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Environmental Impact Assessment Screening Report

PRESENTED TO

Marshall Yards Development Company Ltd
Proposed Large-scale Residential Development (LRD) at Cartron, Oranmore, Co. Galway

DATE

May 2024

Environmental Consultancy Services

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1 INTRODUCTION

1.1 Background

Enviroguide was commissioned by the Applicant to carry out an Environmental Impact Assessment (EIA) screening appraisal in respect of the Large-scale Residential Development at Cartron, Oranmore, Co. Galway (hereafter referred to as the Proposed Development).

The purpose of this report is to provide information for the relevant competent authority to carry out the screening for EIA and will highlight any significant effects, if any, that may arise through the Proposed Development during the construction and operational phases.

1.1.1 Author Competency

This EIA Screening Report has been prepared by Laura Griffin, Environmental Consultant, Enviroguide. Laura has a Master of Science (Hons) degree in Climate Change from Maynooth University and a Bachelor of Arts (Hons) degree in English and Geography from Maynooth University. Laura has worked as an Environmental Consultant with Enviroguide since 2021 and has experience preparing EIA Screening Reports and a range of chapters for EIARs of a similar scale and nature to the Proposed Development.

This EIA Screening Report has been reviewed and approved by Harry Parker, Technical Director and EIA Lead at Enviroguide. Harry is an environmental consultant with 16 years' experience in consultancy, specialising in EIAs for large-scale residential and commercial developments.

1.2 Screening Objective

The overall objective of screening for EIA is to identify and assess the potential for likely significant environmental effects associated with the Proposed Development and to determine if a statutory EIA is required for the Proposed Development. The requirement for a statutory EIA is set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000 (as amended) (the Act) and in Schedule 5 of the Planning and Development Regulations, 2001 as amended (the Regulations). Projects listed in Schedule 5, Part 1, of the Regulations, will be subject to mandatory assessment (Article 4(1) of Directive 2011/92/EU as amended by Directive 2014/52/EU (together, the EIA Directive)) as they are deemed as projects which are likely to have a significant effect on the environment. Others, listed in the Schedule 5, Part 2 of the Regulations, contain threshold levels and criteria and for projects that fall below these thresholds and criteria, it is the decision of the competent authority to decide if an EIA (and the associated Environmental Impact Assessment Report (EIAR)) is required. Whether a 'sub-threshold' development should be subject to EIA is determined by the likelihood that the development would result in likely significant environmental effects. Significant effects may arise due to the nature of the development, its scale or extent and its location in relation to the characteristics of the receiving area, particularly sensitive environments.

This report documents the methodology employed to complete the screening exercise, having regard to relevant legislation and guidance documents. It also sets out a clear rationale for each decision of this screening exercise. The following documents were consulted:

- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (EPA May 2022);
- Environmental Assessments of Plans, Programmes and Projects – Rulings of the Court of Justice of the European Union (European Union 2017);

- Environmental Impact Assessment of Projects – Guidance on Scoping (Directive 2011/92/EU as amended by 2014/52/EU) (European Union 2017);
- Guidance of Integrating Climate Change and Biodiversity into Environmental Impact Assessment (European Union 2013);
- Environmental Impact Assessment of Projects – Guidance on the preparation of the Environmental Impact Assessment Report (European Union 2017);
- European Commission 2017. Environmental Impact Assessment of Projects Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU);
- EU Commission Guidance on Interpretation of definitions of project categories of annex I and II of the EIA Directive (2015);
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Government of Ireland 2018);
- Key Issues Consultation Paper on the Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems; (Department of Housing, Planning, Community and Local Government 2017);
- Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions (European Communities 1999);
- Implementation of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (European Communities 2003); and
- Office of the Planning Regulator (OPR) Environmental Impact Assessment Screening Practice Note (2021).

2 DEFINITION AND DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.1 Site Overview

The site of the Proposed Development is located on lands at Coast Road, Cartron, Galway. The total site area has been confirmed as approximately 5.5 hectares and the demolition area is 95.37 sqm. The site is located approximately 1.148km southeast of Roscam Galway, 1.85km west of Oranmore, and 0.42km southwest of Oranmore train station.

The lands are generally laid out in grass and are currently in agricultural use. The site comprises two fields with traditional stone walls in part. The lands are bound to the north by the Galway-Dublin Irish Rail line and to the south by the R338 Oranmore Coast Road. There is a dwelling to the west. The western boundary is the Galway City Council administrative area. There is a dwelling and farmyard, with a local unclassified road abutting the site boundary to the east. The contours of the lands range from a low of 5m to a high 15m.

There is a small band of trees to the east of the site. There are other hedges and trees scattered throughout the site. There are 3 no. entrances to the site. 2 no. entrances from the south from the Coast Road and 1 no. entrance from the east from the local road (L71051).

It is intended that vehicular access to the site will be by way of a simple priority T junction from the local road (L715051) to the east, as specifically requested by Galway County Council (GCC) Roads/Traffic Department in pre-planning discussions (being the GCC preferred access arrangement). The local road and the adjacent junction with the R338 is proposed to be upgraded and improved, together with improved pedestrian/cycle infrastructure.

The site is located within the Galway Metropolitan Strategic Plan (MASP). The MASP has been identified to accommodate critical mass in population growth within the area that will ensure the vitality and appeal of Galway City and the surrounding towns and villages.

The Galway Metropolitan Area, the subject of the MASP, extends from Bearna in the west to include Galway City and suburbs and continuing eastwards to Baile Chláir and Oranmore. The eastern areas at Ardaun, Garraun and Briarhill.

The site forms part of the Garraun Urban Framework Plan lands. Garraun and Briarhill are identified as key strategic growth areas within County Galway that will contribute significantly to meeting the aspirations of the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES). The site is zoned Residential – Phase 1 in the Garraun Framework Plan, the objective of which is to protect, provide and improve residential areas. The description of Residential Phase 1 is “To facilitate for the provision of high quality new residential developments at appropriate densities with layout and design well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities”.

There are no recorded archaeological sites within the Proposed Development.

There are no recorded archaeological monuments within the site. There is no Architectural Conservation Areas (ACA) or protected structures near the site and the site is not located within a zone of archaeological potential. The closest heritage item is Ringfort (GA095-012) to the north of the site. The other closest item to the east is a Megalithic structure (GA095-044).

Refer to Figure 2-1 and Figure 2-2 for the site location map and proposed site layout.

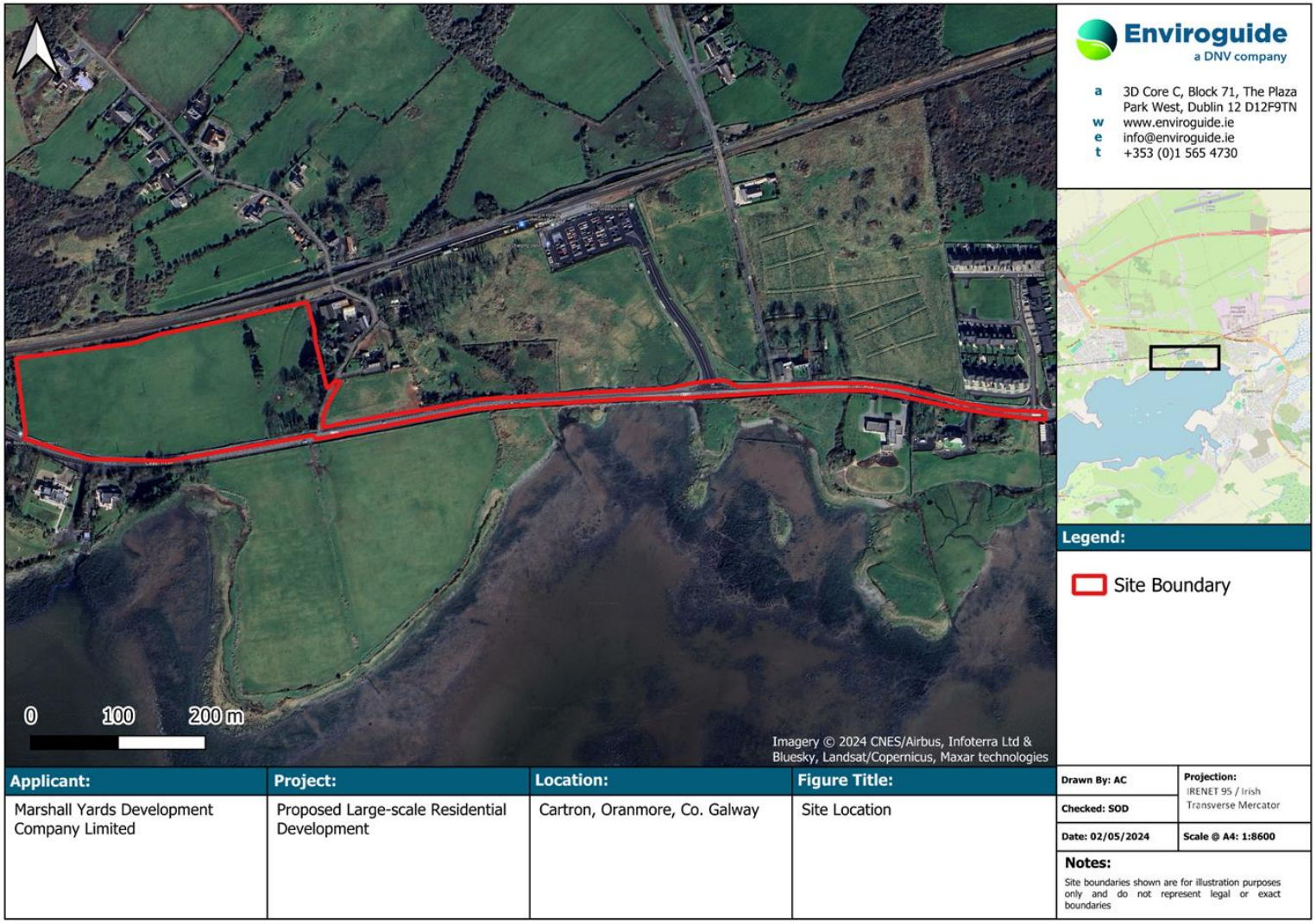

Figure 2-1: Site Location Plan

Figure 2-2: Proposed Site Layout (John Fleming Architects, CAR-ZZ-LZZ-DR-JFA-AR-P1100, 2024)

2.2 Project Description

The Proposed Development will consist of the demolition of the existing shed and associated structures on site and the construction of 171 no. residential units; 1 crèche; and all associated development works including the provision of pedestrian/cyclist facilities along the R338 public road to Oranmore rail station; 1 no. ESB substation; 1 no. pumping station, the undergrounding of the existing ESB sites traversing the site, footpaths, lighting, parking, drainage, bicycle and bin stores and landscaping/amenity areas at Cartron (townland), Oranmore, Co. Galway. Access to the site will be via a new entrance L-71051 to the east.

The residential units will be built across a mixture of 2, 3 and 4 bed houses and duplex apartment buildings. Heights for the residential units will range between 1 and 3 storeys.

There will be 269 car parking spaces, and 880 bicycle parking spaces across the site.

2.3 Site Planning History

The site lies within the administrative justification of Galway County Council (GCC).

The planning history for the site was reviewed from data sources including:

- Galway County Council website: https://www.eplanning.ie/GalwayCC/searchexact;
- An Bord Pleanála website: http://www.pleanala.ie/; and
- EIA Portal, as provided by the Department of Housing, Planning and Local Government: https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1

Table 2-1 provides an overview of the planning history of the site.

Table 2-1: Summary of Planning History at the Site

Application Reg. Ref.	Address	Development Proposal	Decision
08589	Cartron, Galway	For the construction of a dwelling house, domestic garage and effluent treatment plant (gross floor space 673.25sqm house, 60sqm garage).	REFUSED 06/06/2008
074794	Cartron, Galway	For the construction of a dwellinghouse, domestic garage and effluent treatment plant. (Gross floor area Dwelling 673.25sqm Garage 60sqm).	WITHDRAWN 08/01/2008
091594	Cartron, Galway	For the construction of a dwelling house, domestic garage and treatment system (gross floor space 478.5sqm house 60sqm garage).	GRANTED 13/10/2009

3 EIA SCREENING PROCESS

3.1 Introduction

The purpose of the EIA Screening Process is to identify any potential effects associated with the Proposed Development that may arise during construction and operational phases. Screening is defined in Environmental Protection Agency (EPA) Guidelines on the information to be contained in Environmental Impact Assessment Reports as:

> *"The process of assessing the requirement for a project to be subject to Impact Assessment based on project type and scale, as well as the significance or environmental sensitivity of the receiving environment.' (EPA, May 2022)"*

3.2 Legislative Requirements for an EIA

Directive 2011/92/EU (as amended by Directive 2014/52/EU (together, the EIA Directive)) was enacted as a means to assess the effects of projects on the environment, and to properly ensure that any potential significant effects are assessed before a project proceeds. Annex 1 of the EIA Directive defines mandatory projects that require an Environmental Impact Assessment Report (EIAR) (formerly EIS) and Annex II of the EIA Directive lists projects which do not necessarily have significant effects but can be subject to case-by-case analysis or thresholds to be determined by member states. Section 172 of the Planning and Development Act 2001, as amended, provides the legislative basis for mandatory EIA. It states the following:

> "*An environmental impact assessment shall be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either —*
>
> *(a) the proposed development would be of a class specified in —*
>
> *(i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either —*
>
> *(I) such development [would equal or exceed, as the case may be,] any relevant quantity, area or other limit specified in that Part, or*
>
> *(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,*
>
> *or*
>
> *(ii) Part 2 [(other than subparagraph (a) of paragraph 2)] of Schedule 5 of the Planning and Development Regulations 2001 and either —*
>
> *(I) such development [would equal or exceed, as the case may be,] any relevant quantity, area or other limit specified in that Part, or*
>
> *(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,*
>
> *or*
>
> *(b) (i) the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but F594 [does*

not equal or exceed, as the case may be,] the relevant quantity, area or other limit specified in that Part, and

(ii) it is concluded, determined or decided, as the case may be, —

(I) by a planning authority, in exercise of the powers conferred on it by this Act or the Planning and Development Regulations 2001 (S.I. No. 600 of 2001),

(II) by the Board, in exercise of the powers conferred on it by this Act or those regulations,

(III) by a local authority in exercise of the powers conferred on it by regulation 120 of those regulations,

(IV) by a State authority, in exercise of the powers conferred on it by regulation 123A of those regulations,

(V) in accordance with section 13A of the Foreshore Act, by the appropriate Minister (within the meaning of that Act), or

(VI) by the Minister for Communications, Climate Action and Environment, in exercise of the powers conferred on him or her by section 8A of the Minerals Development Act 1940,

that the proposed development is likely to have a significant effect on the environment."

In some cases, Member States have also established "exclusion" or "negative" lists specifying thresholds and criteria below which EIA is never required or below which a simplified EIA procedure applies. There may be exceptions to the negative thresholds, for example, for projects in defined sensitive locations. Such exceptions will apply in the case of Habitats Directive 92/43/EEC (as amended) assessments. The use of exclusion lists, defining thresholds below which EIA is never required, is very limited in the EU Member States.

Schedule 5 of the Planning and Development Regulations 2001, as amended, outlines the legislative requirements deeming whether a project needs a mandatory EIA. Projects that automatically require an EIA included in Annex 1 of the EIA Directive are listed in Part 1 of Schedule 5 to the Planning and Development Regulations. Projects that are assessed either on a case-by-case examination or on the basis of set mandatory thresholds are defined under Annex II of the EIA Directive, and these are transposed in Irish legislation in Schedule 5, Part 2 of the Planning and Development Regulations.

The Proposed Development is not listed as a development type in Schedule 5, Part 1 of the Planning and Development Regulations 2001, as amended and therefore a mandatory EIA is not required.

The Proposed Development is a project listed as a development type in Schedule 5, Part 2 of the Planning and Development Regulations 2001, as amended. The Proposed Development is considered a sub-threshold development as detailed below.

A sub-threshold development is defined as a "*development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development*". Sub threshold developments can be screened to determine if an EIA is required.

The Proposed Development does not meet the criteria set out in Schedule 5, Part 2 (10) (b) (i) of the Planning and Development Regulations 2001, as amended.

10 (b) (i) Construction of more than 500 dwelling units.

The total number of residential units to be constructed for the Proposed Development is 171 residential units. Therefore, it is less than the 500 dwelling unit threshold and accordingly a mandatory EIA is not required.

10. (b)(ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.

There are a total of 269 residential parking spaces provided and allocated to the residential elements, together with 7 visitor spaces dispersed within the site. Furthermore, there are 7 spaces plus a dedicated set down area provided at the crèche. The car parking spaces are incidental to the development and as such the 400-space threshold does not apply. Thus, a mandatory EIA is not required.

10 (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 20 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 Proposed Development does constitute an urban development as it is a housing development. According to the Interpretation of Definitions of Project Categories of Annex I and II Document (European Commission, 2015), "*Housing developments, in particular, are frequently included in the 'urban development projects' category*". The Proposed Development is not within a business district as defined above. Therefore, the 2-hectare threshold is not applicable in this case, and the 10-hectare threshold applies instead. As the total area of the site has been confirmed as approximately 5.5 hectares, it is less than the required 10-hectare threshold and accordingly a mandatory EIA is not required.

14. Works of Demolition Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.

The Proposed Development will consist of the demolition of the existing shed and associated structures on site.

The Proposed Development will be reviewed having regard to the criteria set out in Schedule 5 Part 2, (14). The findings of this review will be detailed in this report's conclusions.

15. Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development, but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.

The Proposed Development will be reviewed having regard to the criteria set out in Schedule 5, Part 2 (15). The findings of this review will be detailed in this report's conclusions.

As the Proposed Development is significantly below the threshold specified in the above Classes or the Classes do not apply, it is considered a sub-threshold development on these grounds. Therefore, the Proposed Development does not meet the thresholds to require a mandatory EIA as per Schedule 5 of the Planning and Development Regulations and is considered to be a sub-threshold development in the context of Irish legislation.

The criteria as set out in Schedule 7 and Schedule 7A has been incorporated into this EIA Screening Report. This EIA Screening concludes that the Proposed Development will not be likely to have significant effects on the environment as detailed in Sections 4.1 to 4.3.

Table 3-1 provides a summary of the legislative requirements for an EIA:

Table 3-1: Summary of EIA Activities

Class of Activity	Description of Activity Class	Summary Comments	EIA Required?
10 (b) (i)	*Construction of more than 500 dwelling units.*	The Proposed Development will consist of 171 residential units and therefore does not exceed the 500-dwelling unit threshold.	No
10 (b) (ii)	*Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.*	Any car parking spaces associated with the Proposed Development are incidental to the to the primary purpose of the development.	No
10 (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 20 hectares elsewhere.*	The site is located in "*other parts of a built-up area*" thus the area threshold of 10 hectares applies. As the total area of the site for development has been confirmed as approximately 5.5 hectares, it is less than the required threshold and accordingly a mandatory EIA is not required.	No
14	*Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.*	The Proposed Development will consist of the demolition of the existing shed and associated structures on site.	No
15	*Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.*	The Proposed Development will be reviewed having regard to the criteria set out in Schedule 7. The findings of this review will be detailed in this report's conclusions.	To be determined by this EIA Screening

3.3 EIA Screening

The process of evaluating the likelihood of a project listed in Annex II requiring an assessment is called Screening. Figure 3-1, from The Environmental Impact Assessment of Projects, Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU) (European Commission, 2017) provides the steps involved in the Screening process.

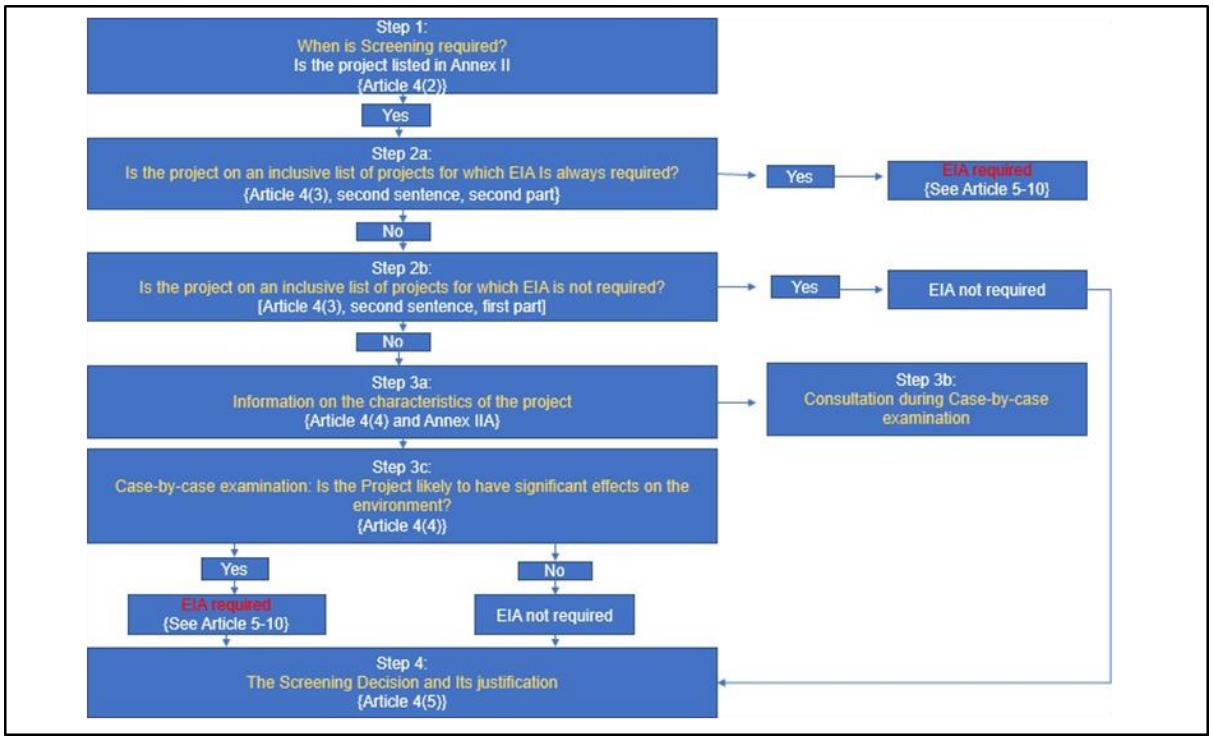

Figure 3-1: Flow Diagram of the Steps involved in Screening (Source: European Commission Environmental Impact Assessment of Projects, Guidance on Screening, 2017)

Annex III to the EIA Directive sets out the criteria that should be considered in screening. The European Commission Environmental Impact Assessment of Projects, Guidance on Screening, 2017 document sets out checklists to support and help the process of deciding whether or not a Project is likely to have significant effects on the environment to help EIA participants to apply these criteria in case-by-case screening.

This includes a Checklist of Criteria for Evaluating the Significance of Environmental Impacts. This Checklist is designed to help users decide whether an EIA is required based on the characteristics of the likely impacts of the Proposed Development. As set out in the guidance document, the questions are designed so that a 'Yes' answer will generally point towards the need for an EIA process and a 'No' answer points to an EIA process not being required. The answer that the impact is uncertain would, most likely, point to the need for an EIA Process.

Table 3-2 details the questions in the *Checklist of Criteria for Evaluating the Significance of Environmental Impacts*, and provides an answer based on the findings of the following sections of this Screening Report (Section 4.1 to Section 4.3).

Table 3-2: Checklist of Criteria for Evaluating the Significance of Environmental Impact[1]

[1] *(European Commission Environmental Impact Assessment of Projects, Guidance on Screening, 2017)*

Questions to be Considered	Answer
Will there be a large change in environmental conditions?	No. Refer to Section 4.1, Section 4.2 and Section 4.3 for further information.
Will new features be out-of-scale with the existing environment?	No. Refer to Section 4.1 for further information.
Will the impact be unusual in the area or particularly complex?	No. Refer to Section 4.3 for further information.
Will the impact extend over a large area?	No. Refer to Section 4.1 for further information.
Will there be any potential for transboundary impact?	No. Refer to Section 4.3 for further information.
Will many people be affected?	No. Refer to Section 4.2 for further information.
Will many receptors of other types (fauna and flora, businesses, facilities) be affected?	No. Refer to Section 4.2 and Section 4.3 for further information.
Will valuable or scarce features or resources be affected?	No. Refer to Section 4.1 for further information.
Is there a risk that environmental standards will be breached?	No. Refer to Section 4.3 for further information.
Is there a risk that protected sites, areas, features will be affected?	No. Refer to Section 4.2 and 4.3 for further information.
Is there a high probability of the effect occurring?	No. Refer to Section 4.3 for further information.
Will the impact continue for a long time?	No. Refer to Section 4.3 for further information.
Will the effect be permanent rather than temporary?	No. Refer to Section 4.3 for further information.

Questions to be Considered	Answer
Will the impact be continuous rather than intermittent?	No. Refer to Section 4.3 for further information.

3.4 Sub-threshold Development

Sub-threshold development may still require an EIA process to be completed. The most important element to address in the possible assessment of a sub-threshold development and its requirement for an EIA is the likelihood of a project having any significant effects on the environment. Annex III of the EIA Directive sets out criteria to determine whether the projects listed in Annex II should be subject to an environmental impact assessment.

It is also set out in Schedule 7 to the Planning and Development Regulations, 2001 as amended. Within Schedule 7A, information to be provided by the applicant or developer for the purposes of screening sub-threshold development for EIA includes:

1. A description of the proposed development, including in particular –
   (a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and
   (b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from –
   (a) the expected residues and emissions and the production of waste, where relevant, and
   (b) the use of natural resources, in particular soil, land, water and biodiversity.
4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.

Within Schedule 7 of the Planning and Development Regulations, the characteristics under which a project must be considered in order to determine if an EIA is required includes:

1. Characteristics of projects

(a) the size and design of the project;
(b) cumulation with other existing and/or approved projects;
(c) the use of natural resources, in particular land, soil, water and biodiversity;
(d) the production of waste;
(e) pollution and nuisances;
(f) the risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge; and
(g) the risks to human health (for example due to water contamination or air pollution)

2. Location of projects

The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:

(a) the existing and approved land use;

(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;

(c) the absorption capacity of the natural environment, paying attention to the following areas:

(i) wetlands, riparian areas, river mouths;

(ii) coastal zones and the marine environment;

(iii) mountain and forest areas;

(iv) nature reserves and parks;

(v) areas classified or protected under national legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;

(vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;

(vii) densely populated areas; and

(viii) landscapes and sites of historical, cultural or archaeological significance.

3. Type and characteristics of the potential impact

The likely significant effects of projects on the environment must be considered in relation to criteria set out in points 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:

(a) the magnitude and special extent of the impact (for example geographical area and size of the population likely to be affected);

(b) the nature of the impact;

(c) the transboundary nature of the impact;

(d) the intensity and complexity of the impact;

(e) the probability of the impact;

(f) the expected onset, duration, frequency and reversibility of the impact;

(g) the cumulation of the impact with the impact of other existing and/or approved projects; and

(h) the possibility of effectively reducing the impact.

The above criteria, as transposed in Schedule 7 of the Planning and Development Regulations, 2001 as amended, are grouped under three main headings, as follows:

1. Characteristics of the Proposed Development;
2. Location of the Proposed Development; and
3. Types and Characteristics of the Potential Impacts.

The layout of this EIA Screening Report is set out in accordance with these three headings, with sub-headings to assess the characteristics, location and potential impacts of the Proposed Development.

4 CRITERIA FOR DETERMINING WHETHER DEVELOPMENT LISTED UNDER PART 2 OF SCHEDULE 5 SHOULD BE SUBJECT TO AN ENVIRONMENTAL IMPACT ASSESSMENT

4.1 Characteristics of the Proposed Development

4.1.1 Size and Design of the Proposed Development

The site of the Proposed Development is approximately 5.5 hectares and will consist of 171 residential units and an associated crèche. There are a total of 269 residential parking spaces provided and allocated to the residential elements, together with 7 visitor spaces dispersed within the site. Furthermore, there are 7 car parking spaces plus a dedicated set down area provided at the crèche.

4.1.2 Nature of any associated demolition works

The Proposed Development will involve the demolition of the existing shed and associated structures on site. The demolition areas is 95.37 sqm.

Prior to any construction works taking place a full asbestos survey will be completed and any asbestos identified will be carefully removed and disposed of in accordance with relevant legislation by a suitably qualified and licenced contractor.

As is common and good practice, pre-demolition surveys will be undertaken on all structures to be demolished which will consider waste streams from both non-structural (soft-strip) and structural demolition activities.

4.1.3 Use of National Resources

The main use of resources will be the construction materials used during the construction phase of the Proposed Development. There will also be a requirement for energy use (fuel for construction vehicles, electricity for tools) and a requirement for the removal of construction waste.

The re-use of soil offsite will be undertaken in accordance with all statutory requirements and obligations including where appropriate re-use as by-product in accordance with Article 27 of the European Communities (Waste Directive) Regulations 2011 (SI No. 126 of 2011) as amended.

Any surplus soil not suitable for re-use as a by-product and other waste materials arising from the construction phase will be removed offsite by an authorised contractor and sent to the appropriately authorised (licensed/permitted) receiving waste facilities. As only authorised facilities will be used, the potential impacts at any authorised receiving facility sites will have been adequately assessed and mitigated as part of the statutory consent procedures.

It is proposed that all surface water generated at the site during the operational phase will be diverted to infiltrate through the ground. This will be achieved through the use of permeable paving, soakaways, swales, and infiltration trenches, which will run throughout the shared open spaces at the site. There is no intention to discharge any surface water runoff from the site into any nearby waterbodies, up to the critical 100-year event with a 30% climate change factor. The proposed site drainage is outlined in full detail in the accompanying Infrastructure Report (AKM Consulting Engineers, 2024).

A new connection will be made from the existing 350mm diameter asbestos watermain under the Coast Road south of the site. Refer to AKM drawings 23011-AKM-XXXX-XX-DR-C01-300003 for the watermain layout. Uisce Éireann have issued a Confirmation of Feasibility for connection to the public water mains. Refer to Appendix D of the Infrastructure Design report (AKM Consulting Engineers, 2024).

A pre-connection enquiry was submitted to Uisce Éireann early in the planning process which indicated that there is no existing gravity sewer in the vicinity of the site. Uisce Éireann indicated that foul service for the development would need to be provided via a new pump station and a rising main which will connect to an existing foul manhole located approx. 900m east of the site. Construction of the rising main and any offsite foul drainage works will be undertaken by Uisce Éireann directly.

The foul drainage network can be found on AKM drawings 23011-AKM-XXXX-XXDR-C01-300001 and 23011-AKM-XXXX-XX-DR-C01-300002. A confirmation of feasibility has received from Irish Water which is attached as an appendix to the Infrastructure Design report (AKM Consulting Engineers, 2024).

An Appropriate Assessment (AA) Screening Report has been prepared for the Proposed Development by Enviroguide (2024). The AA Screening Report concluded that a degree of uncertainty exists in whether the Proposed Development could give rise to potentially significant effects on two nearby European sites, namely:

- Inner Galway Bay Special Area of Protection (SPA); and
- Galway Complex Special Area of Conservation (SAC).

Therefore, a Natura Impact Statement (NIS) has been prepared for the Proposed Development by Enviroguide (2024). This NIS details the findings of the Stage 2 Appropriate Assessment conducted to further examine the potential direct and indirect adverse effects of the Proposed Development on the aforementioned European sites. Where potentially significant effects were identified, a range of mitigation and avoidance measures have been suggested to avoid them. The NIS has concluded that, once the avoidance and mitigation measures are implemented as proposed, the Proposed Development will not have an adverse effect on the integrity of the above European sites, individually or in combination with other plans and projects. Where applicable, a suite of monitoring surveys have been proposed to confirm the efficacy of said measures in relation to ensuring no adverse impacts on the habitats of the relevant European sites have occurred.

As a result of the complete, precise and definitive findings in of the NIS, it has been concluded, beyond reasonable scientific doubt, that the Proposed Development will have no significant adverse effects on the Qualifying Interests (QIs), Special Conservation Interests (SCIs) and on the integrity and extent of Galway Bay Complex SAC or Inner Galway Bay SPA. Accordingly, the Proposed Development will not adversely affect the integrity of any relevant European site.

Therefore, it is not foreseen that any significant use of natural resources (land, soil, water and biodiversity) is required for the construction or operational phase of the Proposed Development.

4.1.4 Production of Waste

All works carried out as part of the Proposed Development will comply with all Statutory Legislation including the Waste Management Act and Local Government (Water Pollution) Acts,

and the contractor will co-operate in full with the Environmental Section of Galway County Council (GCC).

There will be an increase in waste quantities in the form of construction waste. A Resource and Waste Management Plan (RWMP) (AKM Consulting Engineers, 2024) has been completed for the Proposed Development which estimates the waste types that will be produced and the appropriate waste management strategy.

Waste materials generated will be segregated onsite, where it is practical. Where the onsite segregation of certain waste types is not practical, off- site segregation will be carried out. There will be skips and receptacles provided to facilitate segregation at source, where feasible. All waste receptacles leaving site will be covered or enclosed. The appointed waste contractor will collect and transfer the wastes as receptacles are filled. There are numerous waste contractors in the Galway region that provide this service.

All waste arisings will be handled by an approved waste contractor holding a current waste collection permit. All waste arisings requiring disposal off- site will be re-used, recycled, recovered or disposed of at a facility holding the appropriate registration, permit or licence, as required.

Written records will be maintained by the contractor(s), detailing the waste arising throughout the construction and demolition phases, the classification of each waste type, waste collection permits for all waste contactors who collect waste from the site and Certificate of Registration (COR)/permit/licence for the receiving waste facility for all waste removed offsite for appropriate re-use, recycling, recovery and/or disposal.

Dedicated bunded storage containers will be provided for hazardous wastes which may arise, such as batteries, paints, oils, chemicals, if required.

There will be in increase in the form of municipal waste during the operational phase of the Proposed Development. All waste will be collected by appropriately authorised waste collection contractors and will be consigned to suitably authorised waste disposal or materials recovery facilities for further treatment or disposal.

Waste will also be produced in the form of municipal waste during the Operational Phase of the Proposed Development. An Operational Waste Management Plan (OWMP) has been prepared for the Proposed Development by AKM Consulting Engineers which estimates the waste storage requirements and waste collection strategy.

Due to the scale of the Proposed Development, in combination with the use of the authorised waste collection/waste treatment facilities and based on the measures outlined in the RWMP and OWMP, it is not predicted that the production of waste will cause any likely significant effects on the environment.

4.1.5 Pollution and Nuisances

The construction phase of the Proposed Development will give rise to short-lived nuisances (noise or dust). However, it is not predicted that these impacts will be significant, as they will be intermittent, localised, and of short-term duration for the construction phase (it is estimated that the construction phase will last 27 months) and adequate noise and dust mitigation measures will be put in place for the duration of the construction phase of the Proposed Development.

It is not considered that noise disturbance from the Proposed Development will be significant during the construction works due to the suburban nature of the surrounding environment. Any such disturbance will be temporary and limited to the construction period. The Proposed Development will comply with BS 5228 "*Noise Control on Construction and open sites Part 1: Code of Practice for basic information and procedures for noise control*" and all works will be limited to the following normal site working hours (as set out by Galway County Council):

- Monday to Friday: 08:00 and 19:00;
- Saturdays: 08:00 to 14:00; and
- Sundays and Bank Holidays: Works normally not permitted.

Deviation from these times will only take place when written approval is granted by GCC in exceptional circumstances.

Construction works carried out will comply with all Statutory Legislation including the Local Government (Water Pollution) acts, 1977 and 1990, and the contractor will cooperate fully with GCC and other stakeholders in this regard. Personnel working on the site will be trained in the implementation of environmental control and emergency procedures. The Proposed Development will be designed avoid/mitigate as much as possible any potential water pollution causing scenarios during the construction phase. A Construction Environmental Management Plan (CEMP) has been prepared by Enviroguide as part of this planning application and has outlined some of the mitigation measures that will be implemented during construction (2024).

The objective of dust control at the site is to ensure that no significant nuisance occurs from the Proposed Development. The aim is to ensure good site management by avoiding dust becoming airborne at source. This will be done through good design and effective control strategies. The dust minimisation measures outlined in the CEMP (Enviroguide, 2024) shall be reviewed at regular intervals during the construction phase to ensure the effectiveness of the procedures in place and to maintain the goal of minimisation of dust through the use of best practise and procedures. In the event of dust nuisance occurring outside the site boundary, site activities will be reviewed, and satisfactory procedures implemented to rectify the problem.

These measures are detailed in Section 4.3.3.1 of this EIA Screening Report.

There will be no odour generating activities onsite and therefore, the Proposed Development is not expected to give rise to nuisance odours.

It is therefore concluded that based on the proposed measures, the Proposed Development will not give rise to pollution or nuisances, and proper site management will further reduce the likelihood of such impacts occurring.

4.1.6 Risk of Major Accidents and/or Disasters

The potential for the construction or operational phase of the Proposed Development to result in any major accidents and /or disasters can be considered low. This is based on adherence to standard health and safety procedures, and the lack of substances that will be used in the Proposed Development which may cause concern for having likely significant effects on the environment.

Health and Safety issues during construction will be a primary concern for the main contractor. This will apply in respect of persons working on the site and in respect of passing pedestrians,

motorists or other transport carriers. In this regard the highest possible care will be taken in providing properly designed scaffolding and other means of accessing the works.

Security of the site is an important issue with respect to restricting site entry to personnel solely involved in the construction process during working hours and preventing unauthorised access outside of hours. Site access for all personnel and visitors will be strictly controlled and all visitors will report to the site offices prior to entering the construction area. Adequate site hoarding will be installed along the site boundary. Regular inspections of the hoarding will be undertaken to ensure that the safety of any vehicles or pedestrians is not compromised.

It is therefore anticipated that the risk of accidents and/or disasters will be insignificant due to the nature of the Proposed Development, proper site management, and adherence to all standard health and safety procedures.

4.1.7 Risk to Human Health

Good practice mitigation measures will be implemented for the construction phase of the Proposed Development. These will focus on the pro-active control of dust and other air pollutants to minimise generation of emissions at source. The mitigation measures that will be put in place during the construction phase of the Proposed Development will ensure that the impact of the development complies with all EU ambient air quality legislative limit values (Directive 2008/50/EC (as amended) on ambient air quality and cleaner air for Europe here and Ambient Air Quality Standards Regulations 2022) which are based on the protection of human health, these mitigation measures are outlined in Section 4.1.5. Pollution and Nuisance. The Clean Air Strategy (Government of Ireland, April 2023) is a high-level strategic framework which identifies the pathway to compliance with our national emissions targets for each pollutant. The Proposed Development will follow the corrective actions and measures outlined in this Strategy, as required.

Due to good management practices, good housekeeping, and adherence to all health and safety procedures, it is not foreseen that there will be any risk to human health.

4.2 Location of the Project

4.2.1 Existing and Approved Land Use

The site lies within the administrative jurisdiction of Galway County Council (GCC). The Galway County Development Plan 2022-2028 is the current statutory plan for the region, against which planning applications will be considered.

The site is located within the Galway Metropolitan Strategic Plan (MASP). The Galway MASP has been identified to accommodate critical mass in population growth within the area that will ensure the vitality and appeal of Galway City and surrounding towns and villages.

The site forms part of the Garraun Urban Framework Plan lands, Urban Framework Plans (UFP) prepared for Garraun is contained within Volume 2 of the Galway County Development Plan 2022-2028. The UFP for Garraun is focused around the train station in Oranmore.

The site forms part of the Garraun Urban Framework Plan lands. Garraun and Briarhill are identified as key strategic growth areas within County Galway that will contribute significantly to meeting the aspirations of the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES). The site is zoned Residential in the Garraun Framework Plan and

is therefore suitable for residential development subject to design detail. The typical design requirements set out in the Garraun Framework Plan and in the Galway County Development Plan.

The role of the Metropolitan Area is to accommodate population growth within the area that will ensure the vitality and appeal of Galway City and the surrounding towns and village settlements. A robust Metropolitan Area, incorporating high quality and integrated physical infrastructure and community facilities will strengthen the role of the northern and western region and help it to compete at a national level.

4.2.2 Relative Abundance, Availability, Quality and Regenerative Capacity of Natural Resources

Having regard to the character of the receiving environment and the surrounding area, the effects will be negligible from the Proposed Development in relation to the regenerative capacity of natural resources in the area.

4.2.3 The Absorption Capacity of the Natural Environment

Having regard to the criteria below which have been subject to analysis, it is considered that the site has a high absorption capacity to facilitate the scale and nature of the Proposed Development and there is no likelihood of significant environmental effects as a result of the Proposed Development.

4.2.3.1 Wetlands, Riparian Areas, River Mouths, Coastal Zones and the Marine Environment

There are no on-site or nearby watercourses, with the nearest river being the Carrowmoneash river (IE_WE_29C050400), located c. 1.4km east of the site. The site is located c. 28m north of the Oranmore Bay (IE_WE_170_0500), encompassed within which are the European sites Inner Galway SPA and Galway Bay SAC. Oranmore Bay is a transitional waterbody, with an 'Unassigned' status for the survey period 2016-2021, which a few kilometres downstream lies Inner Galway Bay North coastal waterbody (IE_WE_170_0000), which is classed as being of 'Good' quality for the survey period 2016-2021, which it has retained since 2010-2012.

As a result of the complete, precise and definitive findings in the NIS, it has been concluded, beyond reasonable scientific doubt, that the Proposed Development will have no significant adverse effects on the QIs, SCIs and on the integrity and extent of Galway Bay Complex SAC or Inner Galway Bay SPA. Accordingly, the Proposed Development will not adversely affect the integrity of any relevant European site (Enviroguide, 2024).

A Site-Specific Flood Risk Assessment (SSFRA) was carried out by AKM Consulting Engineers (2024). The SSFRA was carried out in accordance with 'The Planning System and Flood Risk Management Guidelines' published in November 2009 by the Department of the Environment, Community and Local Government (DECLG) and the Office of Public Works (OPW).

The following is the summary of the SSFRA:

- The National Flooding website www.floodmaps.ie does not have any record of historic flooding at the site;
- Flood Maps prepared as part of the Catchment-based Flood Risk Assessment and Management (CFRAM) study indicate that the site lies outside of the 0.1% Annual

Exceedance Probability (AEP) coastal flooding extent, indicating that the site lies within Flood Zone C;

- The type of development is defined as 'Highly Vulnerable Development'. As the development site is in Flood Zone C, and as per the Matrix of Vulnerability no justification test was necessary, and it is deemed as appropriate development;
- Finished floor levels of dwelling houses on the proposed site will be on average 650mm above existing ground level which will provide additional freeboard against the nearby high water predicted flood levels; and
- No compensatory flood storage is required as a result of an increase in site levels as the site does not currently provide any flood storage based on current predicted flood levels for the level of protection required by planning guidelines. Should the high-end future scenario take place and a 1 in 1000-year storm event, no vulnerable part of the development would be subject to flooding. In this scenario, any water displaced by the raising of levels within the site would be contained within open ocean and would not result in a sea-level rise or an increase in the risk of flooding elsewhere. There are no EPA listed water courses in the vicinity of the site.

AKM Consulting Engineers recommend incorporating appropriate Sustainable Drainage Systems (SuDS) principles to ensure that any surface water that may accumulate on the site is managed sufficiently and sustainably while discharging in a controlled manner via infiltration to the ground below.

4.2.3.2 Mountain and Forest Areas

There are no mountainous or forested areas directly bounding the Proposed Development. The construction or operational phase of the Proposed Development will have no impact on mountains or forested areas.

4.2.3.3 Nature Reserves and Parks

There are no nature reserves or parks that will be affected by the Proposed Development.

4.2.3.4 Nationally Designated Sites

The AA Screening Report prepared by Enviroguide considered one Special Area of Conservation (SAC) and two Special Protected Areas (SPAs) in terms of potential pathways to European sites (2024). A European site will only be at risk from likely significant effects where a Source-Pathway-Receptor (S-P-R) link exists between the Proposed Development site and the European site. All of the European sites considered under the S-P-R method are listed in Table 4-1.

Table 4-1: European sites Considered with the Source-Pathway-Receptor (S-P-R) Method (Source: AA Screening Report, Enviroguide, 2024)

Site Name and Site Code	Qualifying Interests (*= priority habitats)	Potential Pathways
Special Areas of Conservation (SAC)		
Galway Bay Complex SAC (000268)	• Mudflats and sandflats not covered by seawater at low tide [1140] • Coastal lagoons [1150]	Direct hydrological, hydrogeological, and air / land pathways.

Site Name and Site Code	Qualifying Interests (*= priority habitats)	Potential Pathways
Linear Distance to Proposed Development: approx. 28m	• Large shallow inlets and bays [1160] • Reefs [1170] • Perennial vegetation of stony banks [1220] • Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] • Salicornia and other annuals colonising mud and sand [1310] • Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) [1330] • Mediterranean salt meadows (*Juncetalia maritimi*) [1410] • Turloughs [3180] • *Juniperus communis* formations on heaths or calcareous grasslands [5130] • Semi-natural dry grasslands and scrubland facies on calcareous substrates (*Festuco-Brometalia*) (* important orchid sites) [6210] • Calcareous fens with *Cladium mariscus* and species of the *Caricion davallianae* [7210] • Alkaline fens [7230] • Limestone pavements [8240] • *Lutra lutra* (Otter) [1355] • *Phoca vitulina* (Harbour Seal) [1365]	
Special Protection Areas (SPAs)		
Inner Galway Bay SPA (004031) Linear Distance to Proposed Development: 28m	• Black-throated Diver (*Gavia arctica*) [A002] • Great Northern Diver (*Gavia immer*) [A003] • Cormorant (*Phalacrocorax carbo*) [A017] • Grey Heron (Ardea cinerea) [A028] • Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] • Wigeon (*Anas penelope*) [A050] • Teal (*Anas crecca*) [A052]	Direct hydrological, hydrogeological, and air / land pathways and indirect pathway via potential ex-situ habitat removal.
Creganna Marsh SPA (004124) Linear Distance to Proposed Development: 2.4km	• Greenland White-fronted Goose (*Answer albifrons flavirostris*) [A395]	Hydrological, hydrogeological, and air / land pathways ruled out due to distance and lack of hydrological / hydrogeological connectivity.

Only two European sites were identified to have a S-P-R link of note to the Proposed Development site, namely:

- Galway Bay Complex SAC (000268); and
- Inner Galway Bay SPA (004031).

The AA Screening Report concluded that a degree of uncertainty exists in whether the Proposed Development could give rise to potentially significant effects on two aforementioned nearby European sites, namely:

Therefore, a Natura Impact Statement (NIS) has been prepared for the Proposed Development by Enviroguide (2024). This NIS details the findings of the Stage 2 Appropriate Assessment conducted to further examine the potential direct and indirect adverse effects of the Proposed Development on the two European sites. Where potentially significant effects were identified, a range of mitigation and avoidance measures have been suggested to avoid them.

The NIS has concluded that, once the avoidance and mitigation measures are implemented as proposed, the Proposed Development will not have an adverse effect on the integrity of the above European sites, individually or in combination with other plans and projects. Where applicable, a suite of monitoring surveys have been proposed to confirm the efficacy of said measures in relation to ensuring no adverse impacts on the habitats of the relevant European sites have occurred.

As a result of the complete, precise and definitive findings in of the NIS, it has been concluded, beyond reasonable scientific doubt, that the Proposed Development will have no significant adverse effects on the Qualifying Interests (Qis), Special Conservation Interests (SCIs) and on the integrity and extent of Galway Bay Complex SAC or Inner Galway Bay SPA. Accordingly, the Proposed Development will not adversely affect the integrity of any relevant European site.

4.2.3.5 Environmental Quality Standards

It is not expected that relevant dust or noise environmental quality standards will be exceeded by construction, or operational phases of this Proposed Development.

As part of the overall project methodology, sediment and water pollution control risks arising from construction-related surface water discharges will be considered. All works carried out as part of these works will comply with all Statutory Legislation including the Local Government (Water Pollution) acts, 1977 and 1990 and the contractor will cooperate in full, with the Environment Section of GCC in this regard.

The proposed surface water drainage scheme has been designed in accordance with the Greater Dublin Strategic Drainage Study (GDSDS) (2005). Sustainable Drainage Systems (SuDS) have been incorporated into the design. In accordance with the GDSDS and the limitations on drainage within the site, it is proposed to provide SuDS for managing surface water for the Proposed Development. The aim of the SuDS strategy for the site will be to:

- Attenuate surface water runoff;
- Reduce surface water runoff;
- Reduce pollution impact; and
- Replicate the natural characteristics of rainfall for the site.

An Assessment of the potential SuDS that could be incorporated within the site was conducted by AKM Consulting Engineers using the SuDS Manual, CIRIA 753 and BRE 365 Digest for Soakaway Design. The following SuDS components are being incorporated into the drainage design for the site, as outlined in the Infrastructure Report (AKM Consulting Engineers, 2024):

- Permeable pavement (infiltration type system);
- Soakaways;

- Swales; and
- Infiltration trenches.

4.2.3.6 Densely Populated Areas

The site is zoned land, and the use is compatible with the existing Development Plan for the area and uses in the vicinity.

The Proposed Development will provide a positive contribution towards the ever-increasing demand for residential units. It is further noted that there is potential for economic benefits through the creation of jobs during the construction and operational phases, namely in the crèche and also the management of the residential units during the operational phase.

The Proposed Development is positioned within a suburban environment in close proximity to sustainable forms of travel including walking, cycling and public transport routes which will ensure connectivity. It is predicted that there will be no likely significant impacts on the environment with regard to the geographic location of densely populated areas.

A Traffic and Transport Assessment Report has been prepared for the Proposed Development by NRB Consulting Engineers. The Transportation Assessment carried out confirmed that the established existing road network, and the Proposed Development access junction which is located and designed in accordance with GCC requirements, are more than adequate to accommodate the worst-case scenario traffic associated with the Proposed Development. The assessment also confirms that the construction and full occupation of the Proposed Development will have a negligible and unnoticeable impact on the operation of the adjacent road network.

The Traffic and Transportation report demonstrates that the Proposed Development will have an acceptable and negligible impact upon the established local traffic conditions and can be accommodated on the road network without any significant capacity concerns arising during the selected opening years and design years 15 years after opening (NRB Consulting Engineers, 2024).

It is considered that there will be no likely significant impacts through adding to pressures on existing infrastructure or increasing densely populated areas.

It can therefore be concluded that there will be no likely significant adverse effects on the environment with regard to the geographic location of densely populated areas.

4.2.3.7 Landscapes and Sites of Historical, Cultural or Archaeological Significance

An Archaeological Assessment was carried out for the Proposed Development by John Cronin and Associates (2024). There are no recorded archaeological sites within the boundaries of the proposed development site. The closest recorded monument to the greenfield portion of the subject site boundary are ringfort (GA095-012----) and megalithic structure (GA095-044----) and both are located outside the proposed development site boundary.

An archaeological inspection of the greenfield portion of the site did not result in the identification of any potential archaeological features. A review of cartographic sources and orthorectified aerial images of the site did not reveal any previously unrecorded features of archaeological potential. The geophysical survey identified a small number of anomalies of potential archaeological interest within Field 1, though no definite archaeological features were identified (John Cronin and Associates, 2024).

4.3 Characteristics of the Potential Impacts

4.3.1 Magnitude and Spatial Extent of the Impact

The Proposed Development use is consistent with land use in this location. The impacts are considered to be insignificant with regards to the Proposed Development, due to the nature and scale of the proposed construction works and the implementation of appropriate control measures. It is not predicted that any significant physical effects will be experienced beyond the project works area during the construction phase and the geographical extent is perceived to be small.

During the operational phase, a positive impact may be realised, as this development will facilitate the provision of residential accommodation in close proximity to public transport, employment locations and services and facilities which can meet the housing needs of a greater number of persons and will address the housing shortage and the significant demand that exists nationally.

4.3.2 Transboundary Nature of the Impact

The effects of the development are local in nature and there are no transboundary impacts associated with the Proposed Development. The geographical extent and population likely to be affected is limited and significant environmental effects are unlikely to arise.

4.3.3 Magnitude and Complexity of the Impact

4.3.3.1 Air Quality and Climate

Ambient air quality monitoring and assessment in Ireland is carried out in accordance with the requirements of the CAFE Directive. The CAFE Directive has been transposed into Irish legislation by the Air Quality Standards Regulations (S.I. No. 180 of 2011). The CAFE Directive requires EU member states to designate 'Zones' reflective of population density for the purpose of managing air quality. Four zones were defined in the Air Quality Standards Regulations (2011) and subsequently amended in 2013 to account for 2011 census population counts and to align with coal restricted areas in the Air Pollution Act (Marketing, Sale, Distribution and Burning of Specified Fuels) Regulations 2012. (S.I. No. 326 of 2012) (the 2012 Regulations).

The main areas defined in each zone are:

- **Zone A:** Dublin Conurbation
- **Zone B:** Cork Conurbation
- **Zone C:** Other cities and large towns comprising Limerick, Galway, Waterford, Drogheda, Dundalk, Bray, Navan, Ennis, Tralee, Kilkenny, Carlow, Naas, Sligo, Newbridge, Mullingar, Wexford, Letterkenny, Athlone, Celbridge, Clonmel, Balbriggan, Greystones, Leixlip and Portlaoise.
- **Zone D:** Rural Ireland, i.e., the remainder of the State excluding Zones A, B and C.

According to the 2012 Regulations (S.I. No. 326 of 2012) the proposed site falls into 'Zone C' of Ireland which is described by the EPA as '*Other cities and large towns comprising Limerick, Galway, Waterford, Drogheda, Dundalk, Bray, Navan, Ennis, Tralee, Kilkenny, Carlow, Naas, Sligo, Newbridge, Mullingar, Wexford, Letterkenny, Athlone, Celbridge, Clonmel, Balbriggan, Greystones, Leixlip and Portlaoise*'. It is expected that existing ambient air quality in the vicinity of the site is characteristic of a suburban location with the primary source of air emissions such

as particulate matter, NO_2, and hydrocarbons likely to be of traffic, aviation, industrial activities, combustion and agriculture, and domestic fuel burning.

The Proposed Development involves construction works which may temporarily impact on air quality due to dust emissions. According to the Institute of Air Quality Management (2014), the main air quality impacts associated with construction are:

- Dust deposition and surface soiling;
- Visible dust plumes;
- Elevated PM_{10} concentrations due to dust generating activities onsite;
- Increase in airborne particles and nitrogen dioxide due to exhaust emissions from diesel powered vehicles and machinery onsite and vehicles accessing the site.

Construction and demolition works will be carried out in such a way as to limit the emissions to air of pollutants and will employ good practices. The following measures, as outlined in the Outline CEMP (Enviroguide, 2024), will be implemented:

Site Management

- Regular inspections of the site and boundary will be carried out to monitor dust. Records and notes on these inspections should be logged;
- Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken;
- Make the complaints log available to the local authority when asked;
- Record any exceptional incidents that cause dust and/or air emissions, either on- or offsite, and the action taken to resolve the situation in the logbook; and
- Hold regular liaison meetings with other high risk construction sites within 500 m of the site boundary, to ensure plans are coordinated and dust and particulate matter emissions are minimised. It is important to understand the interactions of the off-site transport/deliveries which might be using the same strategic road network routes.

Preparing and Maintaining the Site

- Plan site layout so that machinery and dust causing activities are located away from offsite receptors, as far as is possible;
- Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site;
- Fully enclose specific operations where there is a high potential for dust production and the site is active for an extensive period;
- Avoid site runoff of water or mud;
- Keep site fencing, barriers and scaffolding clean using wet methods;
- Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on-site cover as described below; and
- Cover stockpiles to prevent wind whipping.

Operations

- Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g., suitable local exhaust ventilation systems;
- Ensure an adequate water supply on the site for effective dust/ particulate matter suppression/ mitigation, using non-potable water where possible and appropriate;
- Use enclosed chutes and conveyors and covered skips;
- Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate; and
- Ensure equipment is readily available on site to clean any dry spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.

Measures Specific to Earthworks

- Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable;
- Use hessian or mulches where it is not possible to re-vegetate or cover with topsoil, as soon as practicable;
- Only remove the cover in small areas during work and not all at once; and
- During dry and windy periods, and when there is a likelihood of dust nuisance, a bowser will operate to ensure moisture content is high enough to increase the stability of the soil and thus suppress dust.

Measures Specific to Construction

- Avoid scabbling (roughening of concrete surfaces) if possible;
- Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place;
- Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery; and
- For smaller supplies of fine power materials ensure bags are sealed after use and stored appropriately to prevent dust.

Measures Specific to Trackout

Site roads (particularly unpaved) can be a significant source of fugitive dust from construction sites if control measures are not in place.

- A speed restriction of 15 km/hr will be applied as an effective control measure for dust for on-site vehicles;
- Avoid dry sweeping of large areas;

- Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport;
- Record all inspections of haul routes and any subsequent action in a site logbook; and
- Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned.

The construction site manager will be given the responsibility to implement further dust monitoring and control measures on site as necessary, including the implementation of any additional dust control measures.

The Galway County Council Climate Action Plan 2024-2029 was adopted by elected members on 19th February 2024. The five-year strategy plan outlines the ambition of GCC in climate action and sets out a clear vision and mission.

Strategic goals, objectives and actions have been identified under the following themes to deliver on the vision and mission:

- Governance and Leadership;
- Energy and Built Environment;
- Transport;
- Communities and Enterprise;
- Circular Economy;
- Land Use and Green Infrastructure; and
- Adaptation to Climate Risk.

The implementation of the measures promoted in the GCC Climate Change Action Plan will enable GCC area to adapt to climate change and will assist in bringing Ireland closer to achieving its climate related targets in future years. New developments need to be cognisant of the GCC Climate Change Action Plan and incorporate climate friendly designs and measures where possible.

A Climate Change Adaptation and Energy Efficiency Statement has been prepared for the Proposed Development by Molloy Consulting Engineers Ltd (2024). The Climate Change Adaptation and Energy Efficiency Statement outlines the climate change adaptation design for the Proposed Development along with detailed energy efficiency design of the development. Ther energy efficiency consider the upcoming revisions in the Part L Building Regulations document and is guided by I.S 399 (Energy Efficient Design Management).

An Energy Efficiency in Buildings Statement has also been prepared for the Proposed Development by Molloy Consulting Engineers Ltd (2024). This report identifies the energy standards with which the proposed development will have to comply and also sets out the overall strategy that will be adopted to achieve these energy efficiency targets. The dwellings will be required to minimise overall energy use and to incorporate an adequate proportion of renewable energy in accordance with Building Regulations Part L 2019, Conservation of Energy & Fuel (hereinafter referred to as Part L) and anticipated future revisions.

The crèche will be designed to meet the requirements of Building Regulations Part L 2017 (Buildings Other than Dwellings).

The design approach will ensure that modern building materials are used and that they are designed to be thermally efficient resulting in a reduction in the volume of fossil fuels required to heat the buildings. It is predicted that fossil fuel combustion gas emissions including carbon dioxide, sulphur dioxide, nitrogen oxides, carbon monoxide and hydrocarbon particulate emissions will be minor and ongoing for the life of the development and will not have an adverse significant impact on the existing ambient air quality in the vicinity of the site.

A Preliminary Mobility Management Plan has been prepared for the Proposed Development by NRB Consulting Engineers (2024) and identifies measures which could be implemented to promote sustainable travel amongst future residents at the Proposed Development.

It is therefore concluded that the Proposed Development will have no likely significant adverse effects on air quality and climate.

4.3.3.2 Noise and Vibration

There will be an increase in noise and vibration levels during the construction phase. Noise and vibration levels will be controlled to ensure that the Proposed Development is operated in a way that minimises detrimental impact to the amenities of local residents.

In order to control likely noise impacts caused by the construction activities, construction operations and all comply with Safety, Health and Welfare at work (construction) Regulations 2006 to 2013, Safety Health and Welfare at Work Act 2005, BS 5228:2009: A1:2014 *Parts 1 & 2 - Code of Practice for noise and vibration control on construction and open sites*, Environmental Protection Agency Act 1992 Sections 106-108, and all Galway County Council specific requirements for this specific site.

Enfonic were commissioned to conduct a noise impact assessment for the Proposed Development. To set appropriate construction noise limits for the development site, reference has been made to *BS 5228-1: A1:2014 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise*. This provides basic information on the prediction and measurement of noise from construction sites and operations such as mines and quarries. It also includes a large database of source noise levels for commonly used equipment and activities on construction sites.

The standard provides guidance on the 'threshold of significant effect' in respect of noise impact at dwellings. One suggested method for determining threshold noise levels is known as the 'ABC method'. This involves measuring existing ambient noise levels at noise sensitive locations and categorising them A, B or C accordingly, with the relevant threshold level derived from the category as set out in Table 4-2.

Table 4-2: BS5228 Noise Threshold Categories

Assessment category and threshold value period (L_{Aeq})	**Threshold Value, in Decibels (dB)**		
	Category A[(A)]	**Category B[(B)]**	**Category C[(C)]**
Night-time (23:00-07:00)	45	50	55
Evenings and weekends[(D)]	55	60	65
Daytime (07:00-19:00) and Saturdays (07:00-13:00)	65	70	75
NOTE 1 A significant effect has been deemed to occur if the total LAeq noise level, including construction, exceeds the threshold level for the Category appropriate to the ambient noise level. NOTE 2 If the ambient noise level exceeds the threshold values given in the table (i.e. the ambient noise level is higher than the above			

values), then a significant effect is deemed to occur if the total LAeq noise level for the period increases by more than 3 dB due to construction activity. NOTE 3 Applied to residential receptors only.	
(A)	Category A: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are less than these values.
(B)	Category B: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are the same as category A values.
(C)	Category C: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are higher than category A values.
(D)	Category D: 19.00–23.00 weekdays, 13.00–23.00 Saturdays and 07.00–23.00 Sundays.

Following a review of the baseline noise survey results and the criteria detailed in Table 4-3, Enfonic have recommended the noise limits in Table 4-3 as the appropriate noise limits at noise sensitive locations for construction noise.

Table 4-3: Appropriate Construction Noise Limits (Noise Impact Assessment - Enfonic, 2024)

Ambient Noise Level Rounded to Nearest 5dB L_{Aeq}	BS 5228-1 Category	Construction Noise Threshold Value (L_{Aeq})
65dB	B	70dB

A programme of monitoring will be put in place to monitor site activity and noise levels generated to ensure impacts to nearby residential noise sensitive locations are not significant.

It is recommended that continuous construction noise and vibration monitoring be provided, to be maintained on an ongoing basis by the contractor for the duration of the project.

BS 5228-1: A1:2014 Code of practice for noise and vibration control on construction and open sites – Vibration recommends that, for soundly constructed residential property and similar structures that are generally in good repair, a threshold for minor or cosmetic (i.e. non-structural) damage should be taken as a peak component particle velocity (in frequency range of predominant pulse) of 15mm/s at 4Hz increasing to 20mm/s at 15Hz and 50mm/s at 40Hz and above.

The standard also notes that below 12.5 mm/s PPV the risk of damage tends to zero. The recommended construction vibration criteria are presented in Table 4-4.

Table 4-4: Vibration Criteria During Construction Phase

Allowable vibration (in terms of peak particle velocity) at the closest part of a sensitive property to the source of vibration, at a frequency of:-		
Less than 15Hz	**Less than 40Hz**	**40Hz and above**
15mm/s	20mm/s	50mm/s

The Outline CEMP prepared for the Proposed Development by Enviroguide (2024), has recommended the following measures:

Noise and Vibration Monitoring

It is recommended that continuous construction noise and vibration monitoring be provided, to be maintained on an ongoing basis by the contractor for the duration of the project.

noise monitoring equipment shall meet the following minimum specification (or similar approved):

- Logging of hourly noise (L_{Aeq} and L_{AFMax}) and vibration (PPV) samples;
- E-mail alert on threshold exceedance;
- E-mail alert on low battery and low memory; and
- Remote access to measured data.

Data shall be reported on a monthly basis.

Introducing New Sources onto the Site

It is required that the contractor considers potential noise emissions and associated impacts prior to selecting a new plant item to be used on the site.

Where practicable, preference should always be given to the unit with the lowest noise output. This may necessitate the use of manufacturers' proprietary acoustic enclosures or other forms of noise control.

If there are any concerns in relation to the level of noise emissions from an item of plant already on the site, or if there is doubt over the output from an item that has recently been introduced, this should be investigated by way of in-situ noise level measurements.

Noise Control Audits

It is required that the contractor conduct regular noise control audits throughout the construction programme. The purpose of the audits will be to ensure that all appropriate sets are being taken to control construction noise emission. To this end, consideration will be given to issues such as the following:

- Hours of operation being correctly observed;
- Opportunities for noise control at source;
- Optimum siting of plant items;
- Plant items being left to run unnecessarily;
- Correct use of proprietary noise control measures;
- Materials handling;
- Poor maintenance; and
- Correct use of screening provided and opportunities for provision of additional screening.

The outcome of noise control audits shall be reported on a monthly basis.

Best Practice Guidelines for the Control of Construction Noise and Vibration

BS 5228 (2009 +A1 2014) *Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 and 2*, provides guidance on construction site noise mitigation, including the following:

- Liaison with neighbours;
- Noise monitoring;
- Selection of quiet plant;
- Control of noise sources; and
- Screening.

Noise control measures that will be considered include the selection of suitable plant, enclosures and screens around noise sources, limiting the hours of work and ongoing maintenance.

Liaison with the Public

The contractor shall be proactive in engaging with neighbours and notify occupants of the closest noise sensitive locations before the commencement of any works forecast to generate appreciable levels of noise, explaining the nature and duration of the works.

A designated noise liaison should be appointed by the contractor for the duration of the construction works. This person should log any complaints and follow up in a prompt fashion.

Noise and Vibration Monitoring

Noise and vibration monitoring should be conducted throughout the construction period. The monitoring programme should be complemented by regular environmental audits.

Hours of Work

The proposed hours for site operation are Monday to Friday 08:00 to 19:00 and Saturdays 08:00 to 14:00.

Selection of Quiet Plant

Consideration must be given to the noise emission levels of plant items when they are being considered for use on the site.

Control of Noise Source

If the use of low noise plant or replacing a noisy item of plant are not viable or practicable options, consideration shall be given to noise control "at source".

This refers to the modification of an item of plant or the application of improved sound reduction methods, in consultation with the supplier.

BS5228 states that "as far as reasonably practicable sources of significant noise should be enclosed". In applying this guidance, constraints such as mobility, ventilation, access and safety must be taken into account. Items suitable for enclosure include pumps and generators.

Demountable enclosures that could be moved around site as necessary may also be used to screen operatives using hand tools, such as Angle Grinders.

Proposed techniques should also be evaluated with regard to their potential effect on occupational health and safety.

BS5228 makes a number of recommendations in relation to "use and siting of equipment". These recommendations should be fully implemented on the site.

> "*Plant should always be used in accordance with manufacturers' instructions. Care should be taken to site equipment away from noise-sensitive areas. Where possible, loading and unloading should also be carried out away from such areas.*
>
> *Machines such as cranes that may be in intermittent use should be shut down between work periods or should be throttled down to a minimum. Machines should not be left running unnecessarily, as this can be noisy and waste energy.*
>
> *Plant known to emit noise strongly in one direction should, when possible, be orientated so that the noise is directed away from noise-sensitive areas. Attendant operators of the plant*

can also benefit from this acoustical phenomenon by sheltering, when possible, in the area with reduced noise levels.

Acoustic covers to engines should be kept closed when the engines are in use and idling. The use of compressors that have effective acoustic enclosures and are designed to operate when their access panels are closed is recommended.

Materials should be lowered whenever practicable and should not be dropped. The surfaces on to which the materials are being moved could be covered by resilient material."

All items of plant should be subject to regular maintenance to prevent unnecessary increase in plant noise.

Screening

The use of screens can be effective in reducing noise to a receiver. The effectiveness of an acoustic screen will depend on the height and length of the screen and its position relative to both the source and receiver. To be effective, the height and length of any screen should be such that there is no direct line of sight between the source and the receiver.

BS5228 advises screens should be placed as close as possible to either the source or the receiver. The construction of the screen should be such that there are no gaps or openings at joints in the screen material. In most practical situations the effectiveness of the screen is limited by the sound transmission over the barrier rather than the transmission through the barrier itself. Screens constructed of materials with a mass greater than 10kg/m^2 typically offer an adequate sound insulation performance.

The Noise Impact Assessment carried out by Enfonic (2024) concluded that the site has been identified as having a range of noise levels associated with a 'Medium' to 'High' risk of noise impacts based on the proximity to the trainline to the north and the Coast Road to the south. An Acoustic Design Statement has been prepared for the site following the guidance set out in ProPG.

Minimum sound insulation specifications for building elements have been provided to ensure that internal noise levels will be within the design criteria with windows closed.

The appropriate systems and specifications for all façade elements i.e., glazing, ventilation, and façade systems, will be reviewed and selected at the detailed design stage to ensure that the internal noise criteria are achieved in sensitive spaces.

For most of the site the noise levels in external amenity areas will be within the threshold for desirably low noise levels as set out in the Galway County Council Noise Action Plan (NAP). It is considered that the design of the site has been developed to achieve the lowest practical noise levels in external amenity spaces.

Any external plant provided at the dwellings and crèche will be assessed following BS4142 guidelines to ensure no adverse noise impact.

Based on the proposed mitigation measures that will be carried out, it is concluded that the Proposed Development will not result in significant adverse noise and vibration related effects.

4.3.3.3 Soils and Geology

All waste soil will be managed in line with the Resource Waste Management Plan (RWMP) (AKM Consulting Engineers, 2024) for the site. All soils will be loaded directly to the trucks for offsite disposal at an appropriate permitted/licensed facility. It is expected that the majority of the surplus soil waste generated from the excavation works will be clean, inert material and should be re-used, recycled, or sent for recovery if possible. It is anticipated that all the soil excavated will be removed from the site as there is no suitable options for onsite re-use.

In the event that contaminated material is found on site, this material will need to be segregated from clean/inert material, tested and classified as either non-hazardous or hazardous in accordance with the EPA publication entitled *'Waste Classification: List of Waste & Determining if Waste is Hazardous or Non-Hazardous'* using the *HazWasteOnline* application (or similar approved classification method). The material will then need to be classified as clean, inert, non-hazardous or hazardous in accordance with the *EC Council Decision 2003/33/EC*, which establishes the criteria for the acceptance of waste at landfills.

There are no protected Geological Heritage Sites in the vicinity of the Proposed Development that will be impacted by the Proposed Development.

The Proposed Development will not result in any adverse effects on soils and geology as a result of construction or operational activities.

4.3.3.4 Hydrology and Hydrogeology

The Proposed Development will be designed in accordance with the principles of Sustainable Drainage Systems (SuDS) as embodied in the recommendations of the Greater Dublin Strategic Drainage Study (GDSDS) and will significantly reduce run-off rates and improve storm water quality discharging to the public storm water system. The GDSDS addresses the issue of sustainability by requiring designs to comply with a set of drainage criteria which aim to minimize the impact of urbanization by replicating the run-off characteristics of the greenfield site. The aim of any SuDS strategy is to ensure that a new development does not negatively affect the surrounding watercourse system, existing surface water network and groundwater system. This SuDS strategy will aim to achieve this by using a variety of SuDS measures within the site. The SuDS measures for the Proposed Development include:

- Permeable pavement (infiltration type system);
- Soakaways;
- Swales; and
- Infiltration trenches.

Overall, the SuDS strategy for the scheme is an important part of the overall design approach. It seeks to reduce the impact of the Proposed Development.

The Outline CEMP contains the following environmental control measures that will be implemented during the construction phase in relation to hydrology and hydrogeology (Enviroguide, 2024):

Control of Fuel and Chemical Storage

The storage and use of fuel and oils will be kept to a minimum at the site.

The following appropriate storage facilities should be provided on site:

- Fuel and chemical storage;
- Refuelling area;
- Site compound; and
- Waste storage areas.

Fuel, oils and chemicals will be stored on an impervious base within a bund remote from any surface water drains or water courses.

All tank, container and drum storage areas will be rendered impervious to the materials stored therein. All tank and drum storage areas will, as a minimum, be bunded to a volume not less than the volume contents.

Refueling of plant during the construction phase will be carried out in accordance with standard good practice. Refueling will only be carried out at the designated, impermeable refueling station location onsite with appropriate containment in place. This station will be fully equipped for spill response.

Where possible any oil and lubricant changes and maintenance will take place offsite. Only emergency breakdown maintenance will be carried out on site. Drip trays and spill kits will be available on site to ensure that any spills from vehicles are contained and removed offsite.

All personnel working onsite will be trained in pollution incident control response. Emergency silt control and spillage response procedures contained within the CEMP will ensure that appropriate information will be available on site outlining the spillage response procedures and a contingency plan to contain silt during an incident.

Provided that these requirements are adhered to, and the site crew are trained in the appropriate refueling techniques, it is not expected that there will be any fuel/oil wastage at the site.

Control of Emissions to Surface Water and Drainage

Construction works carried out will comply with the relevant statutory legislation including the Local Government (Water Pollution) acts, 1977 and 1990.

Personnel working on the site will be trained in the implementation of environmental control and emergency procedures. The CEMP and the relevant documents produced will be formulated in consideration of standard best international practice including but not limited to:

- CIRIA, (2001), Control of Water Pollution from Construction Sites, Guidance for Consultants and Contractors;
- Construction Industry Research and Information Association (CIRIA) Environmental Good Practice on Site (C650), 2005;
- BPGCS005, Oil Storage Guidelines;
- CIRIA 697, The SUDS Manual, 2007;
- UK Pollution Prevention Guidelines (PPG) UK Environment Agency, 2004;
- Construction Industry Research and Information Association CIRIA C648: Control of water pollution from linear construction projects: Technical guidance (Murnane et al. 2006);

- CIRIA C648: Control of water pollution from linear construction projects: Site guide (Murnane et al. 2006); and
- Inland Fisheries Ireland (2016). Guidelines on Protection of Fisheries during Construction Works in and Adjacent to Waters.

Silt traps, and silt fences will be provided by the contractor where necessary to prevent silts and soils being washed away by heavy rains during the course of the construction phase. Surface water runoff and water pumped from the excavation works will be discharged via a silt trap / settlement pond to the existing foul drainage network.

In addition, the following general measures will be undertaken:

- Where required, designated impermeable cement washout areas will be provided;
- Run-off from the working site or any areas of exposed soil will be channeled and intercepted at regular intervals for discharge to silt-traps or lagoons with over-flows directed to land rather than to a drain;
- Silty water generated on site will be treated using silt traps/settlement ponds and temporary interceptors and traps will be installed until such time as permanent facilities are constructed;
- Storm drain inlets which could receive stormwater from the project will be protected throughout the construction phase;
- A regular review of weather forecasts of heavy rainfall will be conducted, and a contingency plan will be prepared for before and after such events to minimise any potential nuisances. As the risk of the break-out of silt laden run-off is higher during these weather conditions, no work will be carried out during such periods where possible;
- Any imported materials will, as much as possible, be placed on site in their proposed location and double handling will be avoided. Where this is not possible designated temporary material storage areas will be used;
- These temporary storage areas will be surrounded with silt fencing to filter out any suspended solids from surface water arising from these materials;
- All containment and treatment facilities will be regularly inspected and maintained;
- All personnel working on site will be trained in pollution incident control response; and
- If portaloos and/ or containerized toilets and welfare units will be used to provide facilities for site personnel, all associated waste will be removed from site by a licensed waste disposal contractor.

Under no circumstances will any untreated wastewater generated onsite (e.g. from equipment washing, road sweeping) be released into nearby drains.

Control of Emissions to Soil and Groundwater

The following measures should be put in place:

- No direct untreated point discharge of construction runoff to groundwater will be permitted;

- Where a pollution incident is detected, construction works will be stopped until the source of the construction pollution has been identified and remedied;
- Groundwater may be encountered during the construction works. Where water must be pumped from the excavations, water will be managed in accordance with best practice standards (i.e., CIRIA – C750) and regulatory consents; and
- Any excavated and potentially contaminated stockpiled soils will be constructed/ located/ sheeted in a manner that ensures water is contained within the site boundary.

Foul Water Drainage

In order to reduce the risk of defective or leaking foul sewers, the following remedial measures will be implemented:

- All new foul sewers will be tested by means of an approved air test during the construction phase in accordance with Irish Waters Code of Practice and Standard Details;
- All private drainage will be inspected and signed off by the Design Engineer in accordance with the Building Regulations Part H and BCAR requirements.
- Foul sewers will be surveyed by CCTV to identify possible physical defects;
- The connection of the new foul sewers to the public sewer will be carried out under the supervision of Irish Water and will be checked prior to commissioning; and
- Prior to commencement of excavations in public areas, all utilities and public services will be identified and checked, to ensure that adequate protection measures are implemented during the construction phase.

Therefore, it is considered that the Proposed Development will not cause any significant adverse effects on the hydrology and hydrogeology within the site of the Proposed Development, or the surrounding above and below ground area.

4.3.3.5 Biodiversity

An Ecological Impact Assessment (EcIA) was carried out by Enviroguide for the Proposed Development (2024). The EcIA assessed the potential effects of the Proposed Development on habitats and species; particularly those protected by national and international legislation or considered to be of particular nature conservation importance. The report describes the ecology of the Proposed Development area, with emphasis on habitats, flora and fauna, and assessed the potential effects of the construction and operational phases of the Proposed Development on these ecological receptors.

The EcIA concluded that, provided the mitigation measures proposed within the EcIA together with all best practice development standards as outlined in the CEMP are carried out in full, there will be no significant negative impact to any KER habitat, species group or biodiversity as a result of the Proposed Development.

The targeted ecological surveys allowed for the identification of a county significant population of wintering birds present within the ZOI of the site (Oranmore Bay), and through careful evaluation of the potential impacts it is considered that a proportionate and effective solution to

mitigate for potential disturbance or displacement of this species from Oranmore Bay during Construction has been achieved.

Additionally, the Landscaping Plan for the Proposed Development was designed to offset some of the habitat loss that will result from the Proposed Development, while the addition of Reptile Hibernacula, Hedgehog Highways and Swift and Bat Boxes will provide enhancements for smaller fauna that may already be present at the Site, and even further offset the loss of habitats (Enviroguide, 2024).

An Appropriate Assessment (AA) Screening Report has been prepared for the Proposed Development by Enviroguide (2024). The AA Screening Report concluded that a degree of uncertainty exists in whether the Proposed Development could give rise to potentially significant effects on two nearby European sites, namely:

- Inner Galway Bay Special Area of Protection (SPA); and
- Galway Complex Special Area of Conservation (SAC).

Therefore, a Natura Impact Statement (NIS) has been prepared for the Proposed Development by Enviroguide (2024). This NIS details the findings of the Stage 2 Appropriate Assessment conducted to further examine the potential direct and indirect adverse effects of the Proposed Development on the aforementioned European sites. Where potentially significant effects were identified, a range of mitigation and avoidance measures have been suggested to avoid them. The NIS has concluded that, once the avoidance and mitigation measures are implemented as proposed, the Proposed Development will not have an adverse effect on the integrity of the above European sites, individually or in combination with other plans and projects. Where applicable, a suite of monitoring surveys have been proposed to confirm the efficacy of said measures in relation to ensuring no adverse impacts on the habitats of the relevant European sites have occurred.

As a result of the complete, precise and definitive findings in of the NIS, it has been concluded, beyond reasonable scientific doubt, that the Proposed Development will have no significant adverse effects on the Qualifying Interests (QIs), Special Conservation Interests (SCIs) and on the integrity and extent of Galway Bay Complex SAC or Inner Galway Bay SPA. Accordingly, the Proposed Development will not adversely affect the integrity of any relevant European site.

Therefore, it is considered there will be no significant, adverse effects to any valued habitats or individual or group of species as a result of the Proposed Development.

4.3.3.6 Archaeology, Architecture and Cultural Heritage

An Archaeological Assessment was carried out for the Proposed Development by John Cronin and Associates (2024). This report concluded that;

> *"The proposed development site has been archaeologically assessed through desk-based research and evaluation, archaeological inspection, and geophysical survey. A small number of geophysical anomalies of potential archaeological interest have been identified, however, none have been deemed as definitively archaeological in nature. Overall, the site can be considered to have a low to moderate archaeological potential and further archaeological evaluation will be required."*

The Archaeological Assessment recommends "*that a programme of archaeological testing be undertaken prior to commencement of site development works. At a minimum the proposed*

archaeological testing programme should target the geophysical anomalies of archaeological potential identified in the recent programme of archaeological geophysical survey. Should archaeological deposits be identified during archaeological testing, additional archaeological works, including archaeological excavation and recording will be undertaken prior to site construction to preserve these deposits by record."

Based on the conclusion of the Archaeological Assessment there will be no significant, adverse effect on Archaeology, Architecture and Cultural Heritage as a result of the Proposed Development.

4.3.3.7 Material Assets and Land

A new connection will be made from the existing 350mm diameter asbestos watermain under the Coast Road south of the site. Refer to AKM drawings 23011-AKM-XXXX-XX-DR-C01-300003 for the watermain layout. The Uisce Éireann (UE) Confirmation of Feasibility (CoF) letter dated the 27th of April 2023 (UE CoF Reference: CDS23001839) states that the proposed water supply connection is feasible without infrastructure upgrade by UE.

Electricity to the site will be provided via the national grid. It is not anticipated that the Proposed Development will require such quantities of these material assets which are sufficient to result in significant impacts on the surrounding environment.

All construction waste will be treated by using appropriately authorised waste disposal or materials recovery facilities. All waste will be consigned using an appropriately authorised waste collection contractor. During the operational phase of the Proposed Development, all waste will be collected by appropriately authorised waste collection contractors and will be treated at suitably authorised waste disposal or materials recovery facilities.

It is considered that the Proposed Development will be in keeping with the surrounding land uses and the zoning of the area, and the material assets will not be affected in any way by the construction or operational phases.

Therefore, it is considered that there is sufficient capacity to service the Proposed Development in this aspect, and there will be no significant adverse impact on the material assets and land.

4.3.3.8 Landscape and Visual Amenity

A Landscape and Visual Impact Assessment has been prepared for the Proposed Development by Model Works Ltd (2024) and has concluded that the landscape and visual impacts of the development would be positive. No negative impacts have been identified. The Proposed Development would make a positive contribution to the planned evolution of the Garraun area towards a sustainable residential neighbourhood.

Therefore, it is concluded that there will be no likely significant adverse landscape and visual effects as a result of the Proposed Development.

4.3.3.9 Population and Human Health

The Outline CEMP ensures that all applicable environmental health and safety regulation is complied with throughout the construction phase thereby ensuring that this phase of the Proposed Development will not result in significant effects on human health or the environment.

The construction and operational phases of the Proposed Development will provide for an increase of employment in the area which will have a slight positive impact on human health.

Therefore, on examination of the above, it is concluded that the Proposed Development is not likely to have any significant adverse impact on population and human health.

4.3.3.10 Resource and Waste Management

All construction waste will be disposed of using suitably authorised waste disposal or materials recovery facilities. Due to the use of licensed waste collection/waste disposal facilities, it is not predicted that the production of waste will cause any likely significant effects on the environment. An RWMP has been prepared for the Proposed Development by AKM Consulting Engineers (2024) which sets out how waste will be managed in in accordance with current legal and industry standards including the Waste Management Acts 1996 - 2011 and associated Regulations, Protection of the Environment Act 2003 (as amended with EPA Acts 1992 to 2013), Litter Pollution Act 1997 (as amended).

Implementation of the Operational Waste Management Plan (AKM Consulting Engineers, 2024) will ensure a high level of recycling, reuse and recovery at the Proposed Development. All recyclable materials will be segregated at source to maximise diversion of materials from landfill, thus contributing to the targets set out in the National Waste Management Plan for a Circular Economy (NWMPCE) 2024-2030. The designated areas for waste storage will provide sufficient room for the required receptacles in accordance with the details of this strategy.

It is therefore concluded that the Proposed Development will not result in significant adverse resource or waste management related effects.

4.3.3.11 Interaction

The interactions between impacts on different environmental factors have been addressed throughout this EIA Screening Report. The environmental interactions between all factors assessed are deemed to be insignificant both in the short term and the long term for the construction and operation of the Proposed Development.

When considering interactions, the assessor has been vigilant in assessing pathways – direct and indirect – that can magnify effects through the interaction. In practice many effects have slight or subtle interactions with other disciplines. However, it is concluded that most inter-relationships are neutral in effect when appropriate control measures are incorporated into the operation of the Proposed Development.

4.3.4 Probability of the Impact

No significant environmental effects are predicted for the project post construction. Noise and dust pollution may occur during the construction phase; however, these are considered as not being significant or likely to cause nuisance, due to the mitigation measures that will be employed.

4.3.5 Expected Onset, Duration, Frequency and Reversibility of the Impact

Any potential impacts associated with the construction phase of the Proposed Development will be temporary and characteristic of a typical urban development project. Negative impacts such as noise or dust during the construction and demolition phases will be temporary and reversible through the correct implementation of the appropriate control measures. Permanent, positive

impacts will be experienced as a result of the Proposed Development in terms of human health through the generation of employment opportunities during the construction and operational phases. Furthermore, the Proposed Development will contribute positively towards addressing the national critical shortage in housing supply.

4.3.6 Cumulation with Other Projects

Cumulative Impacts are defined in European Commission's Guidelines for the *Assessment of Indirect and Cumulative Impacts as well as Impact Interactions* 1999 as "*impacts that result from incremental changes caused by other past, present or reasonably foreseeable actions together with the project*". Effects which are caused by the interaction of effects, or by associated or offsite projects, are classed as indirect effects. Cumulative effects are often indirect, arising from the accumulation of different effects that are individually minor.

Plans and projects in the surrounding area that could have the potential to result in cumulative effects were reviewed from data sources including:

- Galway County Council website: https://www.eplanning.ie/GalwayCC/searchexact
- Galway City Council website: https://www.galwaycity.ie/online-planning-system
- An Bord Pleanála website: http://www.pleanala.ie/
- EIA Portal, as provided by the Department of Housing, Planning and Local Government: https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1

Any planning applications listed as granted or decision pending from within the last five years were assessed for their potential to act in-combination with Proposed Development and cause likely significant effects on the environment. Long-term developments granted outside of this time period were also considered where applicable. Table 4-8 details existing granted planning permissions that may have the potential to act in-combination with the current Proposed Development.

Table 4-5: Potential Cumulative Schemes

Planning Reference	Planning Authority	Status	Location
161262	**Galway County Council**	**Permission Granted**	**750m East**
For residential development. The proposed development will consist of the provision of a total of 41. no. dwellings as follows - 7 no. three storey detached units, 8 no. three storey semi-detached units, 18 no. two storey semi-detached units, 1 no. two storey detached unit and 7 no. two storey terraced units together with all associated landscaping and site works and connection to existing services and will include demolition of an existing single storey building. Gross floor space of proposed development: 6249sqm,demolition 176.1sqm.			
171268	**Galway County Council**	**Permission Granted**	**1.6km Southeast**
For development on site which extends to 4.48ha, on the northern side of the old Dublin Road (R338). The proposed development will consist of the following: (1) construction of 76 no. residential units comprising: 9 no. blocks of House Type A (18 no. houses), 3 no. blocks of House Type B (6 no. houses), 5 no. blocks of House Type C (10 no. houses), 2 no. blocks of House Type D (4 no. houses), 5 no. blocks of House Type E(20 no. houses), 2 no. block of House Type G (8 no. houses), 1 no. block of House Type 6 (1 no. houses), 1 no. block of House Type 07 (1 no. houses), 1 no. block of House Type H (8 no. apartments); (2) provision of shared communal and private open space and site landscaping; (3) onsite and visitor carparking; (4) vehicular and pedestrian access from R338; and (5) all associated site development works (gross floor space 9,079.3sqm).			

Cumulative impacts are most likely to arise due to potential pollution and nuisance during the construction phase. Good construction management practices, as outlined within the Outline Construction Environmental Management Plan will minimise the risk of pollution and nuisances

from construction activities at the site. The appointed contractor will be responsible for the full implementation of management and mitigation measures.

Based on the findings in Section 4.3 of this EIA Screening Report:

- Standard practice environmental management and specific mitigation measures will be implemented as detailed in the Outline CEMP to ensure that there is no impact on noise and air quality during the construction phase;
- Based on the data and evaluations within the Traffic and Transport Assessment, the assessment concluded that the construction and full occupation of the Proposed Development will have a negligible and unnoticeable impact on the operation of the adjacent road network; and
- The AA Screening Report and NIS have concluded that, once the avoidance and mitigation measures are implemented as proposed, the Proposed Development will not have an adverse effect on the integrity of the above European sites, individually or in combination with other plans and projects. Where applicable, a suite of monitoring surveys have been proposed to confirm the efficacy of said measures in relation to ensuring no adverse impacts on the habitats of the relevant European sites have occurred (Enviroguide, 2024).

In conclusion, subject to the implementation of mitigation measures in terms of traffic movement, noise and dust which are outlined within this EIA Screening Report, it is not considered that cumulative impacts from the Proposed Development and other offsite projects as listed above are likely to result in significant effects on the environment.

4.3.6.1 Relevant Policies and Plans

The following policies and plans were reviewed and considered for possible in-combination effects with the Proposed Development.

- Galway County Development Plan 2022 - 2028
- Galway County Heritage and Biodiversity Plan 2024-2030
- National Biodiversity Action Plan 2023-2030

The Proposed Development has also been assessed under Article 81A(5)(c)(ii). of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations:

“Where an applicant is submitting to the planning authority the information specified in Schedule 7A, the information will be accompanied by any further relevant information on the characteristics of the Proposed Development and its likely significant effects on the environment, including, where relevant, information on how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account.”

The Galway County Heritage and Biodiversity Plan 2024-2030, the National Biodiversity Action Plan 2023-2030 and the Galway County Development Plan 2022-2028 are set out to protect and improve biodiversity. An NIS and AA Screening were carried out for the Proposed Development (Enviroguide, 2024) and concluded that activities associated with the Proposed Development either alone, or in-combination with other projects or land uses, will not have any direct or indirect significant effects on any European sites.

On examination of the above, it is considered that there are no means for the Proposed Development to act in-combination with any plans or projects, that would cause any likely significant adverse effects on the surrounding environment. The most significant potential for adverse cumulative effects in combination with other projects in the area is in the potential for water pollution, noise, dust, airborne pollutants and/or vibrations, visual effects and increased traffic. However, the adherence and full implementation of the appropriate control measures will ensure no potential for cumulative effects to arise. Furthermore, any potential effects during the construction phase will be temporary and last only for the duration of this phase.

4.3.7 Possibility of Effectively Reducing the Impact

Based on the adherence and implementation of the reports and assessments discussed in this report, it is concluded that no significant environmental effects will occur as a result of the Proposed Development due to the proposed control measures in place that will reduce any potential significant effect.

5 Summary of Assessment Findings

Table 5-1 presents a summary of the assessment findings throughout this EIA Screening Report, including a determination of the significance of the effects for the criteria as listed in Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended.

Table 5-1: Summary of Assessment Findings

Characteristics of Proposed Project		Significant Impacts
Size of the Subject Site	The site of the Proposed Development is 5.5 hectares	The size of the Proposed Development is considered to fall below the relevant EIA size thresholds set out in EIA Regulations.
Nature of any Associated Demolition Works	The Proposed Development will involve the demolition of the existing shed and associated structures on site.	No likely significant effects identified as a result of the Proposed Development.
Use of Natural Resources	It is not foreseen that any extensive use of natural resources is required for the Proposed Development.	No likely significant effects identified as a result of the Proposed Development.
Production of Waste	There will be an increase in waste in the form of construction waste during the construction phase of the Proposed Development. All construction waste will be collected by appropriately authorised waste collection contractors and will be transferred to appropriately authorised waste facilities for recycling, recovery or disposal. Therefore, it is not predicted that the production of waste will cause any	No likely significant effects identified as a result of the Proposed Development.

	likely significant effects on the environment. Due to the scale of the Proposed Development, in combination with the use of the authorised waste collection/waste treatment facilities, it is not predicted that the production of waste will cause any likely significant effects on the environment.	
Pollution and Nuisances	The construction phase could give rise to temporary nuisances (noise or dust). However, it is not predicted that these effects will be significant, as they will be temporary and short- term in duration for the construction phase, and adequate noise and dust control measures will be put in place for the duration of the Proposed Development. It will be ensured that all applicable environmental health and safety regulations are complied with throughout the construction phase thereby ensuring that the Proposed Development will not result in significant effects on human health or the environment resulting from potential pollution or nuisance.	No likely significant effects identified as a result of the Proposed Development.
Risk of Major Accidents and/or Disasters	During construction and operations, it is anticipated that the risk of accidents and/or disasters will be insignificant due to adherence to emergency type specific corrective action measures. The potential for the construction or operational phase of the Proposed Development to result in any major accidents and /or disasters can be considered low. This is based on the correct implementation of all standard health and safety	No likely significant effects identified as a result of the Proposed Development.

	procedures, and the lack of substances that will be used in the Proposed Development which may cause concern for having likely significant effects on the environment.	
Risk to Human Health	During the construction and operational phase, due to best management practices and good housekeeping, it is not foreseen that there will be any adverse effects to human health.	No likely significant effects identified as a result of the Proposed Development.
Location of the Project		
Existing and Approved Land Use	In the context of the Galway County Development Plan 2022 - 2028, it is considered that the Proposed Development is compliant with the zoning objective which governs the future development of the lands.	No likely significant effects identified as a result of the Proposed Development.
Relative Abundance, Availability, Quality and Regenerative Capacity of Natural Resources	The effects are considered to be negligible for this Proposed Development in relation to the regenerative capacity of natural resources in the area.	No likely significant effects identified as a result of the Proposed Development.
Absorption Capacity of the Natural Environment	Having regard to the criteria which have been subject to analysis, it is considered that the site has a high absorption capacity to facilitate the scale and nature of the Proposed Development and there is no likelihood of significant environmental effects.	No likely significant transboundary effects identified as a result of the Proposed Development.
Characteristics of Potential Impacts		
Magnitude and Spatial Extent of the Impact	The Proposed Development use is consistent with land use in this location and the effects are considered to be insignificant with regards to this project, due to the nature and scale of the proposed works.	No likely significant transboundary effects identified as a result of the Proposed Development.

	The operational phase will result in an increase in the population of the area, and it will have a positive impact on the long-term supply needs of housing and accommodation nationally. Furthermore the construction phase and the operational phase will also result in an economic benefit through the creation of jobs.	
Transboundary nature of the Impact	There are no transboundary effects envisaged for the Proposed Development.	No likely significant transboundary effects identified as a result of the Proposed Development.
Intensity and Complexity of the Impact	During construction, temporary and intermittent effects are predicted due to potential noise and dust, however these effects will be localised, insignificant, and last only for the duration of this phase. Construction and operational control measures are identified within the Outline CEMP and will ensure that there will be no nuisance or effects from the Proposed Development beyond the site boundary. There are no aspects to the Proposed Development which are considered to be of unusual magnitude or complexity, and any potential effects are considered to be consistent with projects of this scale.	No likely significant transboundary effects identified as a result of the Proposed Development.
Probability of the Impact	No significant environmental effects are predicted for the Proposed Development during operations. Noise and dust pollution may occur during the construction and operational phases; however, these are considered as not being significant or likely to cause nuisance, due to the mitigation measures that will be employed to ensure limit values will not be exceeded.	No likely significant transboundary effects identified as a result of the Proposed Development.

Expected Onset, Duration, Frequency and Reversibility of the Impact	Any potential impacts associated with the construction phase of the Proposed development will be temporary and characteristic of a typical suburban development project. No adverse medium or long-term effects are expected to arise and therefore no significant environmental effects are anticipated.	No likely significant transboundary effects identified as a result of the Proposed Development.
Cumulation with other Projects	It is not considered that cumulative effects from the Proposed Development and other existing offsite projects are likely to result in significant effects on the environment.	No likely significant transboundary effects identified as a result of the Proposed Development.
Possibility of Effectively Reducing the Impact	Based on the adherence and implementation of the reports and assessments discussed in this report, it is concluded that no significant environmental effects will occur as a result of the Proposed Development due to the proposed control measures in place that will reduce any potential significant effect.	No likely significant transboundary effects identified as a result of the Proposed Development.

6 EU LEGISLATION CONSIDERATION IN ACCORDANCE WITH ARTICLE 103(1A)A

Table 6-1: EU Legislation Consideration In Accordance With Article 103(1a)A

EU Legislation	Nature of the assessment completed	Conclusion of the assess-mint	How taken into account
Directive 92/43/EEC (as amended), The Habitats Directive	• Appropriate Assessment Screening Report • Natura Impact Statement • Ecological Impact Assessment Report	No significant effects once proposed control measures are implemented.	Section 4.27 and 4.3.3
Directive 2000/60/EC (as amended), EU Water Framework Directive	• Appropriate Assessment Screening Report • Construction Environmental Management Plan • Site-Specific Flood Risk Assessment	No significant effects once proposed control measures are implemented.	Section 4.3.3
Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (SEA Directive)	• Environmental Impact Assessment Screening Report • Planning Report • Galway County Development Plan 2022 - 2028	No significant effects once proposed control measures are implemented.	Section 4.2
Directive 2002/49/EC (as amended) on the assessment and management of environ-mental noise	• Construction Environmental Management Plan	No significant effects once proposed control measures are implemented.	Section 4.3.3

EU Legislation	Nature of the assessment completed	Conclusion of the assessment	How taken into account
Directive 2008/50/EC (as amended) on ambient air quality and cleaner air for Europe	• Construction Environmental Management Plan	No significant effects once proposed control measures are implemented.	Section 4.3.3
Directive 2007/60/EC on the assessment and management of flood risks	• Site-Specific Flood Risk Assessment	No significant effects once proposed control measures are implemented.	Section 4.2
Other relevant provision of EU law	**Nature of the assessment completed**	**Results of the assessment**	**How taken into account**
Bern and Bonn Convention & Ramsar Convention.	• Appropriate Assessment Screening Report • Ecological Impact Assessment Report	No significant effects once proposed mitigation measures are implemented.	Section 4.3.3
Directive 2006/21/EC (as amended) on the management of waste from extractive industries	• Not relevant to the Proposed Development.	N/A	N/A
Directive (EU) 2018/850 on the landfill of waste	• Resource Waste Management Plan • Operational Waste Management Plan	No significant effects once proposed control measures are implemented.	Section 4.3.3
Directive 2008/98/EC on waste and repealing certain Directives as amended by Directive 2018/851/EU	• Resource Waste Management Plan • Operational Waste Management Plan	No significant effects once proposed control measures are implemented.	Section 4.3.3
Directive 2010/75/EU (as amended) on industrial emissions	• Not relevant to the Proposed Development.	N/A	N/A
Regulation (EC) No 166/2006 (as amended) concerning the establishment of a European Pollutant Re- lease and Transfer Register	• Not relevant to the Proposed Development.	N/A	N/A

EU Legislation	Nature of the assessment completed	Conclusion of the assessment	How taken into account
Directive 2000/14/EC (as amended) on the approximation of the laws of the Member States relating to the noise emission in the environment by equipment for use outdoors	• Construction Environmental Management Plan • Energy Efficiency in Buildings Statement	No significant effects once proposed control measures are implemented.	Section 4.3.3
Directive 2012/27/EU (as amended) on energy efficiency	• Construction Environmental Management Plan • Energy Efficiency in Buildings Statement	Positive Impact	Section 4.3.3
Directive 2003/87/EC (as amended) establishing a system for greenhouse gas emission allowance trading within the EU	• N/A	N/A	N/A
Regulation (EU) 2018/842 on binding annual greenhouse gas emission reductions by Member States from 2021 to 2030 contributing to climate action to meet commitments under the Paris Agreement and amending Regulation (EU) No 525/2013	• Construction Environmental Management Plan • Energy Efficiency in Buildings Statement	Positive Impact	Section 4.3.3
Regulation (EU) 2018/841 on the inclusion of greenhouse gas emissions and removals from land use, land use change and forestry in the 2030 climate and energy framework, and amending Regulation (EU) No 525/2013 and Decision No 529/2013/EU (Text with EEA relevance) Text with EEA relevance	• Not relevant to the Proposed Development	N/A	N/A
Directive (EU) 2018/2001 (as amended) on the promotion of the use of energy from renewable sources	• Construction Environmental Management Plan • Energy Efficiency in Buildings Statement	Positive Impact	Section 4.3.3

Regulation (EU) No 517/2014 on fluorinated greenhouse gases	• N/A	N/A	N/A
Directive 2012/18/EU on the control of major-accident hazards involving dangerous sub-stances, amending and subsequently repealing Council Directive 96/82/EC	• Not relevant to the Proposed Development	N/A	N/A

7 CONCLUSION

The Proposed Development has been assessed in accordance with the screening criteria set out in Annex III of the European Union 'EIA Directive' and in accordance with the national legislation transposing same, including the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended). It has also been assessed based on Schedule 7 to the Planning and Development Regulations, 2001 as amended. Within Schedule 7A, information to be provided by the Developer for the purposes of screening sub-threshold development for EIA is set out. The Proposed Development has been assessed in accordance with this information.

Based on the assessment carried out in the appropriate sections of this Screening Report, it can be concluded that the Proposed Development will not have significant effects on the environment during both the construction and operational phases.

Having regard to the nature and scale of the Proposed Development on an urban site served by public infrastructure, and the absence of any significant environmental sensitivities in the area, it is concluded that, by reason of the nature, scale and location of the subject site, the Proposed Development would not be likely to have significant effects on the environment and a mandatory Environmental Impact Assessment Report (EIAR) is not required for the Proposed Development.

8 REFERENCES

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