

Appropriate Assessment Screening Report

Proposed Strategic
Housing Development,
Bóthar na Chóiste,
Castlegar, Co. Galway





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1. INTRODUCTION

MKO has been appointed to provide the information necessary to allow the competent authority to conduct an Article 6(3) Screening for Appropriate Assessment of a proposed strategic housing development located at Bóthar na Chóiste, Castlegar, Co. Galway.

Screening for Appropriate Assessment is required under Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive). Where it cannot be excluded that a project or plan, either alone or in combination with other projects or plans, would have a significant effect on a European Site then same shall be subject to an appropriate assessment of its implications for the site in view of the site's conservation objectives. The current project is not directly connected with, or necessary for, the management of any European Site consequently the project has been subject to the Appropriate Assessment Screening process.

The assessment in this report is based on a desk study and field surveys undertaken throughout 2020, 2021 and 2022. It specifically assesses the potential for the proposed development to result in significant effects on European sites in the absence of any best practice, mitigation or preventative measures.

This Appropriate Assessment Screening Report has been prepared in accordance with the European Commission's *Assessment of Plans and Projects Significantly affecting Natura 2000 Sites: Methodological Guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC* (EC, 2021) and *Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC* (EC, 2018) as well as the Department of the Environment's *Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities* (DoEHLG, 2010).

In addition to the guidelines referenced above, the following relevant documents were also considered in the preparation of this report:

1. *Council of the European Commission (1992) Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora. Official Journal of the European Communities. Series L 20, pp. 7-49.*
2. *EC (2000) Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC, Office for Official Publications of the European Communities, Luxembourg.*
3. *EC (2007) Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence. Opinion of the commission.*
4. *EC (2013) Interpretation Manual of European Union Habitats. Version EUR 28. European Commission.*

1.1 Appropriate Assessment

1.1.1 Screening for Appropriate Assessment

Screening is the process of determining whether an Appropriate Assessment is required for a plan or project. Under Part XAB of the Planning and Development Act, 2000, as amended, screening must be carried out by the Competent Authority. As per Section 177U of the Planning and Development Act, 2000, as amended 'A screening for appropriate assessment shall be carried out by the competent authority to assess, in view of best scientific knowledge, if that Land use plan or proposed development, individually or in combination with another plan or project is likely to have a significant effect on the European site'. The Competent Authority's determination as to whether an Appropriate Assessment is

required must be made on the basis of objective information and should be recorded. The Competent Authority may request information to be supplied to enable it to carry out screening.

Consultants or project proponents may provide for the competent authority, the information necessary for them to determine whether an Appropriate Assessment is required and provide advice to assist them in the Article 6(3) Appropriate Assessment Screening decision.

Where it cannot be excluded beyond reasonable scientific doubt at the Screening stage, that a proposed plan or project, individually or in combination with other plans and projects, would have a significant effect on the conservation objectives of a European site, an Appropriate Assessment is required.

Where an Appropriate Assessment is required, the Competent Authority may require the applicant to prepare a Natura Impact Statement.

The term Natura Impact Statement (NIS) is defined in legislation¹. An NIS, where required, should present the data, information and analysis necessary to reach a definitive determination as to 1) the implications of the plan or project, alone or in combination with other plans and projects, for a European site in view of its conservation objectives, and 2) whether there will be significant effects on the integrity of a European site. The NIS should be underpinned by best scientific knowledge, objective information and by the precautionary principle.

This Article 6(3) Appropriate Assessment Screening Report has been prepared in compliance with the provision of section 177U of the Planning & Development Act 2010 as amended.

1.1.2 Statement of Authority

A field assessment was undertaken by Julie O’Sullivan (B.Sc., M.Sc.) on the 5th of March 2021, with a follow up bird surveys on the 30th of March 2021, 24th of November 2021, 15th of March 2022 and the 29th of March 2022. This report has been prepared by Julie O’Sullivan (B.Sc., M.Sc.) and Colin Murphy (B.Sc., M.Sc.). Julie is an experienced ecologist with over five years professional experience in ecological consultancy. Colin is an experienced ecologist with over two years’ experience. The report has been reviewed by Inga Reich (Honours degree Biology, Ph.D. Applied Ecology). Inga has over 5 years’ postdoctoral experience in Ecology.

¹ As defined in Section 177T of the Planning and Development Act, 2000 as amended, an NIS means a statement, for the purposes of Article 6 of the Habitats Directive, of the implications of a proposed development, on its own and in combination with other plans and projects, for a European site in view of its conservation objectives. It is required to include a report of a scientific examination of evidence and data, carried out by competent persons to identify and classify any implications for the European site in view of its conservation objectives

2. DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.1 Site Location

The proposed development site is located to the north of Bóthar na Chóiste within the townland of Castlegar, Co. Galway, approximately 2.8km north-east of Galway City (Grid reference: M 31488 28212). The subject lands extend overall to 4.286 ha in size. This includes the Bóthar Na Chóiste road for which road improvements are included in the proposed scheme.

The N84 Galway-Headford Road is situated approximately 600 metres to the west of the proposed development site. The proposed N6 Galway City Ring Road development boundary is located immediately north of the subject lands.

The site location is shown in Figure 2.1.

2.2 Characteristics of the Proposed Development

Planning permission is sought by Lock House Developments Limited (the applicant) for development on a site which extends to 4.626 ha on lands located to the north of Bóthar Na Chóiste, in the townland of Castlegar, Galway.

The development will consist of the following:

- 1) Demolition of an existing house (124.6 m²), a ruined outbuilding (42.8 m²), and a ruined dwelling (41.7 m²)
- 2) Construction of 170 no. residential units comprising:
 - 84 no. two storey houses (34 no. two-beds, 42 no. three-beds, 8 no. four-beds),
 - 1 no. apartment block comprising 17 no. apartments (10 no. one-beds, 7 no. two-beds),
 - 1 no. apartment block comprising 21 no. apartments (12 no. one-beds, 9 no. two-beds),
 - 48 no. duplex units (11 no. one-beds, 24 no. two-beds, 13 no. three-beds).
- 3) Development of a two-storey creche facility with 46 no. child spaces (c. 300.36 sqm), associated outdoor play areas and parking.
- 4) Provision of all associated surface water and foul drainage services and connections including pumping station with all associated site works and ancillary services.
- 5) The upgrade of the existing Bothar Na Chóiste road from the proposed development to the junction at L5041 consisting of road improvements, road widening and junction re-alignment.
- 6) Pedestrian, cyclist, and vehicular links throughout the development and access with Bóthar Na Chóiste, and pedestrian and cyclist link to the adjacent Greenway route.
- 7) Provision of shared communal and private open space, site landscaping and public lighting, resident and visitor parking including electric vehicle charging points, bicycle parking spaces, and all associated site development works.

The proposed site layout is shown in Drawing no. 2001 included in Appendix 1 of this report.

2.2.1 Drainage

2.2.1.1 Foul water drainage

Details of the Foul Sewer are shown on Drawing No. 10750-2003 & 2004 of the Civil works report accompanying this application (Tobins, 2022). The foul water from the proposed development will discharge to the existing wastewater network.

It is proposed to discharge via gravity to a pumping station that will be located in the southern area of the residential section of the site and then discharge via rising main to a proposed gravity sewer along Bóthar na Chóiste with header manholes starting 250m west of the proposed site entrance. The proposed gravity element of the network will tie in the existing 225mm diameter foul network located within the unnamed road to the south-west of the residential element of the site. This ultimately discharges to the Terryland and River Valley wastewater pumping station.

The pumping station will be designed in accordance with the requirements set out in the Irish Water specification for wastewater systems IW-CDS-5030-03. The pumping station will be 15m from the boundary of the nearest dwelling.

The pumping station will be designed to cater for 24 hr storage for the total number of properties in accordance with Irish Water requirements. The pumping station storage has been designed to cater for the 170 no. properties located within the proposed site and for an additional 100 no. units in the zoned residential area directly to the west of the proposed development should this area ever be developed in the future.

All sewers have been designed so that the velocities achieved fall within the limits of 0.75 and 3m/sec as set out in Irish Water Code of Practice for Wastewater Infrastructure and “Recommendations for Site Development Works” as published by the Department of Environment.

The drainage system has been designed in accordance with the Recommendations for Site Development Works as published by the Department of the Environment and Local Government and to Irish Water Code of Practice and Standard Details and also complies with Irish Water Wastewater Infrastructure – Code of Practice and Standard Details.

A pre-connection enquiry form was submitted to Irish Water outlining the proposed loadings from this development and the proposed tie-in location. Irish Water have confirmed that connection to Terryland River Waste water Treatment plant is feasible via a letter dated 10.12.2021 (*Customer Ref No: CDS21007628*). The confirmation feasibility letter is available in Appendix 2.

2.2.1.2 Surface Water Drainage

There is currently no existing storm drainage in the vicinity of the site which will be suitable for serving the proposed development. As a result, all surface water run-off from the site and the northern section of the upgrade road works will need to be discharged to ground water. There is an existing 400mm storm sewer on the L5041 local road. This existing storm sewer will cater for the catchment area of the southern section of the Bothar Na Choiste road upgrade works.

The storm water drainage design has been designed to cater for all surface water runoff from all hard surfaces in the proposed development including roadways, roofs etc. The proposed residential development and road upgrade works have been divided into 6 No. catchment areas. 5 of the catchment areas will discharge to soakaways and percolate to the ground. Each soakaway has been strategically located to cater best for the associated catchment area. Due to the topography of the site a

6th catchment area, catering for the southern section of the road upgrade works, will discharge via gravity to the existing storm sewer as noted.

Precast concrete gullies including lockable cast iron grating and frame connected to a piped system will be provided to collect run-off from these areas. The proposed pipe diameter will range between 100 and a maximum of 300mm and will be laid at gradients varying between 1/35 and 1/300.

The storm drainage for the entire development has been designed using the InnoVize MicroDrainage Design Software in accordance with the Recommendations for Site Development Works for Housing Areas and also the recommendations of the Greater Dublin Strategic Drainage Study (GSDSDS).

2.2.1.2.1 Sustainable Urban Drainage Measures

The existing site primarily consists of greenfield with no existing drainage or Sustainable Urban Drainage Systems (SUDS) measures in place. In order to maintain surface water runoff rates from the site to those of the current state, the surface water drainage for the proposed development will be designed in accordance with the principles of SUDS as embodied in the recommendations of the Greater Dublin Strategic Drainage Study (GSDSDS). The GSDSDS addresses the issue of sustainability by requiring designs to comply with a set of drainage criteria which aim to minimise the impact of urbanisation by replicating the runoff characteristics of the greenfield site. SUDS measures incorporated into the design of the project include Petrol interceptors and soakaways.

Petrol interceptors

It is proposed to install a Class 1 Bypass Petrol Interceptor upstream of the connection into each of the proposed soakaways. The reasoning for this is that the storm water entering the system will include run-off from the roadways and parking areas throughout the site and therefore may have hydrocarbons within their flow. These hydrocarbon pollutants require removal and are not to be discharged back into the environment. The separator has been sized to cater for roads, footways and driveway areas of the site.

Soakaways

Roof run-off will discharge to 5 No soakaways on the site. The soakaways are designed to hold water for the largest storage required over a 48-hour storm period with rainfall depths taken for the 100-year return period + 20% for climate change for sliding durations obtained from Met Eireann. The stormwater discharges to ground. The stone soakaway is constructed on top of clean stone base which extends to formation level or existing site levels. These stone beds allow for more capacity and an extra factor of safety.

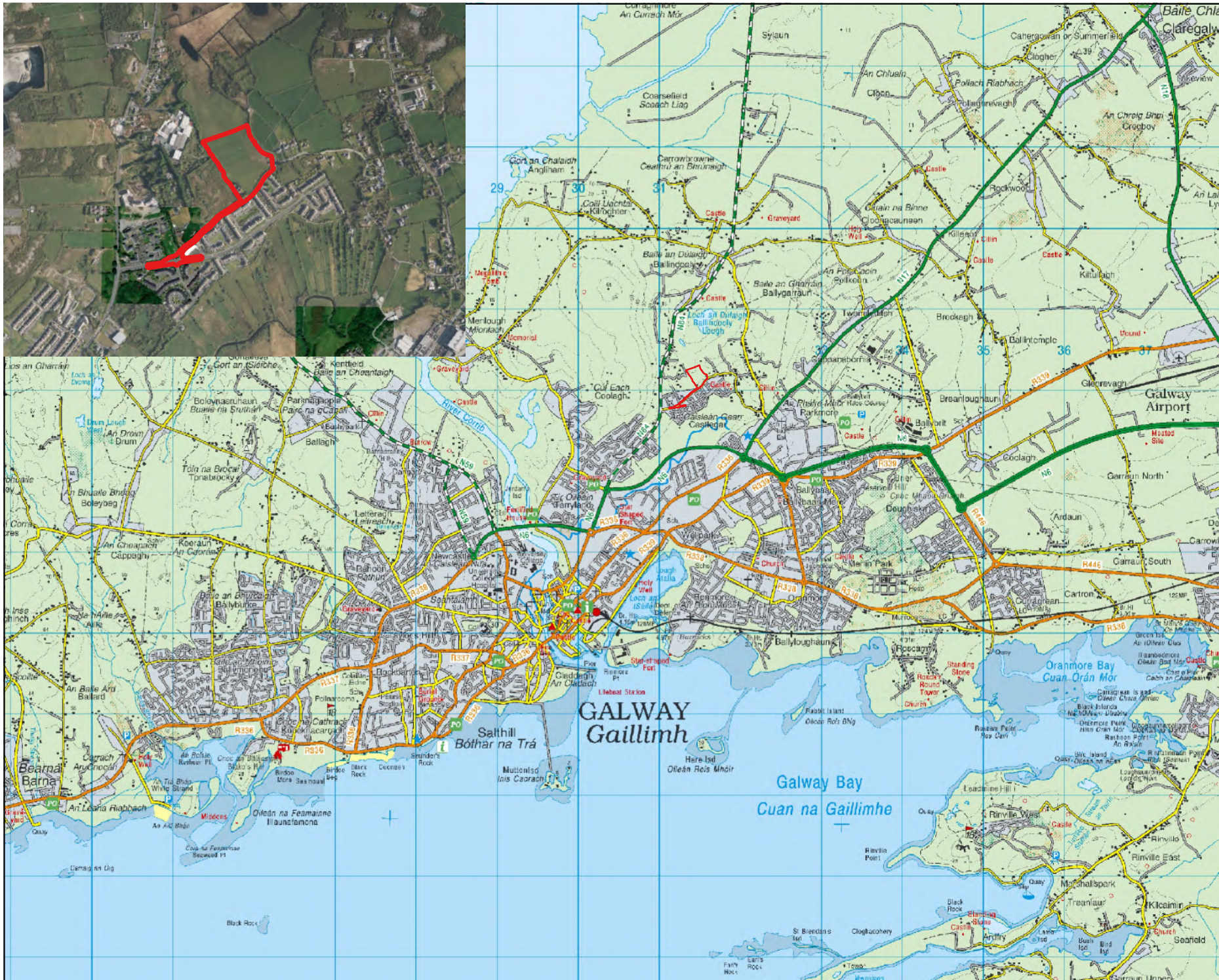
2.2.2 Water Supply

The water supply services have been designed to take account of the requirements of the Civil Engineering Specification for the Water Industry (CESWI), subject to the particular requirements applied to it by Irish Water, as outlined in the Irish Water Code of Practice for Water Infrastructure. Other design guidelines adhered to include the Department of Environment “Recommendations for Site Development Works for Housing Areas”, 1998.

The water supply required for the proposed development shall be via a 150mm diameter watermain as per Irish Water requirements. It is proposed to connect to the existing 200mm diameter uPVC watermain located in the main junction south-west of the residential element of the development as shown on Drawing no. 10750-2002 of the civil works report accompanying this application (Tobins, 2022).

The watermain arrangement is shown on drawing No. 10750-2001 and 10750-2002. It is proposed to serve the site using a 150mm diameter 'spine' watermain down to the main junction in the proposed development. All other branch mains from the 150mm will be 100mm PE. In accordance with Local authority standards, a water meter and Logging Device (Larson Type) are proposed at the connection into the proposed site. A sluice valve, strainer and 1500mm Ø by-pass arrangement is also proposed to allow for possible disconnection of water meters by the Local Authority.

A pre-connection enquiry has been submitted to Irish Water on the feasibility of connecting to the water mains. Irish Water confirms feasibility via a letter dated 10.12.2021 (*Customer Ref No: CDS21007628*). The confirmation feasibility letter is available in Appendix 2.



Map Legend

 Site boundary



Drawing Title

Site Location

Project Title

Proposed Strategic Housing Development-Bothar na Choiste

Drawn By: CM Checked By: IR

Project No. 180747 Drawing No. Figure 2.1

Scale: 1:61,200 Date: 06.12.21



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Description of the Baseline Ecological Environment

A dedicated habitat survey of the area within and in the vicinity of the proposed development was undertaken on the 5th of March 2021, with a follow up bird surveys on the 30th of March 2021, 24th of November 2021, 15th of March 2022 and the 29th of March 2022. All habitats within the works area were readily identifiable during the site visits. The habitat classifications and codes correspond to those described in ‘*A Guide to Habitats in Ireland*’ (Fossitt, 2000). The habitats recorded during the site visit are described below.

Improved Agricultural Grassland (GA1) is the dominant habitat within the development site (Plate 2-1). This habitat had a low species diversity and a low sward height, and during the survey was being grazed by cattle. Species recorded in this habitat included abundant perennial rye-grass (*Lolium perenne*), cock's-foot (*Dactylis glomerata*), frequent Yorkshire fog (*Holcus lanatus*), annual meadow grass (*Poa annua*), creeping buttercup (*Ranunculus repens*), nettle (*Urtica dioica*), clovers (*Trifolium* spp.), dandelion (*Taraxacum officinale* agg.), broad-leaved dock (*Rumex obtusifolius*), mouse-ear chickweed (*Cerastium fontanum*), germander speedwell (*Veronica chamaedrys*) and ribwort plantain (*Plantago lanceolata*).

A derelict cottage lies in the south-eastern corner of the proposed development site, surrounded by gravel and is classified as **Buildings and Artificial Surfaces (BL3)** (Plate 2-2). The building is constructed from 0.5m thick mortared rubble walls, with a slate roof which is partially collapsed. This building is clad in dense ivy. Two farm outbuildings occur to the rear of the cottage, used for agricultural purposes, and surrounded by **Spoil and bare ground (ED2)**, associated with livestock poaching (Plate 2-3 & 2-4). The outbuildings are constructed from mortared rubble with corrugated metal roofs.

A poached farm track occurs from the access gate in the south-east corner and runs along the eastern boundary of the proposed development. This track is classified as **spoil and bare ground (ED2)/Recolonising bare ground (ED3)** mosaic (Plate 2-5). Recolonising weeds recorded in this habitat included greater plantain (*Plantago major*), pineappleweed (*Matricaria discoidea*), chickweed (*Cerastium fontanum*), annual meadow grass (*Poa annua*) and bittercress (*Cardamine* spp.).

The western and southern site boundaries are delineated by stonewalls classified as **stonewalls and other stonework (BL1)** and are fringed by **Hedgerows (WLI)**. The eastern site boundary is demarcated by wire and post fence. A hedgerow also occurs outside the eastern site boundary, set back 5m. Species recorded in the hedgerows included bramble (*Rubus fruticosus*), blackthorn (*Prunus spinosa*), elder (*Sambucus nigra*), hawthorn (*Crataegus monogyna*), willows (*Salix* spp.), holly (*Ilex aquilifolium*), ivy (*Hedera helix*), ash (*Fraxinus excelsior*) and flowering currant (*Ribes sanguineum*). Species recorded in the field margins and hedgerow understory included Yorkshire fog (*Holcus lanatus*), common bent (*Agrostis capillaris*), pointed spear-moss (*Calliergonella cuspidata*), common sorrel (*Rumex acetosa*), meadow buttercup (*Ranunculus acris*), strawberry (*Fragaria vesca*), ribwort plantain (*Plantago lanceolata*), red fescue (*Festuca rubra*), dandelion (*Taraxacum officinale* agg.), primrose (*Primula vulgaris*), vetch (*Vicia* spp.), herb Robert (*Geranium robertianum*), lesser celandine (*Ficaria verna*), lords and ladies (*Arum maculatum*), creeping cinquefoil (*Potentilla reptans*) and harts tongue fern (*Asplenium scolopendrium*).

The site contains a residential dwelling house within the south-western section of the site, that will be demolished as part of the proposed development and is classified as **Buildings and Artificial Surfaces (BL3)**. **Amenity Grassland (GA2)**, **Ornamental flower beds and borders (BC4)**, **Buildings and Artificial Surfaces (BL3)** and a non-native conifer **Treeline (WL2)** habitat surrounds the dwelling house.

The site boundary extends to include the local road to the south, leading to Castlegar Village and is classified as **Buildings and Artificial Surfaces (BL3)** (Plate 2-6). The road is fringed with **Scrub habitat (WS1)** and metal fencing classified as **Buildings and Artificial Surfaces (BL3)** (Plate 2-7). The scrub

habitat recorded along the road was primarily dominated by bramble (*Rubus fruticosus*) and bracken (*Pteridium aquilinum*) with individual Hazel (*Corylus Avellana*), blackthorn (*Prunus spinosa*) and hawthorn (*Crataegus monogyna*) also present. Areas of **Amenity Grassland (GA2)** and **Ornamental flower beds and borders (BC4)** occurs along the road margin and in the south-west extent of the site boundary of the site near the village. Species recorded in the amenity grassland included Yorkshire fog (*Holcus lanatus*), annual meadow-grass (*Poa annua*), ribwort plantain (*Plantago lanceolata*), perennial rye-grass (*Lolium perenne*) and daisy (*Bellis perennis*). Species recorded in the flower bed included *Hebe spp.*, gorse (*Ulex europaeus*), ash (*Fraxinus excelsior*), daffodil (*Narcissus spp.*), bramble (*Rubus fruticosus*) and lesser celandine (*Ficaria verna*).

No drainage ditches or watercourses occur within or immediately adjacent to the proposed site. Ballindooley Lough lies 400m north-west (and down gradient) of the proposed development site boundary. The wetland habitats surrounding the lake flood in winter and extend to 150m north of the site boundary (Plate 2-8). The wetland habitat to the south/south-west of the proposed development site have been identified in the Article 17 dataset as Annex I Molinia Meadows and this habitat was flooded during the initial site walkover survey on March 5th, but flood waters had receded by the survey on the 30th of March.

No botanical species protected under the Flora (protection) Order (1999, as amended 2015), listed in the EU Habitats Directive (92/43/EEC), or listed in the Irish Red Data Books were recorded on the site and no suitable habitat occurs within the site. All species recorded are common in the Irish landscape. No invasive species were observed within the proposed development site.



Plate 2-1 Improved Agricultural Grassland (GA1) within the southern section of the development site, view looking north.



Plate 2-2 A derelict cottage lies in the south-eastern corner of the proposed development site, surrounded by gravel and classified as buildings and artificial surfaces.



Plate 2-3 Sheds occur to the north of the cottage, used for agricultural purposes, and surrounded by Spoil and bare ground (ED2), associated with livestock poaching.



Plate 2-4 Spoil and bare ground (ED2), associated with livestock poaching, with Improved Agricultural Grassland (GA1) in the background. View looking south-west.



Plate 2-5 A farm track runs along/partly outside the eastern site boundary of the proposed development, classified as spoil and bare ground (ED2)/Recolonising bare ground (ED3). Hedgerows (WL2) occur set back 5m from the eastern site boundary.



Plate 2-6 The site boundary extends to include the local road to the south classified as Buildings and Artificial Surfaces (BL3).



Plate 2-7. Scrub habitat occurring along the local road



Plate 2-8 Ballindooley Lough lies 400m north-west, and downgradient, of the proposed development site boundary. The surrounding flooded wetland habitat, identified as Annex I *Molinia* Meadow, lies approximately 150m north of the site boundary.

Annex I habitat Assessment

A review of the NPWS Article 17 Annex I habitat revealed that a very small portion (0.018ha) of the site along the Castlegar is mapped as Annex I Limestone pavement.

An additional site visit was undertaken on the 19.07.2022 to assess the current condition of this habitat and to investigate if the area conforms to Annex I Limestone pavement. The survey was carried out in line with the guideline set out in Wilson, S. & Fernández, F. (2013) *National survey of limestone pavement and associated habitats in Ireland*.

Following the site specific survey, it can be concluded the section of mapped Limestone pavement that occurs within the site boundary does not correspond to Annex I Limestone pavement. The habitat recorded in is dominated by bramble (*Rubus fruticosus*) and bracken (*Pteridium aquilinum*) with individual Hazel (*Corylus Avellana*) and corresponds to **Scrub (WS1)** habitat (See Plate 2-9). No exposed limestone boulders or large rocks were present. The ground flora was low in species diversity and was dominated by Common ivy (*Hedera helix*).

The habitats on site are of low ecological importance. There are no Annex I habitats listed under the EU Habitats Directive present within the site boundary. There will be no impact to Annex I habitats areas within or outside of Lough Corrib SAC and Galway Bay Complex SAC.



Plate 2-9. Location of Scrub habitat along the Castlegar road previously recorded as Annex I Limestone pavement

2.3.1 Faunal Surveys

The walkover survey was designed to detect the presence, or likely presence, of a range of protected species associated with European protected sites. No drainage ditches or watercourses occur within or adjacent to the development site. No suitable habitat for otter occurs within the development site. Existing dwellings within the site were inspected for potential bat roosts.

Wintering bird surveys were carried out during the initial multidisciplinary walkover survey on the 5th of March 2021 with follow up dedicated bird surveys on the 30th of March 2021, 24th of November 2021, 15th of March 2022 and the 29th of March 2022.

The winter bird surveys followed the Irish Wetland Bird Survey (I-WeBS) methodology; the simple ‘look-see’ method, whereby all birds present within a predefined area are counted (Gilbert et al., 2011; Birdwatch Ireland, 2018). The proposed development site was scanned from suitable vantage points that gave unobstructed views of potentially suitable habitat and roosting locations for wintering waterfowl and waders within the study area in advance of walkover surveys.

The surveys were carried out at suitable vantage points overlooking the proposed development site and Ballindooley Lough which lies 400m north-west (and down gradient) of the proposed development site boundary and surrounding wetland habitats. The wetland habitats surrounding the lake flood in winter and extent to 150m north of the site boundary. Walked transects were then undertaken within the site boundary.

The majority of the bird species recorded within the proposed development site boundary during the site visits were an assemblage of common birds that are typical of the grassland and urban habitats in the wider area of the site. The SCI species of Lough Corrib SPA and Inner Galway Bay SPA recorded within the site are listed in Table 2-1 and those recorded on Ballindooley Lough and the surrounding flooded wetland habitats are listed in Table 2-2.

Only three SCI species of Lough Corrib SPA and Inner Galway Bay SPA were recorded utilising the habitats within the development site during the field survey; five Common Gulls (*Larus canus*) and one Black-headed Gull (*Chroicocephalus ridibundus*) were recorded feeding on improved agricultural grassland within the site. A single curlew (*Numenius arquata*) was also recorded feeding within the site during a March 2022 survey.

Cormorant, a listed SCI species of Inner Galway Bay SPA, was recorded on one occasion flying over the proposed development site.

Three SCI species of Inner Galway Bay SPA, teal, grey heron and wigeon and three SCI of Inner Lough Corrib SPA, tufted duck, shoveler and coot, were recorded on Ballindooley Lough and the surrounding flooded wetland habitats during the bird surveys.

Table 2-1 Bird species observed within the proposed development site during the field visit, and current conservation status.

Common Name	Latin Name	Date	Notes	Conservation Status
Cormorant	<i>Phalacrocorax carbo</i>	05/03	Flying over, does not land in site.	Amber listed (breeding and wintering). Listed SCI species of Inner Galway Bay SPA.
Common Gull	<i>Larus canus</i>	05/03	5 individuals feeding on improved agricultural grassland within the site.	Amber listed (breeding and wintering). Listed SCI species of Lough Corrib

Common Name	Latin Name	Date	Notes	Conservation Status
				SPA and Inner Galway Bay SPA.
Black-headed Gull	<i>Chroicocephalus ridibundus</i>	24/11	1 individual feeding on improved agricultural grassland within the site.	Red listed (breeding and wintering). Listed SCI species of Lough Corrib SPA and Inner Galway Bay SPA.
Curlew	<i>Numenius arquata</i>	29/03/2022	Feeding on improved agricultural grassland within the site.	Red Listed (Breeding and wintering species). Listed as SCI species of Inner Galway Bay SPA.

Table 2-2 Species recorded on Ballinooly Lough and surrounding wetland habitats

Common Name	Latin Name	Date	Notes	Conservation Status
Mallard	<i>Anas platyrhynchos</i>	05/03/2021	4 individuals feeding on lake	Amber listed (breeding and wintering)
		30/03/2021	1 individual roosting on lake	
Shelduck	<i>Tadorna tadorna</i>	05/03/2021	4 individuals feeding on lough	Amber listed (breeding and wintering)
Teal	<i>Anas crecca</i>	05/03/2021	32 individuals feeding/roosting on lake	Amber listed (breeding and wintering). Listed SCI species of Inner Galway Bay SPA.
Wigeon	<i>Anas penelope</i>	05/03/2021	2 individuals feeding on lake	Amber listed (breeding and wintering). Listed SCI species of Inner Galway Bay SPA.
Coot	<i>Fulica atra</i>	05/03/2021	1 individual feeding on lake	Green listed. Listed SCI species of Lough Corrib SPA.
		30/03/2021	1 individual on middle lake	
		24/11/2021	1 individual feeding on lake	
		15/03/2022	1 individual feeding on lake	
		29/03/2022	3 individuals feeding on lake	

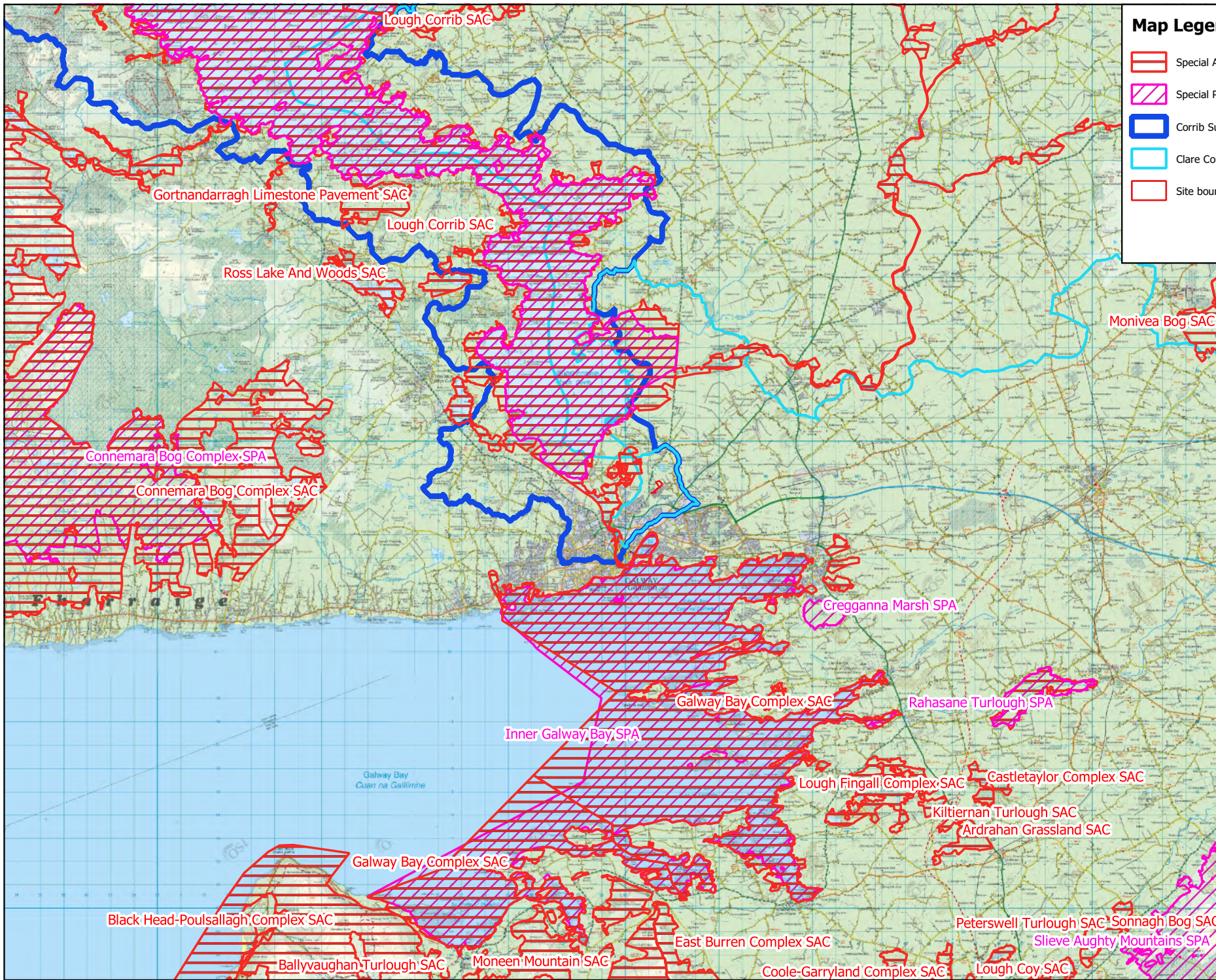
Common Name	Latin Name	Date	Notes	Conservation Status
Grey Heron	<i>Ardea cinerea</i>	05/03/2021	1 individual feeding on lake	Green listed. Listed SCI species of Inner Galway Bay SPA.
Tufted Duck	<i>Aythya fuligula</i>	30/03/2021	10 individuals feeding on lake	Amber listed (breeding and wintering). Listed SCI species of Lough Corrib SPA and Inner Galway Bay SPA.
Herring Gull	<i>Larus argentatus</i>	30/03/2021	2 individuals roosting on lake	Amber listed (breeding and wintering)
Great Crested Grebe	<i>Podiceps cristatus</i>	30/03/2021	1 individual roosting on lake	Amber listed (breeding and wintering)
Shoveler	<i>Anas clypeata</i>	24/11/2021	7 individuals on middle lake	Red listed (breeding and wintering). Listed SCI species of Lough Corrib SPA.
		15/03/2022	3 individuals on middle lake	
		29/03/2022	5 individuals on middle lake	

3. IDENTIFICATION OF RELEVANT EUROPEAN SITES

3.1 Identification of the European Sites within the Likely Zone of Impact

The following methodology was used to establish which European Sites are within the Likely Zone of Impact of the proposed development:

- Initially the most up to date GIS spatial datasets for European designated sites and water catchments were downloaded from the NPWS website (www.npws.ie) and the EPA website (www.epa.ie) on the 27/11/2021. The datasets were utilized to identify European Sites which could feasibly be affected by the proposed development.
- All European Sites within a distance of 15km surrounding the development site were identified and are shown on Figure 3.1. In addition, the potential for connectivity with European Sites at distances of greater than 15km from the proposed development was also considered in this initial assessment. In this case, no potential connectivity with sites located at a distance of over 15km from the proposed development was identified.
- The catchment mapping was used to establish or discount potential hydrological connectivity between the site of the proposed development and any European Sites. The hydrological catchments are also shown in Figure 3.1.
- In relation to Special Protection Areas, in the absence of any specific European or Irish guidance in relation to such sites, the Scottish Natural Heritage (SNH) Guidance, ‘Assessing Connectivity with Special Protection Areas (SPA)’ (2016) was consulted. This document provides guidance in relation to the identification of connectivity between proposed development and Special Protection Areas. The guidance takes into consideration the distances species may travel beyond the boundary of their SPAs and provides information on dispersal and foraging ranges of bird species which are frequently encountered when considering plans and projects.
- Table 3.1 provides details of all relevant European Sites as identified in the preceding steps and assesses which are within the likely Zone of Impact. The assessment considers any likely direct or indirect impacts of the proposed development, both alone and in combination with other plans and projects, on European Sites by virtue of the following criteria: size and scale, land-take, distance from the European Site or key features of the site, resource requirements, emissions, excavation requirements, transportation requirements and duration of construction, operation and decommissioning were considered in this screening assessment.
- The site synopses and conservation objectives of these sites, as per the NPWS website (www.npws.ie), were consulted and reviewed at the time of preparing this report. Figure 3.1 shows the location of the proposed development in relation to all European sites within 15km of the proposed development.
- Where potential pathways for Significant Effect are identified, the site is included within the Likely Zone of Impact and further assessment is required.



Map Legend

- Special Area of Conservation (SAC)
- Special Protection Area (SPA)
- Corrib Sub-catchment
- Clare Corrib Groundwater catchment
- Site boundary

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Drawing Title	
European Designated Sites within Zone of Influence	
Project Title	
Proposed Strategic Housing Development-Bothar na Choiste	
Drawn By	Checked By
JOS	PR
Project No.	Drawing No.
180747	Figure 3.1
Scale	Date
1:211,500	06.12.21
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Table 3-1 Identification of Designated sites within the Likely Zone of Impact

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 27/11/2021)	Conservation Objectives	Likely Zone of Impact Determination
Special Area of Conservation (SAC)			
<p>Lough Corrib SAC (000297)</p> <p>Distance: 703m west</p>	<ul style="list-style-type: none"> ➤ 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 <i>Isoeto-Nanojuncetea</i> [3130] ➤ Hard oligo-mesotrophic waters with benthic vegetation of <i>Chara</i> spp. [3140] ➤ Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260] ➤ Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6210] ➤ <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410] ➤ Active raised bogs [7110] ➤ Degraded raised bogs still capable of natural regeneration [7120] ➤ Depressions on peat substrates of the <i>Rhynchosporion</i> [7150] ➤ Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> [7210] ➤ Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220] ➤ Alkaline fens [7230] ➤ Limestone pavements [8240] ➤ Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] ➤ Bog woodland [91D0] 	<p>Detailed conservation objectives for this site (Version 1, April 2017) were reviewed as part of the assessment and are available at www.npws.ie</p>	<p>This European Site is located 703m west of the proposed development site.</p> <p>The proposed development site lies within the same groundwater catchment as this SAC (Clare-Corrib groundwater catchment). Although no watercourses were identified on-site, the construction phase of the proposed development may result in pollution to groundwaters via the percolation of polluting materials through the limestone bedrock underlying the site. The operational phase will lead to the production of foul sewage, grey water and surface water run off from hard stand areas. Taking a precautionary approach, the works have the potential, in the absence of mitigation, to impact on groundwater quality through pollutants including hydrocarbons, fuel, cement and sedimentation. On a precautionary basis the following groundwater dependent terrestrial ecosystems and aquatic QI habitats and species may be impacted:</p> <ul style="list-style-type: none"> ➤ 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 <i>Isoeto-Nanojuncetea</i> [3130] ➤ Hard oligo-mesotrophic waters with benthic vegetation of <i>Chara</i> spp. [3140] ➤ Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260] ➤ Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> [7210] ➤ Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220]

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 27/11/2021	Conservation Objectives	Likely Zone of Impact Determination
	<ul style="list-style-type: none"> ➤ <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029] ➤ <i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092] ➤ <i>Petromyzon marinus</i> (Sea Lamprey) [1095] ➤ <i>Lampetra planeri</i> (Brook Lamprey) [1096] ➤ <i>Salmo salar</i> (Salmon) [1106] ➤ <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303] ➤ <i>Lutra lutra</i> (Otter) [1355] ➤ <i>Drepanocladus vernicosus</i> (Slender Green Feather-moss) [1393] ➤ <i>Najas flexilis</i> (Slender Naiad) [1833] 		<ul style="list-style-type: none"> ➤ Alkaline fens [7230] ➤ <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410] ➤ <i>Lutra lutra</i> (Otter) [1355] ➤ <i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092] ➤ <i>Lampetra planeri</i> (Brook Lamprey) [1096] ➤ <i>Petromyzon marinus</i> (Sea Lamprey) [1095] ➤ <i>Salmo salar</i> (Salmon) [1106] <p>No complete impact source-pathway-receptor chain for impact was identified with regard to the following terrestrial habitats:</p> <ul style="list-style-type: none"> ➤ Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6210] ➤ <i>Drepanocladus vernicosus</i> (Slender Green Feather-moss) [1393] ➤ Active raised bogs [7110] ➤ Degraded raised bogs still capable of natural regeneration [7120] ➤ Depressions on peat substrates of the <i>Rhynchosporion</i> [7150] ➤ Limestone pavements [8240] ➤ Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] ➤ Bog woodland [91D0] <p>Given the lack of suitable habitat on site and the distance between the development site and this SAC, disturbance to Otter can be ruled out.</p> <p>Lough Corrib SAC has been selected for lesser horseshoe bat because of the presence of one important summer roost along the northern shoreline of Lough Corrib, near Cong. The proposed</p>

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 27/11/2021	Conservation Objectives	Likely Zone of Impact Determination
			<p>development site is outside the 2.5km core foraging range of lesser horseshoe bat (NPWS, 2018). There is no potential for the proposed development to result in any effects on this QI species in the form of disturbance, loss or deterioration of habitat quality.</p> <p>The conservation objective applies to the Owenriff freshwater pearl mussel (<i>Margaritifera margaritifera</i>) population in Lough Corrib SAC, located upstream of Oughterard. There is no hydrological connectivity between the proposed development and this watercourse and no potential for impact to this species.</p> <p>As per map 13 of the site-specific conservation objectives document the mapped known habitat and possible habitat for <i>Najas flexilis</i> (Slender Naiad) [1833] is located in the north-western section of the lake. According to the EPA maps the hydrological flow within the lake is from north-west toward the south-east. There is no pathway for impact on this species.</p> <p>This site is within the zone of likely impact, and further assessment is required.</p>
<p>Galway Bay Complex SAC (000268)</p> <p>Distance: 1.7km south</p>	<ul style="list-style-type: none"> ➤ Mudflats and sandflats not covered by seawater at low tide [1140] ➤ Coastal lagoons [1150] ➤ Large shallow inlets and bays [1160] ➤ Reefs [1170] ➤ Perennial vegetation of stony banks [1220] ➤ <i>Salicornia</i> and other annuals colonising mud and sand [1310] ➤ Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330] ➤ Mediterranean salt meadows (<i>Juncetalia maritim</i>) [1410] ➤ Turloughs [3180] 	<p>Detailed conservation objectives for this site, (Version 1, April 2013), were reviewed as part of the assessment and are available at www.npws.ie</p>	<p>This European Site is located 1.7km south of the proposed development site. Given the distance between the site of the proposed development and this SAC, direct effects upon the SAC can be excluded.</p> <p>No potential pathway for effect on any of the terrestrial QI habitats for which the SAC is designated was identified, which include the following:</p> <ul style="list-style-type: none"> ➤ Perennial vegetation of stony banks [1220] ➤ <i>Juniperus communis</i> formations on heaths or calcareous grasslands [5130]

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 27/11/2021	Conservation Objectives	Likely Zone of Impact Determination
	<ul style="list-style-type: none"> ➤ <i>Juniperus communis</i> formations on heaths or calcareous grasslands [5130] ➤ Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6210] ➤ Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> [7210] ➤ Alkaline fens [7230] ➤ <i>Lutra lutra</i> (Otter) [1355] ➤ <i>Phoca vitulina</i> (Harbour Seal) [1365] 		<ul style="list-style-type: none"> ➤ Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6210] <p>Given the lack of suitable habitat on site and the distance between the development site and this EU site disturbance to Otter can also be ruled out.</p> <p>The proposed development site lies within the Clare-Corrib groundwater catchment, which contributes to this SAC. Although no watercourses were identified on-site, the construction phase of the proposed development may result in pollution to groundwaters via the percolation of polluting materials through the limestone bedrock underlying the site. The operational phase will lead to the production of foul sewage, grey water and surface water run off from hard stand areas. Taking a precautionary approach, the works have the potential, in the absence of mitigation, to impact on groundwater quality through pollutants including hydrocarbons, fuel, cement and sedimentation. On a precautionary basis, the following aquatic QI habitats and supporting habitat for aquatic QI species may be impacted:</p> <ul style="list-style-type: none"> ➤ Mudflats and sandflats not covered by seawater at low tide [1140] ➤ Coastal lagoons [1150] ➤ Large shallow inlets and bays [1160] ➤ Reefs [1170] ➤ <i>Salicornia</i> and other annuals colonising mud and sand [1310] ➤ Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330] ➤ Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] ➤ Turloughs [3180] ➤ Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> [7210]

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 2711/2021	Conservation Objectives	Likely Zone of Impact Determination
			<ul style="list-style-type: none"> ➤ Alkaline fens [7230] ➤ <i>Lutra lutra</i> (Otter) [1355] ➤ <i>Phoca vitulina</i> (Harbour Seal) [1365] <p>This site is within the zone of likely impact, and further assessment is required</p>
<p>Ross Lake and Woods SAC (001312)</p> <p>Distance: 13.4km west</p>	<ul style="list-style-type: none"> ➤ Hard oligo-mesotrophic waters with benthic vegetation of <i>Chara</i> spp. [3140] ➤ <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303] 	<p>Detailed conservation objectives for this site (Version 1, October 2018) were reviewed as part of the assessment and are available at www.npws.ie</p>	<p>This European Site is located 13.4km west of the proposed development site. Given the distance between the site of the proposed development and this SAC, direct effects upon the SAC can be excluded.</p> <p>No complete impact source-pathway-receptor chain for impact was identified. This SAC is designated for a freshwater habitat with no connection to the site. The proposed development site lies in a separate groundwater catchment to this SAC and there is no hydrological connection between the proposed development site and this SAC.</p> <p>The proposed development site is outside the 2.5km core foraging range of lesser horseshoe bat (NPWS, 2018). There is no potential for the proposed development to result in any effects on this QI species in the form of disturbance, loss or deterioration of habitat quality.</p> <p>Based on the distance and lack of connectivity between the site and this SAC, potential for indirect impact on the European Site can be excluded.</p> <p>This site is not in the zone of likely impact, no further assessment is required.</p>
<p>Connemara Bog Complex SAC (002034)</p>	<ul style="list-style-type: none"> ➤ Coastal lagoons [1150] ➤ Reefs [1170] 	<p>Detailed conservation</p>	<p>This European Site is located 13.9km west of the proposed development site. Given the distance between the site of the proposed</p>

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 27/11/2021	Conservation Objectives	Likely Zone of Impact Determination
<p>Distance: 13.9km west</p>	<ul style="list-style-type: none"> ➤ 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 <i>Isoeto-Nanojuncetea</i> [3130] ➤ Natural dystrophic lakes and ponds [3160] ➤ Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260] ➤ Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] ➤ European dry heaths [4030] ➤ <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410] ➤ Blanket bogs (* if active bog) [7130] ➤ Transition mires and quaking bogs [7140] ➤ Depressions on peat substrates of the <i>Rhynchosporion</i> [7150] ➤ Alkaline fens [7230] ➤ Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] ➤ <i>Euphydrias aurinia</i> (Marsh Fritillary) [1065] ➤ <i>Salmo salar</i> (Salmon) [1106] ➤ <i>Lutra lutra</i> (Otter) [1355] ➤ <i>Najas flexilis</i> (Slender Naiad) [1833] 	<p>objectives for this site (Version 1, October 2015) were reviewed as part of the assessment and are available at www.npws.ie</p>	<p>development and this SAC, direct effects upon the SAC can be excluded.</p> <p>No complete impact source-pathway-receptor chain for impact was identified. This SAC is designated for freshwater, marine, and terrestrial habitats with no connection to the site. The proposed development site lies in a separate groundwater catchment to this SAC and there is no hydrological connection between the proposed development site and this SAC.</p> <p>Given the lack of suitable habitat on site and the distance between the development site and this EU site disturbance to Otter can also be ruled out.</p> <p>Based on the distance and lack of connectivity between the site and this SAC, potential for indirect impact on the European Site can be excluded.</p> <p>This site is not in the zone of likely impact, no further assessment is required.</p>
<p>Lough Fingall Complex SAC (000606)</p> <p>Distance: 14.6km south-east</p>	<ul style="list-style-type: none"> ➤ Turloughs [3180] ➤ Alpine and Boreal heaths [4060] ➤ <i>Juniperus communis</i> formations on heaths or calcareous grasslands [5130] 	<p>Detailed conservation objectives for this site (Version 1, January 2019)</p>	<p>This European Site is located 14.6km south-east of the proposed development site. Given the distance between the site of proposed development and this SAC, direct effects upon the SAC can be excluded.</p>

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 27/11/2021	Conservation Objectives	Likely Zone of Impact Determination
	<ul style="list-style-type: none"> ➤ Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6210] ➤ Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> [7210] ➤ Limestone pavements [8240] ➤ <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303] 	<p>were reviewed as part of the assessment and are available at www.npws.ie</p>	<p>No complete impact source-pathway-receptor chain for impact was identified. This SAC is designated for freshwater and terrestrial habitats with no connection to the site. The proposed development site lies in a separate groundwater catchment to this SAC and there is no hydrological connection between the proposed development site and this SAC.</p> <p>The proposed development site is outside the 2.5km core foraging range of lesser horseshoe bat (NPWS, 2018). There is no potential for the proposed development to result in any effects on this QI species in the form of disturbance, loss or deterioration of habitat quality.</p> <p>Based on the distance and lack of connectivity between the site and this SAC, potential for indirect impact on the European Site can be excluded.</p> <p>This site is not in the zone of likely impact, no further assessment is required.</p>
Special Protection Area (SPA)			
<p>Inner Galway Bay SPA (004031)</p> <p>Distance: 1.7km south</p>	<ul style="list-style-type: none"> ➤ Great Northern Diver (<i>Gavia immer</i>) [A003] ➤ Cormorant (<i>Phalacrocorax carbo</i>) [A017] ➤ Grey Heron (<i>Ardea cinerea</i>) [A028] ➤ Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] ➤ Wigeon (<i>Anas penelope</i>) [A050] ➤ Teal (<i>Anas crecca</i>) [A052] ➤ Shoveler (<i>Anas clypeata</i>) [A056] ➤ Red-breasted Merganser (<i>Mergus serrator</i>) [A069] ➤ Ringed Plover (<i>Charadrius hiaticula</i>) [A137] ➤ Golden Plover (<i>Pluvialis apricaria</i>) [A140] 	<p>Detailed conservation objectives for this site (Version 1, May 2013) were reviewed as part of the assessment and are available at www.npws.ie</p>	<p>This site is 1.7km south of the proposed development, therefore direct impacts upon this SPA can be excluded.</p> <p>The proposed development site lies within the Clare-Corrib groundwater catchment, which contributes to this SPA. Although no watercourses were identified on-site, the construction phase of the proposed development may result in pollution to groundwaters via the percolation of polluting materials through the limestone bedrock underlying the site. The operational phase will lead to the production of foul sewage, grey water and surface water run off from hard stand</p>

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 27/11/2021)	Conservation Objectives	Likely Zone of Impact Determination
	<ul style="list-style-type: none"> > Lapwing (<i>Vanellus vanellus</i>) [A142] > Dunlin (<i>Calidris alpina</i>) [A149] > Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] > Curlew (<i>Numenius arquata</i>) [A160] > Redshank (<i>Tringa totanus</i>) [A162] > Turnstone (<i>Arenaria interpres</i>) [A169] > Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] > Common Gull (<i>Larus canus</i>) [A182] > Sandwich Tern (<i>Sterna sandvicensis</i>) [A191] > Common Tern (<i>Sterna hirundo</i>) [A193] > Wetland and Waterbirds [A999] 		<p>areas. Taking a precautionary approach, the works have the potential, in the absence of mitigation, to impact on groundwater quality through pollutants including hydrocarbons, fuel, cement and sedimentation. On a precautionary basis, the SCI Wetland and waterbirds [A999] may be impacted. Potential effects on all SCI species are considered under this SCI.</p> <p>The potential for habitat loss was considered. The site does not offer significant habitat for SCI species of Inner Galway Bay SPA - only one SCI species of Inner Galway Bay SPA was recorded utilising the habitats within the development site during the field survey; five Common Gulls (<i>Larus canus</i>) recorded on one occasion.</p> <p>Impacts in terms of loss of habitat to the following SCI species can be ruled out, due to the species ecology and their reliance on intertidal mud and sand flats/ sheltered and shallow subtidal habitats within the SPA and the lack of suitable habitat within the proposed development site:</p> <ul style="list-style-type: none"> > Red-breasted Merganser > Great Northern Diver > Ringed Plover > Turnstone > Dunlin > Shoveler <p>The following species are species of intertidal mud, sand flats and subtidal habitats but are also likely to utilise alternative habitats at certain times (e.g. high tide):</p> <ul style="list-style-type: none"> > Redshank > Bar-tailed Godwit

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 27/11/2021)	Conservation Objectives	Likely Zone of Impact Determination
			<ul style="list-style-type: none"> > Lapwing > Curlew > Common Gull > Light-bellied Brent Goose > Black headed gull > Golden Plover <p>These species may potentially use agricultural grassland (as found in the proposed development site) for foraging during the winter. However, this habitat is common and widespread in the locality and the loss of this habitat within the site would not have a significant effect on the conservation status of these species due to the abundance of suitable alternative habitat available elsewhere.</p> <p>Sandwich Tern and Common Tern are designated for their breeding populations within the SPA. The proposed development site does not offer suitable breeding or foraging habitat for these species. These species have highly specialised foraging requirements, being piscivorous (fish-eating) birds that forage in shallow water.</p> <p>There is no suitable breeding habitat for cormorants within the proposed development site. Cormorant colonies within the SPA are usually sited on flat or rocky islets or sea stack tops, less often on cliffs (Walsh et al., 1995).</p> <p>Ballinbooley Lough lies 400m north-east of the proposed development site and this lake and its surrounding wetland habitats may support some wintering bird species listed as Special Conservation Interests (SCIs) of Inner Galway Bay SPA (which may be linked to the SPA populations).</p>

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 2711/2021	Conservation Objectives	Likely Zone of Impact Determination
			<p>Three SCI species of Inner Galway Bay SPA, teal, grey heron and wigeon, were recorded on Ballindooley Lough and the surrounding flooded wetland habitats during the bird survey. On an extremely precautionary basis, the potential for the proposed development to cause disturbance effects was identified with regard to the following SCI species, which could potentially use Ballindooley Lough:</p> <ul style="list-style-type: none"> > Grey Heron > Wigeon > Teal > Redshank > Bar-tailed Godwit > Lapwing > Curlew > Common Gull > Light-bellied Brent Goose > Black headed gull > Golden Plover <p>This site is within the zone of likely impact, and further assessment is required.</p>
<p>Lough Corrib SPA (004042)</p> <p>Distance: 2.8km west</p>	<ul style="list-style-type: none"> > Gadwall (<i>Anas strepera</i>) > Shoveler (<i>Anas clypeata</i>) > Pochard (<i>Aythya ferina</i>) > Tufted Duck (<i>Aythya fuligula</i>) > Common Scoter (<i>Melanitta nigra</i>) > Hen Harrier (<i>Circus cyaneus</i>) > Coot (<i>Fulica atra</i>) > Golden Plover (<i>Pluvialis apricaria</i>) > Black-headed Gull (<i>Chroicocephalus ridibundus</i>) > Common Gull (<i>Larus canus</i>) > Common Tern (<i>Sterna hirundo</i>) 	<p>This site has the generic conservation objective:</p> <p><i>‘To maintain or restore the favourable conservation condition of the</i></p>	<p>This European Site is located 2.8km west of the proposed development site, therefore direct impacts upon this SPA can be excluded.</p> <p>The proposed development site lies within the Clare-Corrib groundwater catchment, which contributes to this SPA. Although no watercourses were identified on-site, the construction phase of the proposed development may result in pollution to groundwaters via the percolation of polluting materials through the limestone bedrock underlying the site. The operational phase will lead to the production of foul sewage, grey water and surface water run off from hard stand</p>

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 27/11/2021	Conservation Objectives	Likely Zone of Impact Determination
	<ul style="list-style-type: none"> ➤ Arctic Tern (<i>Sterna paradisaea</i>) ➤ Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) ➤ Wetland and Waterbirds 	<p><i>bird species listed as Special Conservation Interests for this SPA'</i></p> <p>This site has a second conservation objective: 'To maintain or restore the favourable conservation condition of the wetland habitat at Lough Corrib SPA as a resource for the regularly-occurring migratory waterbirds that utilise it.'</p> <p>(NPWS Generic version 8.0, 2021)</p>	<p>areas. Taking a precautionary approach, the works have the potential, in the absence of mitigation, to impact on groundwater quality through pollutants including hydrocarbons, fuel, cement and sedimentation. On a precautionary basis, the SCI Wetland and waterbirds [A999] may be impacted. Potential effects on all SCI species are considered under this SCI.</p> <p>The potential for habitat loss was considered. The site is dominated by improved agricultural grassland and does not offer significant habitat for SCI species of Lough Corrib SPA - only one SCI species of Lough Corrib SPA was recorded utilising the habitats within the development site during the field survey; five Common Gulls (<i>Larus canus</i>) recorded on one occasion. There is no supporting habitat for any of the listed wetland or waterfowl SCI bird species of the nearby Lough Corrib SPA within the proposed development site.</p> <p>The proposed development site is located within the core foraging range of Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) and Golden Plover (<i>Pluvialis apricaria</i>), both species which may potentially use agricultural grassland for foraging during the winter. However, this habitat is common and widespread in the locality and the loss of this habitat within the site would not have a significant effect on the conservation status of these species due to the abundance of suitable alternative habitat available elsewhere.</p> <p>The site is of no ecological significance to foraging or roosting hen harrier. as this species has a preference for open heath, scrub and farmland habitats for foraging and reedbed, heath/bog, rank grassland, fen and bracken for roosting (O'Donoghue, 2010).</p> <p>Arctic Tern and Common Tern are designated for their breeding populations within the SPA. Lough Corrib is also a traditional</p>

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 27/11/2021)	Conservation Objectives	Likely Zone of Impact Determination
			<p>breeding site for terns, with various islands being used for nesting each year. The proposed development site does not offer suitable breeding or foraging habitat for these species. These species have highly specialised foraging requirements, being piscivorous (fish-eating) birds that forage in shallow water. There is no suitable breeding habitat for tern species or cormorants within the proposed development site.</p> <p>Lough Corrib is designated for its breeding population of common scoter and the population remains concentrated within the upper lough, with greatest breeding numbers in the areas of Doorus and Oughterard Bay (NPWS, 2012). There is no suitable breeding habitat for this species within the proposed development site.</p> <p>Ballindooley Lough lies 400m north-east of the proposed development site and this lake and its surrounding wetland habitats may support some wintering bird species listed as Special Conservation Interests (SCIs) of Lough Corrib SPA (which may be linked to the SPA populations).</p> <p>Three SCI species of Lough Corrib SPA, tufted duck, shoveler and coot, were recorded on Ballindooley Lough and the surrounding flooded wetland habitats during the bird survey. On an extremely precautionary basis the potential for the proposed development to cause disturbance effects was identified with regard to the following SCI species, which could potentially use Ballindooley Lough:</p> <ul style="list-style-type: none"> > Tufted Duck > Coot > Black-headed Gull > Common Gull > Gadwall

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 2711/2021	Conservation Objectives	Likely Zone of Impact Determination
			<ul style="list-style-type: none"> > Shoveler > Pochard > Golden Plover > Greenland White-fronted Goose <p>This site is within the zone of likely impact, and further assessment is required.</p>
<p>Cregganna Marsh SPA (004142)</p> <p>Distance: 8km south-east</p>	<ul style="list-style-type: none"> > Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) [A395 	<p>This site has the generic conservation objective:</p> <p><i>‘To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA’</i></p> <p>(NPWS Generic version 8.0, 2021)</p>	<p>This European Site is located 8km south-east of the proposed development site, therefore direct impacts upon this SPA can be excluded.</p> <p>No complete impact source-pathway-receptor chain for impact was identified. The proposed development site lies in a separate groundwater catchment to this SPA and there is no hydrological connection between the proposed development site and this SAC, therefore there is no potential for deterioration in habitat.</p> <p>Disturbance to the listed SCI species can be ruled out due to the distance between the development site and this SPA.</p> <p>Based on the distance and lack of connectivity between the site and this SAC, potential for indirect impact on the European Site can be excluded. No complete impact source-pathway-receptor chain for impact was identified. This site is not in the zone of likely impact, no further assessment required.</p>

3.2 European Sites with the Potential to be Significantly Affected by the Proposed Development

Galway Bay Complex SAC (000268), Lough Corrib SAC (000297), Inner Galway Bay SPA (004031), and Lough Corrib SPA (004042) are the only European Sites which were identified as occurring within the likely zone of impact of the proposed development.

3.2.1 Galway Bay Complex SAC (000268)

The proposed development site lies within the Clare-Corrib groundwater catchment, which contributes to this SAC. Although no watercourses were identified on-site, the construction phase of the proposed development may result in pollution to groundwaters via the percolation of polluting materials through the limestone bedrock underlying the site. The operational phase will lead to the production of foul sewage, grey water and surface water run off from hard stand areas. Taking a precautionary approach, the works have the potential, in the absence of mitigation, to impact on groundwater quality through pollutants including hydrocarbons, fuel, cement and sedimentation. On a precautionary, basis the following aquatic QI habitats and supporting habitat for aquatic QI species may be impacted:

- Mudflats and sandflats not covered by seawater at low tide [1140]
- Coastal lagoons [1150]
- Large shallow inlets and bays [1160]
- Reefs [1170]
- *Salicornia* and other annuals colonising mud and sand [1310]
- Atlantic salt meadows (*Glauco-Puccinellietalia maritima*) [1330]
- Mediterranean salt meadows (*Juncetalia maritimi*) [1410]
- Turloughs [3180]
- Calcareous fens with *Cladium mariscus* and species of the *Caricion davallianae* [7210]
- Alkaline fens [7230]
- *Lutra lutra* (Otter) [1355]
- *Phoca vitulina* (Harbour Seal) [1365]

3.2.2 Lough Corrib SAC (000297)

The proposed development site lies within the same groundwater catchment as this SAC (Clare-Corrib groundwater catchment). Although no watercourses were identified on-site, the construction phase of the proposed development may result in pollution to groundwaters via the percolation of polluting materials through the limestone bedrock underlying the site. The operational phase will lead to the production of foul sewage, grey water and surface water run off from hard stand areas. Taking a precautionary approach, the works have the potential, in the absence of mitigation, to impact on groundwater quality through pollutants including hydrocarbons, fuel, cement and sedimentation. On a precautionary basis the following groundwater dependent terrestrial ecosystems and aquatic QI habitats and species may be impacted:

- Oligotrophic waters containing very few minerals of sandy plains (*Littorelletalia uniflorae*) [3110]
- Oligotrophic to mesotrophic standing waters with vegetation of the *Littorelletea uniflorae* and/or *Isoeto-Nanojuncetea* [3130]
- Hard oligo-mesotrophic waters with benthic vegetation of *Chara spp.* [3140]
- Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitriche-Batrachion* vegetation [3260]
- Calcareous fens with *Cladium mariscus* and species of the *Caricion davallianae* [7210]
- Petrifying springs with tufa formation (*Cratoneurion*) [7220]

- > Alkaline fens [7230]
- > *Molinia* meadows on calcareous, peaty or clayey-silt-laden soils (*Molinion caeruleae*) [6410]
- > *Lutra lutra* (Otter) [1355]
- > *Austropotamobius pallipes* (White-clawed Crayfish) [1092]
- > *Lampetra planeri* (Brook Lamprey) [1096]
- > *Petromyzon marinus* (Sea Lamprey) [1095]
- > *Salmo salar* (Salmon) [1106]

3.2.3 Inner Galway Bay SPA (004031)

The proposed development site lies within the Clare-Corrib groundwater catchment, which contributes to this SPA. Although no watercourses were identified on-site, the construction phase of the proposed development may result in pollution to groundwaters via the percolation of polluting materials through the limestone bedrock underlying the site. The operational phase will lead to the production of foul sewage, grey water and surface water run off from hard stand areas. Taking a precautionary approach, the works have the potential, in the absence of mitigation, to impact on groundwater quality through pollutants including hydrocarbons, fuel, cement and sedimentation. On a precautionary basis, the SCI Wetland and waterbirds [A999] may be impacted. Potential effects on all SCI species are considered under this SCI.

Ballindooley Lough lies 400m north-east of the proposed development site and this lake and its surrounding wetland habitats may support some wintering bird species listed as Special Conservation Interests (SCIs) of Inner Galway Bay SPA (which may be linked to the SPA populations).

Three SCI species of Inner Galway Bay SPA, teal, grey heron and wigeon, were recorded on Ballindooley Lough and the surrounding flooded wetland habitats during the bird survey. On an extremely precautionary basis the potential for the proposed development to cause disturbance effects was identified with regard to the following SCI species, which could potentially use Ballindooley Lough:

- > Grey Heron (*Ardea cinerea*) [A028]
- > Wigeon (*Anas penelope*) [A050]
- > Teal (*Anas crecca*) [A052]
- > Redshank (*Tringa totanus*) [A162]
- > Bar-tailed Godwit (*Limosa lapponica*) [A157]
- > Lapwing (*Vanellus vanellus*) [A142]
- > Curlew (*Numenius arquata*) [A160]
- > Common Gull (*Larus canus*) [A182]
- > Light-bellied Brent Goose (*Branta bernicla hrota*) [A046]
- > Black headed gull (*Chroicocephalus ridibundus*) [A179]
- > Golden Plover (*Pluvialis apricaria*) [A140]

3.2.4 Lough Corrib SPA (004042)

The proposed development site lies within the Clare-Corrib groundwater catchment, which contributes to this SPA. Although no watercourses were identified on-site, the construction phase of the proposed development may result in pollution to groundwaters via the percolation of polluting materials through the limestone bedrock underlying the site. The operational phase will lead to the production of foul sewage, grey water and surface water run off from hard stand areas. Taking a precautionary approach, the works have the potential, in the absence of mitigation, to impact on groundwater quality through pollutants including hydrocarbons, fuel, cement and sedimentation. On a precautionary basis the SCI Wetland and waterbirds [A999] may be impacted. Potential effects on all SCI species are considered under this SCI.

Ballindooley Lough lies 400m north-east of the proposed development site and this lake and its surrounding wetland habitats may support some wintering bird species listed as Special Conservation Interests (SCIs) of Lough Corrib SPA (which may be linked to the SPA populations).

Three SCI species of Lough Corrib SPA, tufted duck, shoveler and coot, were recorded on Ballindooley Lough and the surrounding flooded wetland habitats during the bird survey. On an extremely precautionary basis the potential for the proposed development to cause disturbance effects was identified with regard to the following SCI species, which could potentially use Ballindooley Lough:

- > Tufted Duck (*Aythya fuligula*)
- > Coot (*Fulica atra*)
- > Black-headed Gull (*Chroicocephalus ridibundus*) [A179]
- > Common Gull (*Larus canus*) [A182]
- > Gadwall (*Anas strepera*)
- > Shoveler (*Anas clypeata*)
- > Pochard (*Aythya ferina*)
- > Golden Plover (*Pluvialis apricaria*)
- > Greenland White-fronted Goose (*Anser albifrons flavirostris*)

3.3

Likely Cumulative Impact of the Proposed Works on European Sites, in-combination with other plans and projects

Where potential pathways for effect have been identified in Table 3-1 **Error! Reference source not found.**, the potential for cumulative effects resulting from the proposed development when considered in combination with other plans and projects, cannot be discounted at this stage and further assessment is required. Cumulative effects are assessed in the NIS.

4. ARTICLE 6(3) APPROPRIATE ASSESSMENT SCREENING STATEMENT AND CONCLUSIONS

The findings of this Screening Assessment are presented following the European Commission's Assessment of Plans and Projects Significantly affecting Natura 2000 Sites: Methodological Guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC (EC, 2001) and Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC (EC, 2018) as well as the Department of the Environment's Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (DoEHLG, 2010).

4.1 Data Collected to Carry Out Assessment

In preparation of the report, the following sources were used to gather information:

- Review of NPWS Site Synopses, Conservation Objectives for the European Sites
- Review of 2019, 2013 and 2007 EU Habitats Directive (Article 17) Reports.
- Review of online web-mappers: National Parks and Wildlife Service (NPWS), EPA, Water Framework Directive (WFD),
- Review of OS maps and aerial photographs of the site of the proposed project.
- Site visits carried out on in March 2021 by Julie O'Sullivan and 24th November by Colin Murphy.

4.2 Concluding Statement

It cannot be concluded beyond reasonable scientific doubt, in view of best scientific knowledge, on the basis of objective information and in light of the conservation objectives of the relevant European sites, that the proposed development, individually or in combination with other plans and projects, would not be likely to have a significant effect on Galway Bay Complex SAC, Inner Galway Bay SPA, Lough Corrib SAC and Lough Corrib SPA.

As a result, it is recommended to the competent authority that an Appropriate Assessment is required, and a Natura Impact Statement will be prepared in respect of the proposed development.

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APPENDIX 1

SITE LAYOUT DRAWINGS

BOUNDARY TO GALWAY N6 ROAD RESERVATION



Location key
Scale: n.t.s

LOCATION OF SITE NOTICE



01 Site Layout Plan
Scale: 1 : 500

TOTAL NO. OF UNITS = 170

OVERALL SITE AREA : 46,262sqm
4.626 HA :- 11.431 acre

DEVELOPABLE SITE AREA : 37,622.2sqm
3.762 HA :- 9.296 acre

84 no. Houses (49%)
86 no. Duplex/Apartment Units (51%)
TOTAL UNITS ON SITE: 170

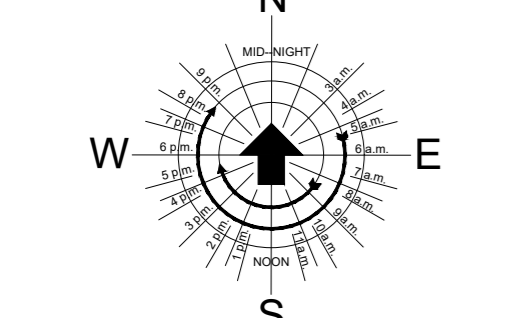
Density
45.19 Units per Ha - Residential Density
(170 units on 3.762ha)

18.28 Units per Acre - Residential Density
(170 units on 9.296 acre)

Public open space (approx. areas)

Total open space : 5,840.7 sqm - 15.5%

Total open space required : 5,643.3 sqm
(15% of Developable residential area 3.762 ha)



LEGEND	
[Red outline]	DEVELOPABLE AREA *
[Green area]	PUBLIC GREEN OPEN SPACE
[Light green area]	PRIVATE GARDEN SPACE
[Grey area]	SHARED SURFACE

SCHEDULE OF ACCOMMODATION - HOUSE TYPES			
	HOUSE TYPE A1 SEMI-DETACHED 4 BED 2 STOREY Gross Floor Area: 121.4 m ²		HOUSE TYPE B3 END-TERRACE 3 BED 2 STOREY Gross Floor Area: 107.6 m ²
TOTAL amount of units: 08		TOTAL amount of units: 08	
	HOUSE TYPE B1 END OF TERRACE 3 BED 2 STOREY Gross Floor Area: 102.2 m ²		HOUSE TYPE C1 MID TERRACE 2 BED 2 STOREY Gross Floor Area: 84.8 m ²
TOTAL amount of units: 17		TOTAL amount of units: 18	
	HOUSE TYPE B2 MID-TERRACE 3 BED 2 STOREY Gross Floor Area: 102.2 m ²		HOUSE TYPE C2 MID-TERRACE 2 BED 2 STOREY Gross Floor Area: 84.8 m ²
TOTAL amount of units: 17		TOTAL amount of units: 16	
COMBINED TOTAL AMOUNT OF HOUSE TYPES: 84			

SCHEDULE OF ACCOMMODATION - DUPLEX UNITS			
	DUPLEX TYPE A1/A2, C1/C2, D1/D2 3 BED OVER 2 BED 2.5 STOREY Area: 84.1 m ² & 100.1 m ²		DUPLEX TYPE B1/B2, E1/E2 2 BED OVER 1 BED 2.5 STOREY Area: 60.4 m ² & 70.6 m ²
COMBINED TOTAL AMOUNT OF DUPLEX TYPES: 48			

SCHEDULE OF ACCOMMODATION - APARTMENT UNITS	
1 Bed 2 person Apartment	10
2 Bed 4 person Apartment	07
APARTMENT BUILDING 02	
1 Bed 2 person Apartment	12
2 Bed 4 person Apartment	09
COMBINED TOTAL AMOUNT OF APARTMENTS: 38	

LOCATION OF SITE NOTICE

SITE LAYOUT PLAN - PART 01

CONDITIONS OF USE OF THIS DRAWING: The user of or reliance upon this drawing shall be deemed to be acceptance of these conditions of use unless otherwise agreed in writing, such written agreement to be signed and dated by the Architect prior to the date of issue of this drawing. The user shall be responsible for any errors or omissions in this drawing and shall be deemed to have accepted the drawing as issued. The user shall be responsible for any errors or omissions in this drawing and shall be deemed to have accepted the drawing as issued. The user shall be responsible for any errors or omissions in this drawing and shall be deemed to have accepted the drawing as issued.

No.	Date	Comments	By

Scale: 1:500
Drawing Purpose: SHD Application
Project: Residential Development at Bothan an Choiste, Castlegar, Galway
Lock House Developments LTD
Date: JULY 2022
Drawn by: ITD
Checked by: JON

File Ref: 3.09
Subject: Site Layout Plan (Part 01)
Project No: 18151
Drawing No: 3004
Rev: Unit 2

Barracks Yard, James St, Westport, Co. Mayo, F28 K798
Galway Technology Park, Parkmore, Galway, H91 EPW0

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APPENDIX 2

IRISH WATER CORRESPONDENCE

Richard Daly
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 H91AXK8

Uisce Éireann
 Bosca OP 448
 Oifig Sheachadta na
 Cathrach Theas
 Cathair Chorcaí

Irish Water
 PO Box 448,
 South City
 Delivery Office,
 Cork City.

www.water.ie

10 December 2021

Re: CDS21007628 pre-connection enquiry - Subject to contract | Contract denied

Connection for Multi/Mixed Use Development of 180 unit(s) at Castlegar, Galway, Co Galway

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Castlegar, Galway, Co Galway (the **Premises**). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

SERVICE	OUTCOME OF PRE-CONNECTION ENQUIRY <u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u>
Water Connection	Feasible Subject to upgrades
Wastewater Connection	Feasible Subject to upgrades
SITE SPECIFIC COMMENTS	
Water Connection	<p>There is sufficient capacity in the existing Water Treatment Plant to facilitate the proposed development.</p> <p>The Developer has proposed the installation of a 450m (approx.) long water network extension to the south west towards the junction between Bothar an Choiste and the main road. Irish Water have no objection to this proposal.</p> <p>Please note while flows in excess of your required demand may be achieved in the Irish Water network and could be utilised, Irish Water cannot guarantee a flow rate to meet your requirement. To guarantee a flow to meet your requirements, you should provide adequate storage capacity within your development.</p>
Wastewater Connection	There is sufficient capacity in the existing Terryland River Wastewater Treatment Plant to facilitate the proposed development.

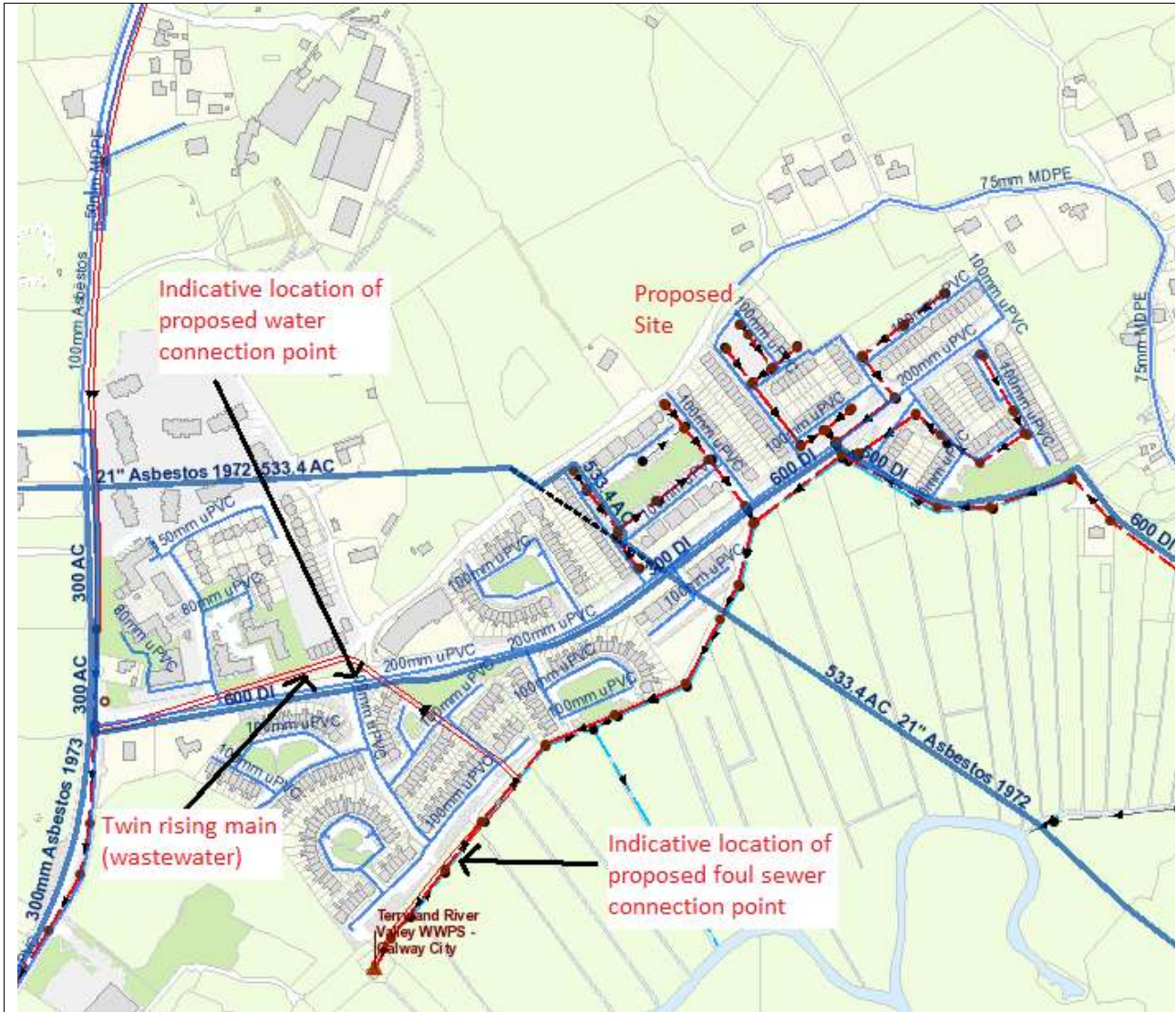
The Developer has proposed the installation of a foul sewer network extension consisting of 230m of a pumped sewer and 215m of Gravity Sewer to the southwest towards the junction between Bothar an Choiste and the main road. Irish water records indicate that this proposed connection point is in fact a privately own sewer main and has not yet been taken in charge by Irish Water. This is 3rd party owned infrastructure is connected to the Irish Water network. The Irish Water Regional contractor can facilitate a connection. It will be the customer's responsibility to ensure that permission is in place from the private owner to allow the physical connection works to be undertaken. The customer will also be responsible to assess and confirm that the private infrastructure has capacity and is structurally adequate to cater for their development demands.

The private infrastructure will remain classified as private infrastructure and is not assumed by any party to be adopted/taken in charge by Irish Water following the new connection being made.

If the above option is not acceptable by the private infrastructure owner, the nearest viable connection point is to the existing 450mm dia. concrete pipe located approx. 625m from the proposed site, to the south west, on the Baile an Choiste Rd, near the Terryland River Valley WWPS.

The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.

The map included below outlines the current Irish Water infrastructure adjacent to your site:



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Whilst every care has been taken in its compilation Irish Water gives this information as to the position of its underground network as a general guide only on the strict understanding that it is based on the best available information provided by each Local Authority in Ireland to Irish Water. Irish Water can assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided and does not accept any liability whatsoever arising from any errors or omissions. This information should not be relied upon in the event of excavations or any other works being carried out in the vicinity of the Irish Water underground network. The onus is on the parties carrying out excavations or any other works to ensure the exact location of the Irish Water underground network is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

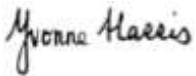
General Notes:

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.

- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.
- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email datarequests@water.ie
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Barry Butler from the design team by email barry.butler@water.ie For further information, visit www.water.ie/connections.

Yours sincerely,



Yvonne Harris

Head of Customer Operations

