

April '26



**ENVIROPLAN CONSULTING
LIMITED**

Title

**ENVIRONMENTAL IMPACT ASSESSMENT
SCREENING REPORT**

Development Description

“Construction of a new Galway Fire Brigade Mechanics Building.”

Location

Ballygarraun South, Athenry, County Galway

Applicants

Galway County Council

Prepared by:

Edel Hardiman (B.Sc.) in consultation with
James O' Donnell (BA, MRUP, Dip APM)

Enviroplan Consulting Limited
Suite 3,
Third Floor,
Ross House,
Victoria Place,
Eyre Square,
Galway
M: 087-6066166
info@enviroplan.ie
www.enviroplan.ie

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1 INTRODUCTION

This Environmental Impact Assessment Screening Report has been prepared on behalf of Galway County Council who propose the “*construction of a new Galway Fire Brigade Mechanics Building*” at Ballygarraun South, Athenry, Co. Galway.

This application is accompanied by;

- An Appropriate Assessment Screening Report (April 2026) prepared by Enviroplan Consulting Limited,
- An Ecological Impact Assessment Report (April 2026) prepared by Enviroplan Consulting Limited,
- Drawings prepared by Vincent Hannon Architects,
- Drawings prepared by TOBIN,
- This Screening Report comprises a desktop EIA screening exercise based on relevant legislation (inc. Schedules 5, 7 and 7A of the Planning & Development Regulations, as amended).

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This Screening Report has been prepared by Edel Hardiman (B.Sc.) in consultation with James O’Donnell, Planning Consultant (BA, MRUP, Dip APM). Edel is a qualified ecologist and has obtained a Bachelor’s degree in Environmental Science (BSc Hons) at the University of Galway. Edel has completed Appropriate Assessment Screening Reports, Natura Impact Statements, Ecological Impact Assessments, Bat Survey Reports and Environmental Impact Assessment Screening Reports for a wide range of public and private sector projects. She has conducted Bird Surveys and Bat Surveys in the Republic of Ireland. She is a registered member of CIEEM.

James O’ Donnell is a qualified Town Planner and Project Manager with over 25 years planning experience in both the public and private sector in the west of Ireland, including 6 years’ experience as a local authority planning officer. James has extensive experience in the project management and delivery of a wide range of complex planning applications requiring environmental and ecological assessment, in accordance with the requirements of the EU Habitats Directive and EIA Directives. James has particular experience with EIA Screening Reports for a wide range of public and private projects in the Republic of Ireland.

1.1 PURPOSE OF SCREENING REPORT

The purpose of this Screening Report is to determine if an EIA is required for the proposed development as set out in the relevant provisions of the Planning and Development Act 2000 (as amended) (the 'Act'), and Schedules 5, 7 and 7A of the Planning and Development Regulations 2001 to 2021 (as amended) (the 'Regulations').

1.2 METHODOLOGY

This EIA Screening Report conforms to the provisions of Article 103 and Schedule 7A of the Regulations. This EIA Screening Report has been prepared with regard to the following documents (where relevant and/or applicable):

- Planning and Development Act 2000 (as amended);
- Planning and Development Regulations 2001-2021 (as amended);
- Directive 2011/92/EU¹ as amended by 2014/52/EU²;
- EPA (2015) Advice Notes for Preparing Environmental Impact Statements – Draft September 2015
- EPA (2017) Guidelines on the information to be contained in Environmental Impact Assessment Reports – Draft August 2017;
- EPA (2021) Good Practice Guidance on Cumulative Effects Assessment in Strategic Environmental Assessment;
- European Commission (1999) Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions;
- European Commission (2017) Environmental Impact Assessment of Projects – Guidance on Screening;
- DoEHLG (2003) Environmental Impact Assessment (EIA) - Guidance for Consent Authorities regarding Sub-Threshold Development; and
- DoHPLG (2018) Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment – August 2018.
- Office of the Planning Regulator (June, 2021) “*OPR Practice Note PN02 – Environmental impact Assessment Screening.*”

This Screening Report comprises a desktop EIA screening exercise based on relevant legislation (inc. Schedules 7 and 7A of the Regulations), the best practice guidance and the Screening Checklist provided in the European Commission (2017) Environmental Impact Assessment of Projects – Guidance on Screening.

¹ Directive 2011/92/EU of the European Parliament and of the Council of 13 December 2011 on the assessment of the effects of certain public and private projects on the environment

² Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014 amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment.

1.3 LEGISLATION

As further described in Section 4 of this Screening Report, this project consists of the proposed “*construction of a new Galway Fire Brigade Mechanics Building at Ballygarraun South, Athenry, Co. Galway*”.

As it pertains to the proposed development, the requirement to complete an EIA as per Directive 2014/52/EU amending Directive 2011/92/EU is transposed into Irish legislation primarily via the:

- Planning and Development Act 2000 (as amended) (the ‘Act’); and
- Planning and Development Regulations 2001 (as amended) (the ‘Regulations’).

Pursuant to Article 81(ca) of the Regulations 2001, a Planning Authority must indicate its conclusion under article 120(1)(b)(i) (a preliminary examination) or screening determination under article 120(1B)(b)(i) in the public notices that form part of a Section 179 process.

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

Where the local authority concludes, based on such preliminary examination, that—

(i) there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,

(ii) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, or

(iii) there is a real likelihood of significant effects on the environment arising from the proposed development, it shall— (I) conclude that the development would be likely to have such effects, and (II) prepare, or cause to be prepared, an EIAR in respect of the development.

2 THE SUBJECT SITE

2.1 SITE LOCATION & CONTEXT

The application site is located within the north of the operational Athenry Fire Station, to the southwest of the Athenry settlement. The Athenry Relief Road, L3124, borders the west of the site, while Prospect Road, R348 is to the south of the Fire Station. The Galway to Dublin railway line is located to the north of the site. The site itself is a greenfield site, and is 7016 sqm in size.

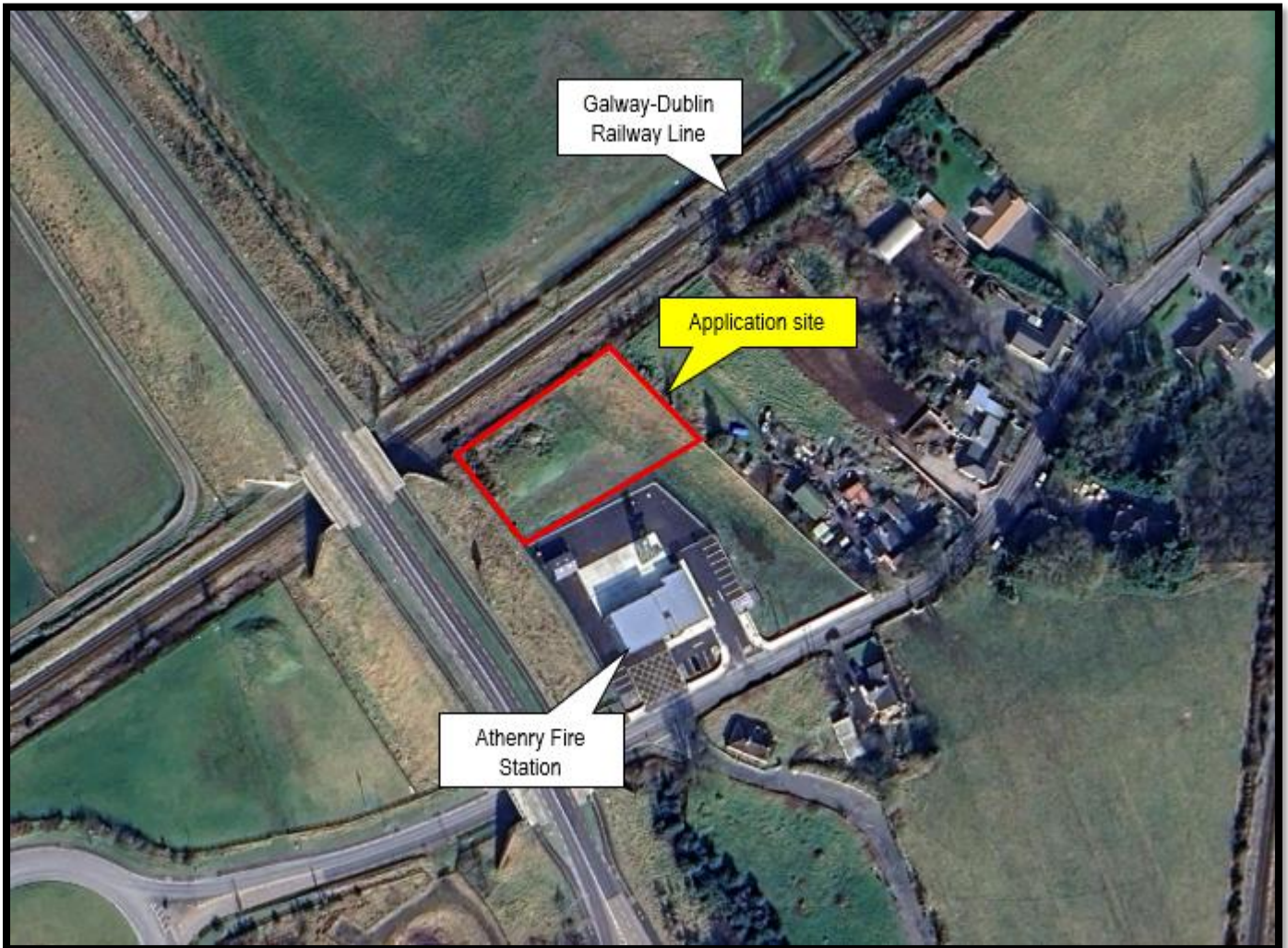


Figure 2.1: Indicative Site Location

2.2 ENVIRONMENTAL SENSITIVITIES OF THE SITE

2.2.1 Soils

The Geological Survey of Ireland (GSI) website was consulted for available geological / hydrological information. The site is underlain by Limestone till (Carboniferous). Topsoil on site consists of Brown Earth: Well drained mineral soils. The groundwater vulnerability within the site is rated as Moderate throughout the site. Vulnerability is a term used to represent the intrinsic geological and hydrogeological characteristics that determine the ease at which groundwater may be contaminated by human activities.

2.2.2 Hydrology

The closest major water feature in the area is the Clarinbridge_030 river waterbody, which is located approximately 650 meters to the south of the application site (straight line measurement). The EPA has rated the value of the river as 'Moderate' for the Ecological Status or Potential under the SW 2019_2024. Given the distance and built up intervening environment, as well as the lack of identifiable hydrological/ ecological connector/ receptor pathways between the application site and this waterbody, no impacts are anticipated on this water body during the construction and operation phase of this development.

The application site is located on the Clarinbridge Groundwater waterbody. The EPA has rated the overall groundwater status as 'Good' for Ecological Status or potential under the GW 2019_2024. Due to the nature and scale of the proposed development, no impacts/effects are predicted on the Clarinbridge Groundwater waterbody during either the construction or operational phase of the development.

2.2.3 Aquifer

The GSI Bedrock Aquifer code is Rkc which is a Regionally Important Aquifer which is a good aquifer and is capable of supplying regionally important supplies. The groundwater vulnerability within the site is valued as moderate, however, due to the minor nature and scale of the development, no impacts/effects are predicted in this regard. Vulnerability is a term used to represent the intrinsic geological and hydrogeological characteristics that determine the ease at which groundwater may be contaminated by human activities. Therefore, no impacts/effects are predicted during either the construction or operational phase of the development.

2.2.4 Air Quality

The Air Quality Index Regions indicate that Air Quality Index is 1 – _Good (updated Wed 18-Feb-2026). The Area is listed as Zone D; Rural Ireland. Due to the nature and scale of the proposed development, no long-term impacts/effects on air quality are predicted.

2.2.5 Natura 2000 Network

The application site lies 7.2 km to the north of the Rahasane Turlough SAC (Site code: 000322) and Rahasane Turlough SPA (Site code: 004089). Given the lack of hydrological/ ecological connector/ receptor pathways between the application site and the Natura 2000 sites as well as the built-up intervening environment, no direct/ indirect impacts/ effects are predicted on any Natura 2000 site.

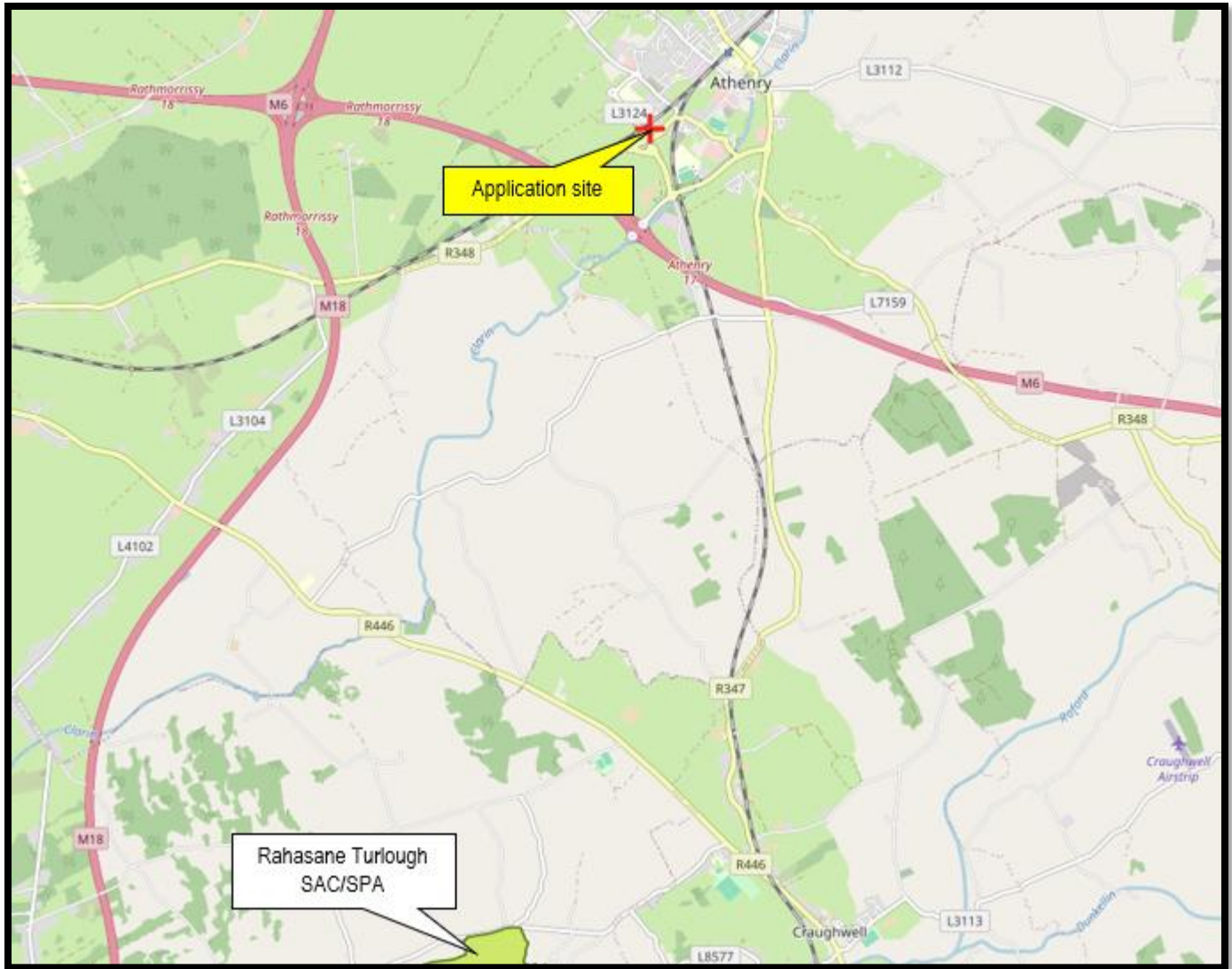


Figure 2.2: Application site in relation to the Rahasane Turlough SAC/SPA.

As per the “Appropriate Assessment Screening Report” prepared by Enviroplan Consulting Limited, “the conclusion of this screening exercise is that no significant effects are expected on the qualifying interests or conservation objectives of the surrounding Natura 2000 sites, as a result of the proposed development in question, alone or in combination with the other plans and projects in the area, and therefore, a Natura Impact Statement is **not** required in this case. This report is therefore issued as a ‘**Finding of No Significant Effects**’(FONSE) statement, in accordance with the EU Commission’s methodological guidance (EC, 2001)”.

2.2.6 Natural Heritage Areas

The nearest NHA (Creganna Marsh NHA) and pNHA (Rahasane Turlough) are located approximately 11 km and 7.2 km away from the subject site, respectively. However, there are no identifiable connectors/ receptors pathways from the applications site to these or any other NHA or pNHA. Therefore, no impacts/effects are predicted during either the construction or operational phase of the development.

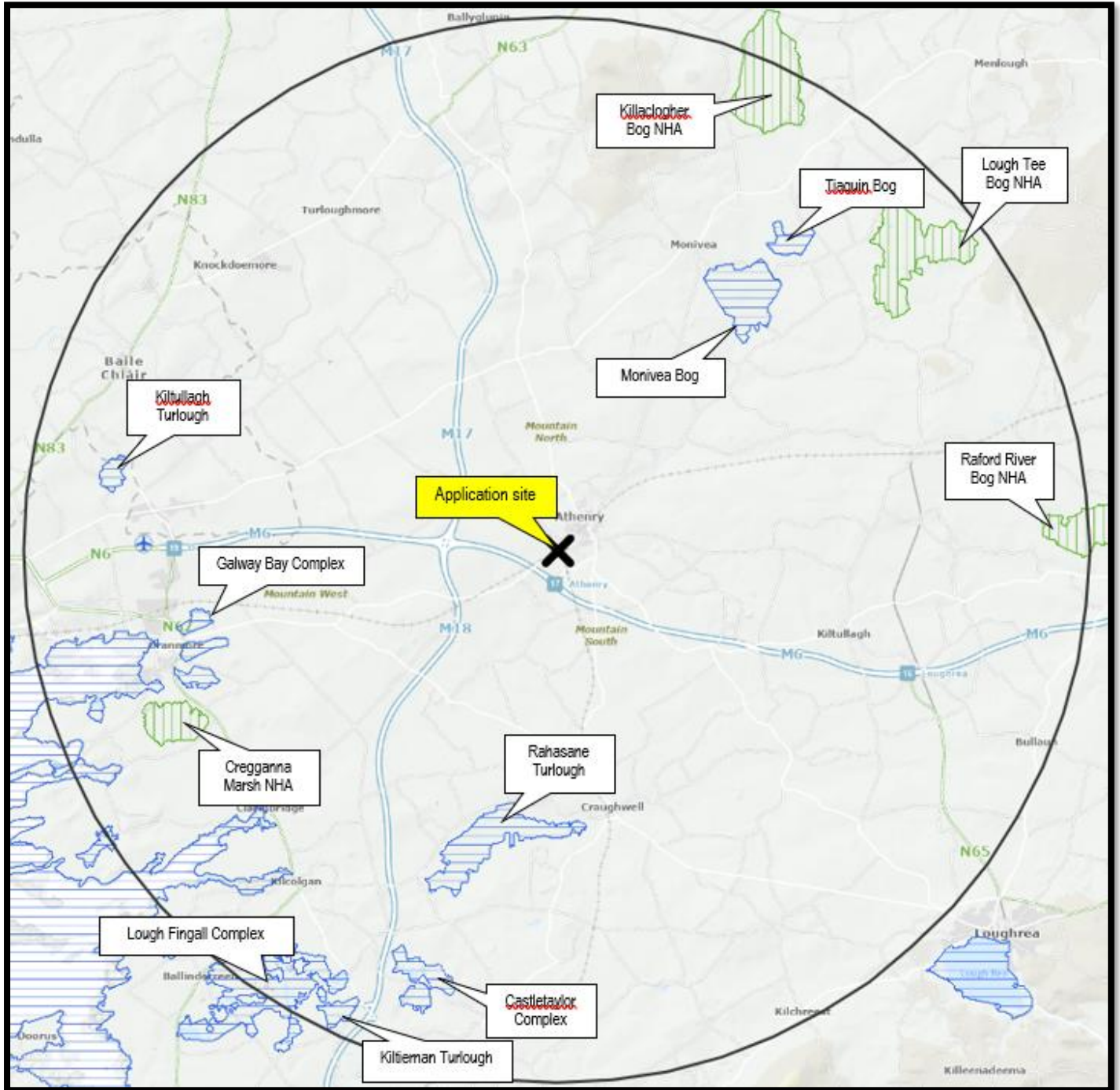


Figure 2.3: Extract from <https://gis.epa.ie/EPAMaps/default> showing location of subject site relative NHA and pNHA's in the wider area (15km).

2.2.7 Ecology

The application site is located within the north of the operational Athenry Fire Station, to the southwest of the Athenry settlement. The Athenry Relief Road, L3124, borders the west of the site, while Prospect Road, R348 is to the south of the Fire Station. The Galway to Dublin railway line is located to the north of the site. The site itself is a greenfield site, and is 7016 sqm in size. The application site for proposed development lies 7.2 km to the north of the Rahasane Turlough SAC (Site code: 000322) and Rahasane Turlough SPA (Site code: 004089). There is no identifiable hydrological/ecological connector receptor pathway between the application site and these Natura 2000 sites. This application is accompanied by an Ecological Impact Assessment Report. This report included a habitat survey as well as a mammal

Environmental Impact Assessment Screening Report for proposed development at Ballygarraun South, Athenry, County Galway survey conducted from the 07th of April 2026 to the 22nd of April 2026. No mammal species were recorded during this survey. A detailed flora study of the site was conducted on the 07th of April 2026. This survey was conducted during the favourable flora survey period as most plants flower during the summer months allowing for easier identification and a comprehensive collection of data regarding the flora on site. No protected flora species were recorded on or adjacent to the site. This report concluded that *“Provided that the proposed development is constructed and operated in accordance with the design, best practice and mitigation that is described within this application, significant effects on ecology are not anticipated.”*

Therefore, the subject site is not a high value habitat and is not ecologically sensitive.

2.2.8 Built Heritage

No recorded archaeological monuments exist on the subject site. No Protected Structure (RPS) exists on the application site. The subject site is not located within an Architectural Conservation Area (ACA).

The closest recorded National Inventory of Architectural Heritage (NIAH) feature is a Bridge (Prospect (Athenry By)) which is located approximately 248 metres from the application site to the east. No impacts/effects are predicted.

3 RELEVANT LEGISLATIVE CONTEXT

Section 172 of the Act (as amended) states:

(1) An environmental impact assessment shall be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either —

(a) the proposed development would be of a class specified in —

(i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either —

(I) such development would equal or exceed, as the case may be, any relevant quantity, area or other limit specified in that Part, or

(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,

or

(ii) Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either —

(I) such development would equal or exceed, as the case may be, any relevant quantity, area or other limit specified in that Part, or

(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,

or

(b) (i) the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not equal or exceed, as the case may be, the relevant quantity, area or other limit specified in that Part, and

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

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

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

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

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

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

(V) by the Minister for Communications, Climate Action and Environment, in exercise of the powers conferred on him or her by section 8A of the Minerals Development Act 1940, that the proposed development is likely to have a significant

4 MANDATORY EIA THRESHOLD SCREENING

As per Step 1(b) of the OPR Guidance, an assessment as to whether a Mandatory EIA is required, needs to be carried out.

Schedule 5 of the Planning & Development Regulations 2001 (As amended) prescribes the classes and scale of development which require EIA. Relevant classes are discussed below.

There is no class set out under Part 1 of Schedule 5 in relation to the provision of "*Mechanics Building*".

It is noted that Part 2 class 10(b)(iv) refers to;

"Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. (In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)"

In response, the overall site area of the subject application amounts to c. 7016 sqm, whilst the area of the proposed works amounts to 359.5 sqm. The application site is located within the Athenry settlement. As such, owing to the nature of the proposed development, the site size and the location of the site outside of a business district, there is no mandatory EIA threshold met or exceeded under this class.

Finally, it is noted that class 13 refers to;

"(a) Any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would: -

(i) result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and

(ii) result in an increase in size greater than –

- 25 per cent, or

- an amount equal to 50 per cent of the appropriate threshold, whichever is the greater."

In response, there is no other development already authorized, executed or in the process of being executed on the subject site, therefore Class 13 (Changes, extensions, development and testing) of Schedule 5 does not apply. Having regard to the above, there is no mandatory requirement for EIA.

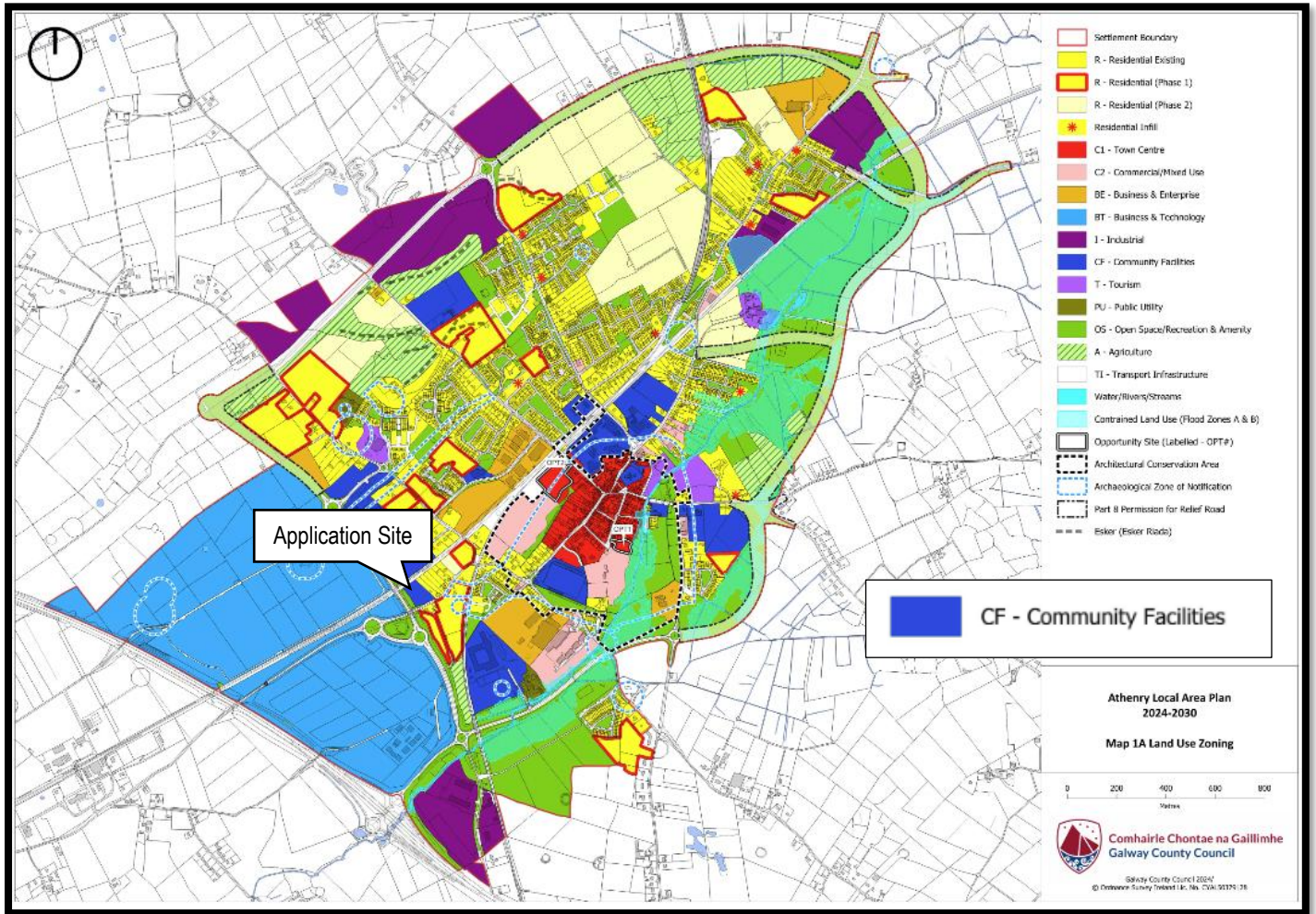


Figure 4: Extract from “Athenry Local Area Plan 2024-2030 – Map 1A Land Use Zoning”. Note: The subject site is zoned “Community Facilities”

Having regard to the above, the project is not of a class of development in Schedule 5, Parts 1 and 2. Accordingly, there is no mandatory requirement for EIA in this case.

5 SUB-THRESHOLD EIA SCREENING

Article 103(1) of the Regulations states:

103(1) (a) Where a planning application for sub-threshold development is not accompanied by an EIAR, the planning authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

(b) Where the planning authority concludes, based on such preliminary examination, that—

(i) there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,

(ii) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall, by notice in writing served on the applicant, require the applicant to submit to the authority the information specified in Schedule 7A for the purposes of a screening determination unless the applicant has already provided such information, or

(iii) there is a real likelihood of significant effects on the environment arising from the proposed development, it shall—

(i) conclude that the development would be likely to have such effects, and

(ii) by notice in writing served on the applicant, require the applicant to submit to the authority an EIAR and to comply with the requirements of article 105.

In accordance with Article 103(1)(a)(ii), the provision of “*information specified in Schedule 7A for the purposes of a screening determination*” has been prepared in the interest of due diligence.

In this regard it should be noted that the DoEHLG Guidance³ with respect to EIA Sub Threshold Screening states that “*...it is not intended that special studies or technical evaluations will be necessary for the purpose of making a decision.*”

In this context, this screening exercise relies on available information.

³ DoEHLG (2003) Environmental Impact Assessment (EIA) - Guidance for Consent Authorities regarding Sub-Threshold Development.

6 SCREENING EXERCISE

6.1 LEGISLATIVE CONTEXT

Schedule 7A of the Regulations also requires that the following information is provided:

“1. A description of the proposed development, including in particular—

(a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and

(b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.

2. A description of the aspects of the environment likely to be significantly affected by the proposed development.

3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—

(a) the expected residues and emissions and the production of waste, where relevant, and

(b) the use of natural resources, in particular soil, land, water and biodiversity.

4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.”

Where relevant and in accordance with Article 103 (1A)(b) of Regulations⁴, the information provided below 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”*.

6.2 EIA SCREENING ASSESSMENT

The checklist for EIA Screening Assessment is set out in Table 1 below. This is adapted from OPR EIA Screening Guidance⁵. This checklist is designed to address the requirements of Schedules 7 and 7A of the Regulations and to inform the Planning Authority’s EIA determination in this case.

⁴ As inserted by SI 296 of 2018 *European Union (Planning and Development)(Environmental Impact Assessment) Regulations 2018*

⁵ OPR Practice Note PN02 Environmental Impact Assessment Screening

Table 1: Checklist for EIA Screening Assessment

Screening Determination		
Planning Register Reference:	N/A	
Development Summary:	"Construction of a new Galway Fire Brigade Mechanics Building at Ballygarraun South, Athenry, Co. Galway."	
	Yes/No/N/A:	Comment (If Relevant):
Does the application include information specified in Schedule 7A?	Yes	In accordance with Article 103(1)(a)(ii), the provision of "information specified in Schedule 7A for the purposes of a screening determination" has been prepared in the interest of due diligence.
Other relevant information submitted:	Yes	<ul style="list-style-type: none"> • An Appropriate Assessment Screening Report (April 2026) prepared by Enviroplan Consulting Limited, • An Ecological Impact Assessment Report (April 2026) prepared by Enviroplan Consulting Limited, • Drawings prepared by Vincent Hannon Architects, • Drawings prepared by TOBIN,
Does the application include a NIS and/or other reports to enable AA screening?	Yes	<ul style="list-style-type: none"> • An Appropriate Assessment Screening Report (April 2026) prepared by Enviroplan Consulting Limited.
Is an IED/IPC/Waste Licence or Waste Water Discharge Authorisation (or review of licence/ authorisation) required from the EPA for the subject development?	No	N/A
If YES has the EPA been consulted?		N/A
Have any other relevant assessments of the effects on the environment been carried out pursuant to other relevant Directives –for example SEA or AA?		An Appropriate Assessment Screening Report was prepared by Enviroplan Consulting Limited. This report examined impacts on the Rahasane Turlough SAC and the Rahasane Turlough SPA Natura 2000 sites. The application site is located 7.2 km to the north of the Rahasane Turlough SAC (Site code: 000322) and Rahasane Turlough SPA (Site code: 004089). There are no identifiable hydrological/ ecological connector receptor pathways between the application site and these Natura 2000 sites. This report concluded that "no significant effects are expected on the qualifying interests or conservation objectives of the surrounding Natura 2000 sites, as a result of the proposed development in question, alone or in combination with the other plans and projects in the area, and therefore, a Natura Impact Statement is not required in this case. This report is therefore issued as a ' Finding of No Significant Effects '(FONSE) statement, in accordance with the EU Commission's methodological guidance (EC, 2001)."

B. Examination

1. Characteristics of proposed development- (Including demolition, construction, operation, or decommissioning):

	<p>If relevant, briefly describe the characteristics of the development (i.e. the nature and extent):</p>
<p>a) The size and design of the whole of the proposed development (including any demolition works):</p>	<p>“Construction of a new Galway Fire Brigade Mechanics Building at Ballygarraun South, Athenry, Co. Galway.”</p> <p>The application site is located within the north of the operational Athenry Fire Station, to the southwest of the Athenry settlement. The Athenry Relief Road, L3124, borders the west of the site, while Prospect Road, R348 is to the south of the Fire Station. The Galway to Dublin railway line is located to the north of the site. The site itself is a greenfield site, and is 7016 sqm in size.</p>
<p>(b) Other existing or permitted projects (including under other legislation that is subject to EIA) that could give rise to cumulative effects:</p>	<p>The online planning system for Galway County Council and Galway County Council Consultation Portal was consulted on the 23rd of April 2026.</p> <p>The following planning applications have been granted within a 300m radius of the site in the past 5 years.</p> <ul style="list-style-type: none"> • Part 8 LA 11/21 Proposed New Fire Station, Ballygarraun South, Athenry - <i>In accordance with Part 8 of the Planning & Development Regulations 2001 as amended, notice is hereby given that Galway County Council proposes the construction of a new Fire Station at Ballygarraun South, Athenry, County Galway. Proposals include site clearance works, a training tower, signage, landscaping, parking, connections to existing services, public footpaths and all associated site development works</i> • PI ref: 2361035 - <i>for the proposed development will consist of: • construction of a 4no. storey medical device manufacturing facility providing warehousing, production areas, administration offices & restaurant (GIA: 40,226.6 m2); • construction of a central utilities compound to comprise a gas insulated switchgear substation building (GIA: 124.57 m2), pumphouse building (GIA: 84.79 m2) & MV building (GIA: 306.46 m2); • the development includes 4no. surface car park areas, which comprise a total of 500no. car parking spaces (including 100no. EV charging spaces & 18no. accessible spaces), 10no. motorcycle parking spaces & 178no. bicycle parking spaces; • provision of an outdoor landscaped ‘Wild Plaza’ & a 2.1km nature trail; • provision of roof mounted solar PV panels & plant equipment on the roof of the manufacturing facility; • provision of water, foul & surface water drainage infrastructure, including – o wastewater treatment plant, o processed wastewater holding, treatment, testing & filtration facility, & o pumping stations & attenuation areas, • provision of access roads, landscaping, alterations/removal of existing field boundaries, public lighting & all other site development works & services ancillary to the proposed development; • provision of pedestrian connectivity infrastructure on the R348, Prospect Road & L3103 including footpaths, pedestrian crossings & all associated works; • provision of temporary construction compound during the construction phase of the development. A Natura Impact Statement (NIS) & Environmental Impact Assessment Report (EIAR) will be submitted to the planning authority with the planning application</i> • PI ref: 241 - <i>of the existing pedestrian accessway to the new Clarin College</i> • PI ref: 212026 - <i>for the upgrade of the sewerage network in the town of Athenry and the townlands of Caherroyn, Gorteenacra, Knockaunglass, Athenry, Baunmore, Gortnahown, Prospect, Newford, Ballygarraun South, Raheen and Cullairbaun in Co. Galway. The Athenry Town Walls and Gateway (Record of Protected Structure No. 132) is located within the subject site. The development will consist of; Decommissioning of an existing combined sewer overflow at North Gate street within the centre of Athenry Town; upgrade/replacement of the sewers from the Cuirt Ard/Caheroyan Road junction to the Caheroyan Pumping Station; decommissioning and removal of above ground structures of the Caheroyan</i>

	<p>Pumping station; construction of a new sewer from the decommissioned Caheroyan Pumping including crossing of the River Clarin and lands to the south east; construction of a new sewer which starts at North Gate, crosses the River Clarin at Bridge Street, flows via a new sewer to a pumping station adjacent to Pairc na hAbhainn housing estate, crossing a tributary of the River Clarin to the pumping station site; construction of a new main wastewater pumping station adjacent to Pairc na hAbhainn housing estate including underground chambers, emergency storage tank, wet kiosk, above ground control kiosk, generator, lifting gantry (max 4m in height) and vent stack; Rising main from the pumping station, crossing the R348, to Athenry wastewater treatment plant; Construction of new boundary fencing of 2.4m in height around the pumping station and stormwater overflow outfall to stream to the north of the pumping station site; Decommissioning and removal of existing on-site package wastewater treatment plant at the pumping station site; construction of a new sewer which begins at a small estate in Raheen, passes through the Presentation College school site, crosses 2 no. railway lines and connects into a newly built sewer within the Clarin College school site and then flows to the Athenry Wastewater Treatment Plant; and connecting the existing rising main from the Presentation College to the new sewer; Installation of a new access gate between Caheroyan Drive and Caheroyan House to facilitate access to the sewer for maintenance and for agricultural purposes; and all associated site development works above and below ground. A Natura Impact Statement (NIS) accompanies this planning application</p> <ul style="list-style-type: none"> • PI ref: 24348 - to construct 3 No. dwelling houses including all associated works and services. The proposed works includes the removal of an existing wastewater treatment system and percolation which was approved under PI Ref no. 07/2841 <p>No potentially significant cumulative and/or in-combination pollution disturbance, disruption, displacement, or habitat loss effects on any QI of any European Site have been identified regarding the proposed development.</p> <p>As the land has been zoned for “Community Facilities” and assessed in the Athenry Local Area Plan 2024-2030, no impacts are predicted in this regard.</p>
<p>(c) Use of natural resources, in particular land, soil, water, and biodiversity: Will construction or the operation of the proposal use natural resources such as land, soil, water, materials or energy, especially any resources which are non-renewable or are in short supply?</p>	<p>The site is a greenfield site. There are no irreplaceable habitats on site and site is of low ecological value. Given the lack of biodiversity on site, a significant negative impact is not predicted.</p> <p>Water and fuel will be required during the construction phase of the development. This is not predicted to cause significant impacts.</p>
<p>(d) Production of waste: Will the proposal produce solid wastes during construction, operation, or decommissioning?</p>	<p>The site area is moderate. In accordance with best practice, any waste from the proposed development will be recycled or reused where possible. If recycling or reuse is not possible waste should be disposed of by an authorized waste facility.</p>
<p>(e) Pollution and nuisances: Will the proposal release pollutants to ground or surface water, or air (including noise and vibrations) or water, or lead to exceeding environmental standards set out in other Directives?</p>	<p>As with any development, there is potential dust and noise pollution during construction, including construction related traffic is anticipated. No deep excavations are required; therefore, no significant noise impacts are anticipated. The construction phase is likely to be short term and owing to the built up location, no significant impacts/effects are predicted in this regard.</p> <p>A site-specific Flood Risk Assessment was prepared by TOBIN in 2021 for the construction of the fire station to the south of the site. This report included the application site for the proposed mechanics workshop within the assessment area for flood risk. This report concluded that “Based on the results of this Flood Risk Assessment, the proposed Fire Station is appropriately located in Flood Zone C.” Furthermore, as per the Flood Info Maps (https://www.floodinfo.ie/map/floodmaps/#),</p>

	<p>there is no identifiable flood risk zone on site. Therefore, no impacts are predicted in regard to flood risk.</p> <p>Storm water runoff will be treated via a petrol interceptor before discharging into a soakaway, located to the east of the proposed building. No impacts are predicted in this regard.</p> <p>Wastewater will be discharged into the existing foul drainage network to the south of the site that serves the existing fire station. Given the nature of the proposed development as a mechanics workshop, this will not result in a notable increase in foul discharge onto the existing sewer network. No impacts are predicted in this regard.</p>
(f) Major accidents and disasters: In accordance with scientific knowledge, is there a risk of major accidents and/or disasters which are relevant to the project, including those caused by climate change?	<p>None. No COMAH or Seveso sites are located within the vicinity.</p>
(g) Risks to human health, for example due to water contamination or air pollution:	<p>Construction impacts including noise, dust, construction, and haulage traffic. No adverse impacts are predicted in this regard.</p> <p>At the operational stage, the proposed development could give rise to noise and increased lighting. No adverse impacts are predicted in this regard.</p> <p>Having regard to the nature and extent of the proposed development at this location, no significant risks to human health are identified.</p> <p>A site-specific Flood Risk Assessment was prepared by TOBIN in 2021 for the construction of the fire station to the south of the site. This report included the application site for the proposed mechanics workshop within the assessment area for flood risk. This report concluded that “Based on the results of this Flood Risk Assessment, the proposed Fire Station is appropriately located in Flood Zone C.” Furthermore, as per the Flood Info Maps (https://www.floodinfo.ie/map/floodmaps/#), there is no identifiable flood risk zone on site. Therefore, no impacts are predicted in regard to flood risk.</p> <p>Storm water runoff will be treated via a petrol interceptor before discharging into a soakaway, located to the east of the proposed building. No impacts are predicted in this regard.</p> <p>Wastewater will be discharged into the existing foul drainage network to the south of the site that serves the existing fire station. Given the nature of the proposed development as a mechanics workshop, this will not result in a notable increase in foul discharge onto the existing sewer network. No impacts are predicted in this regard.</p>
2. Location of proposed development:	
<p>The environmental sensitivity of geographical areas likely to be affected by the proposed development: If relevant, briefly describe the characteristics of the location (with particular regard to the (a) existing and approved land use, (b) the relative abundance, availability, quality and regenerative capacity of natural resources, and (c) the absorption capacity of the environment):</p>	
(a) Generally, describe the location of the site and its surroundings:	<p>The application site is located within the north of the operational Athenry Fire Station, to the southwest of the Athenry settlement. The Athenry Relief Road, L3124, borders the west of the site, while Prospect Road, R348 is to the south of the Fire Station. The Galway to Dublin railway line is located to the north of the site. The site itself is a greenfield site, and is 7016 sqm in size.</p>

<p>(b) Is the project located within, close to or has it the potential to impact on any site specified in Article 103(3)(a)(v) of the Regulations: — European site — NHA/pNHA — Designated Nature Reserve — Designated refuge for flora or fauna — Place, site or feature of ecological interest, the preservation, conservation, protection of which is an objective of a development plan/ local area plan/ draft plan or variation of a plan.</p>	<p>The site for proposed development lies 7.2 km to the north of the Rahasane Turlough SAC (Site code: 000322) and Rahasane Turlough SPA (Site code: 004089).</p> <p>There are no identifiable hydrological/ ecological connector receptor pathways between the application site and these Natura 2000 sites. There is no identifiable potential flood risk on the site. Considering these factors, indirect impacts are not predicted during the construction and operational phase of the proposed works.</p> <p>No indirect noise impacts are predicted on QI Bird species during the construction and operational phase of the development due to the significant distance and the intervening environment between the application site and this SPA.</p> <p>The nearest NHA (Creganna Marsh NHA) and pNHA (Rahasane Turlough) are located approximately 11 km and 7.2 km away from the subject site, respectively. However, there are no identifiable connectors/ receptors pathways from the applications site to these or any other NHA or pNHA. Therefore, no impacts/effects are predicted during either the construction or operational phase of the development.</p>
<p>(c) Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g. wetlands, watercourses, or other waterbodies (including riparian areas and river mouths), the coastal zone and the marine environment, mountains, forests or woodlands, that could be affected by the project?</p>	<p>No.</p>
<p>(d) Is the proposal likely to be highly visible to many people? Are there any areas or features of high landscape or scenic value on or around the location, or are there any routes or facilities that are used by the public for recreation or other facilities which could be affected by the proposal?</p>	<p>No. The proposed development has an existing fire station to the south of the site. The site is located within Athenry settlement, with the Athenry Relief Road, L3124, bordering the west of the site, while Prospect Road, R348 is to the south of the Fire Station. The Galway to Dublin railway line is located to the north of the site. Therefore, there are no high landscape or scenic value areas within the vicinity of the application site.</p>
<p>(e) Are there any areas or features of historic or cultural importance on or around the location that could be affected by the project?</p>	<p>No.</p>
<p>(f) Are there areas within or around the location which are densely populated or built-up, or occupied by sensitive land uses e.g., hospitals, schools, places of worship, community facilities that could be affected by the proposal?</p>	<p>As there is an established fire station to the south of the site, surrounding land uses would not be adversely affected by the proposed development at this location.</p>
<p>(g) Are there any areas within or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be affected by the proposal?</p>	<p>No.</p>

<p>(h) Are there any areas within or around the location which are already subject to pollution or environmental damage, and where there has already been a failure in environmental standards that could be affected by the proposal e.g. the status of water bodies under the Water Framework Directive?</p>	<p>The closest major water feature in the area is the Clarinbridge_030 river waterbody, which is located approximately 650 meters to the south of the application site (straight line measurement). The EPA has rated the value of the river as 'Moderate' for the Ecological Status or Potential under the SW 2019_2024. Given the distance and built up intervening environment, as well as the lack of identifiable hydrological/ ecological connector/ receptor pathways between the application site and this waterbody, no impacts are anticipated on this water body during the construction and operation phase of this development.</p> <p>The application site is located on the Clarinbridge Groundwater waterbody. The EPA has rated the overall groundwater status as 'Good' for Ecological Status or potential under the GW 2019_2024. Due to the nature and scale of the proposed development, no impacts/effects are predicted on the Clarinbridge Groundwater waterbody during either the construction or operational phase of the development.</p> <p>A site-specific Flood Risk Assessment was prepared by TOBIN in 2021 for the construction of the fire station to the south of the site. This report included the application site for the proposed mechanics workshop within the assessment area for flood risk. This report concluded that "Based on the results of this Flood Risk Assessment, the proposed Fire Station is appropriately located in Flood Zone C." Furthermore, as per the Flood Info Maps (https://www.floodinfo.ie/map/floodmaps/#), there is no identifiable flood risk zone on site. Therefore, no impacts are predicted in regard to flood risk.</p> <p>Storm water runoff will be treated via a petrol interceptor before discharging into a soakaway, located to the east of the proposed building. No impacts are predicted in this regard.</p> <p>Wastewater will be discharged into the existing foul drainage network to the south of the site that serves the existing fire station. Given the nature of the proposed development as a mechanics workshop, this will not result in a notable increase in foul discharge onto the existing sewer network. No impacts are predicted in this regard.</p>
<p>(i) Is the site located in an area susceptible to subsidence, landslides, erosion, or flooding which could cause the proposal to present environmental problems?</p>	<p>No.</p>
<p>(j) Are there any additional considerations that are specific to this location?</p>	<p>No.</p>

3. Types and characteristics of potential impacts:

<p>If relevant, briefly describe the characteristics of the potential impacts under the headings below. (Including where relevant the magnitude and spatial extent of the impact (e.g., geographical areas and size of population likely to be affected), nature of impact, intensity and complexity of impact, probability of impact, and duration, frequency, and reversibility of the impact):</p>	<p>If relevant, briefly describe any mitigation measures proposed to avoid or prevent a significant effect.</p>	<p>Is this likely to result in significant effects on the environment?</p>
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Population and human health:		
In the absence of standard construction phase mitigation measures, there may be possible short-term nuisances to human beings in neighbouring buildings from noise and dust during the construction phase. These are not likely to be at such a quantity or of such a significance that would warrant the completion of a sub-threshold EIAR. Noise and dust or pollution will be subject to standard mitigation measures as per typical construction projects.	Standard construction phase control measures.	No. The residual construction impacts are temporary and are not considered to be significant. Owing to the location of the site, the operation impacts are not likely to be significant due to the noise and increase in traffic.
Biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive: *		
No impacts are predicted on habitats/species associated with the Rahasane Turlough SAC and the Rahasane Turlough SPA. This is due to the significant intervening distance and the lack of hydrological connector/receptor pathways between the application site and these Natura 2000 sites.	N/A.	No. The mitigation and best practice measures will mitigate any potential effects on the environment.
Land, soil, water, air, and climate:		
The loss of grassland is not considered to be significant.	N/A	No
The flat nature of the land and ground conditions mean that there is no likelihood of soil erosion or impact on soil stability. Construction will be at near surface reducing the need for large scale excavation.	N/A	No
Potential risk to water quality of groundwater.	<p>At construction phase, Surface water runoff and sources of contaminants during construction will be managed in accordance with industry best practice.</p> <p>A site-specific Flood Risk Assessment was prepared by TOBIN in 2021 for the construction of the fire station to the south of the site. This report included the application site for the proposed mechanics workshop within the assessment area for flood risk. This report concluded that <i>“Based on the results of this Flood Risk Assessment, the proposed Fire Station is appropriately located in Flood Zone C.”</i> Furthermore, as per the Flood Info Maps (https://www.floodinfo.ie/map/floodmaps/#), there is no identifiable flood risk zone on site. Therefore, no impacts are predicted in regard to flood risk.</p> <p>Storm water runoff will be treated via a petrol interceptor before discharging into a soakaway, located to the east of the proposed building. No impacts are predicted in this regard.</p>	No.

	Wastewater will be discharged into the existing foul drainage network to the south of the site that serves the existing fire station. Given the nature of the proposed development as a mechanics workshop, this will not result in a notable increase in foul discharge onto the existing sewer network. No impacts are predicted in this regard.	
Material assets, cultural heritage, and the landscape: *		
In terms of material assets, the most relevant in this case is the existing road network. In this regard, the site is easily accessed from the existing road.	No mitigation proposed.	No.
Cumulative Effects:		
No cumulative effects are identified.	N/A	No
Transboundary Effects:		
The site is remote from any transboundary location and the nature of the development is such that any impact would not effect a large geographical area.	N/A	No
4. Additional Considerations:		
Further relevant information, if any, relating to how the results of any other relevant assessments of the effects on the environment have been taken into account (e.g. SEA, AA screening, AA):	The AA Screening Report submitted concluded that <i>“no significant effects are expected on the qualifying interests or conservation objectives of the surrounding Natura 2000 sites, as a result of the proposed development in question, alone or in combination with the other plans and projects in the area, and therefore, a Natura Impact Statement is not required in this case. This report is therefore issued as a ‘Finding of No Significant Effects’(FONSE) statement, in accordance with the EU Commission’s methodological guidance (EC, 2001).”</i>	
Other relevant information/ considerations of note:	No	
C. Determination:		
No real likelihood of significant effects on the environment.	X	EIAR is not required
Real likelihood of significant effects on the environment.		EIAR is required
D. Main Reasons and Considerations:		
See Conclusions below		

7 CONCLUSIONS

The proposed development consists of the construction of “a new Galway Fire Brigade Mechanics Building at Ballygarraun South, Athenry, Co. Galway” on a site area of c. 7016 sqm, with area of the proposed works amounts to 359.5 sqm. The proposed development has not triggered the threshold for mandatory EIA/EIAR as set out in EU Directive 85/337/EEC, (as amended).

As noted in Section 3, due to the nature and scale of the proposed development, there is no mandatory requirement for EIA to be completed under the relevant legislation in this case. In accordance with Article 103(1)(a)(ii), the provision of “information specified in Schedule 7A for the purposes of a screening determination” has been prepared in the interest of due diligence.

Given the scale and nature of the project and taking account of the documentation which accompanies the project, the overall probability of impacts on the receiving environment arising from the proposed development (during the construction or operational phases) is low.

This EIA Screening Assessment has determined that the characteristics of the proposed development are considered not significant due to the location, nature, and scale of the proposed development. The subject site is located within the built environment and is not located on an environmentally sensitive site.

No significant environmental impacts/effects are likely to occur once the proposals outlined in the application are implemented.

The information provided in this EIA Screening Report can be used by the competent authority to conclude and determine that the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact report is not therefore required.

8 APPENDIX A- SITE LAYOUT PLAN

