

ENVIRONMENTAL IMPACT ASSESSMENT SCREENING AND NATURA IMPACT STATEMENT ADDENDUM

**Proposed Amendment to Permitted Large Scale Residential Development
Drumalee and Billis, Cootehill Road, Cavan Town, Co. Cavan**

Prepared for:
Tullyagan Properties Ltd

Planning Ref:
2560057

ABP Ref:
ABP-322498-25

Date:
June 2026

Prepared by:

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Directors:

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VAT No. IE9852532Q

1.0 INTRODUCTION

This Environmental Impact Assessment Screening Report and Natura Impact Statement Addendum has been prepared on behalf of Tullyagan Properties in support of a proposed amendment to the residential development permitted under Planning Register Reference 2560057 and confirmed by An Bord Pleanála under ABP Reference ABP-322498-25.

The proposed amendment comprises the replacement of 4 No. approved maisonette units with 2 No. fully serviced two-storey detached dwellings together with minor associated revisions to the site layout.

This Addendum has been prepared having regard to the Environmental Impact Assessment Screening Report prepared by Traynor Environmental Ltd. (February 2025) and the Natura Impact Statement prepared by Whitehill Environmental (February 2025), in order to determine whether the proposed amendment materially alters the conclusions of those assessments.

2.0 DESCRIPTION OF APPROVED DEVELOPMENT

The permitted development comprises 134 residential units, a crèche facility, internal road network, public open space, surface water and foul drainage infrastructure, water supply services, landscaping and all ancillary site development works.

3.0 COMPARISON OF THE APPROVED AND PROPOSED SITE LAYOUTS

The proposed amendment comprises the replacement of 4 No. approved maisonette units with 2 No. fully serviced two-storey detached dwellings, together with associated localised revisions to the site layout within an application area of approximately 520.5m².

The amendment results in a reduction in the overall number of residential units from 134 to 132. No changes are proposed to the permitted site boundary, vehicular access arrangements, internal road network, public open space, landscaping strategy or approved drainage and utility infrastructure.

A comparison of the approved and amended site layouts confirms that the proposed changes are confined to a localised area of the overall development. The amendment does not alter the layout of the wider development, road hierarchy, pedestrian connections, drainage infrastructure, public open space or landscape strategy. The proposed changes are therefore limited in extent and do not alter the overall character or environmental context of the permitted development.

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4.0 REVIEW OF THE ORIGINAL EIA SCREENING REPORT

The Environmental Impact Assessment Screening Report prepared by Traynor Environmental Ltd. (February 2025) assessed the likely environmental effects associated with the permitted development.

The proposed amendment is localised in nature and does not alter the characteristics, scale or environmental context of the permitted development. The amendment reduces the total number of residential units from 134 to 132 and does not result in any increase in traffic generation, wastewater generation, surface water runoff, noise, emissions or demand on existing infrastructure. Accordingly, the conclusions of the original Environmental Impact Assessment Screening Report remain unchanged.

5.0 REVIEW OF THE NATURA IMPACT STATEMENT

The Natura Impact Statement prepared by Whitehill Environmental (February 2025) assessed the potential effects of the permitted development on European Sites. The proposed amendment is confined to a small localised area within the development and does not alter any impact pathways, introduce any new sources of effect or modify the conclusions of the original assessment. Accordingly, the findings of the Natura Impact Statement remain valid.

6.0 CONCLUSION

Having reviewed the Environmental Impact Assessment Screening Report prepared by Traynor Environmental Ltd. (February 2025) and the Natura Impact Statement prepared by Whitehill Environmental (February 2025), it is considered that the proposed amendment is minor in nature, localised in extent and results in a reduction in the overall number of residential units from 134 to 132.

The proposed amendment does not alter the nature, scale or environmental context of the permitted development, does not introduce any new environmental impact pathways and does not increase the potential for significant environmental effects.

Accordingly, it is concluded that the proposed amendment does not materially alter the findings or conclusions of the original Environmental Impact Assessment Screening Report or the Natura Impact Statement. The findings of both assessments therefore remain valid and applicable to the proposed amended development.

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APPENDIX A – MAPS

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Fig 1.0

Site Location

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Fig 2.0

Aerial View of the Site

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Fig 3.0

Approved Site Layout

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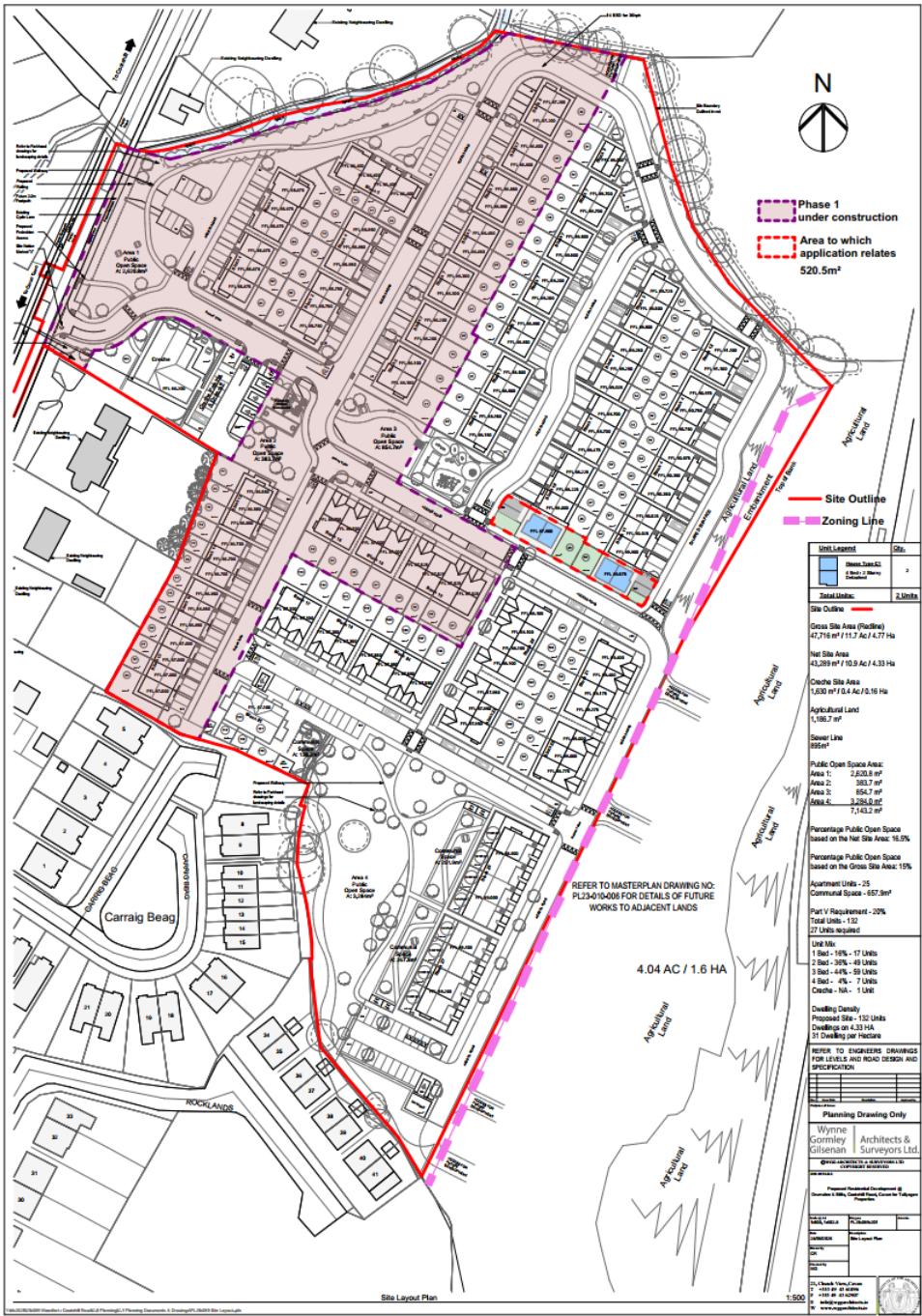


Fig 4.0

Amended Site Layout

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