

**TAKA**

**3 NO. NEW-BUILD SOCIAL HOUSING  
AND  
REFURBISHMENT OF EXISTING DWELLING  
AT  
1 MUNSTER AVENUE  
CO. GALWAY**

**REMEDIAL APPROPRIATE ASSESSMENT SCREENING**

**MARCH 2025**

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**DOCUMENT APPROVAL**

<b>PROJECT</b>	3 No. New-Build Social Housing and Refurbishment of an Existing Dwelling, Munster Avenue, Co. Galway	
<b>CLIENT / JOB NO</b>	Taka	7162
<b>DOCUMENT TITLE</b>	Screening for Appropriate Assessment	

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**TAKA**  
**3 NO. NEW-BUILD SOCIAL HOUSING AND REFURBISHMENT OF EXISTING DWELLING,**  
**MUNSTER AVENUE,**  
**CO. GALWAY**  
**SCREENING FOR APPROPRIATE ASSESSMENT**  
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## **1 INTRODUCTION**

### **1.1 BACKGROUND**

Jennings O'Donovan & Partners Limited have been commissioned by Taka to carry out a Stage I Appropriate Assessment Screening under Article 6(3) of Council Directive 92/43/EEC (Habitats Directive) for the Provision of 3 no. new-build social housing units, and Refurbishment of Existing Dwelling at 1 Munster Ave, including associated public realm works. The works hereafter in this report will be identified as 'the Project'.

The purpose of this report is to assess the various elements of the Project in terms of potential impacts to European Sites within the Zone of Influence (Zol) of the Project. Potential cumulative impacts of the overall project, individually and in-combination with other plans and projects within the area of the waterbody catchment were also. Locations where works were carried out were surveyed for the presence of protected habitats and species as set out in the Birds and Habitats Directives.

This proposal is not necessary for the conservation management of a European Site.

### **1.2 AUTHOR'S QUALIFICATION AND EXPERTISE**

This Stage I Appropriate Assessment Screening has been prepared by Dr. Monica Sullivan, Principal Environmental Scientist and Lead Ecologist at Jennings O'Donovan & Partners Limited. She is a full member of the Chartered Institute of Ecology and the Environmental Management and a chartered Environmentalist. Dr. Sullivan has over 36 years' experience in the natural sciences, specialising in fisheries management, aquatic ecology and freshwater invertebrate taxonomy. She has lectured since the mid 1990's – 2017 in invertebrate zoology, ecology and environmental pollution control to both masters and degree students. She was the examiner for the freshwater biology module for the Institute of Fisheries Management, England. Monica's experience includes invasive species surveys, management plans, ecological studies, Environmental Impact Assessment (EIA) screenings, Appropriate Assessment (AA) screenings, Natura Impact Statements (NIS), otter surveys, badger surveys, freshwater macroinvertebrate and instream flora surveys.

Qualified to doctorate level, Monica previously worked as a partner in an environmental consultancy, undertaking fieldwork and specialising in Environmental Assessments of medium to large scale infrastructural projects and the coordination and management of AA and Environmental Impact Assessment processes. She has a clear understanding of the legislative framework governing the extent of environmental investigations, assessments and reports required to secure the necessary approvals on all types of projects. She has extensive experience in management of specialist sub-consultants and working in a team environment and a history of collaborating with participants on research projects. Dr. Sullivan was author and researcher on an Environmental Government Program on invasive species. She is chief author of a chapter in the book Zebra Mussels in Europe and has published many papers on the topic. She spent several years working as both English and Scientific editor for international scientific journals. In 2017, she was expert advisor for 'horizon scan' invasive species workshop.

### 1.3 REGULATORY CONTEXT

Under Section 177U (1) of the Planning Acts, a Screening for AA of the Project shall be carried out by the competent authority (in this case, Galway County Council) to assess in view of best scientific knowledge, if the Project, individually or in combination with other plans or projects, is likely to have a significant effect(s) on any European Sites.

Collectively, Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are referred to as the Natura 2000 Sites. The legal basis on which SACs are selected and designated is the EU Habitats Directive, 92/43/EEC transposed into Irish law by the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011), as amended. The designation features of SACs are referred to as Qualifying Interests (QI) and include both species (excluding birds) and habitats. Similarly, Special Protection Areas (SPA's) are legislated in the Birds Directive 2009/147/EC. The designation features of SPAs are referred to as Special Conservation Interests (SCIs) which comprise bird species as well as wetland bird habitats.

In general terms, SACs and SPAs are considered to be of exceptional importance in terms of rare, endangered or vulnerable habitats and species within the European Community.

Article 6, paragraph 3 of the Habitats Directive states that:

*“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in-combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public”.*

The statutory agency responsible for the European Sites is the National Parks and Wildlife Service of the Department of Culture, Heritage and the Gaeltacht.

This report has been prepared in accordance with current guideline documents:

- Assessment of plans and projects significantly effecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC (EC, 2001)
- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (DEHLG 2009, Revised February 2010)
- Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities. Department of the Environment, Heritage and Local Government (DoEHLG, 2009, revised 2010)
- OPR Practice Note PN01: Appropriate Assessment Screening for Development Management, March 2021, Office of the Planning Regulator
- Communication from the Commission on the Precautionary Principle. Office for Official Publications of the European Communities, Luxembourg, (EC, 2000a)
- European Communities (Birds and Natural Habitats) Regulations, 2011 (S.I. No.477 of 2011).

- Interpretation Manual of European Union Habitats. Version EUR 28. European Commission (EC, 2013).
- EU Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC (EC, 2007)
- Managing Natura 2000 Sites: The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC (EC, 2018)
- Strict Protection of Animal Species, NPWS, 2021

The following European Court and Irish High Court rulings have been considered:

- C-127/02 Waddenzee v Staatssecretaris
- C-258/11 Sweetman v An Bord Pleanála
- C-512/12 Briels
- C-387/12 & C388/15 Orleans and others v Vlaams Gewest
- C-142/15 Moorbug
- C-323/17 People Over Wind and Peter Sweetman v Coillte
- C-162/17 Grace and Sweetman
- C-883/18 Holohan and others v An Bord Pleanála
- IEHC 84 (2019) - Kelly v An Bord Pleanála

Relevant plans from national to local scales are critical to inform a robust assessment of in-combination impacts; these are listed below:

- *National Biodiversity Action Plan, for the period 2023-2027*
- *River Basin Management Plan for Ireland 2018-2021*
- *Galway County Development Plan 2022-2028*

#### 1.4 THE STAGES IN AN APPROPRIATE ASSESSMENT

There are 4 stages in an Appropriate Assessment as outlined in the European Commission Guidance document (2001). The following is a brief summary of these steps:

**Stage 1** – Screening: This stage examines the likely effects of a project either alone or in-combination with other projects upon a European Site and considers whether it can be objectively concluded that these effects will not be significant.

**Stage 2** – Appropriate Assessment: In this stage, the impact of the project on the integrity of the European Site is considered, with respect to the conservation objectives of the site and to its structure and function.

**Stage 3** – Assessment of Alternative Solutions: Should the Appropriate Assessment determine that adverse impacts are likely upon the European Site, this stage examines alternative ways of implementing the project that, where possible, avoid these adverse impacts.

**Stage 4** – Assessment where no alternative solutions exist and where adverse impacts remain: Where imperative reasons of overriding public interest (IROPI) exist, an assessment to consider whether compensatory measures will or will not effectively offset the damage to the European Site will be necessary.

As part of this Screening for Appropriate Assessment, a desk-based study of the European Site within the Zol of the Project is required.

## 1.5 SCREENING METHODOLOGY

The function of the Screening Assessment is to identify whether or not the project will have a likely significant effect on any European Site. In this context “likely” refers to the presence of doubt with regard to the absence of significant effects (ECJ case C-127/02) and “significant” means not trivial or inconsequential but an effect that has the potential to undermine the site’s conservation objectives (ECJ case C-127/02). In other words, any effect that compromises the functioning and viability of a site and interferes with achieving the conservation objectives for the site would constitute a significant effect.

The nature of the likely interactions between the Project and the integrity of a European Site will depend upon the sensitivity of the European Site’s qualifying features to potential impacts arising from the Project; the current conservation status of the European Site and its qualifying features; and any likely changes to key environmental indicators (e.g. water quality) that underpin the conservation status of European Sites and their qualifying features, in-combination with other plans and projects.

The European Commission (2018) Guidelines outline the stages involved in undertaking a Screening Assessment of a project that has the potential to have likely significant effects on European Sites. The methodology adopted for this Screening Assessment is informed by these guidelines and was undertaken in the following steps:

1. Define the project and determine whether it is directly connected with or necessary for the conservation management of European Sites
2. Identify other plans or projects that, in-combination with the project, have the potential to effect European Sites
3. Assess whether or not the project is likely to have significant effects on European Sites in the view of its conservation objectives.

In relation to mobile species listed as qualifying features of European Sites, the following guidance was used to identify whether it recommends the European Site is located within the Zol of the Project:

- SPAs with mobile bird species: “Assessing connectivity with Special Protection Areas (SPAs)” (2016) guidance document was used to identify connectivity between the Project site and SPAs in the wider surrounding area (SNH, now Natural Scotland) as applicable.
- SACs with bats as a qualifying feature were included when the Project occurred within the core sustenance zone of the qualifying bat population

## 1.6 DESK STUDY

A desk study was carried out to collate the available information on the ecological environment of the Project area. The National Parks and Wildlife Service (NPWS) database was consulted concerning

designated conservation areas and records of rare and protected plant and animal species in the vicinity of the Project. The National Biodiversity Data Centre (NBDC) website was also consulted.

One kilometre Grid square 'M2924' incorporates the entire Project and also the wider landscape with varying ecological features. Grid 'M2924' contains fifty protected species recorded including Common Frog (*Rana temporaria*), Arctic Tern (*Sterna paradisaea*), Barn Swallow (*Hirundo rustica*), Bar-tailed Godwit (*Limosa lapponica*), Black-headed Gull (*Larus ridibundus*), Black-tailed Godwit (*Limosa limosa*), Brent Goose (*Branta bernicla*), Common Greenshank (*Tringa nebularia*), Common Kingfisher (*Alcedo atthis*), Common Linnet (*Carduelis cannabina*), Common Pheasant (*Phasianus colchicus*), Common Redshank (*Tringa totanus*), Common Snipe (*Gallinago gallinago*), Common Starling (*Sturnus vulgaris*), Common Swift (*Apus apus*), Common Tern (*Sterna hirundo*), Common Wood Pigeon (*Columba palumbus*), Dunlin (*Calidris alpina*), Eurasian Curlew (*Numenius arquata*), Eurasian Oystercatcher (*Haematopus ostralegus*), Eurasian Teal (*Anas crecca*), European Shag (*Phalacrocorax aristotelis*), Great Black-backed Gull (*Larus marinus*), Great Cormorant (*Phalacrocorax carbo*), Great Crested Grebe (*Podiceps cristatus*), Great Northern Diver (*Gavia immer*), Herring Gull (*Larus argentatus*), House Martin (*Delichon urbicum*), House Sparrow (*Passer domesticus*), Lesser Black-backed Gull (*Larus fuscus*), Little Grebe (*Tachybaptus ruficollis*), Little Gull (*Larus minutus*), Mallard (*Anas platyrhynchos*), Mew Gull (*Larus canus*), Mute Swan (*Cygnus olor*), Northern Wheatear (*Oenanthe oenanthe*), Red-breasted Merganser (*Mergus serrator*), Ringed Plover (*Charadrius hiaticula*), Rock Pigeon (*Columba livia*), Sandwich Tern (*Sterna sandvicensis*), Sky Lark (*Alauda arvensis*), Tufted Duck (*Aythya fuligula*), Sea Lamprey (*Petromyzon marinus*), Common Porpoise (*Phocoena phocoena*), Common Seal (*Phoca vitulina*), Grey Seal (*Halichoerus grypus*), Striped Dolphin (*Stenella coeruleoalba*), Daubenton's Bat (*Myotis daubentonii*), European Otter (*Lutra lutra*), Pine Marten (*Martes martes*) and Soprano Pipistrelle (*Pipistrellus pygmaeus*).

The majority of these protected species are birds, many of whom will be utilising the tidal mudflats and sandflats of Galway Bay Complex SAC [000268] which extends over 744ha and similarly the Inner Galway Bay SPA [004031] wetlands, that extend over a wide expanse of 13,267 hectares. Galway Bay also supports otter, common and grey seals, striped dolphins and common porpoise. Other species such as pine marten are likely to be utilising local suitable habitats such as Saint Mary's Priory gardens, frogs - wet grassland areas, passerine birds - local hedgerows, treelines and gardens and barn swallows – local farmyard / outbuildings.

The Galway County Development Plan 2022-2028 and the Galway County Council planning enquiry website were reviewed to identify any proposed plans or projects which may have a direct, indirect or cumulative impact with the Project.

## 1.7 FIELD STUDY

A Site visit was carried out on 16<sup>th</sup> January 2024. The initial survey involved walking all aspects of the site and identifying habitats. Habitat classification followed Fossitt (2000) and the floral nomenclature used followed Parnell and Curtis (2012) and Scannell and Synnott (1987). The locations where works

will be carried out were also surveyed for the presence of invasive species (as listed in the Third Schedule of S.I. No. 477 of 2011, EC (Birds and Natural Habitats) Regulations 2011).

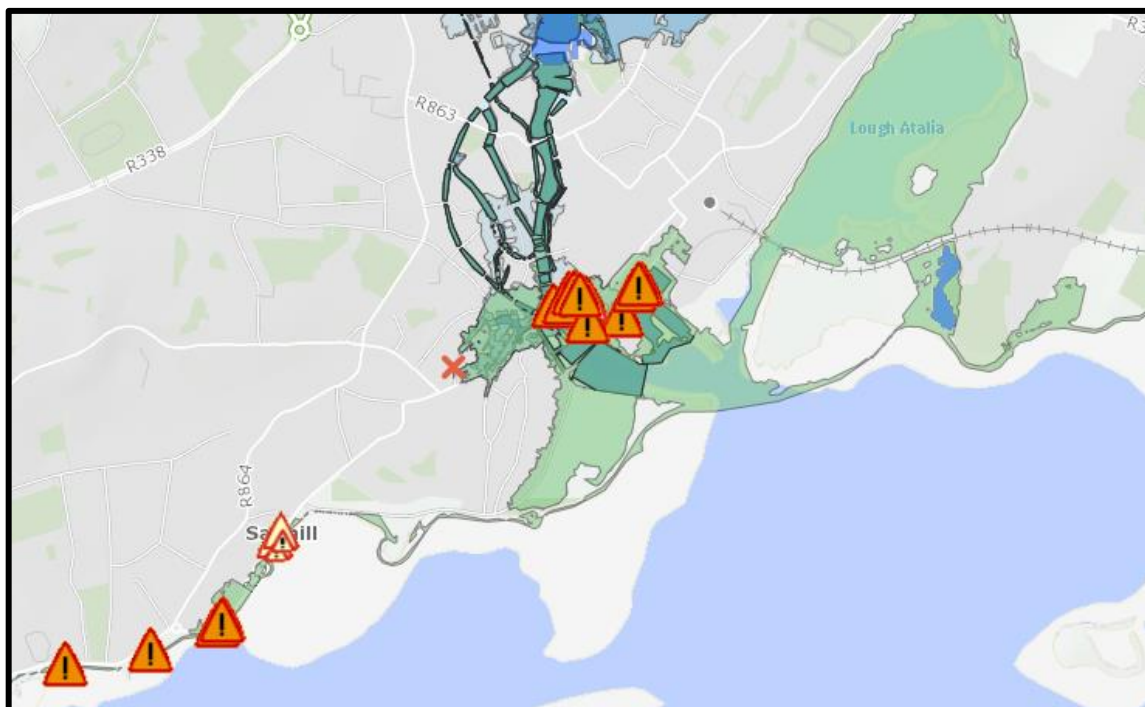
## 1.8 LIMITATIONS

The survey was carried out outside of the optimum survey period for identifying flowering plants, including invasive species. Identification of flowering plants outside of the growing season can be challenging and whilst a number of invasive species are identifiable throughout the year (e.g. Japanese Knotweed), the time of year in which the survey was undertaken must be considered alongside the results. Nonetheless, an outline of the habitats onsite according to Fossitt (2000) was achievable at this time of year.

## 1.9 FLOODING

Office of Public Works (OPW) website and the CFRAM study were accessed (March, 2025) to determine flood areas within and near the Project. Information is available that shows the probability of flooding at and in the vicinity of the Project, along with records of past flood events.

The Project itself has no surface or groundwater records of flooding events (including winter 2015/2016 Geological Survey Ireland surface water flooding records). The Project itself has no coastal or fluvial flood events. The nearest historical previous flood event occurred, approximately 300m northeast of the Project. Due to the elevated aspect of the site, there have been no historic flood events and there is no foreseen risk of a flood event extending to the Project in the future.



**Figure 1.1:** Flood Map for the Proposed Works (Source: FloodInfo.ie, 2025)

Given that the works are strictly focused at the project site there is no potential for any effect on local groundwater. No groundwater was encountered at 0.50m excavation during the soak away test (GI, March 2024) The transitional Waterbody WFD Status 2016-2021 for the Garavogue Estuary

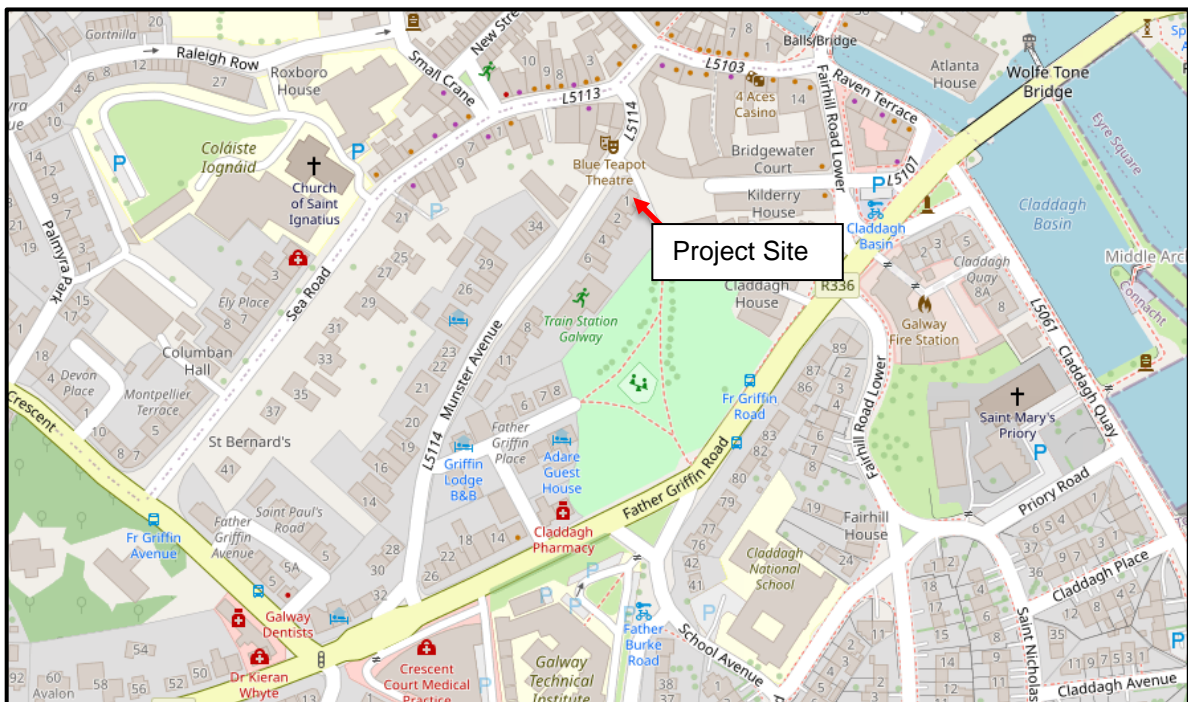
(IE\_WE\_470\_0100) which includes the adjacent waters to the Project is 'Moderate' and identified as 'Unpolluted'.

The associated ground waterbody (GWB) is Spiddal (EPA Code IE\_WE\_G\_0004). Spiddal GWB is 'Poorly productive bedrock' and covers an overall area of approximately 823km<sup>2</sup>. The Water Framework Directive (WFD) latest status for the GWB is 'Not at risk'. The 2016-2021 overall groundwater status is 'Good', indicating no change from the previous monitoring periods 2013-2018 and 2010-2015 status.

## 2 PROJECT DESCRIPTION

### 2.1 SITE LOCATION

The Project is located on Munster Avenue, off William Street West, within Galway City (Figure 2.1). The proposed site is located on the south eastern side of Munster Avenue. The subject site is located approximately 175m west of the River Corrib and circa 750m north of the Atlantic Sea. The site covers an area of approximately 375m<sup>2</sup> on plan and is currently occupied by a single, end of terrace residential building. The site is bounded by Munster Avenue to the western boundary. A continuation of the residential terraced properties lies to the south of the site. Fr. Burke Park lies to the west along with a small commercial unit and associated carpark. A pedestrian path extends the full length of the site boundary to the west along the length of Munster Avenue. Generally, the site has a slight fall from east to west with a finished ground level of 3.75m to the east and 3.16m to the west of the site.



**Figure 2.1:** General location of the Project

As per the Galway City Council City Centre Zoning Map, as part of the Galway City Council Development Plan 2023-2029 the site has been zoned "R", "Residential". A review of the online planning file for the site confirms that there are no current planning permissions active on the subject site.

## 2.2 PROPOSED WORKS

The development will consist of the partial demolition of the existing single storey extension to the northern gable of the parent building. The demolition will create the space required for a three storey residential development containing 3 No. one bed roomed apartment unit per floor. Each apartment will be accessed by means of an external staircase. The existing boundary wall to the north of the site will be demolished to provide bicycle storage along with pedestrian access to the existing and proposed units.

The full method statement for this Project is located in Appendix II.

## 3 RECEIVING ENVIRONMENT

### 3.1 GEOLOGY AND SOILS

The quaternary sediments at the site of the Project are classified as 'Urban'.

The Project is located entirely within the Metagabbro & orthogneiss suite. This bedrock formation is described by the Geological Survey of Ireland as 'Undifferentiated Quartz-Diorite Gneiss (Qd), Quartz Diorite Gneiss & Granitic Gneiss (Qg) and Metagabbro and Related Lithologies (Mg)'. Corine 2018 denotes this area as *continuous urban fabric with artificial surfaces*.

### 3.2 HYDROLOGY AND HYDROGEOLOGY

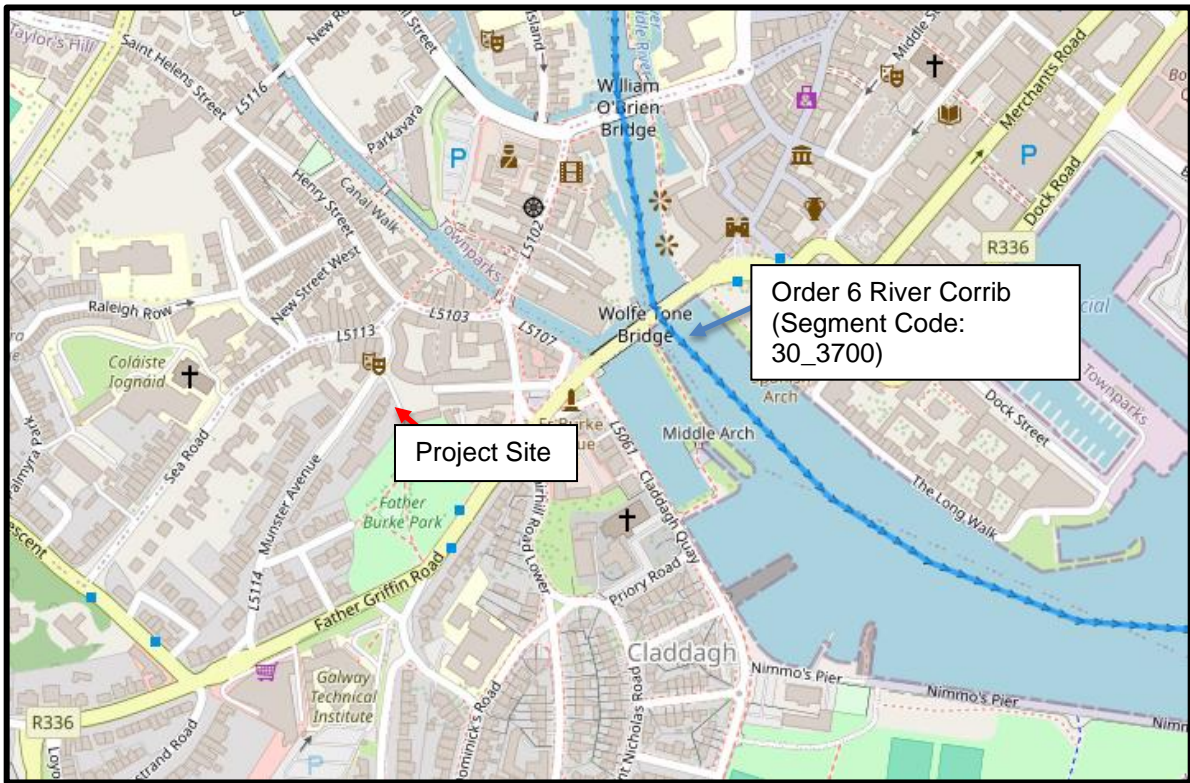
The site overlies bedrock which is classified as '*Poor Aquifer - Bedrock which is Generally Unproductive except for Local Zones*'. The groundwater vulnerability at the site is classified as 'High'.



**Figure 3.1:** WFD River Sub Basin (RSB) and orthographic view of surrounding landscape

The Project is wholly located within the Corrib\_020 WFD River Sub Basin (RSB) (IE\_WE\_31K160960) covering an area of approximately 8.31km<sup>2</sup> (Figure 3.1). The RSB had 'Good' ecological status for the 2016-2021 period.

The nearest watercourse the order 6 River Corrib (Segment Code: 30\_3700) lies approximately 200 metres east of the Project (Figure 3.2). The River Corrib flows in a south easterly direction for approximately 870 metres before entering Galway Bay, part of Galway Bay Complex SAC and Inner Galway Bay SPA. The River subsequently discharges into the Atlantic Ocean.



**Figure 3.2:** Watercourses and waterbodies in the vicinity of the Project

Currently, the groundwater in the area has no significant underlying pressures, including waste abstraction, agriculture, anthropogenic, aquaculture, atmospheric, extractive industry, hydro morphology, invasive species, urban runoff or otherwise (EPA Water Maps, accessed 14<sup>th</sup> March, 2025). The Project is however within a groundwater area denoted as SAC habitat sensitive and SAC species sensitive, as well as SPA habitat sensitive (EPA Maps website, accessed March 2025). The Project is also within the Spiddal groundwater body for the abstraction of drinking water (Article 7- EPA code IEPA1\_WE\_G\_0004).

The EPA Maps (Water) website was also accessed (March 2025) to examine the Project area and its environs for nitrate and phosphorus loading and Pollutant Impact Potential (PIP). PIP maps for Nitrogen (N) and Phosphorus (P) have been generated by the EPA to show the highest risk areas in the landscape for losses of N and P to waters. The PIP model estimates the annual nutrient losses from agricultural land at specific locations, using spatial data from farm management, soils and hydrogeology. This model estimates loads at an annual temporal resolution.

The area immediately surrounding the Project encompasses Galway City and more locally, an area where educational, industrial and residential use prevails. The wider surrounding landscape is largely comprised of the Galway City urban landscape with Galway Harbour to the east, Father Griffin Road to the south, Colaiste Muire Mathair to the west, and the canal to the north.

The Project and immediate surrounding lands do not have a Phosphorus ranking. The wider area has phosphorus rankings between 5, 6 and 7 (7 is the lowest impact ranking). Pollution Impact Potential Nitrate (PIP N) for the lands within and surrounding the Project also do not have a ranking. The wider area has nitrate rankings between 3, 4, 5 and 6 (7 is the lowest impact ranking). The lack of an overall ranking for these parameters likely reflects little fertiliser use on the Project land in the past, with low-level or no stock. Overall, the Critical Source Areas Maps for the Project and adjacent lands do not indicate a Site where either phosphorus or nitrates are a significant issue.

As noted earlier in Section 3.2, the Project is within the WFD River Sub Basin CORRIB\_020. Currently, there are no significant nitrogen or phosphorus pressures from the Project site on this RSB.

A Strategic Flood Risk Assessment has been prepared on behalf of Galway City Council by JBA Consulting (Dated January 2022). As part of the flood risk assessment, Galway City has been identified as a flood risk area, with the relevant flood zones indicated on "City Centre" mapping. The strategic flood risk assessment identifies the site as within Flood Zone A.

### **3.3 HABITATS:**

A site visit was carried out on January 16, 2024, on a cloudy dry day with an ambient temperature of 6 degrees Celsius. The survey consisted of traversing the entire Project site being conscious of any invasive species either overhanging the Project or rooted near/within the site.

Three habitats (according to Fossitt, 2000) were noted within the survey area, namely WS1: Scrub, BL3: Artificial Surfaces and ED2: Recolonising bare ground. No Annex I habitat occurs within or adjacent to the Project.

No rare, threatened, or protected species of plants as per the Red Data Book (Curtis and McGough, 1988) were found. No species listed in the Flora Protection Order (2022) were found to be growing within or adjacent to the Project works.

#### **Scrub (WL1/WS1)**

Scrub habitat exists across the site there are a number of young tree and shrub specimens scattered around the site they reach a maximum height of approximately 2.5m and form three clusters (approximately 5m x5m) in the rear garden and one at the front of the property. These primarily consist of willow (*Salix* spp.) and buddleja (*Buddleja davidii*) they have been allowed to develop on the

recolonising bare ground. A Stand of Bramble (*Rubus sp*) also exist on site in dense patch around the rear of the property. Buddleja (*Buddleja davidii*) or the butterfly bush is developing across the site and growing wild and is unmanaged. This is a non-native deciduous plant that can be highly invasive. It produces a lot of small, light seeds that spread extremely easily.

### **BL3: Artificial Surfaces and Stone walls (BL1)**

There are several walls bordering the site. There first is a short single block wall at the front of the property separating the front garden from the adjacent property boundary. This wall is approximately 1.1m in height and extends for approximately 5 meters. There is limited vegetation associated with this wall as the plaster is largely intact and there are limited opportunities for plant footholds.

The garden wall which extends along the outer perimeter of the site approximately 54m in length and approximately 1m in height. This wall is comprised of a single block plaster wall which is capped. There is limited vegetation associated with this wall as the plaster is largely intact and there are limited opportunities for plant footholds. However, it has been noted there are a several lichens and mosses species growing along the crevices and margins of the wall structure.

Along the southwestern boundary wall separating the rear garden from the adjacent property. This wall is comprised of single block wall approximately 1.6m in height and approximately 17m in length. There is limited vegetation associated with this wall as the plaster is largely intact and there are limited opportunities for plant footholds. There is an ornamental climbing shrub growing on the length of the wall and small patches of Ivy (*Hedera sp*).

Around the immediate perimeter of the property there is a small path area extending approximately 1m from the house and to the front gate, this path consists of solid concrete slabs. There are a few crevices between the blocks allowing some vegetation growth. The following species were recorded Dandelion (*Taraxacum sp*) and Herb-Robert (*Geranium robertianum*). In addition, moss growth was also noted growing along the margins and crevices.

### **ED3: Recolonising Bare Ground**

The vast majority of the site at the front and rear of the property (approximately 70m<sup>2</sup>) is covered by gravel substrate and recolonising vegetation with over 50% ground cover. This ground cover predominantly consists of Creeping Buttercup (*Ranunculus repens*) which covers most of the site. Other species included ribwort plantain (*Plantago lanceolata*), Herb-Robert (*Geranium robertianum*), daisies (*Bellis perennis*) and patches of Ragwort (*Senecio jacobaea*). In addition some young growth of Buddleja (*Buddleja davidii*) was scattered across the site and at the front of the property a single Himalayan honeysuckle (*Leycesteria formosa*) were also noted (See, section 3.4 invasive species)

### 3.4 INVASIVE SPECIES

Two non-native invasive species were recorded within the proposed Project site, namely Buddleja (*Buddleja davidii*) and Himalayan honeysuckle (*Leycesteria formosa*), also known as pheasant berry. Neither of these species are listed on the Third Schedule of the Regulations or as a species of Union Concern. However, Buddleia (*Buddleja davidii*) is listed within *the Guidelines on the Management of Noxious Weeds and Non-native Invasive Plant Species on National Roads. An Outline Invasive Species Management Plan* has been developed to address these non-native plants onsite and is attached as Appendix IV.

## 4 SCREENING FOR APPROPRIATE ASSESSMENT

This AA Screening examined the likely significant effects of the Project, either alone or in-combination with other projects or plans on European Sites, that were situated within a Zol, or a distance that has a potential source-pathway-receptor (SPR), both direct and indirect with the Project.

A total of nine European Sites (6 SACs and 3 SPAs) occurring within a wider 15km radius of the Project are listed in Table 4.1.

**Table 4.1:** European Sites within a 15km radius

No.	European Sites within 15km radius	Distance between the Project and European Sites	Hydrologically Linked to the Project (Yes/No)
	<b>SAC</b>		
1	Lough Corrib SAC (000297)	0.2km	No
2	Galway Bay Complex SAC (000268)	0.2km	No
3	Connemara Bog Complex SAC (002034)	12.6km	No
4	East Burren Complex SAC (001926)	13.4km	No
5	Lough Fingall Complex SAC (000606)	13.7km	No
6	Ross Lake and Woods SAC (001312)	14.1km	No
	<b>SPA</b>		
1	Inner Galway Bay SPA (004031)	0.7km	No
2	Lough Corrib SPA (004042)	3.7km	No
3	Cregganna Marsh SPA (004142)	8.5km	No

### 4.1 EUROPEAN SITES WITHIN THE ZONE OF INFLUENCE (ZOI) OF THE PROJECT

The European Sites identified as being within the Project Zone of Influence (Zol) using the Source Pathway Receptor (SPR) principle, will be assessed to examine the likelihood of significant effects of the Project either alone or in-combination with other plans or projects, on any European Sites.

The Environmental Protection Agency (EPA) maps were used to identify European Sites that could potentially be located within the Zol and possibly be connected to the Project site via pathways. In this

instance, given the size and scale of the Project, the short-term temporary nature of the works, works will be contained within the Project site, a distance of 1000m from the Project has been identified as the Zol for any European Site. Other European Sites with a hydrological link either upstream or downstream are considered to have a potential wider Zol and are assessed separately in Section 4.2.

Three European Sites fall within the 1000m Zol of the Project, Galway Bay Complex SAC (000268) (located approximately 200m east), Lough Corrib SAC (000297) (located approximately 200m northeast) and Inner Galway Bay SPA (004031) (located approximately 700m southeast) (Figures 4.1 and 4.2 respectively). The next nearest European Site to the Project is around 3.7km away and not considered to be within the Zol. All other European Sites were therefore considered to occur outside of the Zol of the Project (hydrological link to be assessed in Section 4.2) and have been 'screened out' at this stage.

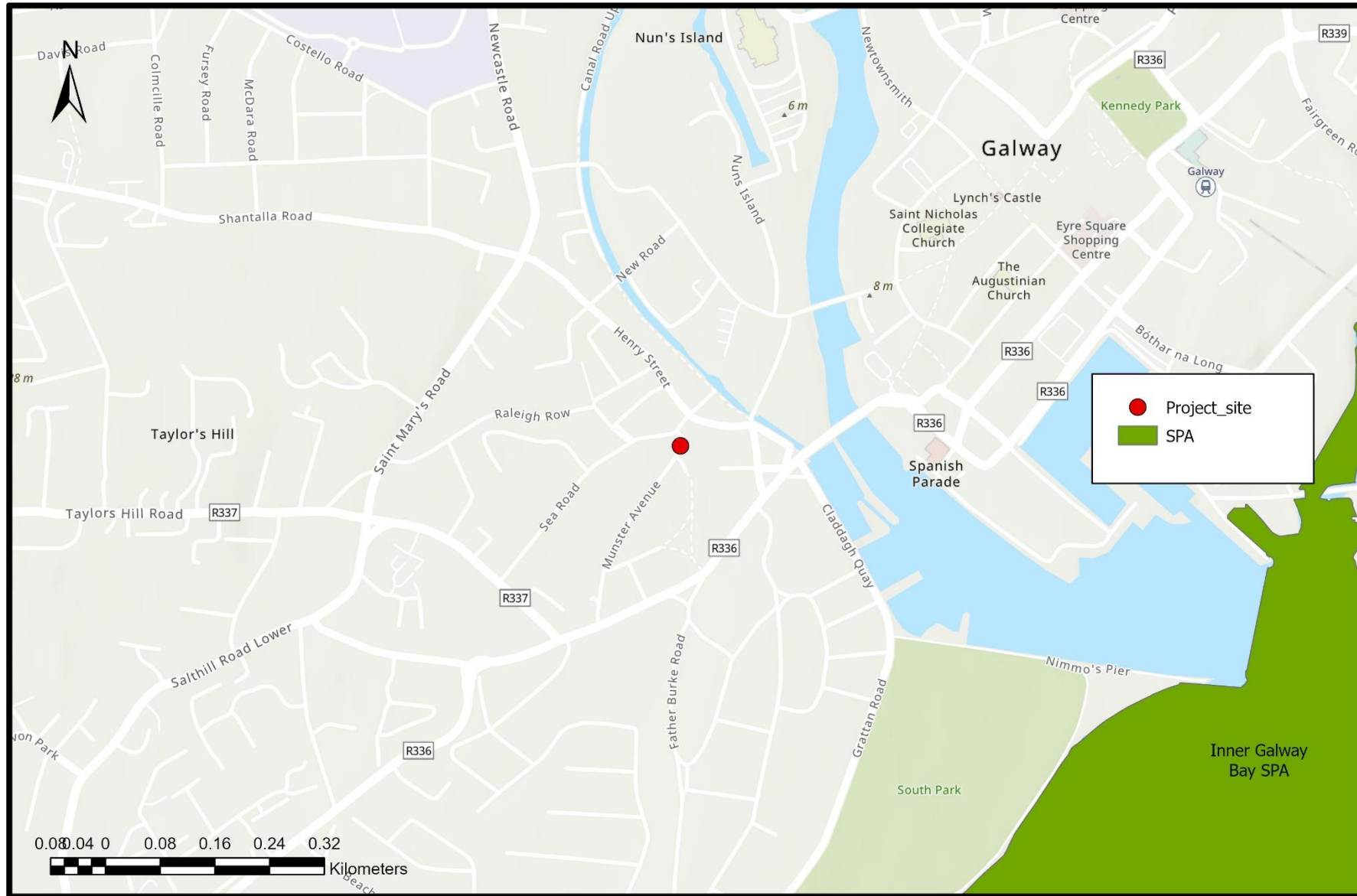


Figure 4.1: Project site showing the closest European SPA Site

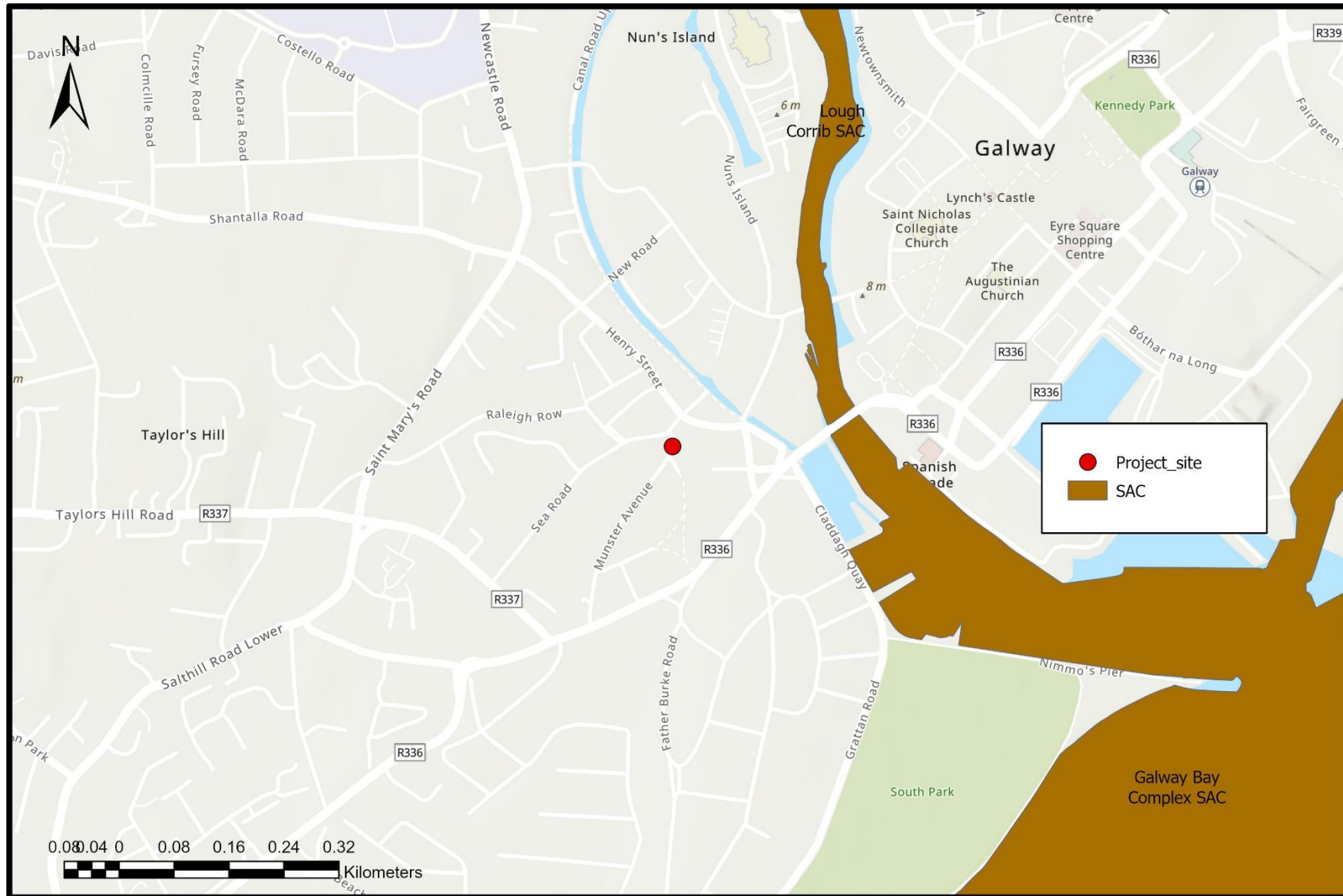


Figure 4.2: Project site showing the closest European SAC Sites

**Table 4.2:** Relevant European Sites, reason for designation and data for Screening

Designated Site	Reasons for designation (information correct as of 12 <sup>th</sup> May 2021) (*denotes a priority habitat)	Distance from Proposed Development (km)	Potential adverse effect: Source-Pathway-Receptor Linkage
<b>SPECIAL AREAS OF CONSERVATION (SACs)</b>			
Galway Bay Complex SAC (000268)	<p><b>Habitats</b></p> <p>Mudflats and sandflats not covered by seawater at low tide [1140]</p> <p>Coastal lagoons [1150]</p> <p>Large shallow inlets and bays [1160]</p> <p>Reefs [1170]</p> <p>Perennial vegetation of stony banks [1220]</p> <p>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</p> <p>Salicornia and other annuals colonising mud and sand [1310]</p> <p>Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]</p> <p>Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</p> <p>Turloughs [3180]</p> <p><i>Juniperus communis</i> formations on heaths or calcareous grasslands [5130]</p> <p>Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6210]</p> <p>Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> [7210]</p>	The SAC occurs at a distance of approx. 0.2km east of the project site	<p>This SAC is designated for its role in supporting two water dependent species, one sand-dune related species, six water dependent habitats and eight terrestrial based habitats. There is no possibility for significant effects on these seventeen QIs due to:</p> <ul style="list-style-type: none"> <li>• mudflats and sandflats, large shallow inlets and bays, perennial vegetation of stoney banks and reefs are all located over 200m east of the Project (Map 2, NPWS 2013); due to the lack of a hydrological link to this QI, intervening urban landscape, there is no potential SPR from the Project to this QI, therefore direct or indirect effects are not anticipated.</li> <li>• dune QI systems [5130] and [6210] are all located over 10km east of the Project (Map 10, NPWS 2013); due to the intervening urban landscape, the there is no potential SPR from the Project to this QI, therefore direct or indirect effects are not anticipated.</li> <li>• [1310], [1330] and [1410] are all located over 200m southeast of the Project (Map 9, NPWS 2013); due to the intervening urban landscape, the there is no potential SPR from the Project to this QI, therefore direct or indirect effects are not anticipated.</li> <li>• [1355] and [1365] species, which are water dependent QI, are located over 200m southeast of the Project (Map 11 &amp; 12, NPWS 2013); due to the intervening urban landscape, the there is no potential SPR from the Project to this QI, therefore direct or indirect effects will not occur.</li> <li>• works will not occur within the SAC, so direct impacts are not anticipated on any QI.</li> <li>• no potential SPR to any of the QI of this SAC.</li> <li>• all works will be contained within the Project site.</li> </ul>

Designated Site	Reasons for designation (information correct as of 12 <sup>th</sup> May 2021) (*denotes a priority habitat)	Distance from Proposed Development (km)	Potential adverse effect: Source-Pathway-Receptor Linkage
	<p>Alkaline fens [7230] Limestone pavements [8240]</p> <p><b>Species</b> <i>Lutra lutra</i> (Otter) [1355] <i>Phoca vitulina</i> (Harbour Seal) [1365]</p> <p>According to this SAC's site Conservation Objectives document (Version 1. Department of Housing, Local Government and Heritage, 2013), for the listed QI, the Conservation Objective is to maintain the favourable conservation condition of the Annex I habitats and Annex II species for which the SAC has been selected.</p>		<ul style="list-style-type: none"> <li>the size and scale of the Project works within a Project area of approx. 0.04 hectares.</li> <li>works are temporary, short-term and localised; significant effects are not anticipated.</li> </ul>
<p>Lough Corrib SAC (000297)</p>	<p><b>Habitats</b> Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110]  Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or Isoeto-Nanojuncetea [3130]  Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. [3140]  Water courses of plain to montane levels with</p>	<p>The SAC occurs at a distance of approx. 0.2km southeast of the project site</p>	<p>This SAC is designated for its role in supporting six water dependent species, 1 terrestrial based species, seven water dependent habitats and ten terrestrial based habitats. There is no possibility for significant effects on these twenty-four QIs due to:</p> <ul style="list-style-type: none"> <li>[3110], [3130] and [3140] are all located over 4km north of the Project (Map 3, NPWS 2017); due to the lack of a hydrological link to this QI, intervening urban landscape, there is no potential SPR from the Project to this QI, therefore direct or indirect effects are not anticipated.</li> <li>dune QI systems [5130] and [6210] are all located over 10km east of the Project (Map 10, NPWS 2017); due to the intervening urban landscape, there is no potential SPR from the Project to this QI, therefore direct or indirect effects are not anticipated.</li> <li>[7110], [7120], [7150], [7210], [7220], [7230], [8240] are all located over 9km</li> </ul>

Designated Site	Reasons for designation (information correct as of 12 <sup>th</sup> May 2021) (*denotes a priority habitat)	Distance from Proposed Development (km)	Potential adverse effect: Source-Pathway-Receptor Linkage
	<p>the <i>Ranunculion fluitantis</i> and Callitricho-Batrachion vegetation [3260]</p> <p>Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) [6210]</p> <p>Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410]</p> <p>Active raised bogs [7110]</p> <p>Degraded raised bogs still capable of natural regeneration [7120]</p> <p>Depressions on peat substrates of the Rhynchosporion [7150]</p> <p>Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> [7210]</p> <p>Petrifying springs with tufa formation (Cratoneurion) [7220]</p> <p>Alkaline fens [7230]</p> <p>Limestone pavements [8240]</p>		<p>north of the Project (Map 4, NPWS 2017); due to the intervening urban landscape, there is no potential SPR from the Project to this QI, therefore direct or indirect effects are not anticipated.</p> <ul style="list-style-type: none"> <li>• [1029] and [1092] species are located over 17km north of the Project (Map 9 &amp; 10, NPWS 2017); due to the intervening urban landscape, there is no potential SPR from the Project to this QI, therefore direct or indirect effects are not anticipated.</li> <li>• [1355] species is located over 5km north of the Project (Map 12, NPWS 2017); due to the intervening urban landscape, there is no potential SPR from the Project to this QI, therefore direct or indirect effects are not anticipated.</li> <li>• [1303] species is located over 38km north of the Project (Map 11, NPWS 2017); due to the intervening urban landscape, there is no potential SPR from the Project to this QI, therefore direct or indirect effects are not anticipated.</li> <li>• works will not occur within the SAC, so direct impacts are not anticipated on any QI.</li> <li>• no potential SPR to any of the QI of this SAC.</li> <li>• all works will be contained within the Project site.</li> <li>• the size and scale of the Project works within a Project area of approx. 0.04 hectares.</li> <li>• works are temporary, short-term and localised; significant effects are not anticipated.</li> </ul>

Designated Site	Reasons for designation (information correct as of 12 <sup>th</sup> May 2021) (*denotes a priority habitat)	Distance from Proposed Development (km)	Potential adverse effect: Source-Pathway-Receptor Linkage
	<p>Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0]</p> <p>Bog woodland [91D0]</p> <p><i>Najas flexilis</i> (Slender Naiad) [1833]</p> <p><i>Hamatocaulis vernicosus</i> (Slender Green Feather-moss) [6216]</p> <p><b>Species</b></p> <p><i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</p> <p><i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092]</p> <p><i>Petromyzon marinus</i> (Sea Lamprey) [1095]</p> <p><i>Lampetra planeri</i> (Brook Lamprey) [1096]</p> <p><i>Salmo salar</i> (Salmon) [1106]</p> <p><i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303]</p> <p><i>Lutra lutra</i> (Otter) [1355]</p> <p>According to this SAC's site Conservation Objectives document</p>		

Designated Site	Reasons for designation (information correct as of 12 <sup>th</sup> May 2021) (*denotes a priority habitat)	Distance from Proposed Development (km)	Potential adverse effect: Source-Pathway-Receptor Linkage
	(Version 1. Department of Housing, Local Government and Heritage, 2017), for the listed QI, the Conservation Objective is to maintain the favourable conservation condition of the Annex I habitats and Annex II species for which the SAC has been selected.		
<b>SPECIAL PROTECTION AREAS (SPAs)</b>			
Inner Galway Bay SPA (004031)	<p><b>Species</b></p> <p>Black-throated Diver (<i>Gavia arctica</i>) [A002]</p> <p>Great Northern Diver (<i>Gavia immer</i>) [A003]</p> <p>Cormorant (<i>Phalacrocorax carbo</i>) [A017]</p> <p>Grey Heron (<i>Ardea cinerea</i>) [A028]</p> <p>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]</p> <p>Wigeon (<i>Anas penelope</i>) [A050]</p> <p>Teal (<i>Anas crecca</i>) [A052]</p> <p>Red-breasted Merganser (<i>Mergus serrator</i>) [A069]</p> <p>Ringed Plover (<i>Charadrius hiaticula</i>) [A137]</p> <p>Golden Plover (<i>Pluvialis apricaria</i>) [A140]</p> <p>Lapwing (<i>Vanellus vanellus</i>) [A142]</p> <p>Dunlin (<i>Calidris alpina</i>) [A149]</p>	The SPA occurs at a distance of approx. 0.7km southeast of the project site	<p>This SPA is designated for its role in supporting three water dependent species and fourteen water dependent habitat. There is no possibility for significant effects on these twenty one QIs due to:</p> <ul style="list-style-type: none"> <li>• no hydrological connection between the project site and this SPA</li> <li>• no works will occur within the SPA, so direct impacts are not anticipated on any wetland associated with the foraging or roosting sites of the birds associated with this SPA</li> <li>• the SPA is approx. 0.7km southeast of the Project (Map 1, NPWS 2013); due to the intervening urban landscape, there is no potential visual or noise disturbance on the birds associated with this SPA</li> <li>• no suitable habitat at the project site to support QI outside the boundary of the SPA.</li> <li>• no potential SPR to the QI of this SPA</li> <li>• all works will be contained within the Project site</li> <li>• the size and scale of the Project works within a Project area of 0.04 hectares.</li> <li>• works are temporary, short-term and localised; significant effects are not anticipated.</li> <li>• works will be undertaken under the guidance of an Ecological Clerk of Works</li> </ul>

Designated Site	Reasons for designation (information correct as of 12 <sup>th</sup> May 2021) (*denotes a priority habitat)	Distance from Proposed Development (km)	Potential adverse effect: Source-Pathway-Receptor Linkage
	<p>Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</p> <p>Curlew (<i>Numenius arquata</i>) [A160]</p> <p>Redshank (<i>Tringa totanus</i>) [A162]</p> <p>Turnstone (<i>Arenaria interpres</i>) [A169]</p> <p>Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]</p> <p>Common Gull (<i>Larus canus</i>) [A182]</p> <p>Sandwich Tern (<i>Sterna sandvicensis</i>) [A191]</p> <p>Common Tern (<i>Sterna hirundo</i>) [A193]</p> <p><b>Habitats</b></p> <p>Wetland and Waterbirds [A999]</p> <p>According to this SPA's site Conservation Objectives document (Version 1. Department of Housing, Local Government and Heritage, 2013), for the listed QI, the Conservation Objective is to maintain the favourable conservation condition of the Annex I habitats and Annex II species for which the SPA has been selected.</p>		

European Sites closest to the Project are outlined in Figures 4.1 and 4.2 and include Galway Bay Complex SAC and Inner Galway Bay SPA.

- Lough Corrib SAC occurs within a 5km radius designated for this qualifying feature however the Preliminary Bat Roost Suitability Survey concluded that no evidence of bats were discovered within this Project.

Nonetheless, further investigation of a SPR is assessed in Section 4.2 to confidently determine if there will be any potential effect on any European Site hydrologically linked and during the construction or operation this Project.

## 4.2 IDENTIFICATION OF SOURCE PATHWAY RECEPTOR (SPR) MODEL PATHWAYS

Under the SPR model, the works associated with the construction and operation of the Project represent the source of potential impacts.

Pathways that could arise as a result of Project works and lead to potential impacts are listed below and an appraisal of these pathways potential to connect this Project to European Sites and their qualifying features of interest (which represent the receptors under the SPR model) is also provided:

Emissions to surface water during construction and operation: There is no hydrological connection to the order 6 River Corrib and no potential for a surface water pathway to arise and result in emissions to the River. Intervening landscape and land use also support the dissipation of any surface runoff from the site. Works are very localised and will occur within the Project site. There is no surface water pathway from the Project works to any European site via a hydrological pathway. The surface water will be managed in line with SuDS requirements as outlined in the Method Statement in Appendix II.

- Emissions to groundwater: The groundwater flood mapping confirmed that the site is not at risk from groundwater flooding with no historic record of groundwater flooding at the Project site. Given that the entirety of bedrock at the proposed work area is of the Metagabbro & orthogneiss suite, there is little risk of groundwater flooding. In addition, there is no risk of tidal or pluvial flooding at this site. The site investigation confirms the site consists of made ground over assumed rock which varies between 0.80m and 2.0m below ground level. Ground water is noted at 1.0m below ground level.
- Initially only piling was proposed for the foundation works for the development these piling works would be completed within steel casings which minimising to an insignificant level the risk of contaminant (e.g. grout) migration from the piled core. However, due to the potential effect of vibrations (as a result of piling) on existing structures on, or adjacent to, the site. This resulted in the construction methodology being amended.
- The following methodology for the ground works has been formulated to ensure the pouring of concrete will not be carried out below the existing ground water level and to avoid risks of contamination from wet concrete during a flood warning or wet weather conditions. The foundations and slabs will be placed above the site water table level. The timing of the pouring of

the lean mix trench fill, strip foundations and suspended slab will be controlled by the ECoW, who will ensure that concrete is not poured within a designated period before/after a local flood warning and when weather conditions permit i.e. dry weather conditions. All works are completed in dry conditions ensuring no hydrological pathways for surface water or flooding run-off from wet concrete will enter the water table minimising to an insignificant level the risk of contaminant.

Ground works will be carried out according to the methodology detailed in Appendix II, which is intended to ensure compliance with Policy 9.2 of the Galway City Development Plan 2023 – 2029, In view of the above pathways carrying silt or contaminants with potential to result in likely significant effects to SAC/SPA groundwater is ruled out. Given the examination set out above the works are strictly focused at the project site there is no potential for any effect on local groundwater.

- Emissions to air: the Project site will not result in perceptible emissions to air. Significant adverse air emissions to any QI are not anticipated during construction or operation.
- Light emissions: the Project site is located in an urban area. Project works will only be carried out during daylight hours. Bat species are a qualifying features of the surrounding European Sites and therefore have impact from any lighting issue as a result of this Project during construction or operation. However, the preliminary bat roost suitability survey concluded that no evidence of bats were discovered on the project. Proposed lighting will adhere to the best practice lighting standards provided in the Institute of Lighting Professionals (ILP) guidance document Guidance Note 08/18 – Bats and Artificial Lighting in the UK (2018).
- Visual emissions: The Project works were not predicted to have the potential to result in visual emissions that could generate disturbance to qualifying species of any European Sites during construction or operation.
- Human disturbance pathway: Human disturbance to a European Site can occur as an indirect impact arising as a result of land use activities generated by a project. An example of such an indirect impact is an increase in human presence and associated pressures within a European Site. The potential for a human disturbance pathway, through which a proposed development could generate activity within European Sites and result in disturbance to qualifying habitats or species is also identified as a potential pathway requiring examination. Given that the local area is likely currently subject to heavy human traffic from the local schools and proximate residential properties, the increase in human activity is unlikely to pose a new or combined significant effect on any qualifying interest of the nearby European Sites or any other European Site.

In light of the above screening assessment, no significant effects have been identified between the Project and any qualifying feature of a designated European Site during either construction or operation.

### 4.3 IN-COMBINATION EFFECTS

#### Planning Permission Applications

While effects on European Sites are not expected as a result of the construction and operation of the Project, the potential for cumulative effects on these designated sites due to other plans and projects acting in-combination with the Project are considered. The Galway County Council on-line planning application portal was used to search planning applications close to the Project (March 2025). A five-year search timeframe was assessed; Retention, refused and withdrawn planning applications were excluded. **Table 4.3** shows the planning applications in close proximity to the Project (circa 500m)

**Table 4.3:** Planning applications in close proximity to the Project.

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
19341	Permission is sought for demolition of existing sub standard house and for construction of new house and all associated site works and services and also for domestic garage and home office/guest bedroom fronting on to the Whitestrand Road.	23 Fr. Griffin Road, Galway	09/06/2020	approx. 475m from the project site.
19117	Permission for a six-bedroom Guesthouse, garden shed, and all associated site works and services.	16 Fr. Griffin Road, Galway	29/07/2019	approx. 400m from the project site.
19303	Permission to convert existing garage space to form integral part of existing dwelling, including alterations to front façade, and including all associated services.	27 Sea Road, Galway	20/12/2019	approx. 360m from the project site.
19317	Planning permission for creation of vehicular parking area and associated works.	St. Mary's, Palmyra Avenue, Galway	10/01/2020	approx. 320m from the project site.
19256	Planning permission is being sought for change of use of existing commercial unit from wholesale shop to shop usage. The façade of these premises is a protected structure and is not affected by the change of use.	23/24 William Street West, Galway	29/10/2019	approx. 150m from the project site.
19135	Planning permission is sought for alterations and extensions to existing house, including, a) a rear 1 and 2 storey extension, b) new roof windows to the rear, c) internal and external alterations d) general refurbishment and e) all associated site works.	6 Henry Street, Galway City, Galway. H91 C7VH	02/07/2019	approx. 200m from the project site.
19181	Permission for the replacement of the existing pitched roof structure, roof finishes and associated works.	16 New Road, Galway, H91 KXT7	05/03/2020	approx. 310m from the project site.

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
19278	Planning permission for the construction of an extension to and renovation of existing house to include short-term letting B&B and all associated site works and associated services	4 St. Helens Street, Galway	02/07/2020	approx. 360m from the project site.
19259	Iarratas Pleanála ar chead chun athrú úsáide a dhéanamh ar chuid den fhoirgneamh (80mc) go n-úsáidfidh le haghaidh cúrsaí cultúrtha agus oideachas. Caithfear cead 2 doras a athrú sa chlós, agus forscáth foscaidh a sholáthar ag doras Chlub Áras na nGael. (Is struchtúr cosanta an fhoirgeanamh seo).	Áras na nGeal, 45 Sráid Dominic, Gaillimh	31/03/2020	approx. 220m from the project site.
19326	Planning permission for alteration of existing elevations, new shopfront and signage.	11B/12 Bridge Street, Galway	03/03/2020	approx. 280m from the project site.
1951	Permission for development which consists of an extension to the existing Jurys Inn Hotel. The overall extension results in a total increase in floor area of approximately 3,822 sqm, resulting in a building of 8,906 sqm total gross floor area. The extension will result in the provision of 89 no. additional rooms, a restaurant/bar at ground floor level and internal reconfiguration. The development consists of: 1. An extension of the existing building comprising two additional floors and external plant area at roof level ( 2,795 sqm including plant); 2. The creation of a new wing facing onto the River Corrib comprising of an extension to the existing four storeys at all levels; 3. Revisions to the existing facades, including a single storey extension to the main entrance area; 4. Landscaping works facing onto the River Corrib and Father Griffin Road/ Quay Street; 5 All other associated site development and servicing works. Blakes Castle is included within the planning application boundary and is a Protected Structure (RPS Ref 8116). A natural Impact Statement (NIS) has been prepared in respect of the proposed development.	Jurys Inn, Quay Street, Galway	12/12/2019	approx. 330m from the project site.
2035	Planning permission for proposed development at Protected Structure Ref No. 4520, which will consist of Opening up works in	No.22 High Street, Galway	30/03/2020	approx. 440m from the project site.

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
	order to carry out full investigation and subsequent structural intervention and repair to prevent further damage to a late medieval stone arch.			
2092	Permission for development which will consist of full planning permission and change of use for the following: (a) To alter, extend and refurbish existing semi-detached two storey dwelling house including minor elevational adjustments and all associated site works & services, (b) To demolish part of existing dilapidated rear annex, remaining part of same to be altered and refurbished for use as living accommodation, (c) Convert attic for use as study area and insert dormer & velux window on its rear elevation, (d) Install photo-voltaic panels on the roof of existing house (street elevation), (e) Adjust existing front garden and boundary wall to accommodate a vehicular docking area to facilitate electric car charging point.	Saint Mary's, Palmyra Avenue, Galway	01/07/2020	approx. 350m from the project site.
20216	Permission is sought for the development which will consist of the removal of the existing front boundary wall and to provide two car parking spaces to the front of the house, to lower the footpath, to construct a disability access ramp and handrails.	7 Claddagh Avenue, Galway	25/11/2020	approx. 340m from the project site
20257	Permission for development which will consist of (a) to demolish existing extension at rear of terrace house and to renovate existing dwelling internally; (b) to construct a new extension at ground and first floor level at rear of dwelling; (c) to demolish section of existing front boundary wall to provide new vehicular entrance and to provide two car parking spaces at front of dwelling; and, (d) to include all associated site development works and services.	No. 4 Priors Road, Claddagh, Galway	02/12/2020	approx. 280m from the project site
20324	Permission for development which will consist of the demolition of the existing two storey and single storey rear extensions, construction of a new single storey porch, 2 storey side and rear extensions, internal alterations and all ancillary site works.	No 2 Saint Ignatius Terrace, The Claddagh, Galway	13/05/2021	approx. 350m from the project site

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
20196	Permission is sought for the development which will consist of the installation of one District Regulation Installation (DRI) consisting of a solid concrete blockwork enclosure (measuring approximately 2.575m high by 4.25m x 1.3m) with a pitched GRP roof and concrete base (approximately 1.78m x 4.73m) galvanised steel vent stack (approximately 3m high) and associated ancillary facilities.	Father Burke Park, Father Griffin Road, Galway	16/09/2020	approx. 100m from the project site
20309	Permission for development, involving a protected structure (RPS 9116), will consist of the construction of an external store & home office building with car port, to rear garden of existing dwelling, and all associated site development and external works.	No 7 Ely Place, Sea Road, Galway	29/01/2021	approx. 290m from the project site
20313	Permission for development which will consist of the revision of approved Plan Ref no. 18/43 at 8, The Crescent, Galway which involves a protected structure ( RPS 10208 ) to comprise : reduction in size and height of previously proposed new rear extension to single storey extension; minor internal changes; and part lowering of ground level to front of house.	8 The Crescent, Galway	03/02/2021	approx. 380m from the project site
20318	Permission for development which will consist of a single storey rear extension, all associated building works and site works.	24 Palmyra Park, Galway	04/02/2021	approx. 340m from the project site
20149	Permission for development which will consist of alterations to existing house and self-contained unit including extension and associated demolitions and external works.	23 St. Mary's Road, Galway	29/07/2020	approx. 390m from the project site
20341	Permission for development which will consist of 1) the demolition of the existing sun room and storage sheds to the rear of the property, 2) to make internal renovations to existing property, 3) to construct an extension to rear of property, all as per drawing documents submitted, together with all ancillary site works and services.	No 36 St Marys Road, Galway	18/02/2021	approx. 420m from the project site

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
2045	Planning permission for the development which will consist of (1) Demolition of existing rear single storey extension and shed. (2) Construction of new rear single storey extension. (3) Replacement of existing windows and doors. (4) Removal and reconstruction of existing roof structure & finishes and all associated works.	18 Saint Helen's Street, Galway	09/06/2020	approx. 430m from the project site
20106	Permission for minor revisions to previously granted extension & alterations to existing commercial premises (Pl. Ref: 18/295). Revisions include a) amendments and extensions to floor area at rear of premises at ground floor and first floor, b) alterations of elevations facing rear courtyard and Pump Lane and c) 2 no. new automatically-opening-vents above Stairwells. (No. 7 Dominick Street Upper, Galway is a Protected Structure, RPS Ref. 3302).	No.'s 6 & 7 Dominick Street, Galway	22/10/2020	approx. 330m from the project site
2085	Permission is sought for development which consists of demolition of existing shed, and construction of new two storey extension (50m <sup>2</sup> ) to existing dwelling house (126m <sup>2</sup> ). Development to existing house includes new window ope to first floor corner, new Velux rooflight, and all internal alterations. Extension includes carport at ground floor, and roof terrace (13m <sup>2</sup> ) at second floor level. All site services and landscaping works, including to move existing telephone pole on public footpath.	Bridge House, 24 Canal Road Lower, Galway, H91 DC4H	06/10/2020	approx. 410m from the project site
20182	Permission is sought for the development which will consist of the demolition of existing side/rear extensions and side wall; construction of (1) new ground floor extension (2) new side wall (3) new first floor rear extension (4) new pedestrian access.	14 Presentation Road, Galway	14/04/2021	approx. 450m from the project site
2122	Permission for development which will consist of 1. Construct a new porch to the front elevation of terrace house (2.25sqm), 2. Construct a new extension to ground floor and first floor levels to rear of dwelling (30.92sqm), 3. And all associated site works.	No. 2 Priory Road, Claddagh, Galway	10/05/2021	approx. 300m from the project site

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
21119	Permission for development which will consist of window repairs and replacement to upper levels of front and rear elevations (this is protected structure).	31-33 Lower Dominick Street, Galway	11/06/2021	approx. 320m from the project site
21137	Permission for development which will consist of extensions and alterations to rear of existing dwelling and for the installation of an air to water heat pump including all associated services.	17 St. Joseph's Avenue, Henry Street, Galway	25/06/2021	approx. 170m from the project site
21256	Iarratas pleanála a dhéanamh chun forbairt a dhéanamh. Bainfidh an fhorbairt le hathchóiriú agus deisiú an díon cothrom atá ann cheana féin, ag cruthú oscailtí sna ballaí seachtracha atá ann cheana féin chun aeráil mheicniúil a éascú, leac urláir coincreithe inslithe a chur in áit an urláir choincreithe atá ann cheana féin, ráille lámhe a chur le balastrádáil staighre atá ann cheana féin, doras éalaithe agus fuinneog atá in aice lámha leis, athrú agus aonaid adhmaid rátaithe tine a chur ina náit, iad ar fad laistigh de chúrtealáiste struchtúir chosanta (RPS: 3215).	Conradh na Gaeilge, 45 Sráid Dominic, Gaillimh	24/09/2021	approx. 200m from the project site
21269	Permission for development which will consist of; (a) Demolition of existing two storey semi-detached house (b) Construction of new two storey semi-detached house and all associated site works and services (c) New vehicular entrance to provide off street car parking.	53 Fr. Burke Road, The Claddagh, Galway	20/01/2022	approx. 400m from the project site
21427	Permission for development which will consist of (a) Extension and alterations to existing ground floor pharmacy. The alterations include the demolishing of current rear flat roofed area and replacing same with a larger flat roofed rear extension incorporating storage area and W.C. (b) Alterations to existing residential area and creation of new access to rear yard (c) Removal of roof to covered area to side of existing building.	Crescent Pharmacy, 8 Father Griffin Road, Galway	22/02/2022	approx. 170m from the project site
2270	Permission for development which will consist of demolition of rear granny flat at the rear of existing house and construction of a two-storey extension comprising a bedroom ensuite at top level and kitchen and living areas at ground	No. 16 Lower Canal Road, Galway	18/05/2022	approx. 370m from the project site

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
	level with all necessary alterations to elevations, roof and grounds.			
2289	Permission for development which will consist of widening of existing pedestrian entrance and dropping of kerb to create new vehicular entrance and 2 car parking spaces and associated site works.	13 Fairhill Road Upper, The Claddagh, Galway, H91 DXF7	08/06/2022	approx. 270m from the project site
22115	Permission for development which will consist of (1) Permission to demolish an existing sub-standard mid terrace dwelling house (2) Permission to construct a new two storey and single storey dwelling house (3) All associated site works and services.	No. 26 Henry Street, Galway City	11/11/2022	approx. 130m from the project site
22159	Permission for the development which will consist of the change of use of the ground floor unit from retail to coffee shop, together with minor alterations to the external front elevation and all associated site works.	William Street West, Galway	27/07/2022	approx. 70m from the project site
22178	Permission for development which will consist of alterations/extensions to existing mid-terrace dwelling house including (1.) construction of a ground floor extension on the front elevation of the dwelling and (2.) a first floor extension to the rear of the dwelling including all associated site development works and services.	No. 12 Claddagh Quay, Galway	17/10/2022	approx. 270m from the project site
22296	Permission for development which consists of the erection of new hotel signage which will consist of the following; 1 no. aluminium lettering signage (2.65m x 0.786m) over the main entrance door with static red halo illumination, 2 no. signs (0.6m x 0.6m) on both sides of main entrance door with internal LED illumination, 2 no. signs (2/5m x 2.5m) on southwestern and northwestern facades with internal LED illumination, 2 no. vertical lettering signs (4.26m x 0.3m) with internal LED illumination, on the northeast facing projections of the front façade. Blakes Castle is included within the planning application boundary and is a protected structure (RPS ref 8116).	Jurys Inn, Quay Street, Galway	23/01/2023	approx. 330m from the project site

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
226	Permission for development which will consist of 1. Change of use from Retail and Community uses to Residential use. 2. The construction of a four bedroom, two-storey dwelling incorporating the existing cottage structure. 3. Roof replacement and external insulation of the existing cottage structure. 4. Removal of 22m <sup>2</sup> of the existing structure at the rear of the site. 5. Relocation of the site entrance. 6. All other ancillary site development and associated works.	Fairhill Road Upper, The Claddagh, Galway, H91 AY80	28/04/2022	approx. 350m from the project site
2315	Permission for the development which consists of the construction of new 1st floor extension above existing garage shed to convert into a new apartment, along with modifications to existing elevations & connections to existing site services.	29 Palmyra Avenue, (rear of 29 St Marys Road), Galway	11/09/2023	approx. 370m from the project site
2332	Permission for development which consists of the removal of existing spiral staircase to the church choir gallery and its replacement with a new timber staircase and any associated site works.	Dominican Church, St Marys on the Hill, Claddagh, Galway	04/04/2023	approx. 230m from the project site
23196	Permission for development which consists of (A) A single storey front extension to the existing house. (B) A part single storey and part two storey rear extension to include a rear balcony to the existing house. (C) Conversion of the attic of the existing house to habitable space to include the construction of a box dormer window to the rear roof slope of the existing house. (D) Provision of a vehicle access through the front site boundary and provision of a single vehicle parking space to the front of the existing house. (E) All associated external elevation changes to the existing house. (F) All associated building works and site works.	No. 57 Father Burke Road, Claddagh, Galway	14/12/2023	approx. 410m from the project site
23218	Permission for development which consists of the demolition of existing rear extensions to the front and rear of existing dwelling with alterations to existing elevations and associated site works.	28 Fr. Burke Road, The Claddagh, Galway	23/11/2023	approx. 370m from the project site

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
2360058	Permission for development which consists of a new two storey extension 6.66m high to the rear of a terraced dwelling house and all associated siteworks. Gross floor space of proposed works: 54.6 sqm.	2 Munster Ave, Claddagh, Galway, H91 EWT2	28/03/2024	adjacent to the project site
2360122	Refurbishment and extension of existing dwelling including; change of use of existing garage structure as part of the dwelling; construction of new link extension; repairs and alterations to existing facades and roofs; new vehicle gates; roof mounted PV panels; and all associated ancillary works, all at Crescent Lodge, 32 St. Mary's Road, Galway, H91 VP2X. This structure is located in an architectural conservation area.	Crescent Lodge, 32 St. Mary's Road, Galway, H91VP2X	23/01/2024	approx. 420m from the project site
2460006	Permission for development which consists of construct a single storey front porch and lowering windowsill of existing front window.	19 Raleigh Row, Galway, H91E29X	05/03/2024	approx. 320m from the project site
2460132	Permission for development which consist of a) retention permission for internal alterations to existing theatre, for b) permission for associated elevational alterations and c) for all associated site development works.	Blue Teapot Theatre, Munster Ave., Galway, H91 FVF8	15/09/2024	approx. 30m from the project site
22282	Permission for development which consists of the change of use of Lock House, located at Dominick Street Upper, from office use to use as medical consultancy rooms and associated offices. Lock House is a protected structure, ref 3301 on the list of protected structures.	Dominick Street, Galway	05/01/2023	approx. 115m from the project site
21434	Permission for development which will consist of change of use of the first floor of 10-14 Sea Road to residential use from office use and permission is also sought to change the use of the ground floor of 10-12 Sea Road to use as a restaurant and to amalgamate same with number 14 Sea Road which is currently used as a restaurant.	10-14 Sea Road & 10/12 Sea Road, Galway	24/07/2022	approx. 110m from the project site
21378	Permission for development which will consist of (i) the construction of 3 no. new covered external walkways and an external covered terraced area to the rear of the existing Sports hall including all associated site works	Colaiste Iognaid, Sea Road, Galway	20/01/2022	approx. 140m from the project site

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
	(ii) the creation of 2 no. new structural openings to provide 4 no. additional windows to the front elevation of the Griffin building; all at Coláiste Iognáid. The site on which the proposed development is taking place is in an Architectural Conservation Area and has within its curtilage 2 no. Protected Structures (RPS Ref. 9101 & 9120).			
2374	Permission for development which consists of (A) A single storey rear extension to the existing house. (B) All associated external elevation changes to the existing house. (C) All associated building works and site works. This is a protected structure, Galway City Council protected structure record number 9114.	No. 5 Ely Place, Sea Road, Galway	25/07/2023	approx. 220m from the project site
21232	Permission for development of a protected structure ( RPS 9105 ) which consists of a) change of use from commercial to residential b) internal alterations to walls and openings, addition of windows and roof lights to the rear and replacement/repair of roof and rainwater goods as required, replace/repair existing windows and external doors as required, repair/re-render internal and external walls as required, upgrade plumbing and electrical installation internally and externally c) the addition of a projecting bay window on the first floor South-West elevation, d) creation of garden to the rear and all associated site works and services.	3 Montpellier Terrace, Sea Road, Galway	18/10/2021	approx. 270m from the project site
2158	Permission for development which will consist of a first floor rear and side extension (34.2m <sup>2</sup> ), to create a new bedroom and ensuite. New windows and doors to the existing ground floor rear extension (ground floor area unchanged).	Myra Villa, 37 Sea Road, Galway H91 VY6V	02/05/2021	approx. 220m from the project site
2240	Permission for development which will consist of alteration of existing storey and a half dwelling to a two and a half storey dwelling with single storey extension and associated site works.	1 Father Griffin Avenue, Galway City	10/07/2022	approx. 220m from the project site

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
2560024	Permission for development which consists of; the construction of a single-storey extension to the rear of the property, widening of the existing vehicular access from 3.32 m to 4.25 m, demolition of existing shed on the rear of the property, amending and increasing height of the existing pitched roof to the side of the main house, removal of existing chimney and all associated site works.	30 Father Griffin Road, Galway, Galway, H91 Y102	27/03/2025	approx. 240m from the project site
2360184	Planning permission to fit a roof window on the existing house and to partially demolish the rear ground floor to construct an enhanced kitchen extension with all necessary internal and site alterations.	No 22 Fr Griffin Road, Galway, Galway, H91HY7P	20/05/2024	approx. 220m from the project site
2258	Permission for development which will consist of permission to have condition 12 (a) relating to the use of rooms/number of bedrooms removed from the planning register reference number 21/59.	No. 23 Fairhill Road Lower, The Claddagh, Galway	10/05/2022	approx. 215m from the project site
2159	Permission and Retention for development which consists of amendments to the development granted under PL.Ref 19/55, as described as follows. 1) Retention of slight changes to the footprint of the granted rear extensions to suit the existing site layout. 2) Retention of a slight change to the divisional rear boundary of both properties. 3) Retention of a change in the roof profile to the single storey rear extension element of the property at No.23. 4) Retention of elevational changes with reference to window sizes and position. 5) Permission to change the hipped-roof design, over the granted semi-detached single storey front extensions, to a flat roof design. 6) Permission for an additional rear window and rear roof window to No.23.	No. 23 and No.23A, Fairhill, Claddagh, Galway	03/08/2021	approx. 215m from the project site
20115	Permission is sought for the development which will consist of (a) demolition of existing substandard building which accommodates Galway Rape Crisis, (b) construction of a new 3 storey building to accommodate Galway Rape Crisis, (c) connection to services and all associated site works.	No. 7 Claddagh Quay, Galway	31/01/2021	approx. 195m from the project site

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
21303	Permission for development which will consist of an extension and alterations to existing two-storey terraced dwelling and site works together with associated ancillary works.	29 St. Josephs Avenue, Galway	09/11/2021	approx. 155m from the project site
23219	Permission for development which consists of (a) a single storey ground floor side extension and alterations to the layout of the existing ground floor restaurant (b) alterations to all associated external facades (c) associated signage and (d) all associated ancillary services and works.	65 & 67 Henry Street, Galway	26/11/2023	approx. 250m from the project site
21414	Permission for development which will consist of works to a protected structure-Ref: 3220 and will consist of (a) internal alterations to include a change of use from vacant bookstore on ground floor and commercial use of upper floors to restaurant on ground and part of first floor (including ancillary storage and staff areas) and use of remainder of first floor and second floor for guest accommodation (b) demolition of existing single and two storey rear extensions (c) construction of new single and two storey rear extensions (d) modifications to existing shopfront and associated signage (e) reinstatement of timber sliding sash windows on the upper floors (f) all associated repair and upgrading works to roof and rainwater goods together with all associated site works and services.	54 Dominick Street Lower, Galway	05/05/2022	approx. 225m from the project site
20258	Permission for development which will consist of change of use of 2 no. ground floor level office suites to 2 no. apartments. The proposed works do not require any structural changes to the building. The building is located in an Architectural Conservation Area (ACA). Previous planning ref. nos 90/301, 91/503 and 07/322.	Granary Suites, 58 Dominick Street Lower, Galway	22/04/2021	approx. 260m from the project site
21418	Permission for development which will consist of a) demolition of existing derelict buildings including a habitable house on site (327 sqm) b) three storey over part-basement boutique hotel of 1239 sqm containing 34 bedrooms and ancillary spaces	No. 26 & No. 34 Nun's Island Street, Galway	23/02/2022	approx. 290m from the project site

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
	and a balcony at first floor level to the rear (west) façade accessed off Nun's Island Street with secondary, pedestrian-only, access off the waterside laneway to rear (southwest) and with associated landscaping to including an internal courtyard. This application is accompanied by a Natura Impact Statement (NIS).			
2460092	Permission for development which will consist of internal layout and upgrade works to existing three-storey education facility (former mill/industrial building). The proposed development site is a protected structure - RPS No. 7409 - as listed in the Record of Protected Structures of the Galway City Development Plan 2023-2029.	Nun's Island Street, Nun's Island, Galway	08/10/2024	approx. 460m from the project site
2360031	Permission for development which consists of alterations to a previously granted two storey convent development (Pl. Ref: 21/238) to include the construction of a new internal boundary wall, railings and gates and associated site works including internal road and path alterations located at the Presentation Convent a Protected Structure (Galway City Council Ref. No. 7702) and in proximity to St. Joseph's Church a Protected Structure (Galway City Council Ref No. 7701), the Presentation National School a Protected Structure (Galway City Council Ref. No. 7703) and the Rivers & Waterways a Protected Structure (Galway City Council Ref. No. 8501).	Presentation Convent, Presentation Road, Galway	26/01/2024	approx. 465m from the project site
21238	Permission for development which consists of 1) the construction of a two storey 14 bedroom convent building with ancillary rooms 2) the relocation of the vehicular entrance at Presentation Road adjacent to St. Joseph's Church a Protected Structure (Galway City Council Ref No. 7701) 3) the part demolition of the extension, and full demolition of the outbuildings and North & East yard boundaries to the Presentation National School a Protected Structure (Galway City Council Ref No.	Presentation Convent, Presentation Road, Galway	06/09/2021	approx. 465m from the project site

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
	7703), including the removal of portacabins 4) the closing of the vehicular entrance under the school to the cul-de-sac east of the convent 5) all associated external works, including a bin store, in the gardens beside the Presentation Convent a Protected Structure (Galway City Council Ref No. 7702) and the Rivers & Waterways a Protected Structure (Galway City Council Ref No. 8501). A Natura Impact Statement (NIS) is attached.			
21111	Permission for the development which consists of the following a) Construction of extension to front under existing porch roof and changes to front elevation, b) installation of external insulation, c) relocation and widening of entrance, d) raising of site boundary walls and all associated works.	16A Presentation Road, Newcastle, Galway	01/08/2021	approx. 470m from the project site
2285	Permission for development which will consist of alterations to elevations of existing dwelling and to increase width of existing vehicular access gate including all associated services.	Bridge House, 24 Canal Road Lower, Galway	05/06/2022	approx. 300m from the project site
20299	Permission for development which will consist of a) Demolish part of existing two storey rear extension (previously permitted under Pl. Reg. Ref. 80/94). b) To replace same with a new two storey rear extension and carry out internal alterations to dwelling and all associated works.	6 St Marys Road, Galway	22/01/2021	approx. 355m from the project site
23219	Permission for development which consists of (a) a single storey ground floor side extension and alterations to the layout of the existing ground floor restaurant (b) alterations to all associated external facades (c) associated signage and (d) all associated ancillary services and works.	65 & 67 Henry Street, Galway	26/11/2023	approx. 260m from the project site
21228	Permission for development which will consist of: (a) Refurbishment works within existing Main School Building for the provision of additional General Classrooms, Specialist Rooms, WC Facilities including selected localised internal demolition works. (b) The provision of enhanced selected Universal Access refurbishment works to the school including provision of a	Coláiste Muire Máthair (formerly St.Mary's College), St.Mary's Road, Galway	25/08/2021	approx. 385m from the project site

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
	<p>new Passenger Lift, refurbishment of the existing passenger lift, installation of 4 new platform lifts, new disabled set-down and parking area, provision of ramped and stepped approaches to various selected entrances, the provision of selected Universally Accessible sanitary accommodation and other ancillary Universal Access modifications. (c) The provision of selected Fire Safety upgrade works to the school. This includes provision of a new Fire Alarm and Emergency Lighting installation to the Main School Building, the Science Block and Sports Hall. Selected upgrade works to Fire Doors and Fire Screens to the Main School Building and Science Block as deemed required. These works include upgrades to existing Fire Doors and Fire Screens, removal of existing ones where required and provision of selected new ones in accordance with the adopted fire strategy. (d) Localised demolition of recent Part-M entrance lobby (9.3sq.m) and construction of new Part-M entrance lobby (23.1sq.m) extension at the same location adjacent to College Chapel to provide for Universal Access connectivity from Main Building into the Chapel. Further (5.6sq.m) extension to provide Universally Accessible Lobby into Main Building off Central Courtyard (e) All of the above works to include associated servicing and ancillary works. The proposed development will be carried out within the confines of and within the curtilage of protected structures: RPS No.9801 (referenced St. Mary's College Educational Buildings &amp; Chapel).</p>			
2360039	<p>Permission for development which consists of (1) demolition of existing rear extension and (2) construction of a new two storey extension to existing dwelling and all ancillary works.</p>	6 Palmyra Park, The Crescent, Galway, H91 RR0C	28/09/2023	approx. 300m from the project site
2068	<p>Permission for development which will consist of the construction of a two storey extension to the rear of an existing</p>	5 Palmyra Avenue, Galway	16/08/2020	approx. 340m from the project site

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
	dwelling house including elevation alterations.			
21199	Permission for development which will consist of the construction of a two-storey extension to the rear of the existing dwelling.	No. 2 Palmyra Avenue, Galway	10/11/2021	approx. 365m from the project site
20318	Permission for development which will consist of a single storey rear extension, all associated building works and site works.	24 Palmyra Park, Galway	06/02/2021	approx. 335m from the project site
209	Permission and retention permission is sought for the development which will consist of the construction of a two-storey dwelling house accessed from Palmyra Ave., connection to existing services and all ancillary site works, and retention of the existing vehicular site entrance.	Palmyra Ave., To the Rear of 28 St Mary's Road, Galway, H91 T8RC	10/09/2020	approx. 370m from the project site
2231	Permission for development which will consist of 1) The demolition of the existing annex and outside WC's to the rear of the property 2) To make internal renovations to existing property 3) To construct an extension to rear of property, all as per drawing documents submitted, together with all ancillary site works and services 4) Provision of a garden shed/home office.	34 St. Marys Road, Galway, H91 KRC0	24/07/2022	approx. 430m from the project site
21185	Permission for development which will consist of alterations and extension to an existing two storey dwelling house to include the replacement of a single storey porch to the west, the replacement of the attached garage with a single story extension to the side (south), the replacement of two conservatories with a two storey extension to the rear (east), associated elevational changes and associated site and external works.	No. 7 St. Mary's Park, Taylor's Hill, Galway	27/07/2021	approx. 485m from the project site
2163	Permission for development which will consist of refurbishment of existing development, including addition of an entrance vestibule (c. 4.8 sqm) external to the existing building façade, sundry minor works to the building envelope and change of use from Doctors surgery to residential dwelling.	Crescent House Mews, St. Marys Road, Galway, H91 HC96	03/04/2022	approx. 415m from the project site

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
2460336	Permission for development which consists of; proposed detached single storey garage / store adjacent to existing private dwelling house including all associated hard / soft landscaping, and all ancillary site works and services.	Ninkasi, Fr. Griffin Avenue and the crescent, Galway City, H91V6PK	15/12/2024	approx. 315m from the project site
2460251	Permission for development which consists of; alterations and extensions to an existing house, including, a) a single storey extension to the rear, b) a new bay window and porch to the front, c) replacing the existing roof to the garage with a flat roof d) new photovoltaic panels at the rear, e) alteration of existing vehicular access f) associated demolition of existing outhouses and boundary walls g) internal and external alterations, h) all associated site works.	25 Whitestrand Rd, Galway City, Galway, H91RKX8	01/10/2024	approx. 415m from the project site
23229	Permission for development which will consist of the proposed provision of an increased gateway from 3m to 4m as an access driveway including front boundary wall, pillars, and gate.	No 21 Whitestrand Road, Galway	07/12/2023	approx. 400m from the project site
21177	Permission for development which will consist of the construction of a new 2 storey extension to the side and single storey extensions to the front and rear of existing dwelling house	70 Grattan Park, Salthill, Galway	21/07/2021	approx. 470m from the project site
2319	Permission for development which consists of the removal of an existing chimney, and the construction of a new two storey extension to the side of her dwelling and single storey extension to the rear which will include all associated site works.	86 Grattan Park, Grattan Road, Salthill, Galway	29/03/2023	approx. 400m from the project site
2355	Permission for development which consists of an Extension of 14.02m <sup>2</sup> to the South and East of the Existing Dwelling and all associated site works.	23 Fr Burke Road, Claddagh, Galway	27/04/2023	approx. 400m from the project site
2336	Permission for development which consists of the construction of a new two storey, end of terrace dwelling, the subdivision of the existing site into two separate sites, the extension of the existing porch entrance, connection to existing site services and all ancillary site works.	23 St Nicholas Road, The Claddagh, Galway	21/08/2023	approx. 380m from the project site

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
2460138	Permission for development which consists of: revised plans for the alterations and additions to the existing dwelling house from those approved under PL Ref 23/131.	No.1 Fairhill Rd Upper, The Claddagh, Galway., H91 ERW5	04/07/2024	approx. 280m from the project site
2065	Permission for development which will consist of change of use of existing ground floor restaurant and bar to 7 no. bedrooms and 1 no. reading/meeting room and associated internal modifications; reconfiguration of existing public toilets to allow for additional dining area in lobby; addition of a 7 sq. meter extension into existing service yard on South West side of building; introduction of light well into existing single storey extension to South West. A Protected Structure RPS 6701.	The House Hotel, Spanish Parade, Latin Quarter, Galway	05/07/2020	approx. 390m from the project site
20224	Permission for development which will consist of the removal of existing 'MAZARS' signage fascia (c.3.32 sq.m) and replace with new 'MAZARS' signage fascia (c.3.57 sq.m) in the same location above the Merchants Road, Ground Floor Entrance of Mayoralty House, a Protected Structure.	Mayoralty House, Flood Street and Merchants Road, Galway	28/10/2020	approx. 470m from the project site
22246	Permission for development which will consist of 1) change of use from retail to cultural centre incorporating a café/bar/food (limited to the preparation of low-risk charcuterie, cheese platters, and aperitif style dishes) and performance space/theatre area on ground floor 2) Change of use of office to recording studio/editing suite on first floor and all associated site works.	Flood Street House, Flood Street, Galway	25/05/2023	approx. 440m from the project site
212	Permission for development which will consist of (a) replacement of perished roof slates (b) replacement of external doors and windows at Galway City Council protected structures reference no. 4207.	Druid House, Flood Street, Galway	04/03/2021	approx. 420m from the project site
20114	Permission to replace the existing external windows & doors at the site which is a protected structure (Record of Protected Structures Ref. 2501 & 4204).	Custom House, Floodstreet, Galway	18/07/2020	approx. 370m from the project site
2293	Permission for development which will consist of permission to install shopfront signage with plain finish fascia board painted dark 'army' green and 3D backlit	23 Quay Street, Galway, H91 E3X8	13/06/2022	approx. 360m from the project site

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
	brushed metal letters painted black (Protected Structure-RPS No.8117) at Gemelle's Restaurant.			
23222	Permission for development which consists of repair, reinstatement and reconstruction of the slate roof street elevation and associated site works at No's 11 & 13 Quay Street, Galway, a Protected Structure (GCC RPS No. 8112).	No's 11 & 13, Quay Street, Galway	29/11/2023	approx. 380m from the project site
23192	Permission for development which consists of to carry out works to a protected structure, including structural repair works to front wall of existing building, replacement of rainwater gutters and downpipes at front and rear of building and to undertake works to existing roof including all associated works.	5 Quay Street, Galway	23/06/2024	approx. 410m from the project site
22163	Permission for development which will consist of the removal of the existing roof and the construction of an additional (fourth) floor to the existing building as well as alterations to the front elevation at third floor level.	3 Kirwan's Lane, Galway	30/11/2022	approx. 370m from the project site
2036	Planning permission for proposed development at Protected Structure No. 4513, which will consist of opening up works in order to carry out full investigation and subsequent structural intervention and repair to prevent further damage to a late medieval stone arch.	No.14 High Street, Galway	12/04/2020	approx. 490m from the project site
256	Permission for development which consists of; the refurbishment and thermal upgrade of the first, second and third floors plus roof of the four story over basement building, the replacement of bay windows to the upper floors on Mainguard Street and Churchyard Street side elevations. 22 Mainguard Street Galway is a protected structure identity number 5316.	22 Mainguard Street	08/04/2025	approx. 480m from the project site
2246	Permission for development at a protected structure which will consist of the change of use from office to residential, to provide for 1 no. bedroom apartment at ground floor level, and 2 no. 1 bedroom apartments at first floor level, together with new shopfront	No.5 Lombard Street, Galway	09/06/2022	approx. 480m from the project site

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
	in new forward location at ground floor level and associated site works.			
20259	Permission for development which will consist of the demolition of an existing substandard extension at the rear of an existing dwelling house, construction of a new two storey extension to the rear of the dwelling house, alterations to the internal layout and the replacement of the existing roof, windows and front door.	No. 4 Bowling Green, Galway	02/12/2020	approx. 490m from the project site

There were no other planning applications in the area at the time of writing (April 2025).

The AA Screening Assessment has shown there will be no likely significant effects to any European Site during the construction or operation of the Project. Works will be contained within the site; it is anticipated that there will be no in-combination impacts from any local planning applications.

## 5 SCREENING ASSESSMENT – CONCLUSION

It can be objectively concluded that there are not likely to be any significant effects on any European Site as a result of the construction or operation of the Project at Munster Avenue, Co. Galway. Therefore, an Appropriate Assessment is not required.

## 6 REFERENCES

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**APPENDIX I**  
**DRAWINGS**

**APPENDIX II  
METHOD  
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**APPENDIX III  
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**APPENDIX IV  
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