

Environmental Impact Assessment Screening Report

**in accordance with Schedules 5 and 7 of
the Planning and Development Regulations 2001 as amended**

**for proposed
Social and affordable housing scheme**

**at
Cappagh, Galway City**

**by
CAAS Ltd
for
Galway City Council**



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1 Introduction

Environmental Impact Assessment (EIA) is a procedure carried out in accordance with the requirements of the EIA Directive 2011/92/EU as amended. The Directive aims to ensure a high level of protection for the environment. It requires that an assessment of the likely significant effects a project will have on the environment is carried out, where relevant, before development consent is given. In order to ensure compliance with the Directive, the first step is to consider whether a consent process needs to be subject to EIA, and whether an Environmental Impact Assessment Report (EIAR) needs to be prepared to support the process

CAAS Ltd. has been appointed by Galway City Council to prepare this Environmental Impact Assessment Screening Report for a proposed social and affordable housing scheme at Cappagh, Cappagh Road, Galway City. The proposed development is comprised of two sites (Site A and Site B) that are separated by approximately 50m. Both sites will be referred collectively as “the proposed development” in this report, unless otherwise stated. This report has been prepared to form an opinion as to whether the proposed development should be subject to Environmental Impact Assessment (EIA) and if so, whether an Environmental Impact Assessment Report (EIAR) should be prepared for it.

The screening assesses the proposed development with reference to the EIA legislation including the EIA Directive, and Planning and Development legislation¹. It also has regard to relevant parts of:

- *EIA Guidance for Consent Authorities regarding sub-threshold development*, Department of the Environment, Heritage and Local Government, 2003
- *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*, Department of Housing, Planning and Local Government, 2018
- *OPR Practice Note PN02 Environmental Impact Assessment Screening*, Office of the Planning Regulator, 2021
- relevant EU Guidance including *Interpretation of definitions of project categories of annex I and II of the EIA Directive*, EU, 2024 and *Environmental Impact Assessment of Projects - Guidance on Screening*, EU, 2017.

The first screening step involves a review of the characteristics of the development to find out if it corresponds to any type (class) which is subject to the EIA requirements as set out in the legislation. If it does correspond to any such type and does not equal or exceed a specified threshold (ref s5) then the second step is to carry out a ‘preliminary examination’ to establish the likelihood of significant effects on the environment arising from the proposed development. The outcome of the preliminary examination determines the subsequent steps of the screening process which may involve sub-threshold project considerations and review against prescribed criteria for determining whether the development should be subject to EIA.

¹ see section 3

The report is structured as follows -

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An overview of the authors' competency is provided in Appendix I.

2 The proposed development

The nature and extent of proposed development involves the construction of 38 residential units (16 for Site A and 22 for Site B) of social and affordable housing on two connected sites at Cappagh Road, Galway City. Site A and Site B are separated by a small site of 50m that is not part of the proposed development. Figure 1 Below shows their location.

A construction compound will be located on the south side of Site B for the duration of the construction phase. The southwest corner of Site B will be utilised as the location for temporary storage of stockpile during the construction phase.

A description for both sites is provided below, which is accompanied by a drawing of the proposed plan for each site in Figure 2

The full development consists of:

- The construction of 38 no. new residential units comprising of:
 - 12 no. Terraced houses (6no. 2-bedroom houses & 6 no. 3 bedroom houses)
 - 1 no. 2 bedroom townhouse
 - 5 no. 2 bedroom 2 storey duplex units
 - 4 no. 2 bedroom 4 person own door Apartments
 - 11 no. 2 bedroom 3 person own door Apartments
 - 5 no. 1 bedroom own door apartments
- The construction of vehicular and pedestrian access points to the Proposals via the An Cimín Mór/ Garrai Dhónaill access road,
- Renewable energy design measures for each unit and
- Supporting development works including:
 - Access Roads
 - Grouped Parking spaces
 - Landscaping and boundary treatments
 - Ground level alterations to accommodate the development
 - Bicycle storage and bin storage
 - Surface water management including SUDS measures

- Temporary construction signage
- Estate signage and
- All associated site works.

The total proposed development area is approximately 0.8 ha of hard surface area; which includes a mix of permeable green/garden space, permeable paved footpath, permeable paved parking/bicycle bays and impermeable road surfaces.



Figure 1 Location of the proposed development site ²

² Source: Google maps (site boundary is approximate)



Figure 2 Proposed site plan³

³ Source: Galway City County Council (See accompanying drawing set for full resolution versions of all drawing)

3 Legislative basis for EIA

EIA requirements derive from EU Directive 2011/92/EU (as amended by Directive 2014/52/EU) on the assessment of the effects of certain public and private projects on the environment. The Directive has been transposed into various Irish legislation of which the following is the most relevant to this development.

- Planning and Development Acts 2000-2020 (Part X)
- Planning and Development Regulations 2001 (S.I. 600/2001) as amended
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. 296/2018)
- Roads Act, 1993, as amended

4 Project type

In the first instance it is necessary to determine whether the proposed development corresponds to any project type that is subject to EIA requirements.

The prescribed classes of development for the purposes of Section 176 of the Planning and Development Act 2000 are set out in Schedule 5 of the Planning and Development Regulations 2001 as amended. Part 1 of Schedule 5 lists projects included in Annex I of the Directive which automatically require EIA. For projects included in Annex II of the Directive, Part 2 of Schedule 5 provides thresholds above which EIA is required.

The proposed development, which is a proposed social and affordable housing scheme does not correspond to any class of development prescribed within Part 1 of Schedule 5, and so it is necessary to consider whether it corresponds to any class prescribed within Part 2 of Schedule 5.

Potentially relevant project types (or classes) prescribed for EIA purposes in Part 2 of Schedule 5 are listed in the table below, with commentaries of their applicability to the proposed development.

Project type / threshold	Comment	Is EIA required on this basis?
Planning and Development legislation S.I. 600/2001, Schedule 5, Pt 2, as amended		
Project type 10. <i>Infrastructure projects (b)</i>		
<i>(i) Construction of more than 500 dwelling units.</i>	The proposed development includes residential units. It therefore corresponds to this project type. However, at 38 units it is well below the scale threshold.	No
<i>(ii) Construction of a car park providing more than 400 spaces, other than a car park provided as part of, and incidental to the primary purpose of, a development.</i>	The proposed development includes 51 new car parking spaces including 2 accessible spaces. These spaces are one element of the wider proposed development. Regarding whether they are incidental or not: - Incidental is defined in the Oxford Dictionary as ‘happening in connection with something else, but not as important as it, or not intended’. The car parking element of the proposal may thus be considered as ‘incidental’ to the primary purpose of the proposed development. Thus, project type 10(b)(ii) is not applicable.	No
<i>(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.</i> <i>(In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)</i>	Commission guidance ⁴ lists a range of projects, stating that these or other projects with similar characteristics can be considered to be ‘urban development’. These include shopping centres, bus garages, train depots, hospitals, universities, sports stadiums, cinemas, theatres, concert halls, other cultural centres and sewerage or water supply networks. The proposed project does not correspond to or have generally similar characteristics to any of the given examples. However, more recent guidance on EIA Screening from the Office of the Planning Regulator says that ‘an urban development project should be seen as a project that is urban in nature regardless of its location’. ⁵ This approach aligns with case law ⁶ and	No

⁴ Interpretation of definitions of project categories of annex I and II of the EIA Directive, 2015, EU

⁵ 2021 OPR doc ref

⁶ E.g. C-575/21

Project type / threshold	Comment	Is EIA required on this basis?
	the 'wide scope and broad purpose' of the Directive⁷. On this basis it can be considered that the proposal does correspond to project type 10(b)(iv) 'urban development'. At 0.8 ha in site area, it is well below the applicable 10 ha scale threshold (as given for 'other parts of a built-up area').	
<i>(dd) All private roads which would exceed 2000 metres in length</i>	CJEU Judgement C-427/07 states 'a criterion relating to the private or public nature of the road is irrelevant as regards the applicability of point 10(e) of Annex II to Directive 85/337 as amended by Directive 97/11'. On said basis project type 10(dd) could be interpreted as also being applicable to public roads. However, the length of road included in this proposal, at approximately 138m, is well below the 2000 m threshold.	No
Roads legislation <i>Section 50 of the Roads Act, 1993, as amended by, inter alia, the European Union (Roads Act 1993) (Environmental Impact Assessment) (Amendment) Regulations 2019 (SI 279/2019) requires that: -</i>		
<i>(1) (a) A road development that is proposed that comprises any of the following shall be subject to an environmental impact assessment:</i>		
<i>(i) the construction of a motorway</i>	The proposal does not involve construction of a motorway.	No
<i>(ii) the construction of a busway</i>	The proposal does not involve construction of a busway.	No
<i>(iii) the construction of a service area</i>	The proposal does not involve construction of a service area.	No

⁷ C-72/95, *Kraaijeveld and Others*, paragraphs 31 and 39 (ref https://www.era-comm.eu/EU_Legislation_on_Environmental_Assessments/part_2/part_2_13.html)

Project type / threshold	Comment	Is EIA required on this basis?
<i>(iv) any prescribed type of road development consisting of the construction of a proposed public road or the improvement of an existing public road</i>		
<i>> The prescribed types as referred to in (iv) above are given in section 8 of S.I. 119/1994 as:</i>		
<i>(a) The construction of a new road of four or more lanes, or the realignment or widening of an existing road so as to provide four or more lanes, where such new, realigned or widened road would be eight kilometres or more in length in a rural area, or 500 metres or more in length in an urban area</i>	The proposal does not involve construction, realignment or widening of a road of four lanes or more.	No
<i>(b) the construction of a new bridge or tunnel which would be 100 metres or more in length.</i>	The proposal does not involve construction of a new bridge or tunnel.	No
<i>S50(1)(b) to (d) of the Roads Act of 1993, as amended, require that any road development or road improvement project which would be likely to have significant effects on the environment, including projects located on ecologically protected sites, shall be subject to EIA.</i>	Taking account of the broad definition of a <i>road</i> in the Roads Act and given that the proposed development includes corresponding elements, this requirement could be considered to be applicable, effectively requiring EIA screening be carried out to determine whether or not the proposed development is likely to have significant effects on the environment.	No

The above review against the potentially relevant classes set out in the Planning and Development Regulation shows that the proposed development corresponds to, but is well below the scale threshold of, project type 10(b)(i) as listed in Part 2 of Schedule 5. Subject to interpretation, it *may* also be considered to correspond to project types 10(b)(iv) and 10(dd), but is also well below the threshold for these project types.

It could also be considered to fall within the meaning of a road development project under the Roads Act.

5 Sub-threshold development

Article 92 of the Regulations of 2001 as amended defines ‘sub-threshold development’ as:

development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development.

Annex III of the EIA Directive (2011/92/EU as amended) as transposed into Schedule 7 of the Planning and Development Regulations 2001 as amended - sets out criteria for review of sub-threshold projects to determine if they should be subject to EIA. These criteria include characteristics, location and potential impacts.

The proposed development falls into project type 10(b)(i) and may also be considered to fall into project types 10(b)(iv) and 10(dd) but is well below the prescribed thresholds for all three project types. It is thus ‘sub-threshold development’.

The Roads Act, 1993 (as amended) does not refer to sub-threshold development per se. However, as noted in the above table, at s50(1)(b) to (d) it requires that any road development which would be likely to have significant effects on the environment shall be subject to EIA. Any road development or road improvement project that does not fall into any of the specific types listed in S50 must thus be examined to establish if it is likely to cause significant environmental effects. This is essentially the same requirement that applies to sub-threshold projects under the Planning and Development legislation.

6 Preliminary Examination

Article 120(1)(a) of the Planning and Development Regulations 2001 as amended, requires that prior to screening a project for EIA: -

Where a local authority proposes to carry out a sub-threshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

This is done to form a preliminary view on the likelihood of significant effects arising in order to determine if EIA is required, is not required or if screening against Schedule 7 criteria is required.

Because the proposed development is a sub-threshold development, a preliminary examination has been undertaken for it.

On preliminary examination it may be considered that there is significant and realistic doubt with regard to the likelihood of significant effects on the environment arising from the proposed development due, for example, to construction phase effects arising from traffic and emissions of dust and noise. Therefore, in accordance with Article 120(b)(ii) of the Regulations of 2001 as amended, a screening of the proposal against the criteria set out in Schedule 7 of the Regulations of 2001 (as amended) is provided in s7 of this report in order to form an opinion as to whether or not it should be subject to Environmental Impact Assessment (EIA). This also addresses the requirement of S50(1)(b) to (d) of the Roads Act.

7 Review against Schedule 7 criteria

These criteria cover:

1. Characteristics of the proposed development
2. Location of the proposed development
3. Types and characteristics of potential impacts

The criteria are listed in the table below. The comments provided in relation to the category 1 and 2 criteria are factual and do not comment on the types or characteristics of impacts. In keeping with the intent of Schedule 7, commentary on effects is provided in response to the items covered by category 3 (the third part of the table below). All comments, particularly regarding ‘significance’, are made in the context of the Directive and guidance. The review against the Schedule 7 criteria takes account of the environmental factors set out in Schedule 6, paragraph 2(d) of the Planning and Development Regulations 2001 as amended by the 2018 Regulations, as relevant.

Schedule 7A of the Planning and Development Regulations 2001 as amended by the 2018 Regulations, sets out ‘*Information to be provided by the Applicant or Developer for the Purposes of Screening Sub-threshold Development for Environmental Impact Assessment*’, as follows:

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

Regard is had in this report to the criteria set out in Schedule 7 for determining whether this sub-threshold development should be subject to EIA and to the information required by Schedule 7A for the purposes of screening sub-threshold development for EIA as set out in the commentary provided in and below the table which follows.

Schedule 7 Criteria	Commentary
1. Characteristics of Proposed Development The characteristics of proposed development, in particular:	
(a) the size and design of the whole of the proposed development	The project area is approx. 0.8 ha. The proposed project is a residential housing development as described in Section 2.
(b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment	The surrounding lands are in various uses including residential, transportation (road), and amenity use. Other existing developments are considered in this screening in the context of the location of the proposed development, as relevant. Appendix II contains a review of planning history in the vicinity which identifies further other developments that are taken account of for consideration of cumulative effects in this screening.
(c) the nature of any associated demolition works	There are no demolition works proposed as part of the development.
(d) the use of natural resources, in particular land, soil, water and biodiversity	The site is currently a greenfield site. The proposed development will increase the extent of hard surfaced areas. It incorporates permeable surfaces and other sustainable drainage measure. The design also includes areas of native biodiverse planting.
(e) the production of waste	Waste generated during construction can be anticipated to be typical to medium scale construction works project. A new foul network connection is proposed from the development to the existing sewer located along An Cimín Mór Road. Operational waste can be anticipated to be typical for a residential development of this scale.
(f) pollution and nuisances	During construction, the proposal is likely to generate localised and short-term noise, dust and traffic. Post-construction, traffic generation can be anticipated to be low level.

(g) the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge	There is no significant potential for the proposed development to give rise to significant adverse effects on the environment due to accidents and/or disasters. This applies to accidents/disasters arising from external factors as well as accidents arising from the development.
(h) the risks to human health (for example, due to water contamination or air pollution)	The project characteristics pose no significant risks to human health.

2.Location of proposed development	
The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—	
(a) the existing and approved land use	The site is currently greenfield.
(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	The site is currently in grass with mature hedgerows and trees, mainly along the site boundaries.
(c) the absorption capacity of the natural environment, paying particular attention to the following areas:	
(i) wetlands, riparian areas, river mouths	There are no hydrological features within the proposed development site and there are no surface watercourses within the area surrounding the proposed development. The closest watercourse is the Barna Stream (IE_WE_31B010200), located approximately 290m west of the proposed site within Cappagh Park.
(ii) coastal zones and the marine environment	-
(iii) mountain and forest areas	-
(iv) nature reserves and parks	-
(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive	The closest European site is the Galway Bay Complex SAC and the Inner Galway Bay SPA which are approximately 290m and 570m from the proposed site boundary. There are no Annex I habitats within the proposed development site. There is no direct surface hydrological connectivity between the proposed site and any European sites.

(vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure.	-
(vii) densely populated areas	The site is located in an urbanised area with mainly low-density housing.
(viii) landscapes and sites of historical, cultural or archaeological significance	There are no buildings in the immediate vicinity of the proposed development listed on the National Inventory of Architectural Heritage (NIAH). The closest listed building is Barna House (NIAH reg. no. 30409310) located approximately 600 m south of the site. There is a Fulacht Fia (NIAH reg. no. GA093-021) located approximately 380m to the north of the site.⁸ The site is not located within any of the Panoramic or Linear Protected Views as listed in the Galway City County Development Plan 2023 – 2029.

3. Types and characteristics of potential impacts The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of ‘environmental impact assessment report’ in section 171A of the Act, taking into account—	
(a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected)	The site covers 0.8 ha. Temporary effects during construction due mainly to noise and dust are likely to be limited to the immediate site environs.
(b) the nature of the impact	Temporary to short term construction phase impacts on noise, air quality and traffic are likely to occur. These are likely to be small scale and localised and are not likely to be significant within the meaning of the Directive.

⁸ Sources: National Inventory of Architectural Heritage; Historic Environment Map Viewer; and Record of Protected Structures.

	When complete, the proposed development is likely to have small-scale and localised effects on traffic and on the landscape of the immediate environs. The appearance of the development is likely to be in keeping with the character of the area and as provided for by the site zoning. These effects are not likely to be significant within the meaning of the Directive. Because of implementation of SUDS measures and availability of surface water infrastructure, also due to availability of adequate WWTP capacity, significant effects due to generation of surface or foul waters are unlikely to occur. Localised biodiversity effects will arise due to removal of the bulk of existing boundary planting. Landscape effects are likely to be localised and in keeping with the zoning set out in the Galway City County Development Plan 2023 – 2029. There will be no impact on the nearest archaeology feature or protected structure due to its distance from the development and the nature of the development.
(c) the transboundary nature of the impact	-
(d) the intensity and complexity of the impact	It can be reasonably anticipated that any effects will not be intense or complex.
(e) the probability of the impact	The effects outlined at (b) above are likely to occur.
(f) the expected onset, duration, frequency and reversibility of the impact	Construction phase effects will be of varying frequency and can be anticipated to be insignificant to slight in magnitude and temporary to short term in duration. Once completed, effects will be insignificant and permanent.
(g) the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment	On the basis of their nature and scale, when considered in-combination with the proposed development, potential for other existing and/or permitted developments to cause significant cumulative impacts can be considered to be negligible.

(h) the possibility of effectively reducing the impact	Potential construction stage effects can be reasonably anticipated to be likely to be effectively reduced by implementation of standard construction phase environmental controls. Potential operational stage effects can be reasonably anticipated to be likely to be effectively reduced by implementation of standard traffic, waste management procedures and landscaping proposals. Compliance with the relevant policies of the Galway City County Development Plan 2023 – 2029, including policies for protection of natural heritage & biodiversity, housing and green infrastructure, sustainable transportation and built heritage will ensure avoidance of significant effects on environmental factors.
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Based on review against the Schedule 7 criteria, the environmental impacts of the proposed project can be anticipated to be localised and short-term to temporary (during construction) and permanent (after construction) and not likely to be significant within the meaning of the Directive.

Article 120 of the Regulations of 2001 as amended, states that the Schedule 7A information:

- a) 'shall be accompanied by any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment, including, where relevant, information on how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account' and
- b) 'may be accompanied by a description of the features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development.'

In relation to (a), other potentially relevant assessments are listed and commented upon in Appendix III. It is found that none have any significant bearing on the findings of this EIA Screening Report. Item 3(h) in the table above addresses (b).

8 Conclusions

It is considered that the proposed social and affordable housing scheme at Cappagh, Cappagh Road, Galway City does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment report is required for it.

This conclusion is based on an objective review of the characteristics of the proposed development against the requirements of the relevant legislation and has had due regard to the relevant guidance.

Appendix I - Relevant assessments of potential effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive

EU Legislation		Comments
Air Quality Directive	2008/50/EC	There will be no significant air emissions of significance from the proposed development during operation. Construction impacts are likely to be local short term and insignificant. As a result, no assessment is required pursuant to this Directive.
Floods Directive	2007/60/EC	No Flood Risk Assessment is required pursuant to this Directive.
Habitats and Birds Directives	92/43/EEC and 2009/147/EC	An AA Screening Report has been prepared for the proposed development. It finds that the proposed development is not likely to have any significant effect (either directly or indirectly) on any European site, either alone or in combination with other plans or projects.
Noise Directive	2002/49/EC	Construction noise will be local, short term and insignificant. No significant noise effects are likely to occur during operation of the development. As a result, no assessment is required pursuant to this Directive.
SEA Directive	2001/42/EC	The Galway City County Development Plan 2023 – 2029 sets out the zoning of the site area have been subject to SEA.
Directive on Waste and repealing certain Directives (a.k.a Waste Framework Directive)	2008/98/EC	The proposed development is not anticipated to be likely to generate significant quantities of waste during construction or operation. No assessment is considered to be required pursuant to this Directive.
Water Framework Directive	2000/60/EC	The proposed development does not have significant potential to cause effects on any other watercourses and there is no requirement for any specific assessment pursuant to this Directive.

This review of assessments of potential effects on the environment carried out pursuant to the European Legislation finds that no results arising from such assessments affect the findings of this EIA screening.

Appendix II – Review of planning history⁹ in the vicinity of the proposed development¹⁰ for purposes of consideration of cumulative effects

The below table contains the findings of a planning search for developments within a radius of 200 m of the site of the proposed development in the last 5 years. Projects considered as having no real potential likelihood of contributing to significant cumulative effects, when considered in combination with effects arising from the subject proposal, have been excluded.

The information presented in the columns below has been taken from the Local Authority planning database. Searches of the An Bord Pleanála database and the Department of Housing, Local Government and Heritage's EIA Portal found no other projects which would be considered as having real potential likelihood of contributing to significant cumulative effects.

Project Code	Decision	Description	Grant Date	Distance from Proposed Development (m)	Characteristics of the potential interactions between the projects; sources and pathways	Likelihood of potential significant in-combination effects
19375	Conditional	Permission for development which will consist of: the development of 43 no. residential units (21 apartments, 22 houses) upgrade of existing site access, demolition of existing residential dwelling, demolition of existing sheds, demolition and reinstatement of existing wall along Cappagh Road, associated landscape and open space works. All associated services and site works. The planning application is accompanied with a Natura Impact Statement (NIS)	2020-09-23	32.99	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment. The consent process for this project was subject to applicable EIA and AA requirements.	No
21264	Conditional	Permission for development which will consist of: (A) Demolition of 2 no. derelict houses. (B) Provision of 3 no. blocks of Duplexes split over 1 and 2 stories. Duplex Block 01 will consist of 6 no. units; this block will be made up of 6 no. 2 bedroom apartments. Duplex Block 02 and 03 will consist of 12 no. units each; each block will be made up of 11 no. 2 bedroom apartments and 2 no.1	2022-03-24	90.86	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the	No

⁹ The majority of surrounding developments are minor projects with no risk of in-combination effects. Therefore, the list provided here provides details of those permissions and applications with potential relevance to the consideration of cumulative effects in the context of this EIASR. Project descriptions are taken from the Local Authority planning database.

¹⁰ Parameters used: planning application from within the last 5 years, within a radius of 200 m around the proposed development's boundary

Project Code	Decision	Description	Grant Date	Distance from Proposed Development (m)	Characteristics of the potential interactions between the projects; sources and pathways	Likelihood of potential significant in-combination effects
		bedroom apartments. (C) Provision of surface car parking for Duplexes. (D) Provision of new entrance onto the public road, access road, bin stores, cycle parking and all ancillary site works and services			context and character of the surrounding environment. The consent process for this project was subject to applicable EIA and AA requirements.	
21236	Conditional	Permission for development which will consist of the demolition of existing detached dwelling and construction of new detached 2/3 storey dwelling and new vehicular site entrance and ancillary works	2021-10-08	71.39	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment. The consent process for this project was subject to applicable EIA and AA requirements.	No
303336	Grant permission with revised conditions	Demolition of 2 houses. Construction of 2 blocks of duplexes, 14 units total.	2019-05-14	91	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment. The consent process for this project was subject to applicable EIA and AA requirements.	No

Appendix III – Standard Descriptions of Effects

(from *Guidelines on the information to be contained in Environmental Impact Assessment Reports*, EPA, 2022)

Quality of Effects It is important to inform the non-specialist reader whether an effect is positive, negative or neutral	Positive Effects A change which improves the quality of the environment (for example, by increasing species diversity; or the improving reproductive capacity of an ecosystem, or by removing nuisances or improving amenities).
	Neutral Effects No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
	Negative/adverse Effects A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity of an ecosystem; or damaging health or property or by causing nuisance).
Describing the Significance of Effects ‘Significance’ is a concept that can have different meanings for different topics – in the absence of specific definitions for different topics the following definitions may be useful (also see <i>Determining Significance</i> below.).	Imperceptible An effect capable of measurement but without significant consequences.
	Not significant An effect which causes noticeable ² changes in the character of the environment but without significant consequences.
	Slight Effects An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
	Moderate Effects An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
	Significant Effects An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.
	Very Significant An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment.
	Profound Effects An effect which obliterates sensitive characteristics
Describing the Extent and Context of Effects Context can affect the perception of significance. It is important to establish if the effect is unique or, perhaps, commonly or increasingly experienced.	Extent Describe the size of the area, the number of sites, and the proportion of a population affected by an effect.
	Context Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)

Describing the Probability of Effects Descriptions of effects should establish how likely it is that the predicted effects will occur – so that the CA can take a view of the balance of risk over advantage when making a decision.	Likely Effects The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.
	Unlikely Effects The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.
Describing the Duration and Frequency of Effects 'Duration' is a concept that can have different meanings for different topics – in the absence of specific definitions for different topics the following definitions may be useful.	Momentary Effects Effects lasting from seconds to minutes
	Brief Effects Effects lasting less than a day
	Temporary Effects Effects lasting less than a year
	Short-term Effects Effects lasting one to seven years.
	Medium-term Effects Effects lasting seven to fifteen years.
	Long-term Effects Effects lasting fifteen to sixty years.
	Permanent Effects Effects lasting over sixty years
	Reversible Effects Effects that can be undone, for example through remediation or restoration
	Frequency of Effects Describe how often the effect will occur. (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually)
Describing the Types of Effects	Indirect Effects (a.k.a. Secondary Effects) Impacts on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway.
	Cumulative Effects The addition of many minor or significant effects, including effects of other projects, to create larger, more significant effects.
	'Do-Nothing Effects' The environment as it would be in the future should the subject project not be carried out.
	'Worst case' Effects The effects arising from a project in the case where mitigation measures substantially fail.
	Indeterminable Effects When the full consequences of a change in the environment cannot be described.

	Irreversible Effects When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.
	Residual Effects The degree of environmental change that will occur after the proposed mitigation measures have taken effect.
	Synergistic Effects Where the resultant effect is of greater significance than the sum of its constituents, (e.g. combination of SOx and NOx to produce smog).

Appendix IV - Competency of Authors

Paul Fingleton, the lead author, has an MSc in Rural and Regional Resources Planning (with specialisation in EIA) from the University of Aberdeen. Paul is a member of the International Association for Impact Assessment as well as the Institute of Environmental Management and Assessment. He has over twenty-five years' experience working in the area of Environmental Assessment. Over this period, he has been involved in a diverse range of projects including contributions to, and co-ordination of, numerous complex EIARs and EIA screening reports. He has also contributed to and supervised the preparation of numerous AAs and AA screenings.

Paul is the lead author of the current EPA Guidelines¹¹ and accompanying Advice Notes¹² on EIARs. He has been involved in all previous editions of these statutory guidelines. He also provides a range of other EIA related consultancy services to the EPA. Paul is regularly engaged by various planning authorities and other consent authorities to provide specialised EIA advice.

Andrew Reynolds, EIA Project-Coordinator has a BSc in Environmental Management, Technology University Dublin, 2015. Andrew has 8 years' experience working as part of team projects and in the coordination and preparation of multiple EIA documents on behalf of multi-nationals and infrastructural providers. He has been involved in a diverse range of projects including contributions to, and co-ordination of, numerous complex EIARs, and EIA screening reports.

Andrew liaises with various government agencies and local authorities in order to assimilate the environmental baseline information that is used in EIAs and AAs and assists in the preparation of the various EIA and AA related documentation.

¹¹ Guidelines on the information to be contained in Environmental Impact Assessment Reports, EPA, 2022

¹² Advice notes on current practice in the preparation of Environmental Impact Assessment Reports, EPA, 2003