rate of 0.30kg/m<sup>2</sup> of residual binder**

40mm SMA 10 Surf 40/60 Des. Laid in accordance with Transport Infrastructure Ireland -Specification for road works Series 900: Clause 942 Thin Surface Course Systems

60mm AC 20 HDM Bin 40/60 Des. Laid in accordance with Transport Infrastructure Ireland -Specification for road works Series 900: Clause 906: Dense Base and Binder Course Asphalt Concrete (Recipe Mixtures)

150mm thickness (compacted) granular material Type B in accordance with Clause 804 "Specification for Roadwork's" by the Department of Environment



SITE LOCATION MAP SCALE 1:2500  
MAP SHEET NO: XXIII-3  
O.S. LICENSE NO: AU0007625  
TOWNLAND: ANNY [DED: ANNY], CO. MONAGHAN.

Drawing Title:  
**White Lough- Site Location & Layout Map- Details**

**PLANNING NOTE:**  
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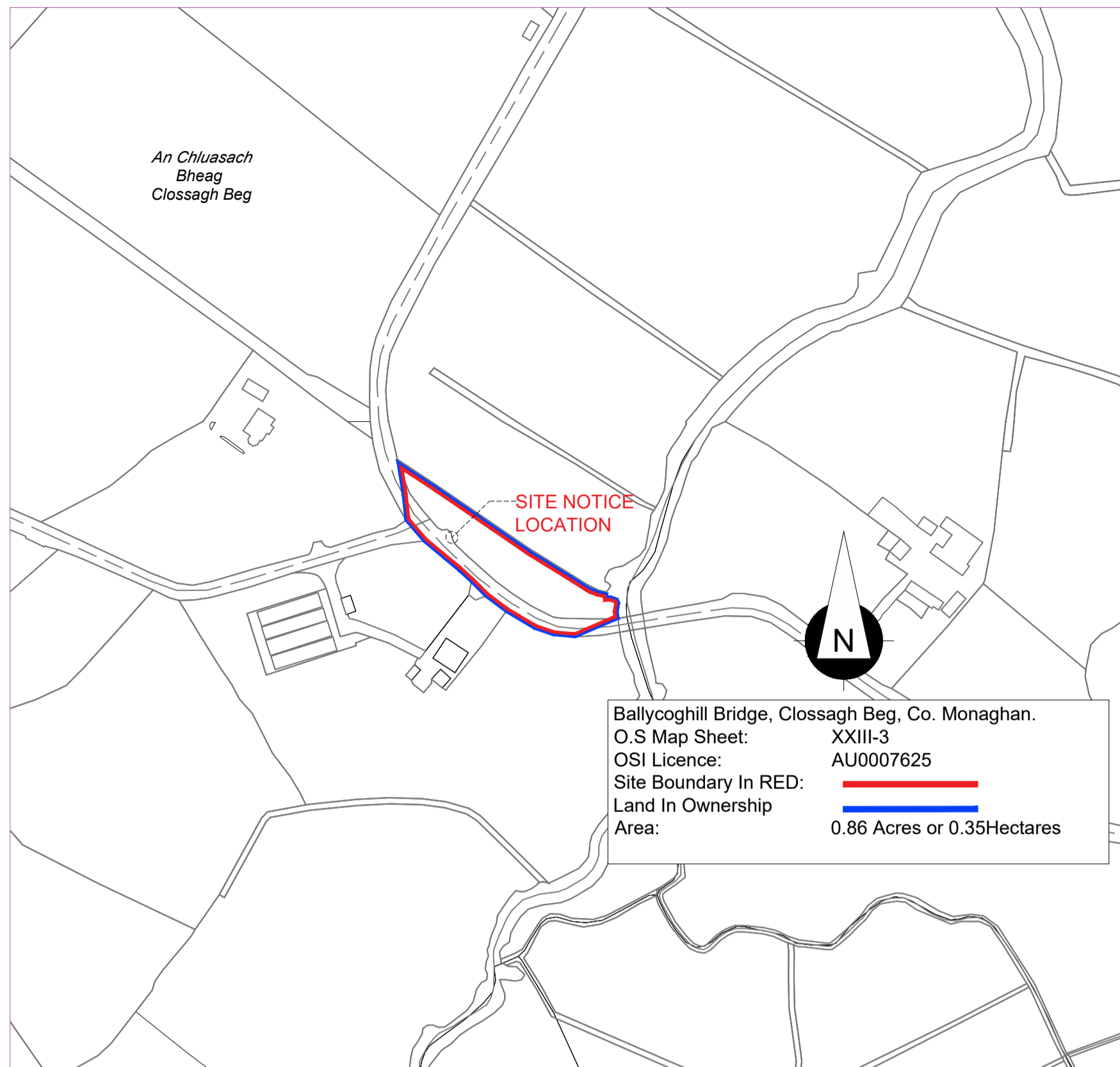


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PROJECT TITLE:	
Dromore Blueway	
STAGE:	ABP Application
CLIENT/ARCHITECT:	Monaghan Co Co
LOCATION:	White Lough, South Shore, Anny [DED: Anny], Co. Monaghan
DRAWN BY:	DS
CHECKED BY:	KOR
DRAWING NUMBER:	6468-PL-25-005
DATE:	08.01.2025
SCALES:	AS STATED
REVISION:	-







SITE LOCATION MAP  
SCALE 1:2500

MAP SHEET NO: XXIII-3  
O.S. LICENSE NO: AU0007625

TOWNLAND: CLOSSAGH BEG

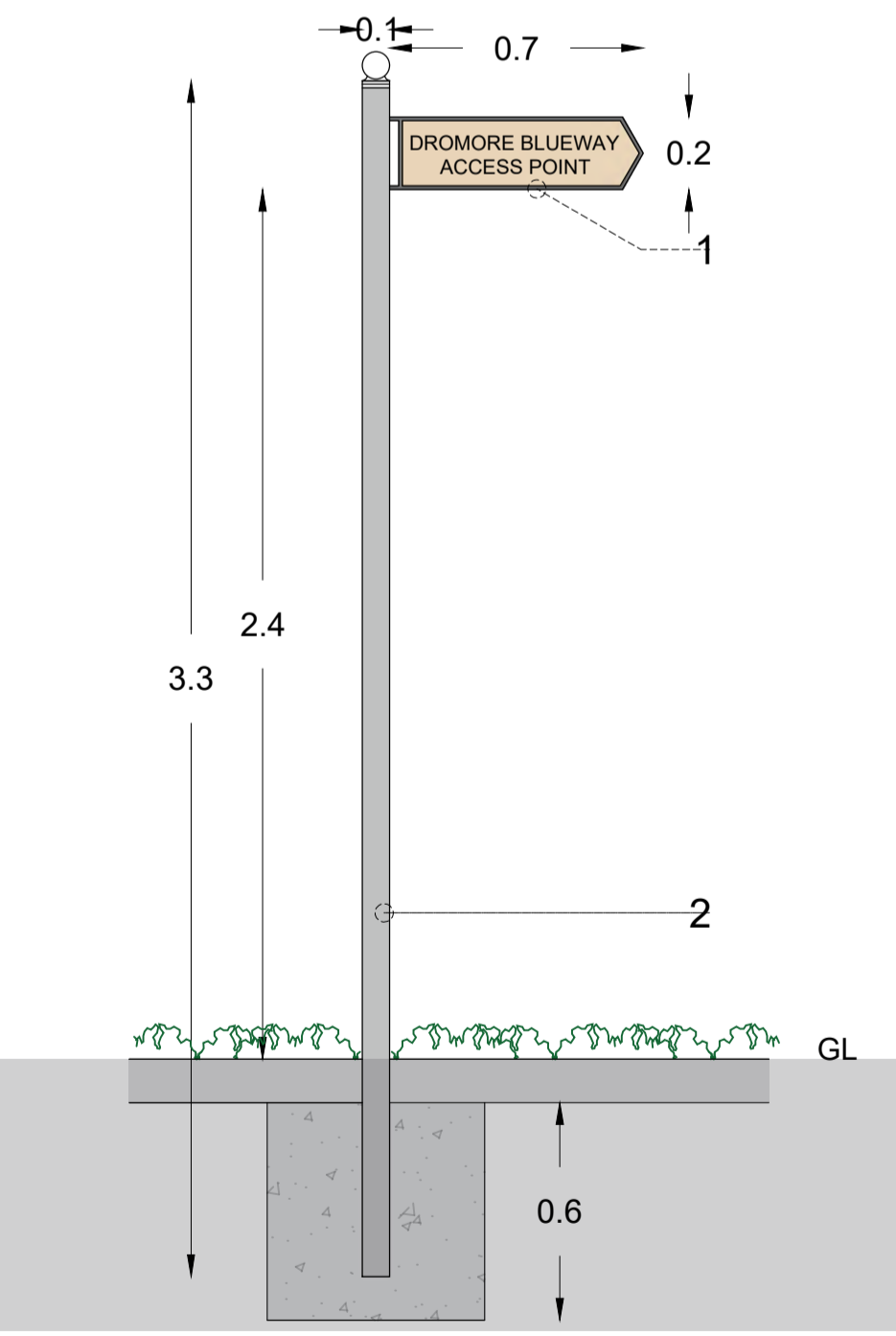
Ballycoghill Bridge, Clossagh Beg, Co. Monaghan.  
O.S Map Sheet: XXIII-3  
OSI Licence: AU0007625  
Site Boundary In RED:  
Land In Ownership  
Area: 0.86 Acres or 0.35Hectares



DESCRIPTION	SYMBOL	INFO
Existing Tree to be removed/Hedging to be trimmed		
Existing Native Trees		
Slipway New/Renew		
Grassed Area		
Internal Road/Hardstand		
Finger Post Signage		
Protected Structure-Ref No. 4140231		

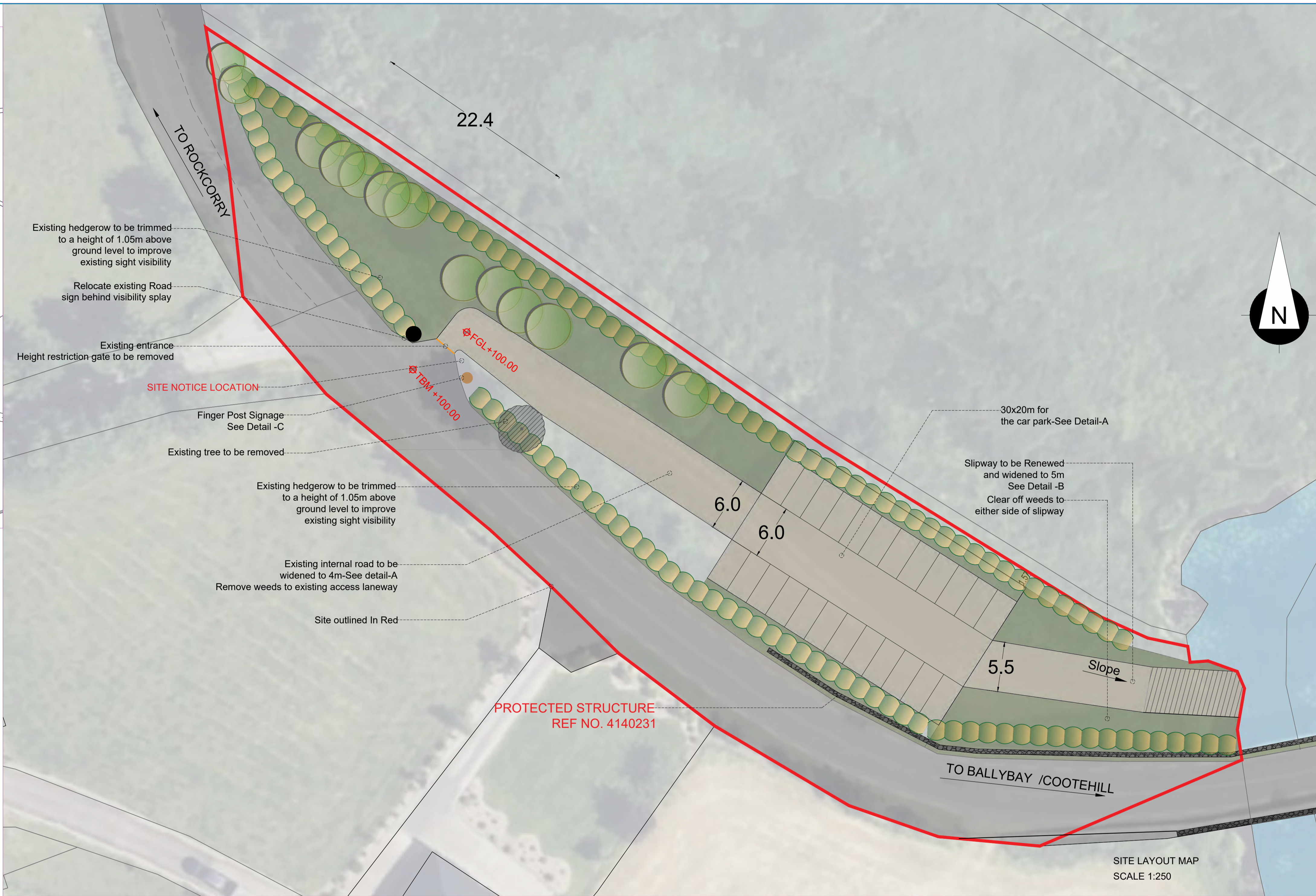
- IMPLEMENTATION AND REALISATION**
- Hedges & shrubs to be planted & grass free soil and maintained in weed & grass free soil for min. 3 years after planting.
  - Hedging & trees to be planted in dormant season (October - March).
  - All plants to be fertilised with suitable fertilizer each spring according to manufacturers instructions.
  - Side prune shrubs as applicable in August to introduce new top growth for first 5 years.
  - Roadside hedge to be faced at least once every summer.
  - Any plants which die or fail to grow satisfactorily during first growing season must be replaced the following dormant season.

Ballycoghill Bridge, Clossagh Beg, Co. Monaghan.  
O.S Map Sheet: XXIII-3  
OSI Licence: AU0007625  
Site Boundary In RED:  
Area: 0.86 Acres or 0.35Hectares

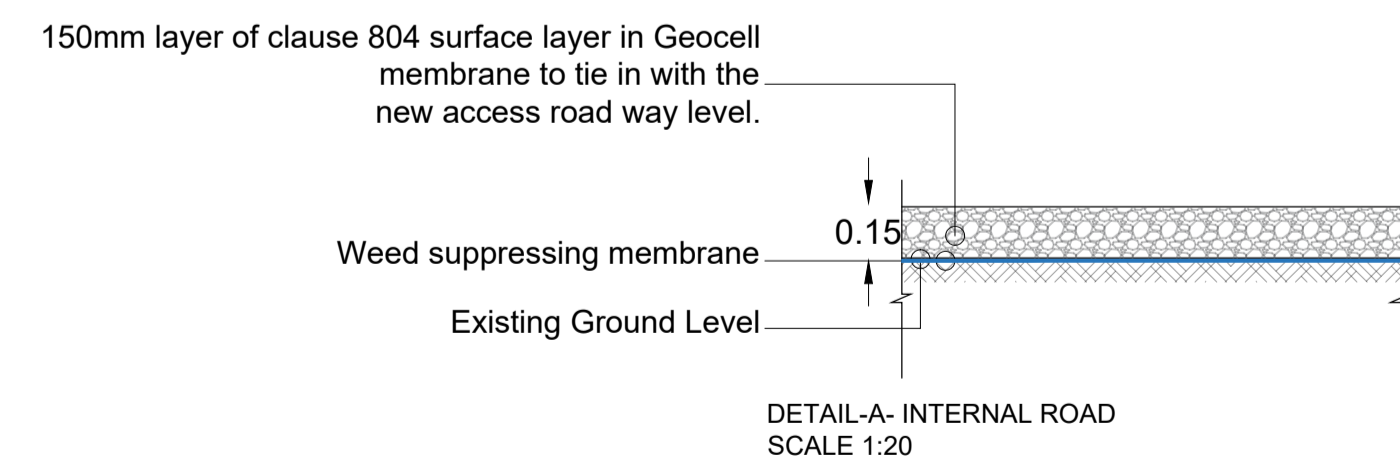


- 0.7m X 0.2m , 0.016m thick finger post, Height-2.4m to underside of fingers, Post height- 3.3m and 0.6m below the ground. Material - Aluminium with ball finials
- 2.7m high 0.076mØ galvanised pole with black powder coated finish, post to be root fixed into the 0.6mX0.6mX0.6m C30 /37 concrete foundation.

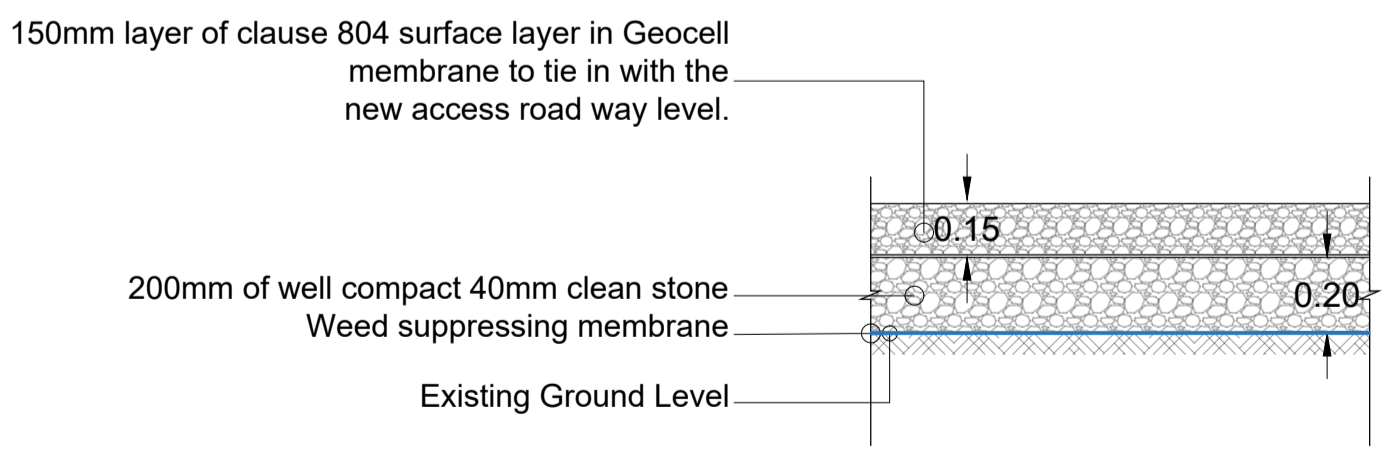
DETAIL-C FINGER POST SIGNAGE  
SCALE 1:20



SITE LAYOUT MAP  
SCALE 1:250



DETAIL-A- INTERNAL ROAD  
SCALE 1:20



DETAIL-B- SLIPWAY DETAIL  
SCALE 1:20

Drawing Title:

# Ballycoghill Bridge-Site Layout & Location Map- Details

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**Registered Architect**  
**RIAI** 2025

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PROJECT TITLE:  
**Dromore Blueway**

STAGE: 4.Planning

CLIENT/ARCHITECT: Monaghan Co Co

LOCATION: Ballycoghill Bridge, Clossagh Beg, Co. Monaghan

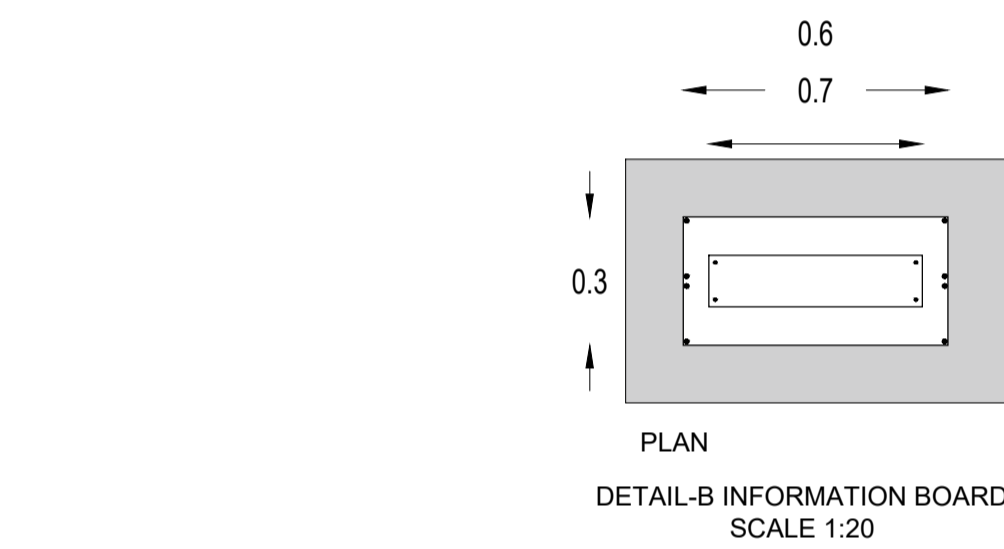
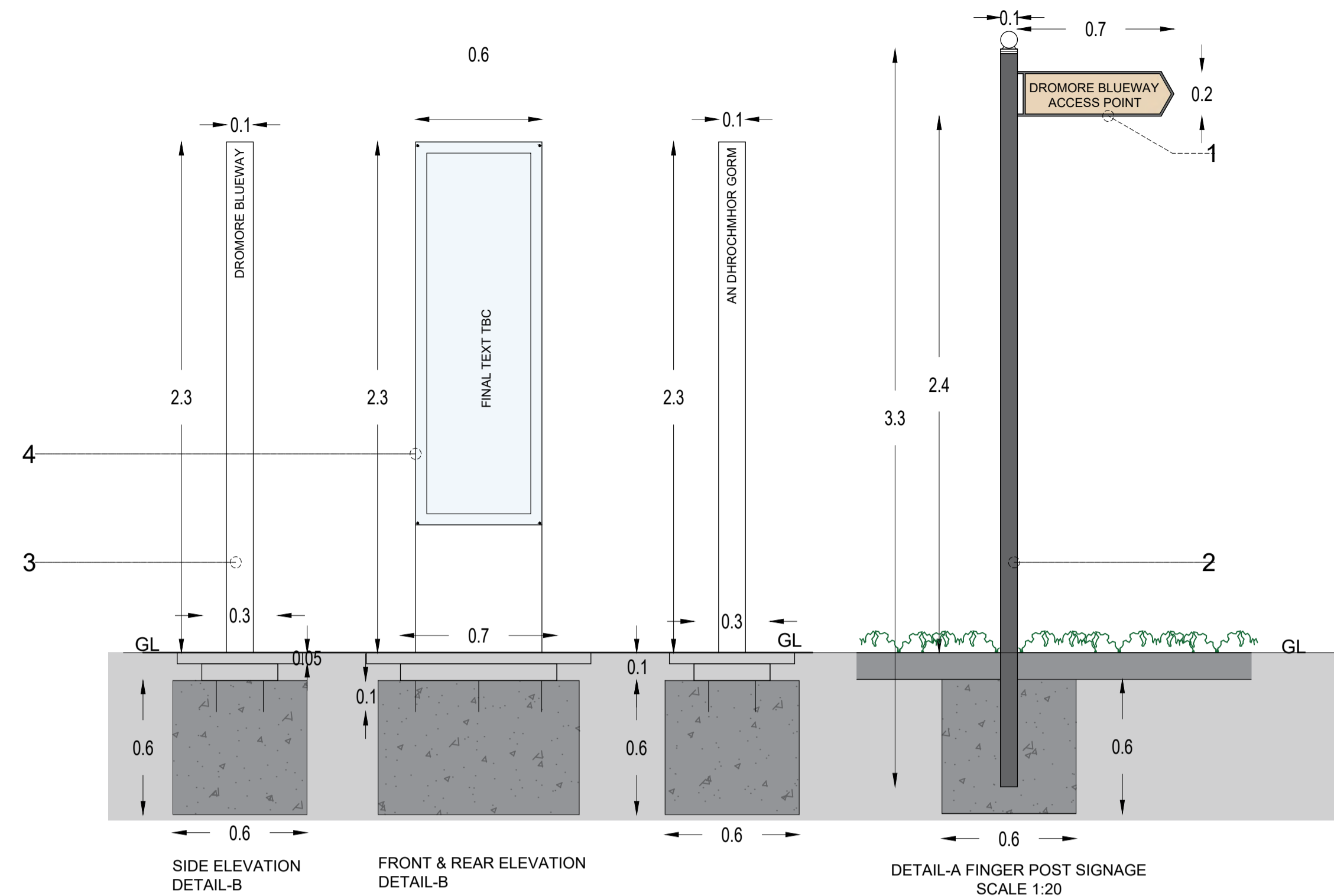
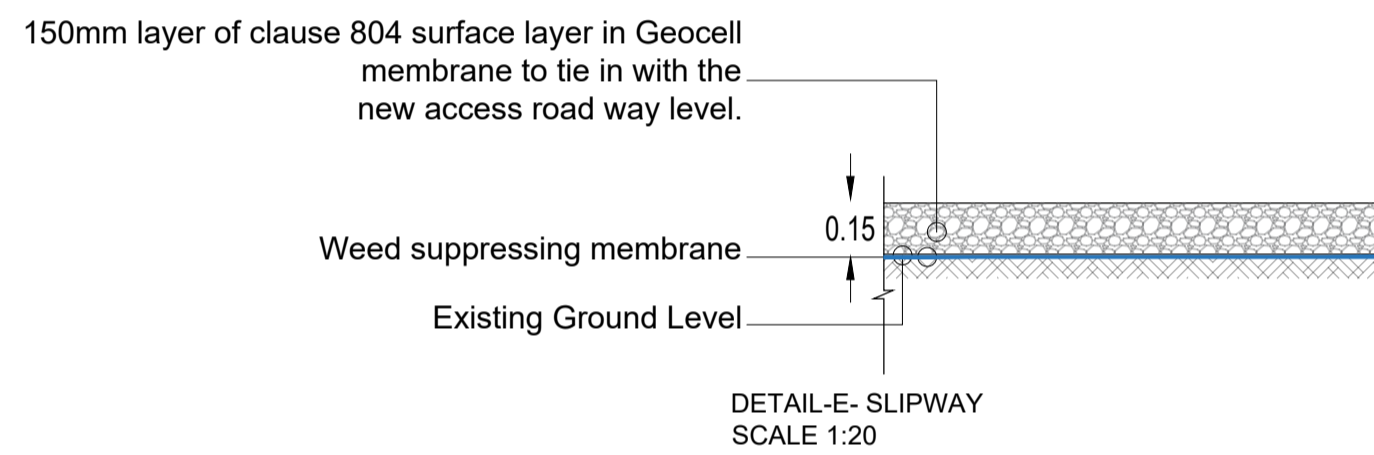
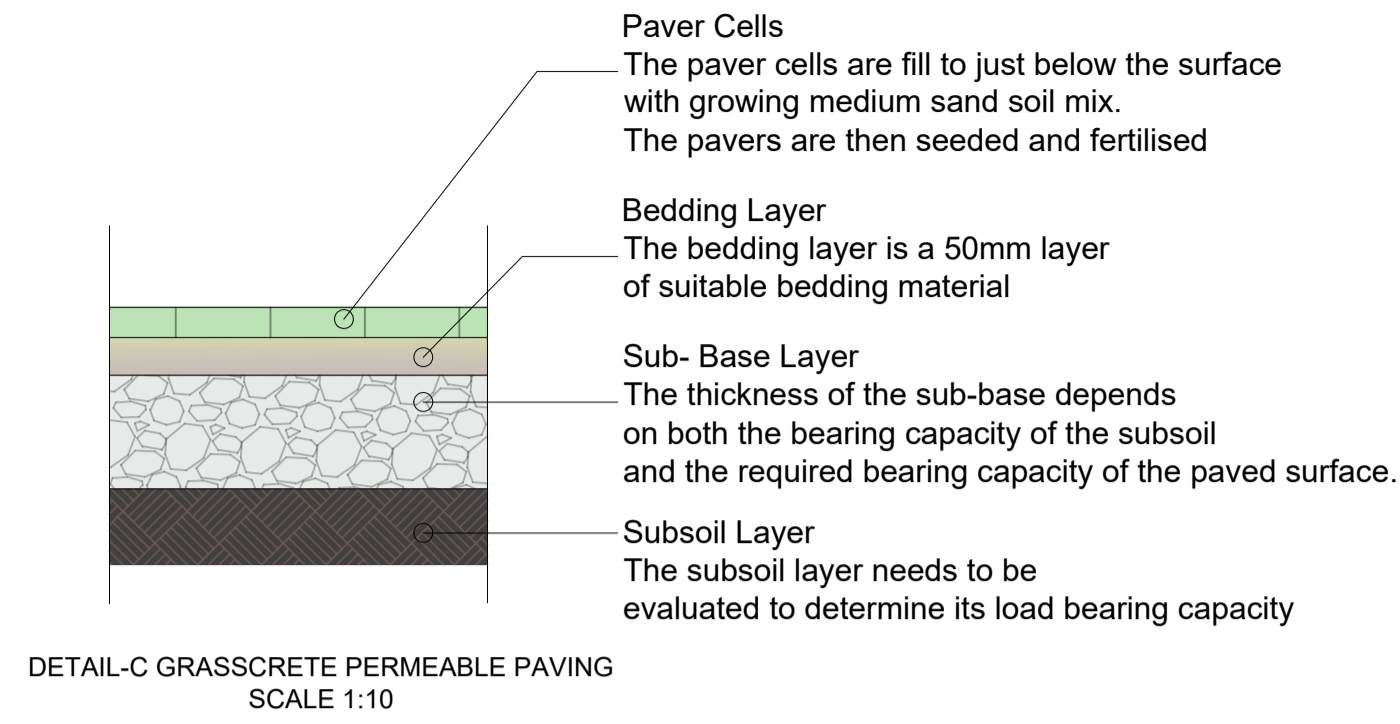
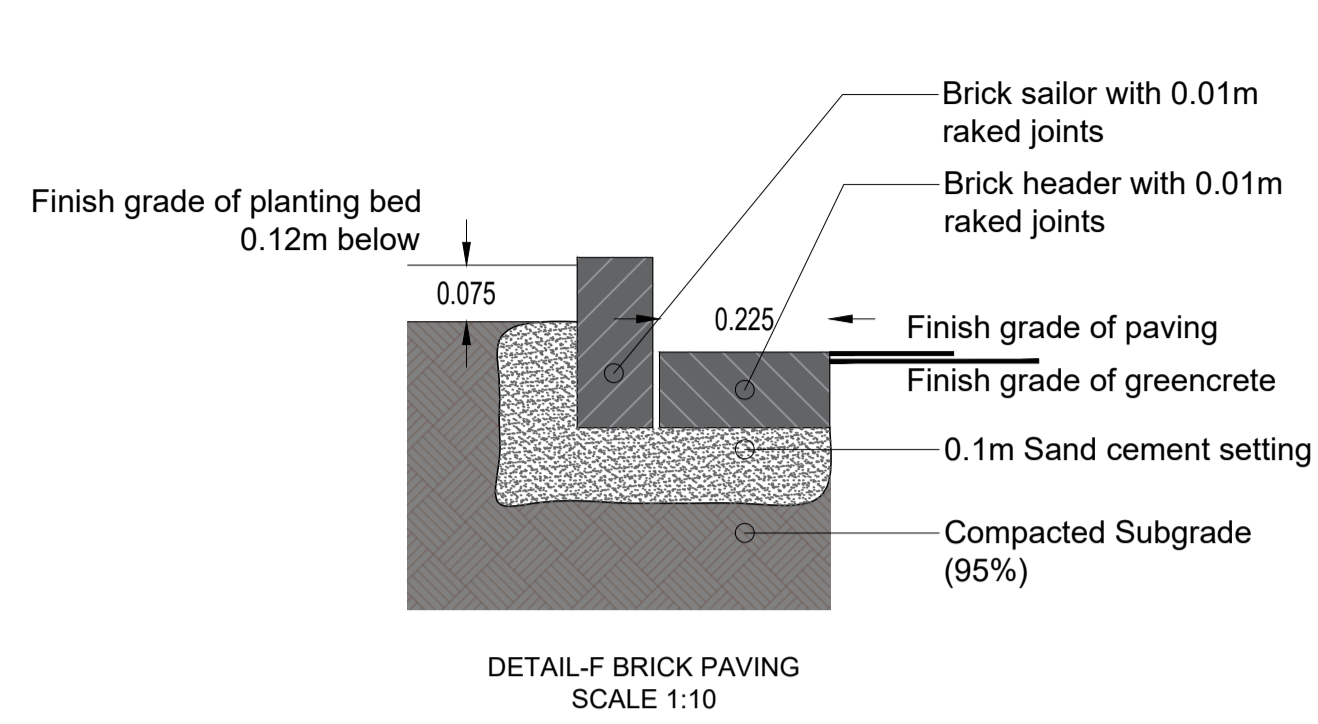
DRAWN BY: DS DATE: 08.01.2025

CHECKED BY: KOR SCALES: AS STATED

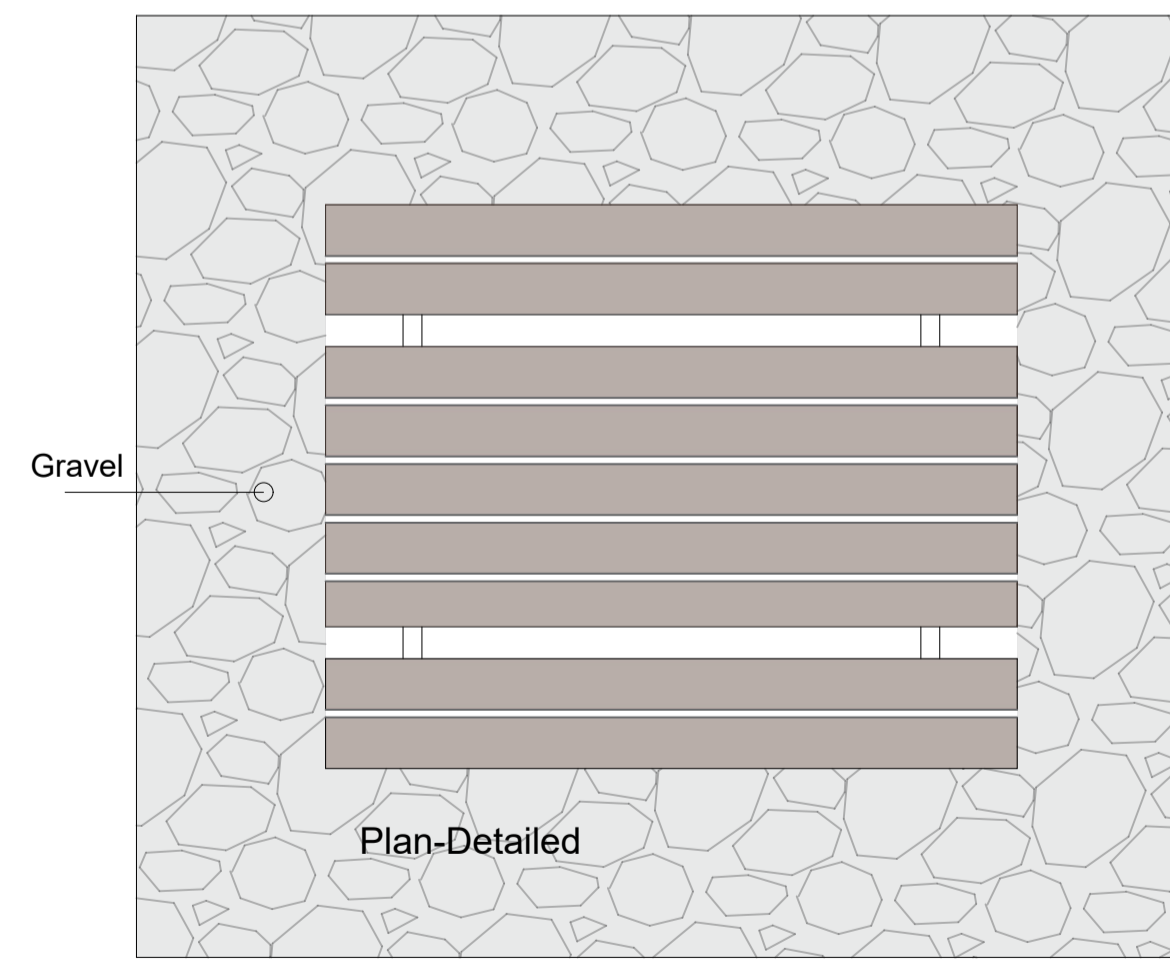
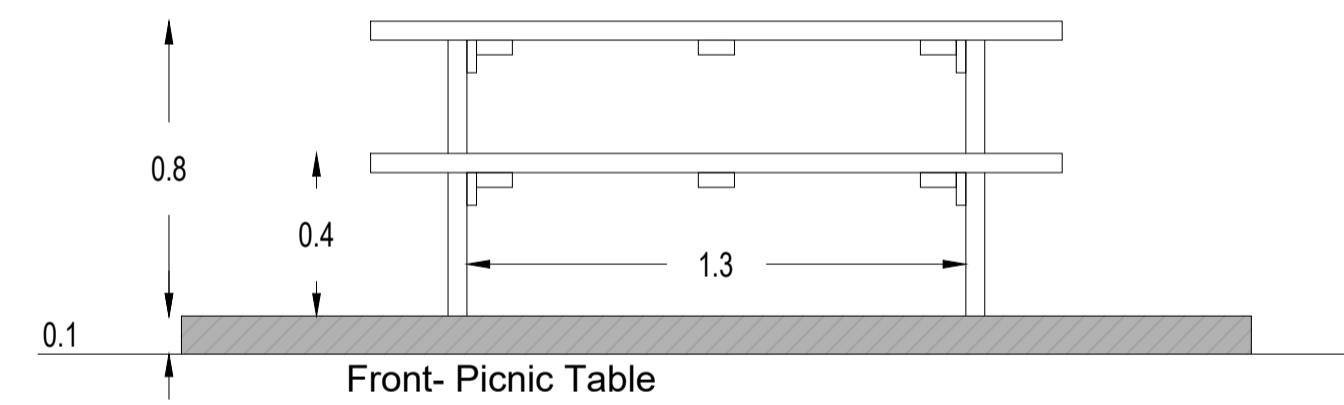
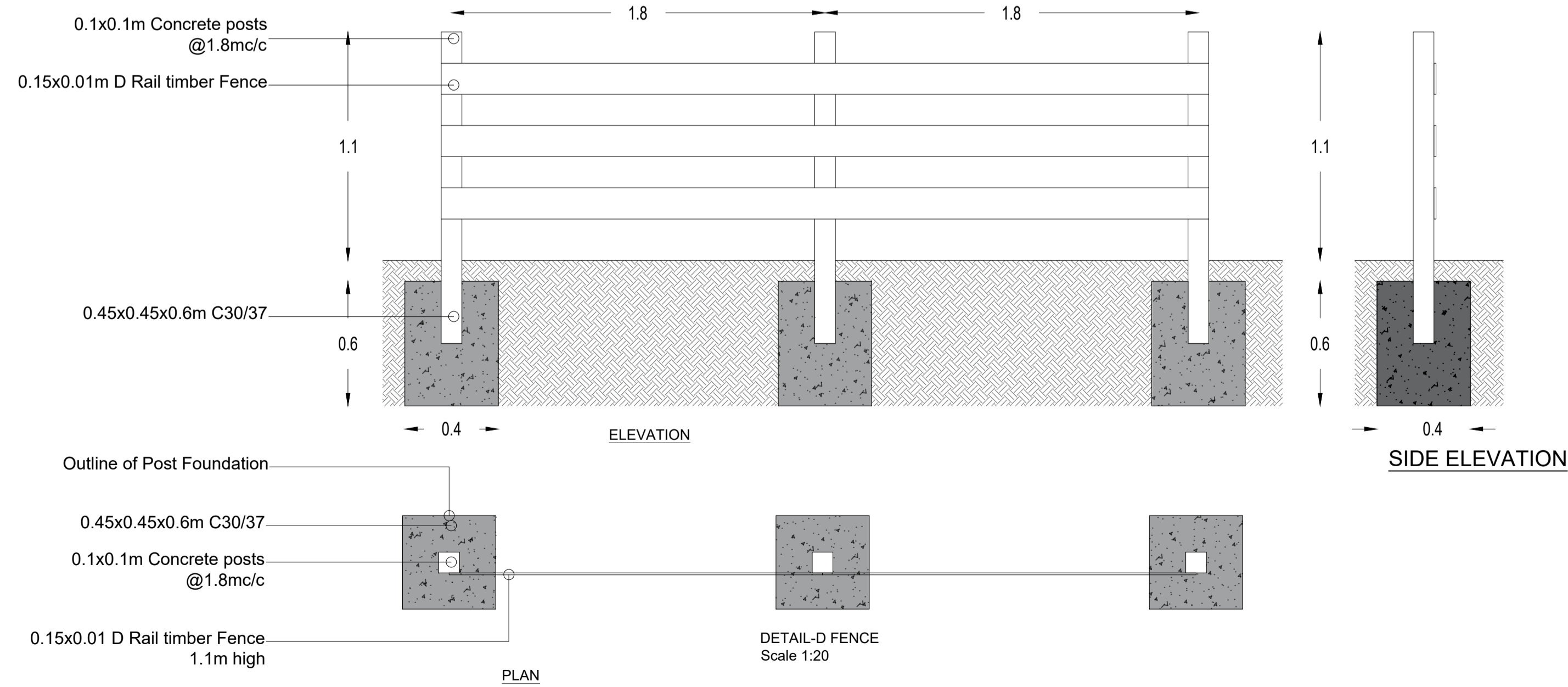
DRAWING NUMBER: 6468-PL-25-006 REVISION: -

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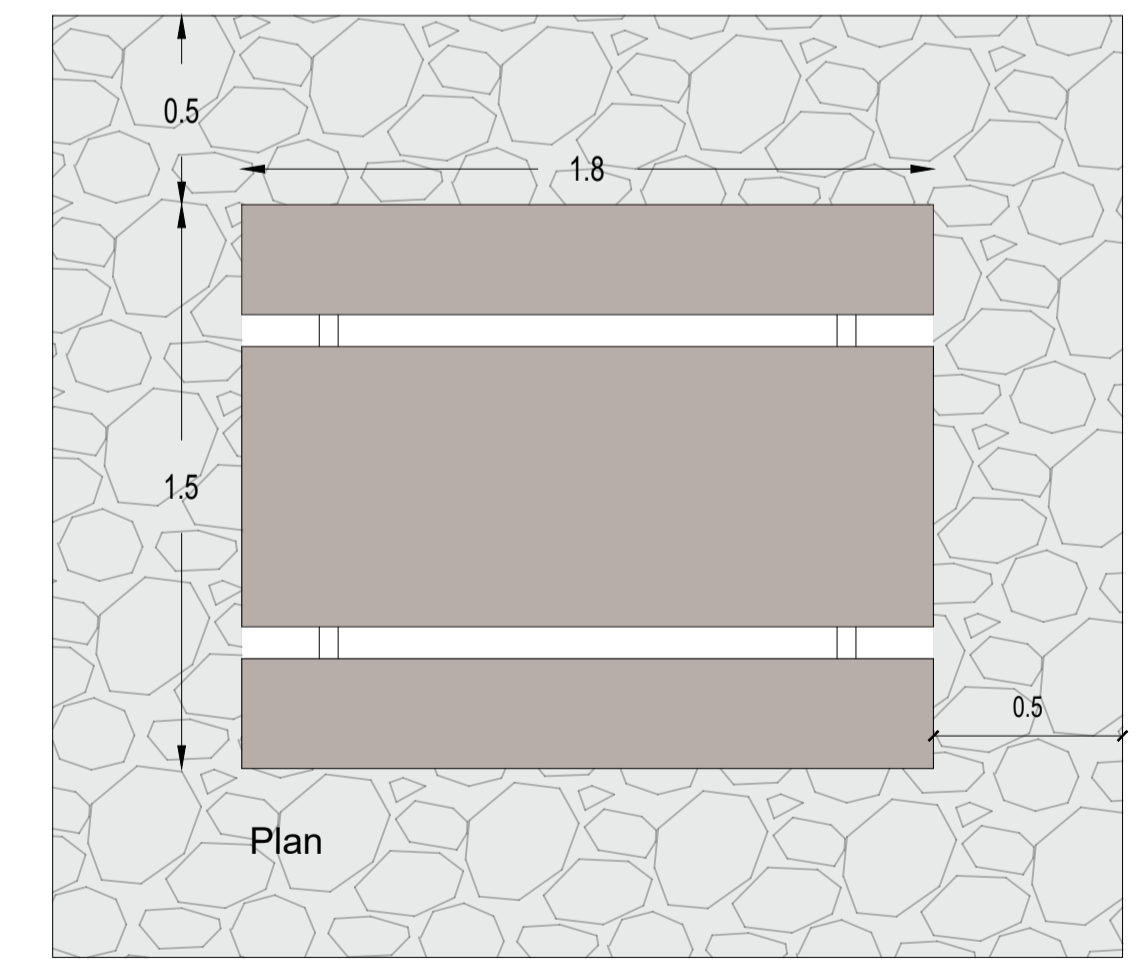




- 0.7m X 0.2m , 0.016m thick finger post, Height-2.4m to underside of fingers, Post height- 3.3m and 0.6m below the ground.  
Material - Aluminium with ball finials
- 2.7m high 0.076mØ galvanised pole with black powder coated finish, post to be root fixed into the 0.6mX0.6mX0.6m C30/37 concrete foundation.
- 316L stainless steel with 10mm toughened glass panes covering a reverse mounted poster.
- Bright Satin finish



**DETAIL-G- PICNIC TABLE**  
Scale 1:20



Original Sheet Size: A1

Drawing Title:

# Ballynascarva Bridge-Details

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<b>PROJECT TITLE:</b> Dromore Blueway	
<b>STAGE:</b>	ABP Application
<b>CLIENT/ARCHITECT:</b>	Monaghan Co.Co.
<b>LOCATION:</b>	Ballynascarva Bridge, Lisnalong, Co.Monaghan
<b>DRAWN BY:</b>	DS
<b>CHECKED BY:</b>	KOR
<b>DRAWING NUMBER:</b>	6468-PL-25-007(a)
<b>DATE:</b>	08.01.2025
<b>SCALES:</b>	AS STATED
<b>REVISION:</b>	-







**LEGEND**

- REMOVAL OF WATER STORAGE AS A RESULT OF RAISING OF GROUND LEVELS
- ADDITIONAL WATER STORAGE PROVIDED AS A RESULT OF LOWERING OF GROUND LEVELS
- +00.00 EXISTING LEVELS
- 00.00 PROPOSED LEVELS
- ASSUMED FLOOD LINE PREDEVELOPMENT 78.3MOD
- ASSUMED FLOOD LINE POST DEVELOPMENT

Raised mound for design purpose

Assumed Flood Line predevelopment 78.3mOD

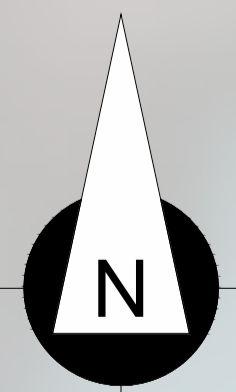
No works to be done as the existing ground level and proposed ground level are same.

Assumed Flood Line post development

This area, being above the assumed flood level of 78.3mOD, has never experienced flooding

A gradual embankment designed at a 1:5 slope to ensure stability and ease of transition.

Existing ground level remains the same.



SITE LAYOUT MAP  
SCALE 1:250

Original Sheet Size: A1

Drawing Title:

## Ballynascarva Bridge- Flood Risk Assessment

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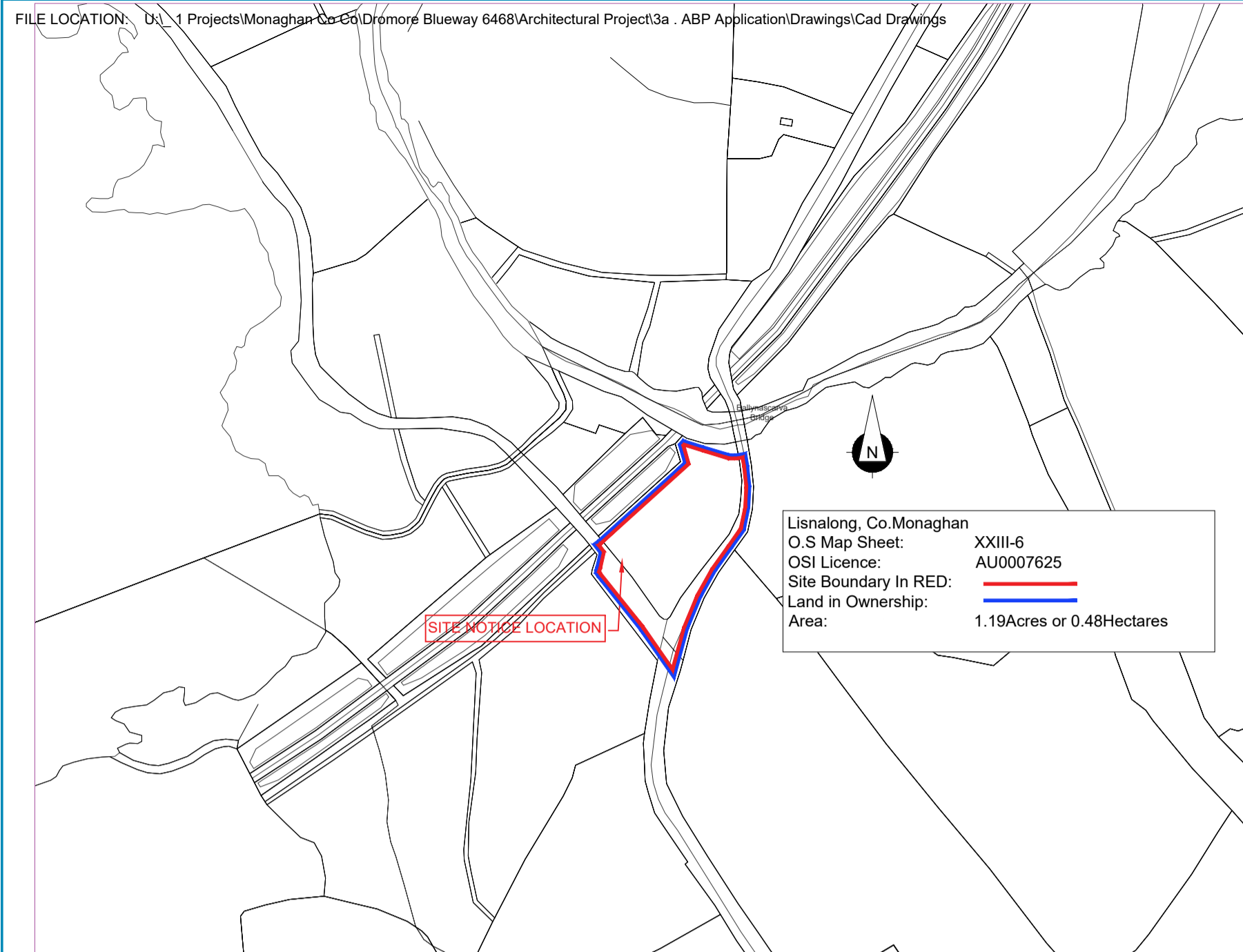


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PROJECT TITLE:	<b>Dromore Blueway</b>
STAGE:	ABP Application
CLIENT/ARCHITECT:	Monaghan Co.Co.
LOCATION:	Ballynascarva Bridge, Lisnalong, Co.Monaghan
DRAWN BY:	DS
DATE:	08.01.2025
CHECKED BY:	KOR
SCALE:	AS STATED
DRAWING NUMBER:	6468-PL-25-007(b)
REVISION:	-

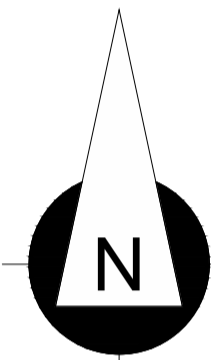
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P. 042-9746492 E. info@cspingle.com  
www.cspingle.com





SITE LOCATION MAP  
SCALE 1:2500

MAP SHEET NO: XXIII-6  
O.S. LICENSE NO: AU0007625



LANDSCAPING LEGEND		
DESCRIPTION	SYMBOL	INFO
Existing Tree to be removed/ Hedges To Be Trimmed		
Existing Native Trees and Hedging		
Fagus sylvatica (Beech)		Height at planting - 1.5-1.8 m Height at maturity - 6.5m /7m Age to maturity - 8 / 10 years
Sorbus aucuparia(Mountain Ash/Rowan)		Height at planting -1.8-2.1m Height at maturity - 5m /8m Age to maturity - 10 / 15 years
New- Prunus spinosa (Blackthorn Hedgerow)		Height at planting -0.6m / 0.9m Height at maturity - 3.0m / 3.5m Age to maturity - 6 / 7 years
Slipway New/Renew		
Grass		
Greencrete		
Pathway- Gravel		
Brick Paving- Parking		

**IMPLEMENTATION AND REALISATION**

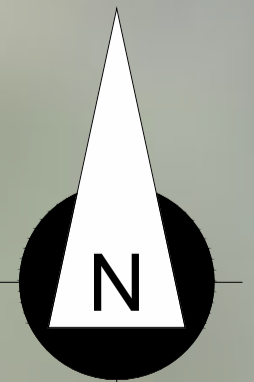
- Hedges & shrubs to be planted & grass free soil and maintained in weed & grass free soil for min. 3 years after planting.
- Hedging & trees to be planted in dormant season (October - March).
- All plants to be fertilised with suitable fertilizer each spring according to manufacturers instructions.
- Side prune shrubs as applicable in August to introduce new top growth for first 5 years.
- Roadside hedge to be faced at least once every summer.
- Any plants which die or fail to grow satisfactorily during first growing season must be replaced the following dormant season.

Lisnalong, Co.Monaghan  
O.S Map Sheet: XXIII-6  
OSI Licence: AU0007625  
Site Boundary In RED:  
Area: 1.19Acres or 0.48Hectares



+00.00 EXISTING LEVELS  
00.00 PROPOSED LEVELS

- Proposed Native Hedgerow
- Proposed Fence-1.1m high See Detail-D
- New access roadway 6m wide Grasscrete Permeable Paving See Detail-C
- Proposed Slipway 5m wide , See Detail -E
- Proposed Car park Brick Paving See Detail-F
- Proposed Active PlayArea Gravel Pathway
- Proposed Picnic Tables See Detail-G
- Proposed Landscaping
- Finger Post Signage See Detail -A
- New Entrance
- SITE NOTICE LOCATION
- Sight visibility 2.4m from road verge and clear 50m in both the directions
- Information Board See Detail -B
- Existing Hedgerow to be trimmed for the sight visibility splays
- Existing Trees to remain
- Site outlined in Red
- Finger Post Signage See Detail -A
- Existing Agricultural Gate to be closed



SITE LAYOUT MAP  
SCALE 1:250

Original Sheet Size: A1

Drawing Title:

# Ballynascarva Bridge-Site Location and Layout Map

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**PLANNING NOTE:**  
THIS IS A PLANNING DRAWING ONLY. It is not a working drawing for construction and must not be used as such. The information on this drawing is suitable for fulfilling the requirements of the planning process only. Much information of a structural nature will be missing from the drawing and some information required to comply with building regulations may be missing. It is strongly recommended that the engineer be consulted for the preparation of full working drawings.



REV NUMBER	DESCRIPTION	DRW	CHK	DATE
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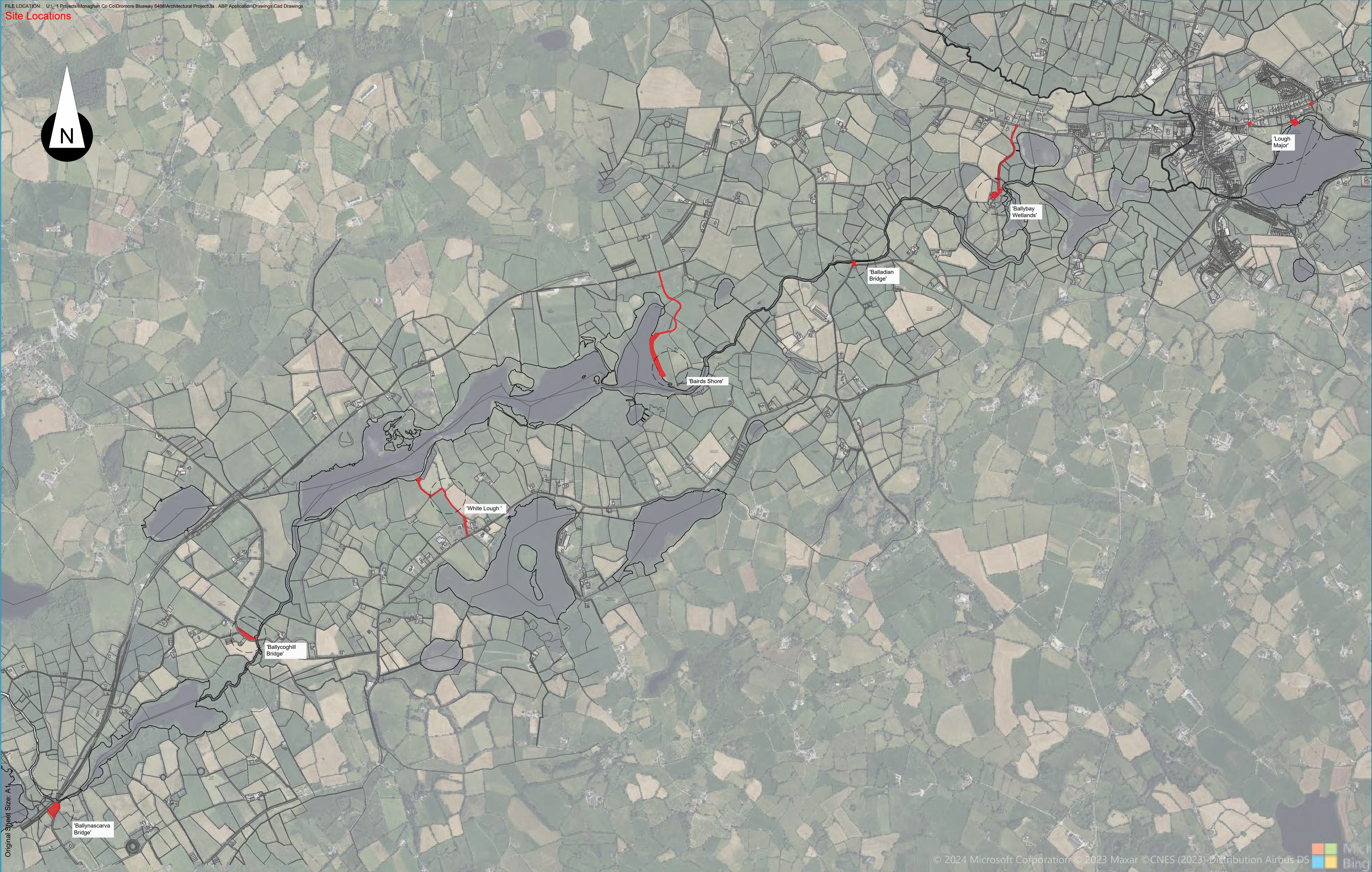
PROJECT TITLE:	
Dromore Blueway	
STAGE:	ABP Application
CLIENT/ARCHITECT:	Monaghan Co.Co.
LOCATION:	Ballynascarva Bridge, Lisnalong, Co.Monaghan
DRAWN BY:	DS
DATE:	08.01.2025
CHECKED BY:	KOR
SCALES:	AS STATED
DRAWING NUMBER:	6468-PL-25-007
REVISION:	-

ARCHITECTS  
BUILDING SURVEYORS

Monaghan Road, Castleblayney, Co. Monaghan  
P. 042-9746492 E. info@cspingringle.com  
www.cspingringle.com



Site Locations



Original Sheet Size: A1

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Drawing Title:

# Site Locations

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REV NUMBER:	DESCRIPTION:	DRW:	CHK:	DATE:
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PROJECT TITLE: <b>Dromore Blueway</b>	
STAGE:	ABP Application
CLIENT/ARCHITECT:	Monaghan Co Co
LOCATION:	Co. Monaghan.
DRAWN BY:	DS
CHECKED BY:	KOR
DRAWING NUMBER:	6468-PL-25-008
DATE:	08.01.2025
SCALE:	NTS
REVISION:	-

ARCHITECTS  
CONSULTING ENGINEERS - BUILDING SURVEYORS

Monaghan Road, Castleblayney, Co. Monaghan  
P. 042-9746492 E. info@cspingle.com  
www.cspingle.com



Date: 8<sup>th</sup> Jan 2025

Our Ref.: 6468/KOR/DS

**An Chomhairle Ealaíon**

70 Merrion Square

Dublin 2

D02 NY52

By Email: [planning@artscouncil.ie](mailto:planning@artscouncil.ie)

Dear Sir/Madam,

**Subject : Planning Application to An Bord Pleanála for approval under Section 177AE of the Planning Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)**

**Monaghan County Council- Infrastructural Improvements to the Dromore Blueway**

Notice is hereby given that Monaghan County Council proposes to seek approval from An Bord Pleanála for proposed development from Ballybay to Lisnalong, Co. Monaghan.

**The Proposals:**

**The development will consist of the following:**

**Development of infrastructural Improvements to the Dromore Blueway from Ballybay to Lisnalong, Co. Monaghan.**

1. Renewing and widening slipway, provision of car park, removal of height restriction Gate, Internal Laneways works at Ballycoghill Bridge,
2. New Entrance, provision of car park, pathways, play area, new information board and picnic tables, improvement to existing slipway at Ballynascarva Bridge,
3. New drainage work to laneway and resurfacing, turning heads at White Lough, South Shore,
4. Renew and widen the slipway at Balladian Bridge,
5. Renew and widen the slipway, new turning head at Baird's Shore,
6. Improvement to existing slipway and gravelled area at Ballybay Wetlands,

7. Proposed floating pontoon, new information board at Lough Major,
8. Construction of ancillary works at all sites, including signages, permeable paving, fencing, landscaping, and other ancillary works required to deliver the project.

This application relates to protected structures Ref: 41402310 (Ballycoghill Bridge)

Location:

- Ballycoghill Bridge, Clossagh Beg,
- Ballynascarva Bridge, Lisnalong,
- White Lough, South Shore, Anny [DED: Anny],
- Balladian Bridge, Balladian,
- Baird's Shore, Drumselt [DED: Anny],
- Ballybay Wetlands, Derryvally,
- Lough Major, Cornamucklaglass, Ballybay, Co. Monaghan.

Please find enclosed an electronic copy of the planning application including the Environmental Impact Assessment Report (EIAR) and the Natura Impact Statement (NIS). A hard copy is available to inspect at:

- Monaghan County Council Planning Offices at 1 Dublin Street, Monaghan, H18 X982, between the hours of 9.15am to 1.00pm and 1.30pm to 5.00pm (Excluding Public Holidays).
- Carrickmacross Civic Offices, Riverside Road, Carrickmacross, Co. Monaghan A81 RY22, between the hours of 9.15am to 1.00pm and 1.30pm to 5.00pm (Excluding Public Holidays).
- Ballybay-Clones Municipal District Office, The Diamond, Clones, Co. Monaghan, H23 X378 between the hours of 9.15am to 1.00pm and 1.30pm to 5.15pm (Excluding Public Holidays)
- The offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1 between the hours 9:15am and 5:30pm Monday to Friday (Excluding Public Holidays)

Plans and particulars of the proposed development, including the Natura Impact Statement and Environmental Impact Assessment Screening Report are also available for viewing online on the Monaghan County Council website at <https://monaghan.ie/> from 9th January 2025 to 6th March 2025 (inclusive of both dates).

Submissions or observations regarding the proposed development may be made in writing to An Bord Pleanála with an address of 64 Marlborough St, Rotunda, Dublin 1, D01 V902 or online at [www.pleanala.ie](http://www.pleanala.ie) during the period from 9<sup>th</sup> January 2025 to 6<sup>th</sup> March 2025 (inclusive of both dates) in relation to:

1. the likely effects on the environment of the proposed development.
2. the implications of the proposed development for proper planning and sustainable development in the area in which it is proposed to situate the proposed development; and
3. the likely significant effects of the proposed development on a European Site, if carried out and must include the following:



1. the name of the person, authority or body making the submission or observations, the name of the person if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
2. the subject matter of the submission or observations, and
3. the reasons, considerations and arguments on which the submission or observations is or are based.

Any submission or observations which do not comply with these requirements cannot be considered by the board. The board may at its absolute discretion hold an oral hearing on the application.

The Board may decide to:

- a) (i) approve the proposed development  
(ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development are so modified,  
(iii) approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind); and may attach conditions as it considers appropriate to an approval or
- b) Refuse to approve the proposed development.

Yours sincerely,



Deepshikha Sharma

For CS Pringle

Date: 8<sup>th</sup> Jan 2025

Our Ref.: 6468/KOR/DS

**An Taisce**

Tailors' Hall

Back Lane

Dublin

D08 X2A3

By Email: [info@antaisce.org](mailto:info@antaisce.org)

Dear Sir/Madam,

**Subject : Planning Application to An Bord Pleanála for approval under Section 177AE of the Planning Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)**

**Monaghan County Council- Infrastructural Improvements to the Dromore Blueway**

Notice is hereby given that Monaghan County Council proposes to seek approval from An Bord Pleanála for proposed development from Ballybay to Lisnalong, Co. Monaghan.

**The Proposals:**

**The development will consist of the following:**

**Development of infrastructural Improvements to the Dromore Blueway from Ballybay to Lisnalong, Co. Monaghan.**

1. Renewing and widening slipway, provision of car park, removal of height restriction Gate, Internal Laneways works at Ballycoghill Bridge,
2. New Entrance, provision of car park, pathways, play area, new information board and picnic tables, improvement to existing slipway at Ballynascarva Bridge,
3. New drainage work to laneway and resurfacing, turning heads at White Lough, South Shore,
4. Renew and widen the slipway at Balladian Bridge,
5. Renew and widen the slipway, new turning head at Baird's Shore,

6. Improvement to existing slipway and gravelled area at Ballybay Wetlands,
7. Proposed floating pontoon, new information board at Lough Major,
8. Construction of ancillary works at all sites, including signages, permeable paving, fencing, landscaping, and other ancillary works required to deliver the project.

This application relates to protected structures Ref: 41402310 (Ballycoghill Bridge)

Location:

- Ballycoghill Bridge, Clossagh Beg,
- Ballynascarva Bridge, Lisnalong,
- White Lough, South Shore, Anny [DED: Anny],
- Balladian Bridge, Balladian,
- Baird's Shore, Drumselt [DED: Anny],
- Ballybay Wetlands, Derryvally,
- Lough Major, Cornamucklaglass, Ballybay, Co. Monaghan.

Please find enclosed an electronic copy of the planning application including the Environmental Impact Assessment Report (EIAR) and the Natura Impact Statement (NIS). A hard copy is available to inspect at:

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- Ballybay-Clones Municipal District Office, The Diamond, Clones, Co. Monaghan, H23 X378 between the hours of 9.15am to 1.00pm and 1.30pm to 5.15pm (Excluding Public Holidays)
- The offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1 between the hours 9:15am and 5:30pm Monday to Friday (Excluding Public Holidays)

Plans and particulars of the proposed development, including the Natura Impact Statement and Environmental Impact Assessment Screening Report are also available for viewing online on the Monaghan County Council website at <https://monaghan.ie/> from 9th January 2025 to 6th March 2025 (inclusive of both dates).

Submissions or observations regarding the proposed development may be made in writing to An Bord Pleanála with an address of 64 Marlborough St, Rotunda, Dublin 1, D01 V902 or online at [www.pleanala.ie](http://www.pleanala.ie) during the period from 9<sup>th</sup> January 2025 to 6<sup>th</sup> March 2025 (inclusive of both dates) in relation to:

1. the likely effects on the environment of the proposed development.
2. the implications of the proposed development for proper planning and sustainable development in the area in which it is proposed to situate the proposed development; and
3. the likely significant effects of the proposed development on a European Site, if carried out

and must include the following:

1. the name of the person, authority or body making the submission or observations, the name of the person if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
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The Board may decide to:

- a) (i) approve the proposed development  
(ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development are so modified,  
(iii) approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind); and may attach conditions as it considers appropriate to an approval or
- b) Refuse to approve the proposed development.

Yours sincerely,



Deepshikha Sharma

For CS Pringle

Date: 8<sup>th</sup> Jan 2025

Our Ref.: 6468/KOR/DS

**Failte Ireland**

88 – 95 Amiens Street

Dublin

D01 WR86

By Email: [planningapplications@failteireland.ie](mailto:planningapplications@failteireland.ie)

Dear Sir/Madam,

**Subject : Planning Application to An Bord Pleanála for approval under Section 177AE of the Planning Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)**

**Monaghan County Council- Infrastructural Improvements to the Dromore Blueway**

Notice is hereby given that Monaghan County Council proposes to seek approval from An Bord Pleanála for proposed development from Ballybay to Lisnalong, Co. Monaghan.

**The Proposals:**

**The development will consist of the following:**

**Development of infrastructural Improvements to the Dromore Blueway from Ballybay to Lisnalong, Co. Monaghan.**

1. Renewing and widening slipway, provision of car park, removal of height restriction Gate, Internal Laneways works at Ballycoghill Bridge,
2. New Entrance, provision of car park, pathways, play area, new information board and picnic tables, improvement to existing slipway at Ballynascarva Bridge,
3. New drainage work to laneway and resurfacing, turning heads at White Lough, South Shore,
4. Renew and widen the slipway at Balladian Bridge,
5. Renew and widen the slipway, new turning head at Baird's Shore,
6. Improvement to existing slipway and gravelled area at Ballybay Wetlands,



7. Proposed floating pontoon, new information board at Lough Major,
8. Construction of ancillary works at all sites, including signages, permeable paving, fencing, landscaping, and other ancillary works required to deliver the project.

This application relates to protected structures Ref: 41402310 (Ballycoghill Bridge)

Location:

- Ballycoghill Bridge, Clossagh Beg,
- Ballynascarva Bridge, Lisnalong,
- White Lough, South Shore, Anny [DED: Anny],
- Balladian Bridge, Balladian,
- Baird's Shore, Drumselt [DED: Anny],
- Ballybay Wetlands, Derryvally,
- Lough Major, Cornamucklaglass, Ballybay, Co. Monaghan.

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- The offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1 between the hours 9:15am and 5:30pm Monday to Friday (Excluding Public Holidays)

Plans and particulars of the proposed development, including the Natura Impact Statement and Environmental Impact Assessment Screening Report are also available for viewing online on the Monaghan County Council website at <https://monaghan.ie/> from 9th January 2025 to 6th March 2025 (inclusive of both dates).

Submissions or observations regarding the proposed development may be made in writing to An Bord Pleanála with an address of 64 Marlborough St, Rotunda, Dublin 1, D01 V902 or online at [www.pleanala.ie](http://www.pleanala.ie) during the period from 9<sup>th</sup> January 2025 to 6<sup>th</sup> March 2025 (inclusive of both dates) in relation to:

1. the likely effects on the environment of the proposed development.
2. the implications of the proposed development for proper planning and sustainable development in the area in which it is proposed to situate the proposed development; and
3. the likely significant effects of the proposed development on a European Site, if carried out and must include the following:

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The Board may decide to:

- a) (i) approve the proposed development  
(ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development are so modified,  
(iii) approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind); and may attach conditions as it considers appropriate to an approval or
- b) Refuse to approve the proposed development.

Yours sincerely,



Deepshikha Sharma

For CS Pringle

Date: 8<sup>th</sup> Jan 2025

Our Ref.: 6468/KOR/DS

**Inland Fisheries Ireland**

3044 Lake Drive  
Citywest Business Campus  
Dublin  
D24 Y265

By Email: [environmentalplanning@fisheriesireland.ie](mailto:environmentalplanning@fisheriesireland.ie)

Dear Sir/Madam,

**Subject : Planning Application to An Bord Pleanála for approval under Section 177AE of the Planning Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)**

**Monaghan County Council- Infrastructural Improvements to the Dromore Blueway**

Notice is hereby given that Monaghan County Council proposes to seek approval from An Bord Pleanála for proposed development from Ballybay to Lisnalong, Co. Monaghan.

**The Proposals:**

**The development will consist of the following:**

**Development of infrastructural Improvements to the Dromore Blueway from Ballybay to Lisnalong, Co. Monaghan.**

1. Renewing and widening slipway, provision of car park, removal of height restriction Gate, Internal Laneways works at Ballycoghill Bridge,
2. New Entrance, provision of car park, pathways, play area, new information board and picnic tables, improvement to existing slipway at Ballynascarva Bridge,
3. New drainage work to laneway and resurfacing, turning heads at White Lough, South Shore,

4. Renew and widen the slipway at Balladian Bridge,
5. Renew and widen the slipway, new turning head at Baird's Shore,
6. Improvement to existing slipway and gravelled area at Ballybay Wetlands,
7. Proposed floating pontoon, new information board at Lough Major,
8. Construction of ancillary works at all sites, including signages, permeable paving, fencing, landscaping, and other ancillary works required to deliver the project.

This application relates to protected structures Ref: 41402310 (Ballycoghill Bridge)

**Location:**

- Ballycoghill Bridge, Clossagh Beg,
- Ballynascarva Bridge, Lisnalong,
- White Lough, South Shore, Anny [DED: Anny],
- Balladian Bridge, Balladian,
- Baird's Shore, Drumselt [DED: Anny],
- Ballybay Wetlands, Derryvally,
- Lough Major, Cornamucklaglass, Ballybay, Co. Monaghan.

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2. the implications of the proposed development for proper planning and sustainable development in the area in which it is proposed to situate the proposed development; and
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The Board may decide to:

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- (iii) approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind); and may attach conditions as it considers appropriate to an approval or
- b) Refuse to approve the proposed development.

Yours sincerely,



Deepshikha Sharma

For CS Pringle



Date: 8<sup>th</sup> Jan 2025

Our Ref.: 6468/KOR/DS

**Darragh O'Brien**

Minister for Housing, Local Government and Heritage

Custom House

Dublin

D01 W6X0

By Email: [ministerofstate@housing.gov.ie](mailto:ministerofstate@housing.gov.ie)

Dear Minister,

**Subject : Planning Application to An Bord Pleanála for approval under Section 177AE of the Planning Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)**

**Monaghan County Council- Infrastructural Improvements to the Dromore Blueway**

Notice is hereby given that Monaghan County Council proposes to seek approval from An Bord Pleanála for proposed development from Ballybay to Lisnalong, Co. Monaghan.

**The Proposals:**

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3. New drainage work to laneway and resurfacing, turning heads at White Lough, South Shore,
4. Renew and widen the slipway at Balladian Bridge,
5. Renew and widen the slipway, new turning head at Baird's Shore,

6. Improvement to existing slipway and gravelled area at Ballybay Wetlands,
7. Proposed floating pontoon, new information board at Lough Major,
8. Construction of ancillary works at all sites, including signages, permeable paving, fencing, landscaping, and other ancillary works required to deliver the project.

This application relates to protected structures Ref: 41402310 (Ballycoghill Bridge)

Location:

- Ballycoghill Bridge, Clossagh Beg,
- Ballynascarva Bridge, Lisnalong,
- White Lough, South Shore, Anny [DED: Anny],
- Balladian Bridge, Balladian,
- Baird's Shore, Drumsfelt [DED: Anny],
- Ballybay Wetlands, Derryvally,
- Lough Major, Cornamucklaglass, Ballybay, Co. Monaghan.

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- b) Refuse to approve the proposed development.

Yours sincerely,



Deepshikha Sharma

For CS Pringle



CRITERIA FOR REFERRAL FORM  
UNDER THE PLANNING AND DEVELOPMENT REGULATIONS, 2001, AS AMENDED

Monaghan County / City Council considers that the attached development application  
Reference No. 6468/KOR/DS may impact on:

<p><b>*Archaeology</b> A recorded or national monument or because the proposed development is large in scale (i.e. 0.5 hectares or more in area; or 1 km or more in length)</p>	<p>Applicable</p> <div style="text-align: center;"><input type="checkbox"/></div>
<p>Monument Record No.(s) _____ Description _____ <i>Please include a copy of any archaeological reports that were submitted with the application, e.g. Archaeological Impact Assessment</i></p>	
<p><b>*Architectural Heritage</b></p>	<div style="text-align: center;"><input checked="" type="checkbox"/></div>
<p>NIAH Record No.(s) _____ RPS No.(s) <u>41402310</u> Description <u>Ballycoghill Bridge</u> <i>Please include a copy of any architectural heritage reports that were submitted with the application, e.g. Conservation Report, Architectural Impact Assessment, Visual Impact Assessment</i></p>	
<p><b>*Natural Heritage (nature conservation)</b></p>	<div style="text-align: center;"><input checked="" type="checkbox"/></div>
<p>NHA Site Code <u>pNHA-000001 (Dromore Lakes), pNHA-001268 (Cordoo Lough)</u> SAC Site Code <u>000007 (Lough Oughter &amp; Associated Loughs SAC), UK0016614 (Upper Lough Erne SAC)</u> SPA Site Code <u>UK9020071 (Upper Lough Erne SPA), 004049 (Lough Oughter SPA)</u> <i>Please include a copy of any nature conservation reports that were submitted with the application, e.g. AA screening, Natura Impact Statement</i></p>	

**Note:** (\* please tick **Applicable** for each category which it appears could be impacted upon by the proposed development, or otherwise.)

**Note:** In-house professional expertise available to the planning authority should be used in each case and category regarding criteria and grounds for referral.

*Gráinne McNamee*

Signature of designated planning authority official

Planning Section

Role / Section

Contact telephone number: 047 30532

Email (generic preferred): planning@monaghancoco.ie

Development Applications Unit, Newtown Road, Wexford, Y35 AP90  
email: [referrals@npws.gov.ie](mailto:referrals@npws.gov.ie) (Planning Applications, Decisions, FI etc)  
[manager.dau@npws.gov.ie](mailto:manager.dau@npws.gov.ie) (Part 8s, DPs, LAPs, ABP referrals, general emails)

Date: 8<sup>th</sup> Jan 2025

Our Ref.: 6468/KOR/DS

**Virginia Teehan**

The Heritage Council

Áras na hOidhreachta

Church Lane

Kilkenny

R95 X264

By Email: [mail@heritagecouncil.ie](mailto:mail@heritagecouncil.ie)

Dear Sir/Madam,

**Subject : Planning Application to An Bord Pleanála for approval under Section 177AE of the Planning Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)**

**Monaghan County Council- Infrastructural Improvements to the Dromore Blueway**

Notice is hereby given that Monaghan County Council proposes to seek approval from An Bord Pleanála for proposed development from Ballybay to Lisnalong, Co. Monaghan.

**The Proposals:**

**The development will consist of the following:**

**Development of infrastructural Improvements to the Dromore Blueway from Ballybay to Lisnalong, Co. Monaghan.**

1. Renewing and widening slipway, provision of car park, removal of height restriction Gate, Internal Laneways works at Ballycoghill Bridge,
2. New Entrance, provision of car park, pathways, play area, new information board and picnic tables, improvement to existing slipway at Ballynascarva Bridge,
3. New drainage work to laneway and resurfacing, turning heads at White Lough, South Shore,



4. Renew and widen the slipway at Balladian Bridge,
5. Renew and widen the slipway, new turning head at Baird's Shore,
6. Improvement to existing slipway and gravelled area at Ballybay Wetlands,
7. Proposed floating pontoon, new information board at Lough Major,
8. Construction of ancillary works at all sites, including signages, permeable paving, fencing, landscaping, and other ancillary works required to deliver the project.

This application relates to protected structures Ref: 41402310 (Ballycoghill Bridge)

**Location:**

- Ballycoghill Bridge, Clossagh Beg,
- Ballynascarva Bridge, Lisnalong,
- White Lough, South Shore, Anny [DED: Anny],
- Balladian Bridge, Balladian,
- Baird's Shore, Drumselt [DED: Anny],
- Ballybay Wetlands, Derryvally,
- Lough Major, Cornamucklaglass, Ballybay, Co. Monaghan.

Please find enclosed an electronic copy of the planning application including the Environmental Impact Assessment Report (EIAR) and the Natura Impact Statement (NIS). A hard copy is available to inspect at:

- Monaghan County Council Planning Offices at 1 Dublin Street, Monaghan, H18 X982, between the hours of 9.15am to 1.00pm and 1.30pm to 5.00pm (Excluding Public Holidays).
- Carrickmacross Civic Offices, Riverside Road, Carrickmacross, Co. Monaghan A81 RY22, between the hours of 9.15am to 1.00pm and 1.30pm to 5.00pm (Excluding Public Holidays).
- Ballybay-Clones Municipal District Office, The Diamond, Clones, Co. Monaghan, H23 X378 between the hours of 9.15am to 1.00pm and 1.30pm to 5.15pm (Excluding Public Holidays)
- The offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1 between the hours 9:15am and 5:30pm Monday to Friday (Excluding Public Holidays)

Plans and particulars of the proposed development, including the Natura Impact Statement and Environmental Impact Assessment Screening Report are also available for viewing online on the Monaghan County Council website at <https://monaghan.ie/> from 9th January 2025 to 6th March 2025 (inclusive of both dates).

Submissions or observations regarding the proposed development may be made in writing to An Bord Pleanála with an address of 64 Marlborough St, Rotunda, Dublin 1, D01 V902 or online at [www.pleanala.ie](http://www.pleanala.ie) during the period from 9<sup>th</sup> January 2025 to 6<sup>th</sup> March 2025 (inclusive of both dates) in relation to:

1. the likely effects on the environment of the proposed development.

2. the implications of the proposed development for proper planning and sustainable development in the area in which it is proposed to situate the proposed development; and
3. the likely significant effects of the proposed development on a European Site, if carried out and must include the following:
  1. the name of the person, authority or body making the submission or observations, the name of the person if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
  2. the subject matter of the submission or observations, and
  3. the reasons, considerations and arguments on which the submission or observations is or are based.

Any submission or observations which do not comply with these requirements cannot be considered by the board. The board may at its absolute discretion hold an oral hearing on the application.

The Board may decide to:

- a) (i) approve the proposed development
- (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development are so modified,
- (iii) approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind); and may attach conditions as it considers appropriate to an approval or
- b) Refuse to approve the proposed development.

Yours sincerely,



Deepshikha Sharma

For CS Pringle

Date: 8<sup>th</sup> Jan 2025

Our Ref.: 6468/KOR/DS

**Transport Infrastructure Ireland**

Parkgate Business Centre

Parkgate Street

Dublin 8

D08 DK10

By Email: [info@tji.ie](mailto:info@tji.ie)

Dear Sir/Madam,

**Subject : Planning Application to An Bord Pleanála for approval under Section 177AE of the Planning Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)**

**Monaghan County Council- Infrastructural Improvements to the Dromore Blueway**

Notice is hereby given that Monaghan County Council proposes to seek approval from An Bord Pleanála for proposed development from Ballybay to Lisnalong, Co. Monaghan.

**The Proposals:**

**The development will consist of the following:**

**Development of infrastructural Improvements to the Dromore Blueway from Ballybay to Lisnalong, Co. Monaghan.**

1. Renewing and widening slipway, provision of car park, removal of height restriction Gate, Internal Laneways works at Ballycoghill Bridge,
2. New Entrance, provision of car park, pathways, play area, new information board and picnic tables, improvement to existing slipway at Ballynascarva Bridge,
3. New drainage work to laneway and resurfacing, turning heads at White Lough, South Shore,
4. Renew and widen the slipway at Balladian Bridge,
5. Renew and widen the slipway, new turning head at Baird's Shore,

6. Improvement to existing slipway and gravelled area at Ballybay Wetlands,
7. Proposed floating pontoon, new information board at Lough Major,
8. Construction of ancillary works at all sites, including signages, permeable paving, fencing, landscaping, and other ancillary works required to deliver the project.

This application relates to protected structures Ref: 41402310 (Ballycoghill Bridge)

Location:

- Ballycoghill Bridge, Clossagh Beg,
- Ballynascarva Bridge, Lisnalong,
- White Lough, South Shore, Anny [DED: Anny],
- Balladian Bridge, Balladian,
- Baird's Shore, Drumselt [DED: Anny],
- Ballybay Wetlands, Derryvally,
- Lough Major, Cornamucklaglass, Ballybay, Co. Monaghan.

Please find enclosed an electronic copy of the planning application including the Environmental Impact Assessment Report (EIAR) and the Natura Impact Statement (NIS). A hard copy is available to inspect at:

- Monaghan County Council Planning Offices at 1 Dublin Street, Monaghan, H18 X982, between the hours of 9.15am to 1.00pm and 1.30pm to 5.00pm (Excluding Public Holidays).
- Carrickmacross Civic Offices, Riverside Road, Carrickmacross, Co. Monaghan A81 RY22, between the hours of 9.15am to 1.00pm and 1.30pm to 5.00pm (Excluding Public Holidays).
- Ballybay-Clones Municipal District Office, The Diamond, Clones, Co. Monaghan, H23 X378 between the hours of 9.15am to 1.00pm and 1.30pm to 5.15pm (Excluding Public Holidays)
- The offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1 between the hours 9:15am and 5:30pm Monday to Friday (Excluding Public Holidays)

Plans and particulars of the proposed development, including the Natura Impact Statement and Environmental Impact Assessment Screening Report are also available for viewing online on the Monaghan County Council website at <https://monaghan.ie/> from 9th January 2025 to 6th March 2025 (inclusive of both dates).

Submissions or observations regarding the proposed development may be made in writing to An Bord Pleanála with an address of 64 Marlborough St, Rotunda, Dublin 1, D01 V902 or online at [www.pleanala.ie](http://www.pleanala.ie) during the period from 9<sup>th</sup> January 2025 to 6<sup>th</sup> March 2025 (inclusive of both dates) in relation to:

1. the likely effects on the environment of the proposed development.
2. the implications of the proposed development for proper planning and sustainable development in the area in which it is proposed to situate the proposed development; and
3. the likely significant effects of the proposed development on a European Site, if carried out



and must include the following:

1. the name of the person, authority or body making the submission or observations, the name of the person if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
2. the subject matter of the submission or observations, and
3. the reasons, considerations and arguments on which the submission or observations is or are based.

Any submission or observations which do not comply with these requirements cannot be considered by the board. The board may at its absolute discretion hold an oral hearing on the application.

The Board may decide to:

- a) (i) approve the proposed development  
(ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development are so modified,  
(iii) approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind); and may attach conditions as it considers appropriate to an approval or
- b) Refuse to approve the proposed development.

Yours sincerely,



Deepshikha Sharma

For CS Pringle

Date: 8<sup>th</sup> Jan 2025

Our Ref.: 6468/KOR/DS

**Northern Regional office**

Waterways Ireland

Somervue House, Old Dublin Road

Carrick-on-Shannon

Co. Leitrim

N41 K5X7

By Email: corporate@waterwaysireland.org

Dear Sir/Madam,

**Subject : Planning Application to An Bord Pleanála for approval under Section 177AE of the Planning Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)**

**Monaghan County Council- Infrastructural Improvements to the Dromore Blueway**

Notice is hereby given that Monaghan County Council proposes to seek approval from An Bord Pleanála for proposed development from Ballybay to Lisnalong, Co. Monaghan.

**The Proposals:**

**The development will consist of the following:**

**Development of infrastructural Improvements to the Dromore Blueway from Ballybay to Lisnalong, Co. Monaghan.**

1. Renewing and widening slipway, provision of car park, removal of height restriction Gate, Internal Laneways works at Ballycoghill Bridge,
2. New Entrance, provision of car park, pathways, play area, new information board and picnic tables, improvement to existing slipway at Ballynascarva Bridge,
3. New drainage work to laneway and resurfacing, turning heads at White Lough, South Shore,

4. Renew and widen the slipway at Balladian Bridge,
5. Renew and widen the slipway, new turning head at Baird's Shore,
6. Improvement to existing slipway and gravelled area at Ballybay Wetlands,
7. Proposed floating pontoon, new information board at Lough Major,
8. Construction of ancillary works at all sites, including signages, permeable paving, fencing, landscaping, and other ancillary works required to deliver the project.

This application relates to protected structures Ref: 41402310 (Ballycoghill Bridge)

**Location:**

- Ballycoghill Bridge, Clossagh Beg,
- Ballynascarva Bridge, Lisnalong,
- White Lough, South Shore, Anny [DED: Anny],
- Balladian Bridge, Balladian,
- Baird's Shore, Drumselt [DED: Anny],
- Ballybay Wetlands, Derryvally,
- Lough Major, Cornamucklaglass, Ballybay, Co. Monaghan.

Please find enclosed an electronic copy of the planning application including the Environmental Impact Assessment Report (EIAR) and the Natura Impact Statement (NIS). A hard copy is available to inspect at:

- Monaghan County Council Planning Offices at 1 Dublin Street, Monaghan, H18 X982, between the hours of 9.15am to 1.00pm and 1.30pm to 5.00pm (Excluding Public Holidays).
- Carrickmacross Civic Offices, Riverside Road, Carrickmacross, Co. Monaghan A81 RY22, between the hours of 9.15am to 1.00pm and 1.30pm to 5.00pm (Excluding Public Holidays).
- Ballybay-Clones Municipal District Office, The Diamond, Clones, Co. Monaghan, H23 X378 between the hours of 9.15am to 1.00pm and 1.30pm to 5.15pm (Excluding Public Holidays)
- The offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1 between the hours 9:15am and 5:30pm Monday to Friday (Excluding Public Holidays)

Plans and particulars of the proposed development, including the Natura Impact Statement and Environmental Impact Assessment Screening Report are also available for viewing online on the Monaghan County Council website at <https://monaghan.ie/> from 9th January 2025 to 6th March 2025 (inclusive of both dates).

Submissions or observations regarding the proposed development may be made in writing to An Bord Pleanála with an address of 64 Marlborough St, Rotunda, Dublin 1, D01 V902 or online at [www.pleanala.ie](http://www.pleanala.ie) during the period from 9<sup>th</sup> January 2025 to 6<sup>th</sup> March 2025 (inclusive of both dates) in relation to:

1. the likely effects on the environment of the proposed development.

2. the implications of the proposed development for proper planning and sustainable development in the area in which it is proposed to situate the proposed development; and
3. the likely significant effects of the proposed development on a European Site, if carried out and must include the following:
  1. the name of the person, authority or body making the submission or observations, the name of the person if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
  2. the subject matter of the submission or observations, and
  3. the reasons, considerations and arguments on which the submission or observations is or are based.

Any submission or observations which do not comply with these requirements cannot be considered by the board. The board may at its absolute discretion hold an oral hearing on the application.

The Board may decide to:

- a) (i) approve the proposed development
- (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development are so modified,
- (iii) approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind); and may attach conditions as it considers appropriate to an approval or
- b) Refuse to approve the proposed development.

Yours sincerely,



Deepshikha Sharma

For CS Pringle



## COMHAIRLE CHONTAE MHUINEACHAIN

### MONAGHAN COUNTY COUNCIL

Application to An Bord Pleanála for approval under Section 177AE of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)

#### **Infrastructural Improvements to the Dromore Blueway**

Notice is hereby given that Monaghan County Council proposes to seek approval from An Bord Pleanála for proposed development from Ballybay to Lisnalong, Co. Monaghan.

**The development will consist of the following:**

**Development of infrastructural Improvements to the Dromore Blueway from Ballybay to Lisnalong, Co. Monaghan.**

- 1. Renewing and widening slipway, provision of car park, removal of height restriction Gate, Internal Laneways works at Ballycoghill Bridge,**
- 2. New Entrance, provision of car park, pathways, play area, new information board and picnic tables, improvement to existing slipway at Ballynascarva Bridge,**
- 3. New drainage work to laneway and resurfacing, turning heads at White Lough, South Shore,**
- 4. Renew and widen the slipway at Balladian Bridge,**
- 5. Renew and widen the slipway, new turning head at Baird's Shore,**
- 6. Improvement to existing slipway and gravelled area at Ballybay Wetlands,**
- 7. Proposed floating pontoon, new information board at Lough Major,**
- 8. Construction of ancillary works at all sites, including signages, permeable paving, fencing, landscaping, and other ancillary works required to deliver the project.**

This application relates to protected structures Ref: 41402310 (Ballycoghill Bridge)

Location:

- Ballycoghill Bridge, Clossagh Beg,
- Ballynascarva Bridge, Lisnalong,
- White Lough, South Shore, Anny [DED: Anny],
- Balladian Bridge, Balladian,
- Baird's Shore, Drumselt [DED: Anny],
- Ballybay Wetlands, Derryvally,
- Lough Major, Cornamucklaglass, Ballybay, Co. Monaghan.

A Natura Impact Statement (NIS) has been prepared as part of the application for approval in respect of the proposed development.

An Environmental Impact Assessment Screening Report for the proposed development has been carried out and has determined that there is no real likelihood of significant effects on the environment arising from the proposed development.

Plans and particulars of the proposed development, including Natura Impact Statement and Environmental Impact Assessment Screening Report, will be available between 9<sup>th</sup> January 2025 to 6<sup>th</sup> March 2025 (inclusive of both dates) for inspection free of charge, or for purchase at a fee not exceeding the reasonable cost of making a copy, at the following locations:

- Monaghan County Council Planning Offices at 1 Dublin Street, Monaghan, H18 X982, between the hours of 9.15am to 1.00pm and 1.30pm to 5.00pm (Excluding Public Holidays).
- Carrickmacross Civic Offices, Riverside Road, Carrickmacross, Co. Monaghan A81 RY22, between the hours of 9.15am to 1.00pm and 1.30pm to 5.00pm (Excluding Public Holidays).
- Ballybay-Clones Municipal District Office, The Diamond, Clones, Co. Monaghan, H23 X378 between the hours of 9.15am to 1.00pm and 1.30pm to 5.15pm (Excluding Public Holidays)

- The offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1 between the hours 9:15am and 5:30pm Monday to Friday (Excluding Public Holidays)

Plans and particulars of the proposed development, including the Natura Impact Statement and Environmental Impact Assessment Screening Report are also available for viewing online on the Monaghan County Council website at <https://monaghan.ie/> from 9<sup>th</sup> January 2025 to 6<sup>th</sup> March 2025 (inclusive of both dates).

Submissions or observations regarding the proposed development may be made in writing to An Bord Pleanála with an address of 64 Marlborough St, Rotunda, Dublin 1, D01 V902 or online at [www.pleanala.ie](http://www.pleanala.ie) during the period from 9<sup>th</sup> January 2025 to 6<sup>th</sup> March 2025 (inclusive of both dates) in relation to:

1. the likely effects on the environment of the proposed development.
2. the implications of the proposed development for proper planning and sustainable development in the area in which it is proposed to situate the proposed development; and
3. the likely significant effects of the proposed development on a European Site, if carried out

and must include the following:

1. the name of the person, authority or body making the submission or observations, the name of the person if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
2. the subject matter of the submission or observations, and
3. the reasons, considerations and arguments on which the submission or observations is or are based.

Any submission or observations which do not comply with these requirements cannot be considered by the board. The board may at its absolute discretion hold an oral hearing on the application.

The Board may decide to:

- a) (i) approve the proposed development  
(ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development are so modified,  
(iii) approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind); and may attach conditions as it considers appropriate to an approval or
- b) Refuse to approve the proposed development.

A person may question the validity of any such decision by An Bord Pleanála by way of an application for judicial review under Order 84 of the Rules of the Superior Courts as provided for in Section 50 of the Planning and Development Acts 2000-2022. Further information can be obtained from An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of the judicial review procedure.

Further information in respect of the Judicial Review process can also be found on [www.citizensinformation.ie](http://www.citizensinformation.ie) - Contact Lo Call 1890 777 121 or + 353 21 452 1600 for details of the locations and operating hours of your local Citizens Information Centre.

Signed: 

**Gareth McMahon**  
**Director of Services**  
**Monaghan County Council**

**Dated: 9<sup>th</sup> January 2025**





# Comhairle Contae Mhuineacháin MONAGHAN COUNTY COUNCIL

www.monaghan.ie

## Local Enhancement Fund 2025

Monaghan Local Community Development Committee invites eligible community & voluntary groups to apply for assistance to the above fund

- Applications are invited from groups for support towards:
  - Running costs incurred between 1st June 2024 and 30th May 2025
  - Small Capital Projects under €5,000
  - Capital Projects over €5,000

Full details and guidelines are available on the Community Grants Page of [www.monaghan.ie](http://www.monaghan.ie)  
Paper application forms are available from the Community Section of Monaghan County Council.  
Phone: 047 773790

Closing date for receipt of applications: **5pm on Friday 31st January 2025**  
No late applications will be accepted

Queries to: [communitygrants@monaghancoco.ie](mailto:communitygrants@monaghancoco.ie)

The Local Enhancement Fund (LEF) is funded by the Department of Rural & Community Development and managed locally by Monaghan Local Community Development Committee through Monaghan County Council

## Temporary Closing of Roads

Monaghan County Council hereby gives notice of its intention to close the following roads in the Municipal Districts of Monaghan and Carrickmacross-Castleblayney. The closures are to its agreement with Section 73 of the Roads Act 1993 & Article 12 of the Roads Regulations 1994.

**Date & Time:** Monday 27th January to Wednesday 29th January - from 10.00pm to 5.00pm

**To Facilitate:** Rally Event

**Roads Closed:** Monday 27th January 2025 to Wednesday 29th January 2025

**Road A:** Road Numbers: L5-5429, LT-5422, LT-1413, LT-1432

**Starting at Carrickblayney - Finish at Sluaghlagh**

**Road B:** Road Numbers: LT-7506, LT-7505, LT-7503, LT-7501

**Starting at Carrickblayney - Finish at Carrivra**

**Road C:** Road Numbers: LT-3000, LT-7612, LT-7611

**Starting at Carrivra - Finish at Tillymanilla**

**Alternative Routes:** Diversion through these local areas is not possible - Rally Organisers to manage local access where and when possible. Any branch roads leading onto the roads mentioned above may also be closed at the junctions for a distance of up to 30m to ensure public safety on the closed roads.

Any interested person may lodge an objection in writing to the closing of the above-mentioned roads with the A/Director of Services, Monaghan County Council, MTEK II Building, Crossbarney, Monaghan not later than Tuesday 14th January at 4pm. Any objections must be clearly marked on envelope "Objection To Road Closure".

This notice complies with the Roads Act 1993 (Section 73)

If you have any queries concerning these Road Closures please contact either the Municipal District of Carrickmacross-Castleblayney or the Municipal District of Monaghan, Co. Monaghan at 047 773790, email [carrickmacross@monaghancoco.ie](mailto:carrickmacross@monaghancoco.ie) or [monaghan@monaghancoco.ie](mailto:monaghan@monaghancoco.ie)

Signed: Gareth McMahon, A/Director of Services Roads and Transportation 09/11/25

## PLANNING & DEVELOPMENT ACT 2000 (as amended) NOTICE OF VARIATION TO THE MONAGHAN COUNTY DEVELOPMENT PLAN 2019-2025 - VARIATION NO.6

Notice is hereby given pursuant to Section 23 of the Planning and Development Act 2000 (as amended) that on the 14th December 2024, Monaghan County Council made a variation (Variation No. 6) to the Monaghan County Development Plan 2019-2025.

The Variation provides for the change of zoning of certain lands at Shirley House Lane, Carrickmacross. The zoning change relates to a change of zoning from "Existing Residential" to "Town Centre" with subsequent changes to the zoning maps of the relevant settlement.

Revised Settlement Plans have been prepared for Monaghan County Council 2019-2025 as follows:  
Carrickmacross Town Map CKDP  
Carrickmacross Town Centre CKDP 2

A copy of the development plan as varied is available for inspection at the planning office of Monaghan County Council during opening hours from 9.15am - 5pm (except on days 1.00 - 1.30 p.m.) and on the Council's website [www.monaghan.ie](http://www.monaghan.ie)

Signed: Adrian Hughes, Senior Planner

## Application to An Bord Pleanála for approval under Section 17(1A) of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)

### Infrastructural Improvements to the Dromore Blueway

Notice is hereby given that Monaghan County Council proposes to seek approval from An Bord Pleanála for proposed development from Ballybay to Linsallog, Co. Monaghan.

The development will consist of the following:  
Development of infrastructural improvements to the Dromore Blueway from Ballybay to Linsallog, Co. Monaghan.

1. Renewing and widening slipway, provision of car park, removal of height restriction Gate, Internal Laneways works at Ballycoghill Bridge.
2. New Entrances, provision of car park, pathways, play area, new information board and picnic tables, improvement to existing slipway at Ballynacarra Bridge.
3. New drainage work to laneway and reinforcing, turning heads at White Lough, South Shore.
4. Renew and widen the slipway at Balladian Bridge.
5. Renew and widen the slipway, new turning head at Baled's Shore.
6. Improvement to existing slipway and gravelled area at Ballybay Wetlands.
7. Proposed floating pontoon, new information board at Lough Major.
8. Construction of ancillary works at all sites, including signage, permeable paving, fencing, landscaping, and other ancillary works required to deliver the project.

This application relates to protected structures Ref: 01402310 (Ballycoghill Bridge)

- Ballycoghill Bridge, Chassagh Beg.
- Ballynacarra Bridge, Linsallog.
- White Lough, South Shore, Anny (D&D, Anny).
- Balladian Bridge, Balladian.
- Baled's Shore, Dromiskill (D&D, Anny).
- Ballybay Wetlands, Derryvally.
- Lough Major, Carrickmacross, Ballybay, Co. Monaghan.

A Natura Impact Statement (NIS) has been prepared as part of the application for approval in respect of the proposed development.

An Environmental Impact Assessment Screening Report for the proposed development has been carried out and it is determined that there is no real likelihood of significant effects on the environment arising from the proposed development.

Plans and particulars of the proposed development, including Natura Impact Statement and Environmental Impact Assessment Screening Report, will be available between 9th January 2025 to 6th March 2025 (inclusive of both dates) for inspection free of charge, or for purchase at a fee not exceeding the reasonable cost of making a copy, at the following locations:

- Monaghan County Council Planning Office at 1 Dublin Street, Monaghan, H8 X9K2, between the hours of 9.15am to 1.00pm and 1.30pm to 5.00pm (Excluding Public Holidays).
- Carrickmacross Civic Office, Riverside Road, Carrickmacross, Co. Monaghan AD1 RY22, between the hours of 9.15am to 1.00pm and 1.30pm to 5.00pm (Excluding Public Holidays).
- Ballybay-Cross Municipal District Office, The Distinct, Cross, Co. Monaghan, H23 X278 between the hours of 9.15am to 1.00pm and 1.30pm to 5.00pm (Excluding Public Holidays).
- The office of An Bord Pleanála, 64 Marlborough Street, Dublin 1 between the hours 9.15am and 5.30pm Monday to Friday (Excluding Public Holidays)

Plans and particulars of the proposed development, including the Natura Impact Statement and Environmental Impact Assessment Screening Report, are also available for viewing online on the Monaghan County Council website at <https://www.monaghan.ie> from 9th January 2025 to 6th March 2025 (inclusive of both dates).

Submissions or observations regarding the proposed development may be made in writing to An Bord Pleanála with an address of 64 Marlborough St, Rosunda, Dublin 1, D01 V902 or online at [www.pleanala.ie](http://www.pleanala.ie) during the period from 9th January 2025 to 6th March 2025 (inclusive of both dates) in relation to:

1. the likely effects on the environment of the proposed development;
2. the implications of the proposed development for proper planning and sustainable development in the area in which it is proposed to situate the proposed development; and
3. the likely significant effects of the proposed development on a European Site, if carried out

and must include the following:

1. the name of the person, authority or body making the submission or observations, the name of the person if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent;
2. the subject matter of the submission or observations, and
3. the reasons, considerations and arguments on which the submission or observations is or are based.

Any submission or observations which do not comply with these requirements cannot be considered by the board. The board may at its absolute discretion hold an oral hearing on the application. The board may decide by:

- a) approve the proposed development
- (i) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified.
- (ii) approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind), and may attach conditions as it considers appropriate to an approval or
- b) refuse to approve the proposed development.

A person may question the validity of any such decision by An Bord Pleanála by way of an application for judicial review under Order 84 of the Rules of the Superior Courts as provided for in Section 50 of the Planning and Development Acts 2000-2024. Further information can be obtained from An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of the judicial review procedure.

Further information in respect of the Judicial Review process can also be found on [www.citizensinformation.ie](http://www.citizensinformation.ie) - Contact 14 Call 1890 777 121 or + 353 21 453 1060 for details of the locations and opening hours of your local Citizens Information Centre.

Signed: Gareth McMahon, Director of Services, Monaghan County Council, Dated: 08th January 2025

## RATES

Tuairisc nua ar na rátaí nua (2025) de na Rialacháin Rialaithe Áiteál (Áiteálú) 2023 (Area Code) agus ar na rátaí nua ar na Oibríochtaí Rialaithe Áiteál agus Seandálaíochta & Foráilíochta 2023) agus a EUR 0.255 an Ráta Rialaithe ar Lianáil de gach maoin uathairle laithneigh de ghráin rialaithe Comhairle Contae Mhuineacháin, den bhliain airgeadais de 2024 ar 1 Eanáir 2025 agus de 2025 ar 31 Feabhra 2025.

Ógla McCosmon, Stéiróidhe Airgeadais, Oifige na Comhairle Contae, An Gleanna, Mhuineacháin

Dátaidhe: An 08 Iúil 2025

Notice is hereby given under Section 3 (2) of the Local Government (Financial Provisions) Regulations 2023 (amended by Section 103 of the Historic and Archaeological Heritage & Miscellaneous Provisions Act 2023) that the Annual Rate on Valuation for all rateable properties within the rating authority of Monaghan County Council, for the financial year commencing on 1st of January 2025 and ending the 31st of December 2025 is €0.255.

Ógla McCosmon, Director of Finance, County Council Officers, The Glen, Monaghan

Dated this: 9th day of January 2025

## Public Notices • Announcements • Situations Vacant •

### D. McKeivitt Windows Ltd.

Tel: 042-93 71665 Fax: 042-93 8048  
Mob: 087 7617514  
E-mail: [mckeivittwindows@yahoo.com](mailto:mckeivittwindows@yahoo.com)  
Web: [www.mckeivittwindows.ie](http://www.mckeivittwindows.ie)

### Window Fitter Required

Plastering a bonus  
Dundalk area  
Specialist in Aluminium & uPVC Windows, Doors & Conservatories

### Clerkin & Co.

Chartered Accountants & Auditors  
Have vacancies for  
**Accountants Assistants**

Please forward C.V. by email to [laurence.c@clerkinfinancial.com](mailto:laurence.c@clerkinfinancial.com)

## School Enrolments



### Killeevan National School

Newbliss Co. Monaghan

### Enrolment for School Year 2025/2026

Mon 6th Jan to Fri 21st Feb

To request application form please email

[office@killeevans.ie](mailto:office@killeevans.ie)

or phone 047 54023

### Drumacrutin National School

### Open Day

Friday 17th January 2025

10.00 to 11.30am

Lots of fun activities planned

All prospective pupils welcome

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## The Northern Standard

# COMHAIRLE CHONTAE MHUINEACHAIN

## MONAGHAN COUNTY COUNCIL

### SITE NOTICE

Application to An Bord Pleanála for approval under Section 177AE of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)

#### **Infrastructural Improvements to the Dromore Blueway**

Notice is hereby given that Monaghan County Council proposes to seek approval from An Bord Pleanála for proposed development from Ballybay to Lisnalong, Co. Monaghan.

**The development will consist of the following:**

**Development of infrastructural Improvements to the Dromore Blueway from Ballybay to Lisnalong, Co. Monaghan.**

- 1. Renewing and widening slipway, provision of car park, removal of height restriction Gate, Internal Laneways works at Ballycoghill Bridge,**
- 2. New Entrance, provision of car park, pathways, play area, new information board and picnic tables, improvement to existing slipway at Ballynascarva Bridge,**
- 3. New drainage work to laneway and resurfacing, turning heads at White Lough, South Shore,**
- 4. Renew and widen the slipway at Balladian Bridge,**
- 5. Renew and widen the slipway, new turning head at Baird's Shore,**
- 6. Improvement to existing slipway and gravelled area at Ballybay Wetlands,**
- 7. Proposed floating pontoon, new information board at Lough Major,**
- 8. Construction of ancillary works at all sites, including signages, permeable paving, fencing, landscaping, and other ancillary works required to deliver the project.**

This application relates to protected structures Ref: 41402310 (Ballycoghill Bridge)

Location:

- Ballycoghill Bridge, Clossagh Beg,
- Ballynascarva Bridge, Lisnalong,
- White Lough, South Shore, Anny [DED: Anny],
- Balladian Bridge, Balladian,
- Baird's Shore, Drumsfelt [DED: Anny],
- Ballybay Wetlands, Derryvally,
- Lough Major, Cornamucklaglass, Ballybay, Co. Monaghan.

A Natura Impact Statement (NIS) has been prepared as part of the application for approval in respect of the proposed development.

An Environmental Impact Assessment Screening Report for the proposed development has been carried out and has determined that there is no real likelihood of significant effects on the environment arising from the proposed development.

Plans and particulars of the proposed development, including Natura Impact Statement and Environmental Impact Assessment Screening Report, will be available between 9<sup>th</sup> January 2025 to 6<sup>th</sup> March 2025 (inclusive of both dates) for inspection free of charge, or for purchase at a fee not exceeding the reasonable cost of making a copy, at the following locations:

- Monaghan County Council Planning Offices at 1 Dublin Street, Monaghan, H18 X982, between the hours of 9.15am to 1.00pm and 1.30pm to 5.00pm (Excluding Public Holidays).
- Carrickmacross Civic Offices, Riverside Road, Carrickmacross, Co. Monaghan A81 RY22, between the hours of 9.15am to 1.00pm and 1.30pm to 5.00pm (Excluding Public Holidays).
- Ballybay-Clones Municipal District Office, The Diamond, Clones, Co. Monaghan, H23 X378 between the hours of 9.15am to 1.00pm and 1.30pm to 5.15pm (Excluding Public Holidays)



- The offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1 between the hours 9:15am and 5:30pm Monday to Friday (Excluding Public Holidays)

Plans and particulars of the proposed development, including the Natura Impact Statement and Environmental Impact Assessment Screening Report are also available for viewing on the Monaghan County Council website at <https://monaghan.ie/> from 9<sup>th</sup> January 2025 to 6<sup>th</sup> March 2025 (inclusive of both dates).

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and must include the following:

1. the name of the person, authority or body making the submission or observations, the name of the person if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
2. the subject matter of the submission or observations, and
3. the reasons, considerations and arguments on which the submission or observations is or are based.

Any submission or observations which do not comply with these requirements cannot be considered by the board. The board may at its absolute discretion hold an oral hearing on the application.

The Board may decide to:

- a) (i) approve the proposed development
- (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development are so modified,
- (iii) approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind); and may attach conditions as it considers appropriate to an approval or
- b) Refuse to approve the proposed development.

A person may question the validity of any such decision by An Bord Pleanála by way of an application for judicial review under Order 84 of the Rules of the Superior Courts as provided for in Section 50 of the Planning and Development Acts 2000-2022. Further information can be obtained from An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of the judicial review procedure.

Further information in respect of the Judicial Review process can also be found on [www.citizensinformation.ie](http://www.citizensinformation.ie) - Contact Lo Call 1890 777 121 or + 353 21 452 1600 for details of the locations and operating hours of your local Citizens Information Centre.

Signed: 

**Gareth McMahon**  
**Director of Services**  
**Monaghan County Council**

**Dated: 9<sup>th</sup> January 2025**

## Infrastructural Improvements to the Dromore Blueway

*Site Notices in-situ – January 2025*



*Site Notices at Lough Major (Cornamuckglass, Ballybay) – Part-A, Part-B, Part-C*



*Site Notices at Ballybay Wetlands (Derryvalley) – x2*



*Site Notice at Balldian Bridge (Balladian)*



Site Notices at Baird's Shore (Drumskelt [DED: Anny]) – x2



Site Notices at White Lough (South Shore, Anny [DED: Anny]) – x2



Site Notice at Ballycoghill Bridge (Clossagh Beg)



Site Notice at Ballynascarva Bridge (Lisnalong)



# Boyne Blueway Case Study

May 2024





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## 1.1 Background

Monaghan County Council, in conjunction with local stakeholders, has developed a Blueway proposition along a stretch of the Dromore River from Ballybay to Lisnalong.

The Boyne Blueway<sup>1</sup>, which was launched in July 2022, is a similar proposition to the proposed Dromore Blueway and includes a linear paddling trail along the River Boyne from Inchamore Bridge to Bective Mill, passing through Trim. This case study is designed to demonstrate the benefits of this Blueway to the wider community and local economy in attracting visitors to the area and creating employment opportunities.

It has been prepared through a combination of desk research and one-to-one consultation with Boyne Valley Activities (BVA), a key activity provider located in Trim. Meath County Council officers were contacted to support the development of this case study but unfortunately were not in a position to respond.

## 1.2 Proposition

The Boyne Blueway consists of a paddling trail along the River Boyne and walking and cycling trails in and around the picturesque heritage town of Trim. Each of these activities provide a unique opportunity to engage with the rich local heritage and natural environment. Collectively they provide a Blueway experience with something for everyone.

### 1.2.1 Paddling

The paddling trail starts at Inchamore Bridge and travels through Trim to Beactive Mill. It is split into two sections.

- **Section 1:** Inchamore Bridge to Trim is 27km in length and can be paddled in 6 hours. It is recommended for more experienced paddlers who can safely use their own equipment.
- **Section 2:** Trim to Bective Mill is 8km in length and can be paddled in 2.5 to 3 hours. This section is suitable for dabblers<sup>2</sup>.

BVA provides facilities for those using the paddling trail, including boat washdown (for biosecurity), kayak hire, showers, toilets, coffee facilities, and a shuttlebus service (drop off at Inchamore Bridge or pick up from Bective Mill).

<sup>1</sup> <https://www.discoverboynevalley.ie/plan-your-visit/things-to-do/boyne-blueway-trim>

## What is a Blueway?

A Blueway is defined as a network of approved and branded multi-activity recreational trails and sites, based on, and closely linked with the water, together with providers facilitating access to activities and experiences.

A Blueway is underpinned by the following principles:

- Water at the heart.
- Active in nature.
- Appropriate for the dabbler.
- On-trail activity providers.
- Animated by heritage and culture.
- Variety of places to eat, stay and play.
- Land offering connected to the water.
- Responsible recreation.

They also provide guided kayak experience packages for beginners, as well as historical raft tours<sup>3</sup>.

### 1.2.2 Walking

The two walking trails include the 90-minute Trim Historic Trail and the 30-minute Trim River Walk, both of which start at Trim Castle and take in the rich history of the medieval town.

### 1.2.3 Cycling

The 50km Meath Heritage Cycle Route starts in Trim and takes in several historical buildings/ruins, including the Hill of Tara.

Within Trim there are a wide variety of places to eat, stay and play. There is also a variety of additional experiences, including:

- The Boyne Valley Food Series – which takes place throughout the year, showcasing the food and drink of the Boyne Valley through a series of unique events and experiences.
- The Boyne Valley Drive – which offers a driving tour option combining the many monastic and heritage sites across the Boyne Valley.
- The Boyne Valley to Lakelands County Greenway – which is currently under development but will provide a 30k off-road connection between Navan in County Meath to Kingscourt in County Cavan along the old railway line.

<sup>2</sup> The 'dabbler' describes those that have little to no skills or prior experience in adventure activities. This is the key target market for Blueways.

<sup>3</sup> <https://boynevalleyactivities.ie/water-activities/>

## 1.3 Impact

### 1.3.1 Wider Context

Across Ireland there has been significant interest in the development of Blueways. There are several factors driving this including:

- the accessibility of funding, predominantly in the Republic of Ireland through the Outdoor Recreation Infrastructure Scheme.
- the recognition of Blueways as the primary mechanism to open up waterways.
- the inclusion of Blueways in several policies and strategies.

Blueways have been specifically called out as a key development objective under the Programme for Government in the Republic of Ireland. They are also included in several national plans and policies including the National Development Plan, National Sports Policy, Tourism Recovery Action Plan, Our Great Outdoors, and the Outdoor Recreation Action Plan for Northern Ireland.

‘Embracing Ireland’s Outdoors: National Outdoor Recreation Strategy 2023-2027’<sup>4</sup> sets out a vision for outdoor recreation to play a vital role in bringing benefits to society through physical and mental health, social inclusion, nature connectedness, community cohesion, environmental protection, and rural and economic development.

The Strategy supports the objectives of Project Ireland 2040, which combines the National Development Plan (NDP) and the National Planning Framework (NPF). Two strategic outcomes of the NPF are ‘Strengthened Rural Economies and Communities’ and ‘Enhanced Amenities and Heritage’.

The Framework recognises the key role rural areas play in defining Ireland’s identity, in driving its economy and high-quality environment. It recognises that investment is required in amenities for rural areas, such as national and forest parks, activity-based tourism, and trails such as greenways and Blueways, linked to and integrated with built, cultural, and natural heritage.

Furthermore, Failte Ireland’s Key Tourism Facts 2022 highlighted domestic holidaymakers engaged in the activities as follows:

- Hiking / walking <5km – 54%
- Hiking / walking >5km – 13%
- Cycling short distance – 6%
- Cycling long distance – 3%
- Any watersports – 6%

In addition, Failte Ireland Tourism Facts 2019 highlighted tourism demand is very strong for outdoor recreation. 2.7 million visitors to Ireland from overseas markets took part in outdoor activities in 2019 which included activities such as hiking, cycling and water sports.

As further recognition of the importance of Blueways, the Blueways Partnership Action Plan 2023-2025 has the vision to ‘Grow the number of accredited Blueways to 10 by 2025’. The toolkit developed by the Blueway Partnership to support Blueway developers on the journey to developing a successful Blueway states ‘Blueways open up the often-underused natural resources of rivers, canals, lakes and coastal areas. They have the potential to improve the quality of life of communities, support local economies and add value to existing destinations by uncovering hidden gems.’

One of the key benefits of outdoor recreation is the contribution that visitors make to local economies, particularly in the form of visitor spend in local areas on accommodation, food and drink and services. In the case of the Blueway, services may include guided experiences, shuttle services or equipment hire such as kayak and bike hire.

### 1.3.2 The Boyne Blueway

The Boyne Blueway suffers from the same issue as many Blueways and indeed outdoor recreation offerings in that it is challenging to quantify their impact.

As such a key action within the Blueway Partnership Action Plan is to ‘Commission a study to measure the impact of the Blueways and disseminate the insights obtained. Within this, develop a process for Blueways managers to collect appropriate data to populate the model and to provide this data to the partnership.’ This case study has been developed through in-depth consultation with BVA.

The Boyne Blueway encompassing walking, cycling, and paddling trails have provided enhanced

---

<sup>4</sup> Embracing Ireland’s Outdoors  
<https://www.gov.ie/en/policy-information/43eee-embracing-irelands-outdoors-national-outdoor-recreation-strategy-2023-2027/>

<sup>5</sup> The Blueway Partnership is the body responsible for the strategic oversight, guidance and the brand management of Blueways. The Partnership is an all-island body comprising of Waterways Ireland, Tourism Northern Ireland, Fáilte Ireland, Sport Ireland and Sport Northern Ireland.

recreation opportunities within the area, contributing to the physical and mental health and wellbeing of the local community and visitors alike.

In addition to providing recreation opportunities, these trails provide an opportunity to engage locals and visitors in the rich history, heritage and culture within the area and connect them to the natural environment. Through signage and education, a greater appreciation for nature helps to promote environmental protection.

Since the launch of the Boyne Blueway, many local businesses have benefitted from the increase in visitors to Trim and the surrounding area. Anecdotal evidence suggests that many visitors are day-trippers travelling from Dublin.

Although Blueway user numbers are currently unavailable, a rise in footfall in Trim since the launch of the Blueway has been recognised. This increased footfall provides business development opportunities for new and existing businesses.

**Boyne Valley Activities** *“The Blueway has certainly enhanced our business”.*

Since the launch of the Blueway, BVA has experienced a rise in guided tours and kayak hire for those dabblers wishing to experience the River Boyne. However, it was noted that many of the Blueway users come prepared with their own equipment, and primarily require shuttle services, refreshments, and toilet facilities.

BVA has also partnered with Bective Mill to provide a kayak and sauna experience. This demonstrates the partnerships and business opportunities that a Blueway can bring to a local economy.

This also highlights the importance of on-trail activity providers in providing the resources and expertise required to deliver high quality experiences.

## 1.4 Conclusion

The Blueway brand represents responsible and sustainable outdoor recreation which engages people with the natural environment and local heritage.

The development of a Blueway provides a unique opportunity to unlock recreation potential, boost tourism and contribute to the local economy. The importance and benefits of Blueways are called out in several key national strategies and the Blueway Partnership is activated to deliver on these objectives.

Anecdotal evidence shows that the Boyne Blueway provides notable benefits to the local community,

local economy, and wider society through providing opportunities for people to be active in nature on or near water, connected to the environment and experience local heritage and culture, and contribute to economic development. These benefits help to deliver on the strategic vision set within ‘Embracing Ireland’s Outdoors’.



# Boyne Blueway Trim



## Paddling Trailhead

There are two trailheads for the Boyne Blueway which both beginners and experienced paddlers can enjoy. The route is Grade II (ie generally slow moving, easily manageable, no weirs or obstructions).

### 1. Inchamore Bridge, Near Longwood

You can start your adventure at Inchamore Bridge near Longwood. This section of the Blueway spans Inchamore Bridge to Trim which is 27kms.

### 2. Trim Town

You can also start your paddling trail in Trim at Boyne Valley Activities located on Jonathan Swift Street. Facilities here include boat washdown and kayak hire, shower, toilets, coffee facilities and shuttlebus service.

### Beginners - New to the Blue

Trim town is a beautiful historic town with many monuments dotted alongside the banks of the majestic River Boyne. If you are new to paddling, why not try out the stretch from Trim to Beehive Mill which takes approximately 3 hours. Book a Blueway visit with one of the local activity providers who will provide equipment, a guide and all the expertise so that you can enjoy the experience.

### Experienced

If you are experienced in paddling a kayak or canoe and you have your own equipment and can safely use it, then check out the following trails.

The Boyne Blueway can be divided into manageable sections of:

- Inchamore Bridge to Trim** 27km (approx 6 hours)
- Trim to Beehive Mill** 8km (approx 2.5 - 3 hours paddling to suit beginners and intermediates)
- Inchamore Bridge to Beehive Mill** The full paddling trail from Inchamore Bridge to Beehive Mill is 35km (6 hours). A reasonable level of paddling fitness and experience is required to complete the full Grade II route.

### Points of Interest

Some points of interest for you to look out for as you paddle along include:

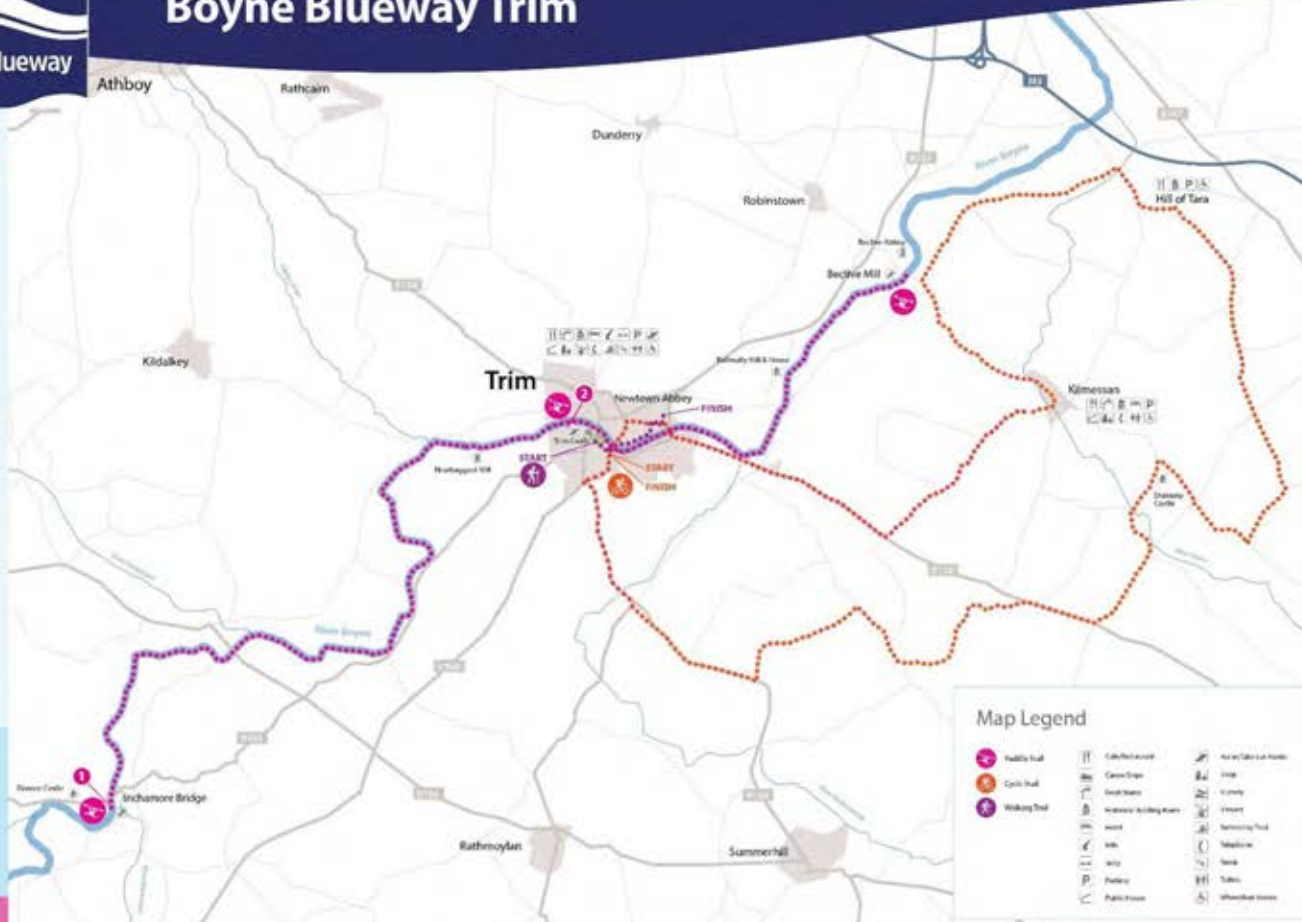
- Dunany Castle Ruins, near Inchamore Bridge
- Newhaggard Mill
- Old Town
- Trim Castle, Trim Town
- Railway Bridge Arch
- Rathenny Mill & House
- Beehive Mill, near Beehive Mill

### Safety Information

The River Boyne is prone to flooding. Please regard the water levels and when it is at risk do not enter the Boyne. The Boyne Blueway is closed from Roscommon to Ballyshannon. Paddlers in charge of 4 or all boats will wear, subject to local sites.

Do not consume alcohol, drugs and the medicinal before, during or after your experience. Boat washdown available at all 3 activity centres.

Emergency Services 999 or 112



## Cycle Trail

There is a splendid Cycling Trail around Trim where you can discover the wonderful heritage of Meath.

### Meath Heritage Cycle Route

The Meath Heritage Cycle Route is 50km in distance. This route is a relatively flat rolling cycle which commences on Castle Street in Trim under the watchful eye of the impressive Trim Castle before heading out past the medieval monastery at Newtown.

Cyclists undertaking this route will experience a mix of quiet rural and local roads passing through the village of Kilmessan, and by Dunany Castle.

The challenge on this route is the approach up to the Hill of Tara (elevation gain of 145m). The cyclist then has a quick descent down to Dunderry, before heading back to Trim along the Summerhill road.

### Points of Interest

Some points of interest to look out for on the cycle trail include: Enjoy majestic views from your halfway point at the top of the Hill of Tara including the Hill of Slane (where St. Patrick lit the Paschal Fire), of the rolling Meath countryside and the 13th Century Abbey on the Hill of Slane. On the return journey, look out for Dunany Castle.

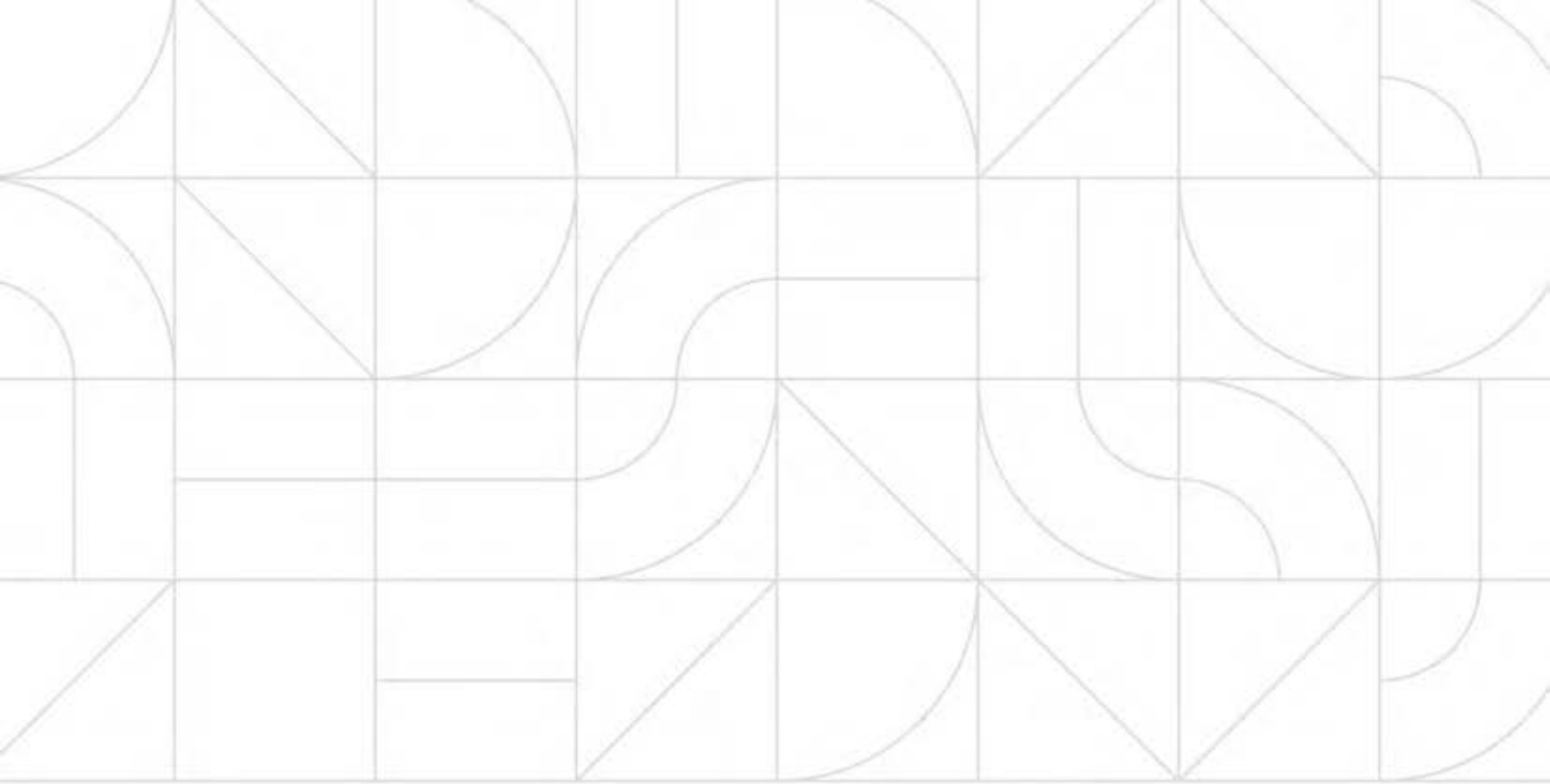


### Where to stop for refreshments

- Trim town has a myriad of restaurants, cafes and pubs where you can grab a bite before your paddle or relax and enjoy a well earned break afterwards.
- On the cycle trail, pick up supplies at the Service Station on the Longwood Road Roundabout, or visit Maguire's of Tara at the midway point of the trail.
- Walking around Trim at a leisurely pace, allows you the time to choose from an array of places to stop for a coffee or lunch as you follow one of the trails.

Why not stay over in Trim and enjoy the food, evening entertainment and great accommodation options. Check out the accommodation list on [www.discoverboynivalley.ie](http://www.discoverboynivalley.ie)





The Stableyard  
Barnett Demesne  
Malone Road  
Belfast BT9 5PB

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[out-scape.com](http://out-scape.com)