

**PLANNING & DEVELOPMENT REGULATIONS 2001 – PART 8
VALIDATION SHEET**

COVERING LETTER

- 83(1)(a) Covering letter describing the nature and extent of the proposed development and principal features ✓
- 83(1)(a)(i) Where the application is for houses, is the number of houses included? ✓
- 83(1)(a)(ii) If the development relates to a protected structure or proposed protected structure is it indicated on covering letter? ✓
- 83(1)(a)(iii) If the development requires an integrated pollution control license does it indicate this on covering letter? ✓

PUBLIC NOTICES

NEWSPAPER NOTICE

- 81(1)(a) Advertisement must be in one of approved papers ✓
- 81(2)(a) Townland name or address must be stated correctly ✓
- 81(2)(b) Is the nature and extent of the proposed development described? ✓
- 81(2)(c)(i) Where the proposed development consists of or comprises the carrying out of works which would materially affect the character of a protected structure or proposed does the advertisement state this? ✓
- 81(2)(c)(ii) Or to the exterior of a structure which is located within an ACA area ✓
- 81(2)(d)(i) Does advertisement state that plans and particulars will be available for inspection during office hours at the offices of County Hall for a specified period (not less than 4 weeks beginning the day of newspaper publication)? ✓
- 81(2)(d)(ii) Does advertisement state that submissions or observations with respect to the proposed development may be made in writing to the LA before a specified date (not less than 2 weeks after the end of the period for inspection of plans and particulars) ✓
Is original or copy of full length of paper showing name and date of paper been submitted? ✓

SITE NOTICE

- 81(5) Site notice must be erected not later than the day of publication of newspaper and shall be maintained there for a period of 4 weeks. ✓
The rest is as newspaper notice above ✓

MAPS

LOCATION MAP

- 83(1)(b) Is location map drawn to a scale of not less than 1:1000 in built up areas or 1:2500 in all other areas ✓
- 23(1)(h) Is the north point shown on the map? ✓
- 83(1)(b) Is the site outlined in red ✓

LAYOUT MAP

- 83(c)(i) Is layout map drawn to a scale of not less than 1:500? ✓
- 83(c)(i) Is the site outlined in red? ✓
- 23(1)(h) Is the north point shown on the map? ✓
- 23(1)(f) Are dimensions shown from front & side boundary to proposed development? ✓
- 23(1)(a) Is the position of the proposed development and site services shown on layout? ✓
- 23(1)(c) Is finish floor levels shown on the layout or floor plans? ✓
- 23(1)(c) Are contour lines or levels shown on layout? ✓
- 23(1)(a) Have adjacent buildings or features within 50 meters been shown ? ✓
- 22(2)(c) Is the position of the site notice shown on the location or layout map? ✓

PLANS, ELEVATIONS & SECTIONS

- 83(c)(ii) Plans, elevations & cross section shall be to a scale not be less than 1:100 ✓
- 83(d) In the case of the construction of a new road or the widening or re-alignment of an existing road, plans, elevations and cross section shall be to a scale not less than 1:2500 ✓
- 83(e) In the case of the construction of a bridge or tunnel, the drawings shall be to a scale not less than 1:200 ✓
- 23(1)f Are principal dimensions shown on drawings? ✓

PLEASE INCLUDE AT LEAST 6 COPIES OF THE ABOVE WHEN SUBMITTING TO THE PLANNING OFFICE AND 12 COPIES IN THE CASE OF A LARGE DEVELOPMENT

Áras an Chontae,
Cnoc na Radharc, Gaillimh.
H91 H6KX.

Áras an Chontae,
Prospect Hill, Galway.
H91 H6KX.

Fón/Phone: (091) 509 000
Facs/Fax: (091) 509 010
Idirlíon/Web: www.gaillimh.ie
www.galway.ie

@GalwayCoCo
GalwayCounty

Seirbhísí Corparáideacha
Corporate Services
(091) 509 225
corpserv@galwaycoco.ie

Tithíocht
Housing
(091) 509 300
ng@galwaycoco.ie

Timpeallacht & Tréidliacht
Environment & Veterinary
(091) 509 510
environment@galwaycoco.ie

Bóithre, Iompar, Cúrsai Mara
& Seirbhísí Ginearálta
Roads, Transportation, Marine
& General Services
(091) 509 309
roads@galwaycoco.ie

Acmhainní Daonna
Human Resources
(091) 509 303
hr@galwaycoco.ie

Mótarcháin
Motor Taxation
(091) 509 099
motortax@galwaycoco.ie

Cóir na dToghthóirí
Electorates
(091) 509 310
electors@galwaycoco.ie

Seirbhísí Uisce
Water Services
(091) 509 505
water@galwaycoco.ie

Pobal & Fiontar
Community & Enterprise
(091) 509 521
community@galwaycoco.ie

Pleanáil
Planning
(091) 509 308
planning@galwaycoco.ie

Leabharlann
Library
(091) 562 471
info@galwaylibrary.ie



Comhairle Chontae na Gaillimhe
Galway County Council

LA08/21

Housing Section
Galway County Council
Áras An Chontae
Prospect Hill, Galway

Planning Section
Galway County Council
Áras An Chontae
Prospect Hill, Galway

26th March 2021

Planning and Development Regulations 2001 (as amended) – Part 8

**Application for development of a Replacement Dwelling at Corralough,
Williamstown, Co. Galway**

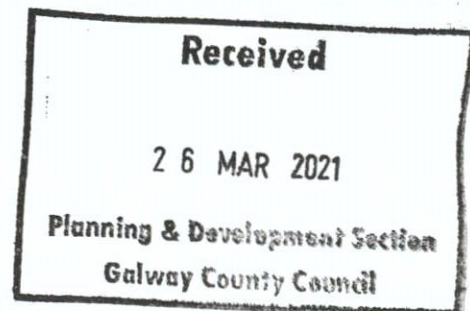
A Chara

Pursuant to the requirements of the above Regulations, Galway County Council proposes to carry out a development at the above location (townland: Corralough) comprising of the demolition of an existing dwelling and the construction of a 5-bedroom dwelling, together with connection to existing services and ancillary site works.

We submit 6no. copies of drawings together with environmental reports and design statement. Further information may be obtained from the undersigned at Housing Section, Galway County Council.

Is mise, le meas,


Daithí Flood. A/SEE.
On behalf of Galway County Council





Comhairle Chontae na Gaillimhe
Galway County Council



PART 8 PLANNING APPLICATION FOR

REPLACEMENT DWELLING CORRALOUGH, WILLIAMSTOWN, CO. GALWAY

FEBRUARY 2021

Galway County Council
Planning Department,
Áras an Chontae,
Prospect Hill,
Galway,
H91 H6KX.



Jennings O'Donovan & Partners Limited,
Consulting Engineers,
Finiskin Business Park,
Sligo.
Tel: 071 – 9161416
Fax: 071 - 9161080
e mail: info@jodireland.com
web: www.jodireland.com



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- 5. Site Identification Map**
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- 8. Proposed Site Layout Plan**
- 9. Proposed Floor Plan, Elevations & Sections**
- 10. Existing Floor Plan, Elevations & Images**



Comhairle Chontae na Gaillimhe
Galway County Council

GALWAY COUNTY COUNCIL - SITE NOTICE

Planning and Development Acts 2000 (as amended)
Planning and Development Regulations 2001 (as amended) – Part 8

Corralough, Williamstown, Co. Galway.

Pursuant to the requirements of the above, notice is hereby given that Galway County Council proposes to carry out a development at the above location (townland: Corralough) comprising of the demolition of an existing dwelling and the construction of a 5-bedroom dwelling, together with connection to existing services and ancillary site works.

A Stage 1 'Appropriate Assessment' screening was carried out for the proposed development and Galway County Council has concluded that a Stage 2 'Appropriate Assessment' [Natura Impact Statement (NIS)] is not required.

Plans and particulars of the proposed development will be available for inspection or for purchase for a fee not exceeding the reasonable cost of making a copy, during normal office hours (Monday to Friday, 9.00am – 4.00pm, excluding Bank Holidays and Public Holidays) for a period of 4 weeks from Friday 26th March 2021 until Wednesday 28th April 2021 at the following locations:

- Galway County Council, Planning Department (Public Counter), Áras an Chontae, Prospect Hill, Galway, H91 H6KX; and,
- Galway County Council, Ballinasloe Area Office, Civic Offices, Ballinasloe, Co. Galway, H53 A7K7

Submissions or observations in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to The County Secretary, Galway County Council, P.O. Box No. 27, Áras an Chontae, Prospect Hill, Galway, H91 H6KX (or, by email to planning@galwaycoco.ie) to arrive not later than Thursday 13th of May 2021.

Signed:

Liam Hanrahan

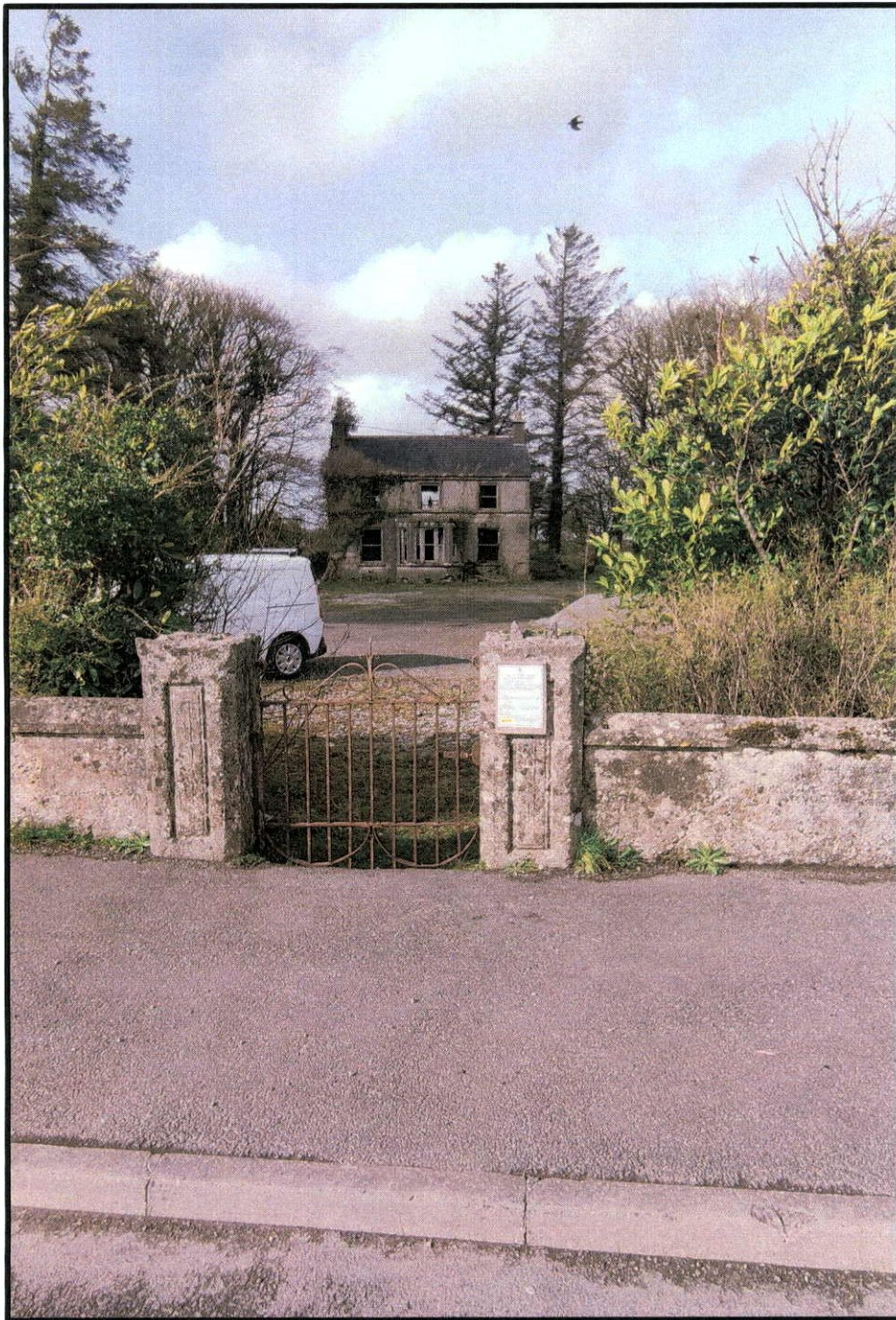
Director of Services, Housing.

Date:

26th March 2021



In light of the ongoing Covid-19 pandemic and the elevation to Level 5 restrictions, attendance at Galway County Council's offices by members of the public is by appointment only. Appointments for the inspection of planning files can be made by emailing planning@galwaycoco.ie. Covid-19 guidelines and procedures must be adhered to at all times and arrangements may change at any time in order to facilitate updated/revised Government guidance.



Comhairle Chontae na Gaillimhe
Galway County Council

GALWAY COUNTY COUNCIL - SITE NOTICE

Planning and Development Acts 2000 (as amended)
Planning and Development Regulations 2001 (as amended) – Part 8

Corralough, Williamstown, Co. Galway.

Pursuant to the requirements of the above, notice is hereby given that Galway County Council proposes to carry out a development at the above location (townland: Corralough) comprising of the demolition of an existing dwelling and the construction of a 5-bedroom dwelling, together with connection to existing services and ancillary site works.

A Stage 1 'Appropriate Assessment' screening was carried out for the proposed development and Galway County Council has concluded that a Stage 2 'Appropriate Assessment' [Natura Impact Statement (NIS)] is not required.

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- Galway County Council, Ballinasloe Area Office, Civic Offices, Ballinasloe, Co. Galway, H53 A7K7

Submissions or observations, in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to The County Secretary, Galway County Council, P.O. Box No. 27, Áras an Chontae, Prospect Hill, Galway, H91 H6KX (or, by email to planning@galwaycoco.ie) to arrive not later than Thursday 13th of May 2021.

Signed:
Liam Hanrahan
Director of Services, Housing.

Date:
26th March 2021



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Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended)

Applicant: Galway County Council
Site Address: Corralough, Williamstown, Co. Galway
Townlands: Corralough

In accordance with Part 8 of the Planning & Development Regulations 2001 as amended, notice is hereby given that Galway County Council proposes to carry out a development at the above location, comprising of the demolition of an existing dwelling and the construction of a 5-bedroom dwelling, together with connection to existing services and ancillary site works.

A Stage 1 'Appropriate Assessment' screening was carried out for the proposed development and Galway County Council has concluded that a Stage 2 'Appropriate Assessment' [Natura Impact Statement (NIS)] is not required.

Plans and particulars of the proposed development will be available for inspection or for purchase for a fee not exceeding the reasonable cost of making a copy, during normal office hours (Monday to Friday, 9.00am – 4.00pm, excluding Bank Holidays and Public Holidays) for a period of 4 weeks from Friday 26th March 2021 until Wednesday 28th April 2021 at the following locations:

- Galway County Council, Planning Department (Public Counter), Áras an Chontae, Prospect Hill, Galway, H91 H6KX; and,
- Galway County Council, Ballinasloe Area Office, Civic Offices, Ballinasloe, Co. Galway, H53 A7K7.

Submissions or observations in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to The County Secretary, Galway County Council, P.O. Box No. 27, Áras an Chontae, Prospect Hill, Galway, H91 H6KX (or, by email to planning@galwaycoco.ie) to arrive not later than Thursday 13th of May 2021.



Comhairle Chontae na Gaillimhe
Galway County Council

**Rebuilding
Ireland**

In light of the ongoing Covid 19 pandemic, persons wishing to inspect planning files are advised to contact Galway County Council or visit www.galway.ie to see what, if any, procedures are in place to prevent the spread of Covid 19. At the time of posting this notice, viewing of planning files is by appointment only. Appointments can be made by emailing planning@galwaycoco.ie, contacting County Hall at 091-509000 or by contacting the Ballinasloe Area Office at 091-509074.

PLANNING/LEGAL & PUBLIC NOTICES

Planning and Development Act 2000 (as amended) Planning and Development Regulations 2001 (as amended)

Applicant: Galway County Council
Site Address: Corralough, Williamstown, Co. Galway
Townlands: Corralough

In accordance with Part 8 of the Planning & Development Regulations 2001 as amended, notice is hereby given that Galway County Council proposes to carry out a development at the above location, comprising of the demolition of an existing dwelling and the construction of a 5-bedroom dwelling, together with connection to existing services and ancillary site works.

A Stage 1 'Appropriate Assessment' screening was carried out for the proposed development and Galway County Council has concluded that a Stage 2 'Appropriate Assessment' (Natura Impact Statement (NIS)) is not required.

Plans and particulars of the proposed development will be available for inspection or for purchase for a fee not exceeding the reasonable cost of making a copy, during normal office hours (Monday to Friday, 9.00am - 4.00pm, excluding Bank Holidays and Public Holidays) for a period of 4 weeks from Friday 26th March 2021 until Wednesday 28th April 2021 at the following locations:

- Galway County Council, Planning Department (Public Counter), Aras an Chontae, Prospect Hill, Galway, H91 H6XK; and,
- Galway County Council, Ballinasloe Area Office, Civic Offices, Ballinasloe, Co. Galway, H53 A7K7.

Submissions or observations in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to The County Secretary, Galway County Council, P.O. Box No. 1, Aras an Chontae, Prospect Hill, Galway, H91 H6XK (or, by email to planning@galwaycoco.ie) to arrive not later than Thursday 13th of May 2021.



In light of the ongoing Covid 19 pandemic, persons wishing to inspect planning files are advised to contact Galway County Council or visit www.galway.ie to see what, if any, procedures are in place to prevent the spread of Covid 19. At the time of posting this notice, viewing of planning files is by appointment only. Appointments can be made by emailing planning@galwaycoco.ie, contacting County Hall at 091-509900, or by contacting the Ballinasloe Area Office at 091-509074.

Galway County Council
Coolie Demesne, Gort, Co. Galway
Permission is sought for the construction of a dwellinghouse, domestic garage, proprietary treatment system and percolation area and for all ancillary services and site works.
Signed: Mark Molloy

The Planning Application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, Galway County Council, Aras an Chontae, Prospect Hill, Galway, during office hours 9.00am to 4.00pm Monday to Friday (Wednesday 10.00am to 4.00pm). A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the fee of €20.00 within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

Galway County Council
Planning Permission is sought by Michael and Mary O'Reilly for retention of development at Olydeah, County Galway, to consist of retention of alterations to garage previously granted under R04/4155 and change of use from garage to granny flat. The planning application may be inspected or purchased at the office of the Planning Authority and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee of €20 within the period of 5 weeks beginning on the date of receipt by the authority of the application.
Signed: Emmet O'Donnell Architect

Galway County Council
I, Pádraic Stac, am seeking planning permission for a domestic garage, along with all associated works, at Clamperpark, Athyney, Co. Galway. This application may be inspected or purchased at the Planning Office between the hours of 9am and 4pm Monday-Friday. A submission or observation in relation to the application may be made in writing on payment of €20 within 5 weeks of receipt of application.
Signed: Alan Kelly, AK Design Concepts, Office 3, Unit 33, Kilkerrin Park, Lissabon Ind. Est., Tuam RD, Galway.

GALWAY COUNTY COUNCIL.
Permission sought to construct three No. two storey Dwelling Houses in one block with sewage connection to treatment plant approved under Pr Ref 05/2217 and proposed access through the existing Sij Uí Mhacollaigh estate previously approved under Pr 07/4365 and 05/2217 and extension of duration Pl Ref No's 13/10 and 18/223. (Services approved under Pr Ref 16/39, 06/5705, and 12/1041 together with all associated site works and services as well as car parking and landscaping at Sij Uí Mhacollaigh Ballymore, Craughwell for Lauren Construction. A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee of €20.00, with in the 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy during office hours. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.
Signed: Dolan & Associates Craughwell

Galway County Council
I, Dónal Kelly, am seeking planning permission for the construction of a new dwelling house, domestic garage and on-site sewage treatment system, along with all associated site works, at Bulluan, Cummer, Tuam, Co. Galway. This application may be inspected or purchased at the Planning Office between the hours of 9am and 4pm Monday-Friday. A submission or observation in relation to the application may be made in writing on payment of €20 within 5 weeks of receipt of application.

COMHAIRLE CHONTAE NA GAILLIMHE
Tá Carol Bray ag iarraidh Ceard Pleanála ar Chomhairle Chontae na Gaillimhe, chun Teach Ceapáire, Córás Séarachais agus Garáiste a thógáil ins An Chhorbhallá (Lynd), Co. na Gaillimhe. Is feidir an t-iarraíocht seo a cheannach nó a scrúdú nó a cheannach ar thailie nach mbéid níos mó ná an costas réasúnta dhum cóp a dhéanamh, ag an Oifig Pleanála, Comhairle Chontae na Gaillimhe, Aras an Chontae, Cnoc na Radharc, Gaillimhe. Is linn uaireanta oifige 9.00r.n go 4.00r.n, ón Luain go hAoine (De Céadaoin 10m - 4m) is feidir tuairim a nochtadh nó aighneacht a dhéanamh faoin t-iarraíocht, i scríbhinn chuig an túdaráis Pleanála ach tailie €20.00 a íoc taobh istigh de chúig seachtainí ón lá a chuirtear an t-iarraíocht isteach chuig an túdaráis Pleanála. Déanfar a leithéid de thairim nó aighneacht a mhéas nuair atá cinneadh dhá dhéanamh ar an t-iarraíocht. D'fhéadfaid an túdaráis Pleanála cead a cheadú de réir nó gan comhoilíochta nó d'fhéadfaid cead a dhúilti.

Galway County Council
We are applying on behalf of the board of management of Athyney Boys National School for permission for a temporary classroom of 80sqm and all associated site facilities at Knockauglass, Athyney, Co. Galway, H66 J921. This may be inspected or purchased at the Planning Office during its public opening hours. A submission or observation in relation to the application may be made in writing on payment of €20 within 5 weeks of receipt of application.
Signed: Alan Kelly, AK Design Concepts, Office 3, Unit 33, Kilkerrin Park, Lissabon Ind. Est., Tuam RD, Galway.

GALWAY COUNTY COUNCIL.
I, Seamus Fahy intend to apply for planning permission for construction of a livestock underpass, effluent holding tank and all associated site works at Clooch, Kinvara, Co. Galway. The planning application may be inspected or purchased at the offices of the planning authority and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks during office opening hours, 9.00am to 4.00pm, Monday to Friday beginning on the date of receipt by the authority of the application.

GALWAY COUNTY COUNCIL.
Full permission is sought by Owen Robinson for the Construction of a new Slatted Shed with Calf Creep Area, Manure Pit and all associated Ancillary Concrete on lands at Caraudunff, Loughrea, Co. Galway. This planning application may be inspected or purchased at the offices of the Planning Authority at the Planning Office, Galway County Council, County Hall, Prospect Hill, Co. Galway during the office hours 9am to 4pm Monday to Friday (Wednesday 10am to 4pm). A submission or observation in relation to the application may be made in writing on payment of €20.00 within the period of 5 weeks beginning on the date of receipt of the application.
Signed: M. Hannity, Tarpey & Associates, Ardahan, Co. Galway

GALWAY COUNTY COUNCIL
We, David and Paula Butler, intend to apply for planning permission for development at Mongans Cottage, Eragh, Roundstone, Co. Galway. The development will consist of (A) Renovation of existing derelict dwelling including addition of new rooflights to front and rear, and construction of new single storey extensions with solar panels on south-facing roof (B) Renovation and refurbishing of existing single storey outbuilding (C) Construction of new single storey boat shed (D) Installation of new private waste water treatment system (E) All ancillary site works and site services. This planning application is accompanied by a Natura Impact Statement. The planning application may be inspected or purchased at the offices of the planning authority and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks during office opening hours: 9.00am to 4.00pm, Monday to Friday beginning on the date of receipt by the authority of the application.

GALWAY COUNTY COUNCIL
Permission is being sought on behalf of Lisa Joyce for the construction of dwelling house, treatment unit and all associated services at Fiddaun, Gort. Part of the proposed dwelling house will be inserted into an existing stone shed whilst an existing ruin will be demolished to make way for the remainder of the dwelling. The Planning Application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority at the Planning Office, Galway County Council, County Hall, Prospect Hill, Galway, during office hours 9am to 4pm Monday to Friday (Wednesday 10am to 4pm). A submission or observation in relation to the application may be made in writing to the planning authority on payment of a fee of €20.00, within the 5 weeks beginning on the date of receipt by the authority of the application.
Signed: Grealish Glynn & Associates, 1 The Purbrow, Ennis Road, Gort, Co. Galway.

GALWAY COUNTY COUNCIL.
I, Barry Kinnell am seeking outline planning permission for the construction of a new dwelling house and on site sewage treatment system along with all associated site works at Cappanraheen, Craughwell, Co. Galway. The application may be inspected or purchased between the hours of 9am and 4pm Monday to Friday. A submission or observation in relation to this application may be made in writing on payment of €20 euro within 5 weeks of receipt of application.

COMHAIRLE CHONTAE NA GAILLIMHE
Táimeas, Domhail Ó Ráine, ag iarraidh Ceard Pleanála ar Chomhairle Chontae na Gaillimhe, chun Teach Ceapáire, Córás Séarachais agus Garáiste a thógáil i Coill Rua Thiar, Indreabhán. Is feidir an t-iarraíocht seo a scrúdú, nó cóp de a cheannach, ar costas réasúnta, ag an Oifig Pleanála, Comhairle Chontae na Gaillimhe, Aras an Chontae, Cnoc na Radharc, Gaillimhe, idir 9.00r.n go 4.00r.n, ón Luain go hAoine, (De Céadaoin 10m - 4m) is feidir tuairim a nochtadh nó aighneacht a dhéanamh faoin t-iarraíocht, i scríbhinn chuig an túdaráis Pleanála ach tailie €20.00 a íoc taobh istigh de chúig seachtainí ón lá a chuirtear an t-iarraíocht isteach chuig an túdaráis Pleanála. D'fhéadfaid an túdaráis Pleanála cead a cheadú de réir nó gan comhoilíochta nó d'fhéadfaid cead a dhúilti.

COMHAIRLE CHONTAE NA GAILLIMHE
Tá cead a lorg thar ceann E Ni Fhitharta chun teach ceapáire mar aon le seilbhíne lathrean a thógáil ag an Spidéal Thír, Co. na Gaillimhe. Is feidir an t-iarraíocht seo a scrúdú nó a cheannach in oifig Chomhairle Chontae na Gaillimhe, i nith uaireanta oifige 9.00m go 4.00m Luain go hAoine, De Céadaoin 10.00m go 4.00m agus gailimhe nó tuairim scríofa a thabhairt don Chomhairle faoin t-iarraíocht ar íocaíocht €20 taobh istigh de chúig seachtaine ón lá a shroic an t-iarraíocht an Oifig Pleanála.

GALWAY COUNTY COUNCIL
Permission sought from the above authority to retain dwellinghouse, garage and essential services on retained site boundaries and to retain minor elevation change to rear of dwellinghouse previous Pl Ref. 08/3778 at Mountain West TD, Oranmore. This may be inspected or purchased at the Planning Office during its public opening hours. A submission or observation in relation to the application may be made in writing on payment of €20 within 5 weeks of receipt of application.
Signed: D. Collins.

GALWAY COUNTY COUNCIL
I, Aidan Kelly Agricultural Design & Planning Services (ADPS, 085 7466211 www.ADPS.ie) intend to apply to Galway County Council on behalf of my clients John & Darragh Callanan. Permission to construct (i) two cubicles sheds with underground effluents tank (ii) Galf shed (iii) Silage slab (iv) Storage shed and all associated site works at Gortroe, Ardahan, Co. Galway. The Planning Application may be inspected at the offices of the Planning Authority at the Planning Office, Galway County Council, County Hall, Prospect Hill, Galway during office hours 9.00am to 4.00pm Monday to Friday (Wednesday 10.00am to 4.00pm). A submission or observation in relation to the application may be made in writing to the planning authority on payment of a fee of €20.00, with in the 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

GALWAY COUNTY COUNCIL
I, Adam Duffy, intend to apply for permission for development at this site Castle Ellen, Athyney, Co. Galway. The development will consist of amendments to the permitted house and garage from that previously granted under Reg Ref. 201100, which include: (a) changes to the roof structure, (b) changes to elevations and material finishes, and (c) rationalization of the house floor plan resulting in an 11m² increase in the house floor area to 241m². The planning application may be inspected at the offices of the Planning Authority at the Planning Office, Galway County Council, County Hall, Prospect Hill, Galway during office hours 9.00am to 4.00pm Monday to Friday (Wednesday 10.00am to 4.00pm). A submission or observation in relation to the application may be made in writing to the planning authority on payment of a fee of €20.00, within the 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.
Signed: Gavin Doherty (Agent).

Chomhairle Chontae na Gaillimhe,
Baile Liam, An Spidéal, Co na Gaillimhe.

Cead pleanála dhá lorg ar son Aidan McGinnis chun Teach nua ceapáire dhá ator a thógáil chomh mór le Garásta nua, agus le Córás searachais nua ag an seoldh thuas. Is feidir an t-iarraíocht seo a scrúdú nó a cheannach ag oifig pleanála Chomhairle Chontae na Gaillimhe, Aras an Chontae, Cnoc an Radharc, Co. na Gaillimhe, idir na hamanna 9 a chlog go dtína 4 a chlog, Luain go hAoine, agus gailimhe nó tuairim scríofa a thabhairt ar an t-iarraíocht atá u gceist don Chomhairle Chontae ar íocaíocht de €20 taobh istigh de chúig seachtaine ón lá a shroictear an t-iarraíocht an oifig pleanála. Síníth: Frank O'Reilly Chartered Engineer Eng. C. Build Eng. Fellow FCABE, Registered Building Surveyor, www.plean.ie

Galway County Council
I, Alan Reilly, am seeking planning permission to construct a fully serviced dwelling house, garage and a treatment plant system. Permission is also sought to relocate relevant front boundaries walls so that the required sight lines can be obtained. The site is located at Carragh, Beclare, Tuam, Co. Galway. This application may be inspected or purchased at the planning office of Galway County Council, Prospect Hill, Galway during office hours Monday to Friday. A submission or observation in relation to the application may be made in writing, on the payment of €20.00, within 5 weeks of receipt of the application by the planning authority.

Chomhairle Chontae na Gaillimhe,
Na Dorú, Theas, Co na Gaillimhe.
Cead pleanála dhá lorg ar son Maíle Cathain chun Teach nua ceapáire a thógáil chomh mór le Córás searachais nua ag an seoldh thuas. Is feidir an t-iarraíocht seo a scrúdú nó a cheannach ag oifig pleanála Chomhairle Chontae na Gaillimhe, Aras an Chontae, Cnoc an Radharc, Co. na Gaillimhe, idir na hamanna 9 a chlog go dtína 4 a chlog, Luain go hAoine, agus gailimhe nó tuairim scríofa a thabhairt ar an t-iarraíocht atá u gceist don Chomhairle Chontae ar íocaíocht de €20 taobh istigh de chúig seachtaine ón lá a shroictear an t-iarraíocht an oifig pleanála. Síníth: Frank O'Reilly Chartered Engineer Eng. C. Build Eng. Fellow FCABE, Registered Building Surveyor, www.plean.ie

Galway County Council
Moneymore West, Oranmore, Co. Galway
Permission is sought for the construction of a dwellinghouse, domestic garage, proprietary treatment system and percolation area and for all ancillary services and site works.
Signed: Jamie Cannon
The Planning Application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, Galway County Council, Aras an Chontae, Prospect Hill, Galway, during office hours 9.00am to 4.00pm Monday to Friday (Wednesday 10.00am to 4.00pm). A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the fee of €20.00 within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.



Comhairle Chontae na Gaillimhe
Galway County Council



Replacement Dwelling Corralough, Williamstown

Planning & Design Statement Part 8 Planning Application

March 2021

Galway County Council
Planning Department (Áras an
Chontae, Prospect Hill,
Galway,
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DOCUMENT APPROVAL

PROJECT	Replacement Dwelling, Corralough, Williamstown, Co Galway	
CLIENT / JOB NO	Galway County Council	6140
DOCUMENT TITLE	Planning Statement	

Prepared by

Reviewed/Approved by

Document Final	Name Breena Coyle Mark Forbes	Name David Kiely
Date March 2021	Signature 	Signature

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1 INTRODUCTION

1.1 BACKGROUND

Jennings O'Donovan & Partners Ltd., Consulting Engineers, have prepared this Planning Statement ("the Statement") on behalf of Galway County Council. ("The Applicant") to accompany the application ("the Application") for the proposed ("the Development") submitted to Galway County Council ("The Council") under The Planning and Development Act 2000, as amended. Galway County Council are applying for planning permission for the Development under Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 Planning and Development Regulations 2001(as amended) which will comprise:

- *Demolition of existing two storey dwelling and shed and construction of a new dwelling with all necessary site works in the townland of Corralough, Williamstown, Co Galway.*

1.2 Purpose and Structure of the Planning Statement

This Planning Statement considers the Development in accordance with the principle of Proper Planning and Sustainable Development, having regard to Government, Regional and County-level planning policies and plans including the County Development Plan, together with relevant statutory guidelines.

The Planning Statement is set out as follows:

- **Section 1: Introduction**
- **Section 2: Need for Development**
- **Section 3: The Application Site and Development Description**
- **Section 4: Development Plan Policy Appraisal**
- **Section 5: Analysis of Issues**
- **Section 6: Conclusion**

2 NEED FOR THE DEVELOPMENT

This section outlines the need for the Development proposals and the need to deliver more social housing units across Ireland and in this case, Co Galway.

Section 3.9 of the Galway County Development Plan (GCDP) 2015 - 2021 deals with Rural Housing Policies and Objectives which have been taken into account when selecting these single rural housing projects by the Housing Unit of Galway County Council.

The Housing Allocations Office within the Housing Unit has also confirmed sufficient demand for housing from Galway County Council housing waiting list in these locations and lastly the Department of Housing has approved the expenditure towards these projects. Objectives RHO 6 'Replacement Dwellings' and Objective RHO 7 'Renovation of Existing Derelict Dwelling/Semi Ruinous Dwellings' are the most relevant objectives associated with this project.

As a result, the Planning Statement accompanying this planning application includes details of the structure and justification for the demolition and rebuild of these dwellings.

This replacement dwelling is required for a family who have a need for a wheelchair accessible dwelling for their daughter. The family current reside in a small two-storey, semi-detached dwelling which is not accessible.

All of the bedrooms and the bathroom in the current dwelling are upstairs and are inaccessible to their daughter. Therefore, a **new purpose built dwelling is required to accommodate their daughter's present and future needs as well as the needs of her family.** The general requirements to accommodate the family needs include:

- A minimum of 5 bedrooms to accommodate the family which includes a bedroom with ensuite bathroom.
- Convenient car parking near the main entrance to the house.
- Adequate route width.
- Access around the perimeter of the house.
- A flush threshold to all external doors.
- Door openings which have a clear opening of 900 mm between door leaf and door jamb.
- The installation of sensor lighting to assist with safe access/egress.

2.1 Rebuilding Ireland

The planning application has been funded by Rebuilding Ireland which is a fund set up by the Government. Rebuilding Ireland's third pillar will focus on improving the viability of housing construction, with the objective of doubling the completion level of additional homes in the next four years to deliver over 25,000 homes on average per annum.

Local Authorities, Approved Housing Bodies, the Housing Agency and the Department of Housing, Planning, Community and Local Government have been advancing a suite of social housing projects, through a range of delivery mechanisms and programmes, and a rich construction pipeline is in place, which will see over 8,430 new social houses being built over the coming years. This represents a major escalation and acceleration in the social housing build programme.

Rebuilding Ireland publication 'An Action Plan for Housing and Homelessness' sets out the Government's ambitious social housing programme to deliver 47,000 new social housing units by 2021, with funding in place of €5.35 billion. Of these 47,000 new social houses that will be delivered for citizens, 26,000 of these will be homes that will be delivered via construction or in some cases through major refurbishment works. The Action Plan for Housing and Homelessness includes a

comprehensive Five Pillar approach are the foundations upon which action plan is built. Pillar Two of the Action Plan is to accelerate the provision of social housing. The Government have a target to deliver

This Part 8 Planning Application is bringing forward much needed social housing in Galway while reusing previously developed land meeting the objectives of The Rebuilding Ireland Action Plan.

3 THE APPLICATION SITE AND DEVELOPMENT DESCRIPTION

3.1 Introduction

This section of the Planning Statement sets out a brief description of the Development, the site where it is proposed ("the Site") and its surroundings, including relevant planning history.

3.2 Site Location and Site Description

The application site is located in the north of Co Galway as shown in **Figure 3.1**. There is an existing two storey farmhouse on the site which is a derelict state as shown in photographs 1-3. The site comprises an overall area of 0.211 hectares.



Photograph 1: Front Elevation of The Existing taken from outside the site



Photograph 2: Front Elevation of The Existing Dwelling taken from within the site



Photographs 3: Photograph taken from within the site

The Proposed Development site is located in Williamstown, a village located in northeast County Galway. The Proposed Development site is located on the approach road to Williamstown off the R360, the regional road connecting the town of Dunmore to Ballymoe. (See **Figure 3.1**). The site is relatively flat and level with levels in the range of 65.450 – 66.550 mOD.

Planning permission was previously granted for outline planning permission for up to 10 no dwellings on the site under planning reference 00/3529. That planning permission was never implemented and has now lapsed.



Figure 3.1: Discovery Series Map

3.3 Proposed Development

The proposed works will consist of the demolition of the existing two storey dwelling, clearance of the existing site, Some boundary features and mature vegetation may have to be removed on health and safety grounds and the close proximity to proposed dwelling house. construction of a new single storey dwelling house and all ancillary site works.

The existing dwelling house has been derelict for a number of years and is not suitable for renovation for the following reasons:

- The building is extensively damaged due to the length of time it has been left derelict.
- The fabric of the existing building does not comply with current Building Regulations and some areas of the building will require extensive structural remediation works.
- The layout of the existing dwelling does not comply with current Building Regulations including Part B-Fire Safety and Part M-Disability Access.
- The floor areas and layout of the existing building does not provide Galway County Council with the appropriate accommodation for the housing need of the area.

The waste water generated from the single dwelling will be discharged to the existing Irish Water public foul sewer, located in the adjacent public road. All surface water generated from the development will be discharged to on-site soakaways.

3.4 Design Approach

The design approach adopted for the site was to provide a single storey dwelling to meet the needs of the family who require a wheelchair accessible house. The design approach adopted for the site was driven by the need for providing a residential unit which responds to the specific needs of this family[See

Section 2]. The overall floor area of the proposed dwelling comprises approximately 179 square metres. The layout of the proposed dwelling is shown in **Figure 3.2**.



Figure 3.2: Extract taken from site layout drawing



Figure 3.3: Extract from the Planning Application Drawings showing the proposed elevations

3.5 Screening for Appropriate Assessment

A Screening for Appropriate Assessment (AA) has been prepared as part of the planning application. This AA Screening examined the likely significant effects of the Proposed Development, either alone or in-combination with other projects or plans on European sites, that were situated within a zone of influence (Zoi), or a distance that has a potential source-pathway-receptor (SPR), both direct and indirect, with the Proposed Development. There are eleven (11) European Sites within 15km of the Proposed Development:

1. Carrowbehy/Caher Bog SAC
2. Drumalough Bog SAC
3. Cloonchambers Bog SAC
4. Coolcam Turlough SAC
5. Croaghill Turlough SAC
6. Corliskea/Trien/Cloonfelliv Bog SAC
7. Lough Corrib SAC
8. Williamstown Turloughs SAC
9. Kilsallagh Bog SAC
10. Lisnageeragh Bog and Ballinastack Turlough SAC
11. Lough Lurgeen Bog/Glenamaddy Turlough SAC

The locations of the eleven (11) designated sites are shown on **Figure 3.4:**

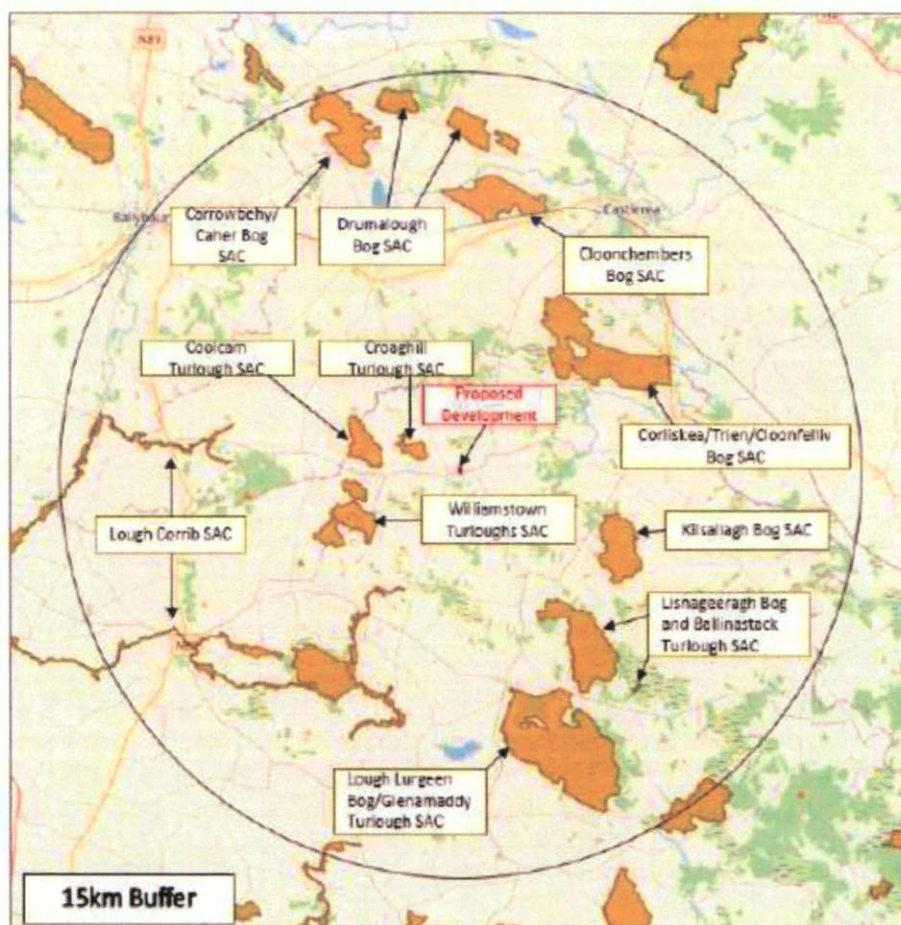


Figure 3.4: European Sites located within 15km of the Proposed Development Site

From the findings of the AA Screening, it can be objectively concluded that there are not likely to be significant effects on any European Site as a result of the proposed works at Corralough, Williamstown, Co. Galway. Therefore, an Appropriate Assessment is not required.

3.6 Flood Risk

A desktop review of the Flood Maps website and Galway County Council's Stage 1 Strategic Flood Risk Assessment indicates that there is a recurring flood event on the outskirts of Williamstown, in close proximity to the proposed site. It is our understanding that this site has not been subject to this recurring flood event.



Figure 3.5: Map Extract from the CFRAM Flood Risk Website

3.7 Landscape and Visual Impact

Landscape sensitivity is a measure of the ability of the landscape to accommodate change or intervention without suffering unacceptable effects to its character and values. Sensitivity ratings are derived from a combination of landscape values and landscape character. An assessment of the landscape of County Galway has been carried out indicating landscape character rating, landscape value rating and landscape sensitivity rating.

The Galway County Development Plan has categorised sensitivity under five categories:

- Class 1 – Low sensitivity
- Class 2 – Moderate sensitivity
- Class 3 – High sensitivity
- Class 4 – Special
- Class 5 – Unique Based on the assessment of the landscape and the establishment of sensitivity ratings for various areas of the County, the Planning Authority shall implement the following policies and objectives.

Figure 3.6 shows that the development is located in Class 1 which is of low sensitivity and the least sensitive classified. The site is also located within landscape character area North East Galway (Balinasloe to Ballymoe).

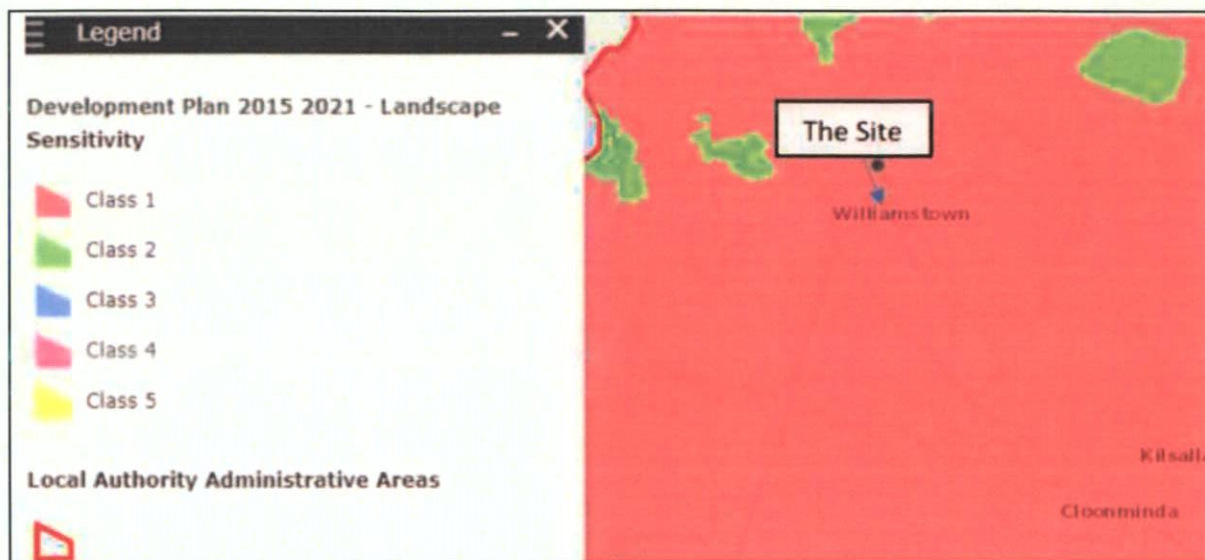


Figure 3.6: Extract from the Galway County Development Plan 2015-2021

3.8 Cultural Heritage

A desktop screening was carried out which confirmed that there are no known cultural heritage assets or archaeological sites within the site boundary.

4 PLANNING POLICY CONTEXT

4.1 Introduction

This section provides an assessment of the Development against the relevant planning policies.

4.1.1 The National Planning Framework

In 2018 the Department of Housing Planning and Local Government published the finalised National Planning Framework (NPF) under Project Ireland 2040, the overarching policy and planning framework for social, economic and cultural development in Ireland.

The NPF together with the National Development Plan sets the context for each of Ireland's three regional assemblies to develop their Regional Spatial and Economic Strategies taking account of and co-ordinating local authority County and City Development Plans in a manner that will ensure national, regional and local plans align.

The NPF highlights the importance of providing social housing for those unable to provide accommodation within their own resources. There are a plethora of planning policies in the NPF which seek to facilitate the provision of social housing across Ireland.

4.1.2 The Galway County Development Plan 2015-2021

The Galway County Development Plan [GCDP] 2015-2021 was adopted on the 26th January 2015. The Galway County Development Plan 2015-2021 sets out a vision for the County which is to "enhance the quality of life of the people of Galway and maintain the County as a uniquely attractive place in which to live, work, invest and visit, harnessing the potential of the County's competitive advantages in a sustainable and environmentally sensitive manner".

Section 1.9 of The GCDP 2015-2021 sets out that, "the principle of sustainable development is a major component of the plan which is reflected throughout the policies and objectives in the document,

with sustainable development described as a pattern of resource use that aims to meet human needs while respecting the environment, so that these needs can be met not only in the present, but in the indefinite future. Key considerations in the plan which underpin the principle of sustainable development are the protection of the natural environment, the conservation of natural resources, promoting renewable energy, reducing reliance on fossil fuels, encouraging reduction in travel demand, facilitating environmentally friendly patterns of development, energy efficiency and high quality designs.

The site is located within an area designated as 'Village & Rural Area' in the overall spatial strategy for the county and is identified in **Figure 4.1**. The site is located in Williamstown which is designated as 'Other settlements and the Countryside' which are predominantly rural in nature.

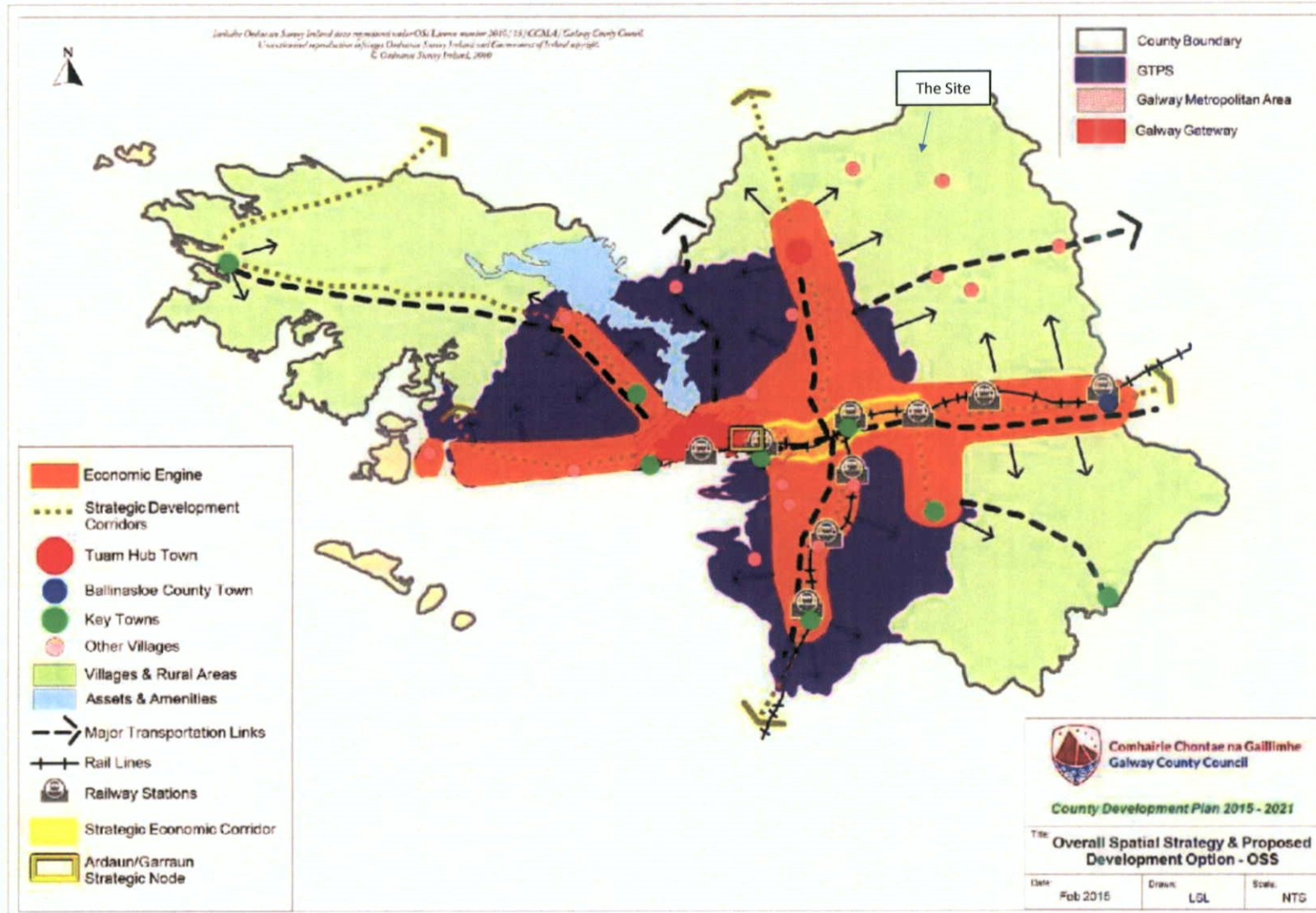


Figure 4.1: Overall Spatial Strategy Map

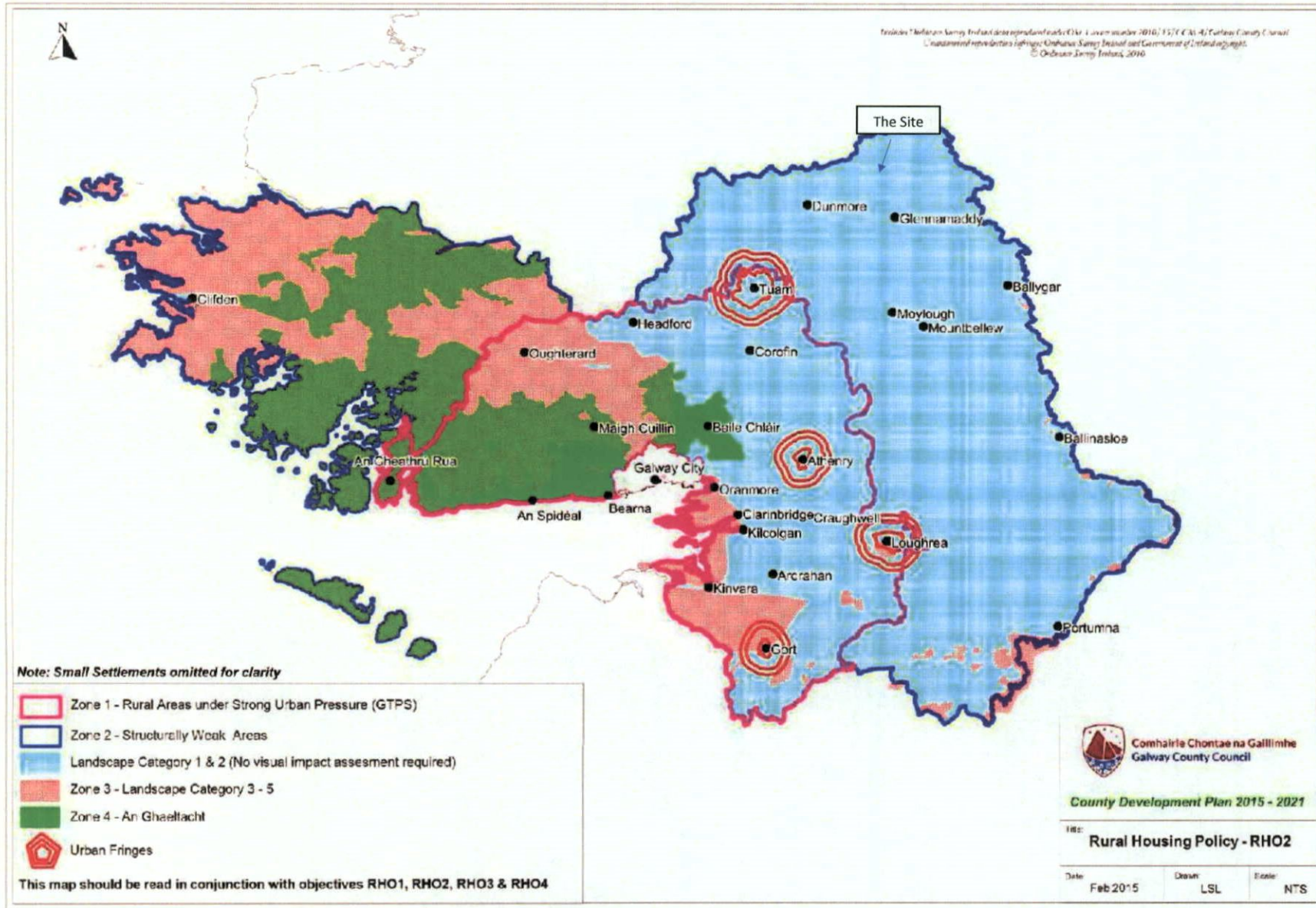


Figure 4.2: Rural Housing Policy Map

4.2 County Development Plan Assessment

Table 4.1: Relevant Planning Policies from The Galway County Development Plan

Policy Topic	Policy Details	Development Policy Accordance
<p>Chapter 2</p> <p>Spatial Strategy of the County</p>	<p>Development Strategy Objectives</p> <p>DS 7 – Flood Risk Management and Assessment</p> <p><i>Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines 2009 (or any updated/superseding document) the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available.</i></p> <p>DS 10 – Impacts of Developments on Protected Sites</p> <p><i>Have regard to any impacts of development on or near existing and proposed Natural Heritage Areas, Special Protection Areas and Special Areas of Conservation, Nature Reserves, Ramsar Sites, Wildfowl Sanctuaries, Salmonoid Waters, refuges for flora and fauna, Conamara National Park, shellfish waters, freshwater pearl mussel catchments and any other designated sites including future designations.</i></p>	<p>Chapter 2 provides the Core Strategy for the County.</p> <p>The planning application complies with the broad thrust of the planning policy objectives in Chapter. In particular development strategy objectives DS7 and DS10. The site has never been subject to flooding.</p> <p>A Screening for Appropriate Assessment was prepared as part of the planning application submission. There are not likely to be significant effects on any European Site as a result of the proposed development. Therefore, an Appropriate Assessment is not required.</p>
<p>Chapter 3</p> <p>Urban & Rural Housing</p>	<p>Section 3.7 refers to <i>Single Housing in the Countryside</i> and has regard to the distinction between urban and rural generated housing and the requirement for sustainable rural housing</p> <p>Rural Housing Policies</p> <p>Policy RHO 1 - Management of New Single Houses in the Countryside</p> <p><i>It is a policy of the Council to facilitate the management of new single houses in the countryside in accordance with the Rural Housing Zones 1, 2, 3 and 4 and to support the sustainable re-use of existing housing stock within the County.</i></p> <p>Policy RHO 2 - Adherence to the Statutory Guidelines & County Development Plan</p> <p><i>It is a policy of the Council to ensure that future housing in rural areas complies with the</i></p>	<p>This chapter outlines the different types of housing that are required for the changing needs of individuals, with objectives that ensure that the provision of social and specialist housing for individuals/groups is addressed.</p> <p>The site is located within a rural area which is located in 'Zone 2', a Structurally Weak Area.</p> <p>The planning application seeks to demolish the existing dwelling on site and construct a new dwelling which would meet the planning policy objectives set out in Chapter 3.</p> <p>The existing dwelling is in a state</p>

Policy Topic	Policy Details	Development Policy Accordance
	<p><i>Sustainable Rural Housing Guidelines for Planning Authorities 2005 (DOEHLG), the Core/Settlement Strategies for County Galway, Rural Housing Objectives and the Development Management Standards and Guidelines of this plan.</i></p> <p>Objective RHO 2 - Rural Housing Zone 2 (Structurally Weak Area)</p> <p><i>It is an objective of the Council to facilitate the development of individual houses in the open countryside in "Structurally Weak Areas" subject to compliance with normal planning and environmental criteria and the Development Management Standards and Guidelines outlined in Chapter 13 and other applicable standards with the exception of those lands contained in Landscape Categories 3, 4 and 5 where objective RHO3 applies.</i></p> <p>Rural Housing Objectives Objective RHO 6 - Replacement Dwelling</p> <p><i>It is an objective of the Council that the refurbishment of existing habitable dwelling houses would be encouraged, as a more sustainable option than the demolition and construction of a new dwelling house, unless a conclusive case for demolition based on technical evidence is made for the Planning Authority's consideration on a case by case basis. It will be a requirement that any new dwelling house be designed in accordance with Galway County Council's Design Guidelines for Rural Housing in the countryside. Applicants, who require the demolition of an existing dwelling house shall be accommodated without the requirement to establish a Housing Need or proof of residence and will not be subject to an enurement clause.</i></p> <p>Objective RHO 9 - Design Guidelines</p> <p><i>It is an objective of the Council to have regard to Galway County Council's Design Guidelines for the Single Rural House with specific reference to the following:</i></p> <p><i>a) It is an objective to encourage new dwelling house design that respects the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape;</i></p> <p><i>b) It is an objective to promote sustainable approaches to dwelling house design and encouraging proposals to be energy efficient in their</i></p>	<p>of dereliction and would cost a considerable amount to refurbish the existing dwelling.</p> <p>The existing house is located within an area designated as Structurally Weak in the county development plan, where the principle of development is acceptable subject to the development management standards set out in chapter 13.</p> <p>The rural housing design guidelines have been assessed and adopted in the overall design of the dwelling. Further consideration to the rural housing guidelines in section 4.3.</p> <p>The planning application has had regard to the criteria set out in policy RH09. The design of the dwelling respects the character of the area. The proposal will adopt the use of traditional materials in the overall design of the dwelling. This is a single storey dwelling which can be assimilated into the landscape.</p>

Policy Topic	Policy Details	Development Policy Accordance
	<p><i>design and layout;</i></p> <p><i>c) It is an objective to require the appropriate landscaping and screen planting of proposed developments by using predominately indigenous/local species and groupings.</i></p> <p>Objective RHO 12 - Waste Water Treatment Associated with Development in Un-Serviced Areas</p> <p><i>Permit development in un-serviced areas only where it is demonstrated to the satisfaction of the Planning Authority that the proposed wastewater treatment system is in accordance with the Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses EPA (2009)/ EPA Wastewater Treatment Manuals – Treatment Systems for Small Communities, Business, Leisure Centres and Hotels (1999) (or any superseding documents) and subject to complying with the provisions and objectives of the EU Water Framework Directive.</i></p>	<p>The planning application provides for a connection to the existing Irish Water public foul sewer located on the public road.</p>
<p>Chapter 8 Climate Change and Flooding</p>	<p>Policy FL 1 – Flood Risk Management Guidelines</p> <p><i>It is the policy of Galway County Council to support, in co-operation with the OPW, the implementation of the EU Flood Risk Directive (2007/60/EC), the Flood Risk Regulations (SI No. 122 of 2010) and the DEHLG/OPW publication The Planning System and Flood Risk Management Guidelines (2009) (and any updated/superseding legislation or policy guidance). Galway County Council will also take account of the Shannon International and Western Catchment Flood Risk Assessment and Management Studies.</i></p> <p>Objective FL 4 – Flood Risk Assessment for Planning Applications and CFRAMS</p> <p><i>Site-specific Flood Risk Assessment (FRA) is required for all planning applications in areas at risk of flooding, even for developments appropriate to the particular flood zone. The detail of these site-specific FRAs will depend on the level of risk and scale of development. A detailed site-specific FRA should quantify the risks, the effects of selected mitigation and the management of any residual risks.</i></p> <p><i>The Council shall have regard to the results of any CFRAM Studies in the assessment of planning applications.</i></p>	

Policy Topic	Policy Details	Development Policy Accordance
<p>Chapter 13 Development Management Standards and Guidelines</p>	<p>DM Standard 1: Qualitative Assessment</p> <p>DM Standard 5: Rural Housing</p> <p>DM Standard 6: Assimilation of Development into Landscape</p> <p>DM Standard 7: Site Size for Single Houses using Individual On-Site Wastewater Treatment Systems</p> <p>DM Standard 8: Landscaping</p> <p>DM Standard 18: Access to National and Other Restricted Roads for Residential Developments</p> <p>DM Standard 20: Sight Distances Required for Access onto National, Regional & Local Roads</p> <p>DM Standard 21: Building Lines</p> <p>DM Standard 22: Parking Standards</p> <p>DM Standard 27: Surface Water Drainage and Flooding</p> <p>DM 29: Effluent Treatment Plants</p>	<p>The planning application proposals meets all the relevant development management guidelines set out in Chapter 13 of the GCDP. In particular:</p> <p>The planning application makes the best of use of land by reusing previously developed land rather than a greenfield site.</p> <p>The design of the dwelling is low profile and of modest scale.</p> <p>The proposal can be assimilated into the landscape. If anything it will the improve the openness of the site by providing a single storey dwelling where currently there exists a two storey dwelling which is in a state dereliction.</p> <p>The site lines can be achieved on the site in accordance with DM Standard 20.</p> <p>The building line of the house has been set forward by 40 metres which is in keeping with the adjoining properties to the east of the site.</p>

4.3 Supplementary Planning Guidance

The planning application has also had regard to 'The Design Guidelines for the Single Rural House' produced by Galway County Council in the overall design of the new dwelling. The proposed dwelling has had regard to the following criteria:

1. Location

The proposed dwelling is situated in an area which is a Structurally Weak Area in the GCDP. The proposed development seeks to demolish the existing unprepossessing dwelling with a replacement dwelling. The proposal will retain much of the natural boundary features which include mature vegetation and trees which surround the site. Some boundary features and mature vegetation may have to be removed on health and safety grounds and the close proximity to proposed dwelling house. The orientation and height of the building is traditional in nature and in keeping with the prevailing character of the area.

2. Siting

The siting of the proposed dwelling will be located further forward than the footprint of the existing dwelling. The layout and orientation of the proposed dwelling has been slightly reconfigured in order to achieve the building line, consistent with the adjoining dwelling to the east of the site.

3. Landscape Design

The site located with an area in the county development plan which is of low sensitivity and can accommodate change with any negative impacts on the surrounding area. The proposal will if anything enhance the appearance of the surrounding area.

4. House Design

The proposed house is modest in scale and is comparable in overall footprint and height to the existing dwelling on the site.

5. Detailed Design

The design of the proposed is well proportioned of simple plan form using traditional materials which are vernacular. In particular the use of traditional material such as local stone and traditional finishes.

5 ANALYSIS OF ISSUES

5.1 Principle of Development

There is an existing dwelling on site which is in a state of disrepair/dereliction. The principle of residential development on the site is acceptable having regard to those specific planning policies relating to rural housing as set out in Table 4.1 above.

The replacement dwelling will be single storey in scale and will be set further forward which will be in keeping with adjoining residential properties to the east of the site. The overall footprint of the proposed dwelling will be 179 square metres thus creating more openness on the site. There is justification for the demolition of the existing dwelling and its replacement with a wheelchair accessible dwelling to meet the present and future needs of the family.

The Development could not be a better example of sustainable development, enshrined in the National Planning Framework. There are three facets to sustainable development which are economic, social and environmental. The Development meets each of the three facets of sustainable development. The Bruntland Report on sustainable development set out a definition of sustainable development:

"Sustainable Development is development which meets the needs of the present without compromising the ability of future generations to meet their own needs."

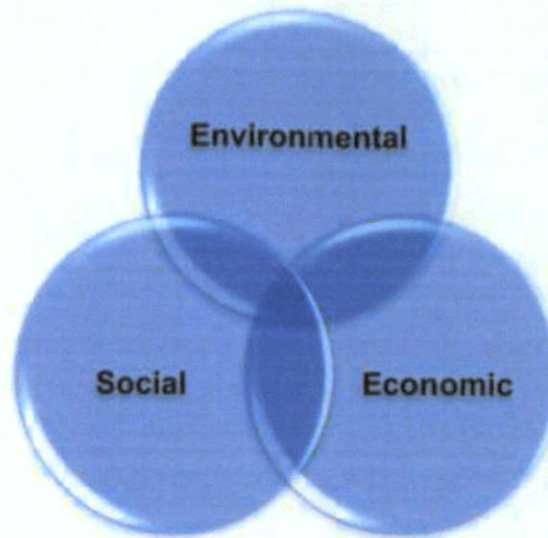


Figure 5.1: The Three Facets to Sustainable

5.2 Land Use and Nature Conservation

An AA screening was carried out as part of the planning application and forms part of the planning application submission. The AA Screening concluded that there will be no significant effects on the any European Sites as a result of the development.

5.3 Summary / Planning Balance

All planning applications have to be determined upon their individual merits with due consideration given to the overall planning balance of a scheme. While many development proposals will encompass both positive and negative aspects that require consideration, planning weight should air on the side of a *'presumption in favour of development unless material considerations indicate otherwise'*.

6 CONCLUSION

In accordance with The Planning and Development Act 2000, as amended, this Planning Statement has assessed the Application against the provisions of the GCDP, and relevant material considerations. Planning permission should be granted for this Part 8 development for all the reasons outlined above.

Based on an assessment of the Development's compliance with the relevant policies of the County Development Plan, and compliance with the relevant regional planning policies and relevant guidance, it is concluded that the Development fully accords with the National Planning Policy, Regional Planning Policy and the County Development Plan hierarchy when read as a whole.

Galway County Council

Development of a Single Rural Dwelling House

Corralough, Williamstown

Appropriate Assessment Screening

June 2020

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DOCUMENT APPROVAL

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CLIENT / JOB NO	Galway County Council	6140
DOCUMENT TITLE	Corralough, Williamstown Appropriate Assessment Screening	

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1. INTRODUCTION

1.1 BACKGROUND

Jennings O'Donovan & Partners Limited have been commissioned by Galway County Council to carry out a Stage I Appropriate Assessment Screening under Article 6(3) of Council Directive 92/43/EEC (Habitats Directive) for the development of a single rural dwelling house at Corralough, Williamstown, Co. Galway, hereafter referred to as the Proposed Development.

Appropriate Assessment (AA) is the process whereby the potential impacts of a project or plan are assessed in view of the site's conservation objectives. The first step in the process is to conduct AA screening to determine, on the basis of a preliminary assessment and objective criteria, whether the project or plan, alone or in combination with other projects or plans could have significant effects on the conservation objectives of a Natura 2000 site. Where significant effects are likely, uncertain or unknown at the screening stage a Natura Impact Statement (NIS) is required to enable a consent authority to carry out an appropriate assessment.

1.2 AUTHOR'S QUALIFICATION AND EXPERTISE

This Stage I Appropriate Assessment Screening has been prepared on behalf of the applicant by Sarah Moore, Senior Environmental Scientist of Jennings O'Donovan & Partners Limited.

Sarah Moore is a Senior Environmental Consultant with Jennings O'Donovan & Partners Limited. She holds a Bachelor (Hons.) Degree in Environmental Science from University of Limerick and a MSc (Dist) in Environmental Engineering from Queen's University Belfast. She has worked in environmental consultancy for over ten years and is highly experienced in areas of soil and groundwater contamination, environmental coordination for large pharmaceutical companies and annual environmental returns, specifically Pollutant Release and waste Transfer Register (PRTR). Sarah's experience includes invasive species surveys, management plans, ecological studies, EIA screenings, AA screenings, Stage II appropriate assessments, environmental reports, environmental impact assessments and construction environmental management plans.

1.3 REGULATORY CONTEXT

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

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

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

Article 6, paragraphs 3 of the Habitats Directive state that:

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

affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public”.

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

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

- Assessment of plans and projects significantly effecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC (EC, 2001)
- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (DEHLG 2009, Revised February 2010)
- Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities. Department of the Environment, Heritage and Local Government (DoEHLG, 2009, rev 2010)
- Communication from the Commission on the Precautionary Principle. Office for Official Publications of the European Communities, Luxembourg, (EC, 2000a)
- European Communities (Birds and Natural Habitats) Regulations, 2011 (S.I. No.477 of 2011).
- Interpretation Manual of European Union Habitats. Version EUR 28. European Commission (EC, 2013).
- EU Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC (EC, 2007)
- Managing Natura 2000 Sites: The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC (EC, 2018)

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

- C-127/02 Waddenzee v Staatssecretaris
- C-258/11 Sweetman v An Bord Pleanála
- C-512/12 Briels
- C-387/12 & C388/15 Orleans and others v Vlaams Gewest
- C-142/15 Moorbug
- C-323/17 People Over Wind and Peter Sweetman v Coillte
- C-162/17 Grace and Sweetman
- C-883/18 Holohan and others v An Bord Pleanála
- IEHC 84 (2019) - Kelly v An Bord Pleanála
- IEHC 39 (2020) – Sweetman v An Bord Pleanála & Ors

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

- National Biodiversity Action Plan, for the period 2017-2021
- River Basin Management Plan for Ireland 2018-2021
- Galway County Development Plan 2015-2021

1.4 THE STAGES IN AN APPROPRIATE ASSESSMENT

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

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

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

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

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

As part of this Screening for Appropriate Assessment, a desk-based study of the European site within the zone of influence (ZoI) of the Proposed Development is required.

1.5 SCREENING METHODOLOGY

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

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

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

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

1.6 DESK STUDY

A desk study was carried out to collate the available information on the ecological environment of the Proposed Development site. The National Parks and Wildlife Service (NPWS) database was consulted concerning designated conservation areas and records of rare and protected plant and animal species in the vicinity of the Proposed Development. The EPA Geoportal website was used when researching European designated sites and watercourses. The National Biodiversity Data Centre (NBDC) website was also consulted.

The Galway County Development Plan 2015-2021 and the Galway County Council planning enquiry website were reviewed to identify any proposed plans or projects which may have a direct, indirect or cumulative impact with this project.

1.7 FLOODING

Office of Public Works (OPW) website and the CFRAM study were accessed (May 25, 2020) to determine flood areas within and near the Proposed Development. There is no potential for flooding to occur at the Proposed Development site (**Figure 1.1**).

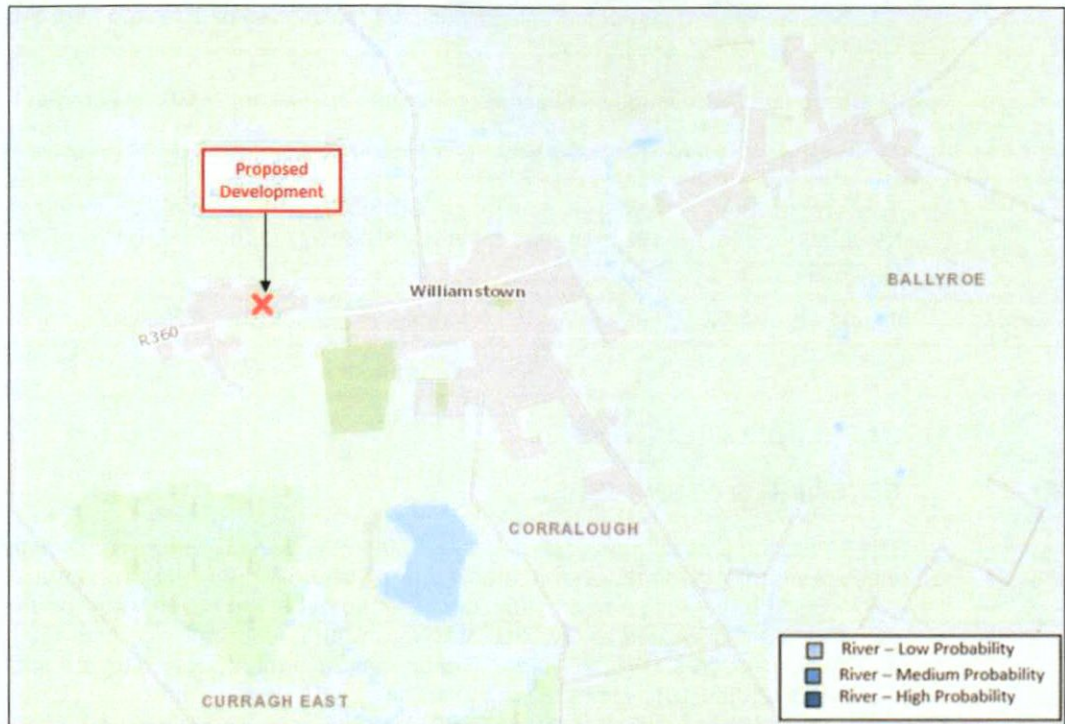


Figure 1.1 Flood Map for the Development Site (FloodInfo.ie, May 2020)

2. PROJECT DESCRIPTION

2.1 SITE LOCATION

The Proposed Development site is located in Williamstown, a village located in northeast County Galway. The Proposed Development site is located off the R360, the regional road connecting the town of Dunmore to Ballymoe. The site is approximately 0.61 hectares. The location of the site is outlined on Figure 2.1.



Figure 2.1 Location of the Proposed Development Site

2.2 PROPOSED WORKS

The proposed works will consist of the demolition of the existing house, clearance of the existing site, construction of a new single storey, 2-bedroom, dwelling house and the installation of a new septic tank and percolation area with all ancillary site works.

The house will be constructed using traditional techniques of concrete strip foundations, block walls with a tiled timber truss roof.

The proposed access road will consist of tarmac on 200mm of CL.804 broken stone

All surface water generated from the development will be discharged to on-site soakaways.

The wastewater system will consist of a standard septic tank or treatment plant with a percolation area, all designed and installed according to the EPA Code of Practice for single dwellings.

The works will take approximately 6-8 months to complete from demolition to handover.

3. BASELINE CONDITIONS

3.1 RECEIVING ENVIRONMENT

The Proposed Development site is located within the Water Framework Directive (WFD) wider catchment area of Upper Shannon covering an area of 1598.07km² and more specifically the Suck_SC_020 sub catchment (145.41km²). Two out of the seven water bodies within the sub catchment are classified as "At Risk" with agriculture, land drainage and anthropogenic being the main pressures (WFD Cycle 2 Report on Catchment Upper Shannon, Subcatchment Suck_SC_020, 2019).

Corralough is the closest waterbody to the Proposed Development site, located c. 485m southeast of the proposed site boundary. It is separated from the site boundary by the R360, agricultural fields and scrub. Springfield 26, an order 1 stream located 1.5km northeast of the site, is the closest stream to the site. There is an Environment Protection Agency (EPA) water monitoring station (RS26S050200) located on the Springfield River c.5.1km downstream of the proposed site. The monitoring station recorded "Good" water quality in the latest monitoring round (2017). The location of the named waterbodies are shown in Figure 3.1.

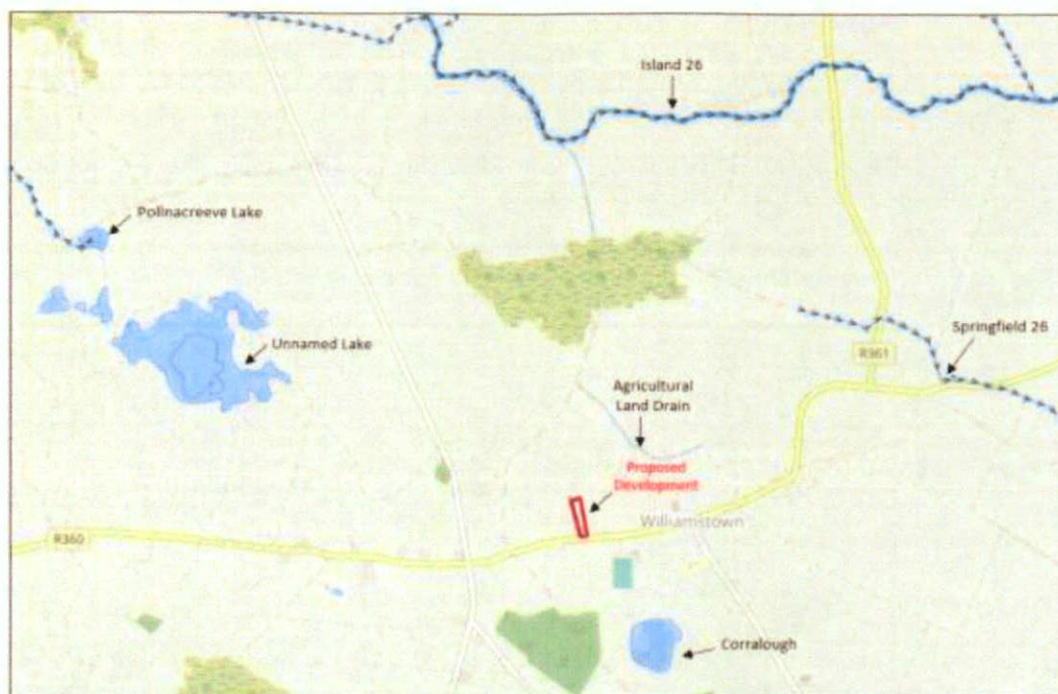


Figure 3.1 Watercourses close to the Proposed Development Site

4. SCREENING FOR APPROPRIATE ASSESSMENT

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

4.1 EUROPEAN SITES WITHIN THE ZOI OF THE PROPOSED DEVELOPMENT

The potential ZoI currently recommended for plans, is a distance of 15km from the plan boundary and derives from UK guidance (Scott Wilson et al., 2006). For projects however, the distance could be more, or much less than 15 km, and in some cases less than 100 m, but guidance advises that this must be evaluated on a case-by-case basis with reference to the nature, size and location of the project, the sensitivities of the ecological receptors, and the potential for in-combination effects.

There are eleven (11) European Sites within 15km of the Proposed Development:

1. Carrowbehy/Caher Bog SAC
2. Drumalough Bog SAC
3. Cloonchambers Bog SAC
4. Coolcam Turlough SAC
5. Croaghill Turlough SAC
6. Corliskea/Trien/Cloonfelliv Bog SAC
7. Lough Corrib SAC
8. Williamstown Turloughs SAC
9. Kilsallagh Bog SAC
10. Lisnageeragh Bog and Ballinastack Turlough SAC
11. Lough Lurgeen Bog/Glenamaddy Turlough SAC

Where a European Site is located greater than 15km downstream of the Proposed Development and where a hydrological link exists these sites will also be included. However, European sites hydrologically connected to the proposed works that are located outside the 15km buffer and are located within coastal zones are excluded as they are outside the zone of influence (Zol) for impacts to cause significant effects.

There are no European Sites located outside the 15km buffer that are considered to be within the Zol of the Proposed Development.

The locations of the eleven (11) designated sites are shown on Figure 4.1 and the Qualifying Interests (QI) of the designated sites are outlined in Table 4.1.

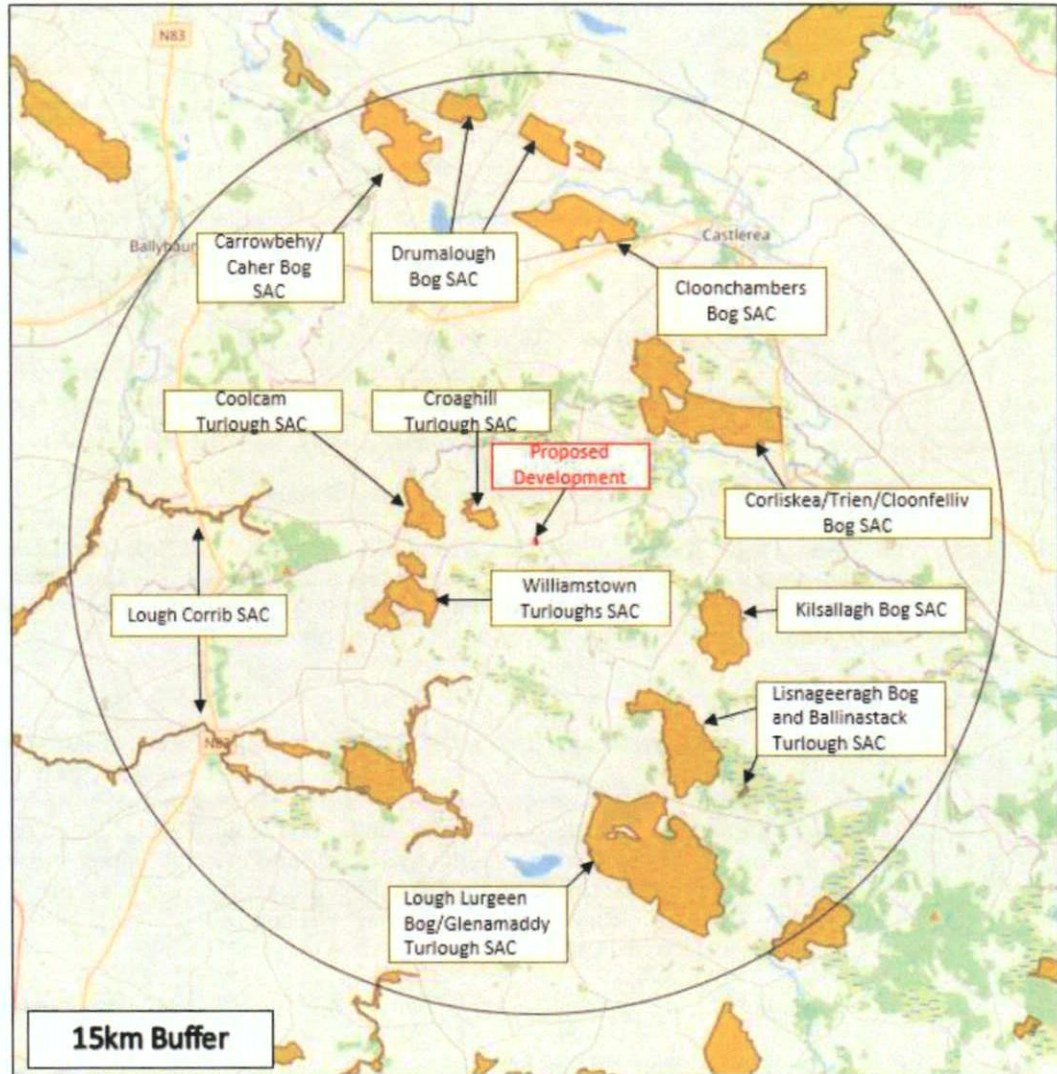


Figure 4.1 European Sites located within 15km of the Proposed Development Site

Table 4.1 European Sites within 15km to the Proposed Development

European Site	Qualifying Habitats	Qualifying Species
Carrowbehy/Caher Bog SAC	Active raised bogs [7110] Degraded raised bogs still capable of natural regeneration [7120] Depressions on peat substrates of the Rhynchosporion [7150]	na
Drumalough Bog SAC	Active raised bogs [7110] Degraded raised bogs still capable of natural regeneration [7120] Depressions on peat substrates of the Rhynchosporion [7150]	na
Cloonchambers Bog SAC	Active raised bogs [7110] Degraded raised bogs still capable of natural regeneration [7120] Depressions on peat substrates of the Rhynchosporion [7150]	na
Coolcam Turlough SAC	Turloughs [3180]	na
Croaghill Turlough SAC	Turloughs [3180]	na
Corliskea/Trien/Cloonfelliv Bog SAC	Active raised bogs [7110] Degraded raised bogs still capable of natural regeneration [7120] Depressions on peat substrates of the Rhynchosporion [7150] Bog woodland [91D0]	na
Lough Corrib SAC	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>Callitriche-Batrachion</i> vegetation [3260] Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6210] Molinia 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 Rhynchosporion [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]	<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>Najas flexilis</i> (Slender Naiad) [1833] <i>Hamatocaulis vernicosus</i> (Slender Green Feather-moss) [6216]
Williamstown Turloughs SAC	Turloughs [3180]	na
Kilsallagh Bog SAC	Active raised bogs [7110] Degraded raised bogs still capable of natural regeneration [7120] Depressions on peat substrates of the Rhynchosporion [7150]	na
Lisnageeragh Bog and Ballinastack Turlough SAC	Turloughs [3180] Active raised bogs [7110]	na

European Site	Qualifying Habitats	Qualifying Species
Lough Lurgeen Bog/Glenamaddy Turlough SAC	Degraded raised bogs still capable of natural regeneration [7120] Depressions on peat substrates of the <i>Rhynchosporion</i> [7150] Turloughs [3180] Rivers with muddy banks with <i>Chenopodium rubri</i> p.p. and <i>Bidention</i> p.p. vegetation [3270] Active raised bogs [7110] Degraded raised bogs still capable of natural regeneration [7120] Depressions on peat substrates of the <i>Rhynchosporion</i> [7150]	na

A source-pathway-receptor (SPR) model was used to assess if any of the eleven European Sites located within 15km of the proposed development were actually within the ZOI for impacts from the Proposed Development. This assessment is outlined in Table 4.2.

Table 4.2 SPR assessment of the European Sites located with 15km of the Proposed Development

European Site	Distance from Proposed Development Site	Hydrological Pathway	Do Qualifying Habitats occur within the Zol of the Project	Does the project have the potential to interact with Qualifying Species	Is the European Site within the Project Zone of Influence
Carrowbehy/Caher Bog SAC	11.89km	No. There is no hydrological link between the Proposed Development and this SAC.	No. This European Site is located 11.89km north-northwest southeast of the Proposed Development. All scope of works outlined in Section 2.2 above will be located entirely outside of the SAC boundary. There is no hydrological link between the proposed works and this SAC and no potential pathway for direct or indirect impacts. There is no potential for the proposed works to interact or impact the habitats of this SAC.	na	No. This SAC is not located within the likely Zol of the project.
Drumalough Bog SAC	12.19km	No. There is no hydrological link between the Proposed Development and this SAC.	No. This European Site is located 12.19km north-northwest southeast of the Proposed Development. All scope of works outlined in Section 2.2 above will be located entirely outside of the SAC boundary. There is no hydrological link between the proposed works and this SAC and no potential pathway for direct or indirect impacts. There is no potential for the proposed works to interact or impact the habitats of this SAC.	na	No. This SAC is not located within the likely Zol of the project.
Cloonchambers Bog SAC	9.28km	No. There is no hydrological link between the Proposed Development and this SAC.	No. This European Site is located 9.28km north-northeast southeast of the Proposed Development. All scope of works outlined in Section 2.2 above will be located entirely outside of the SAC boundary. There is no hydrological link between the proposed works and this SAC and no potential pathway for direct or indirect impacts. There is no potential for the proposed works to interact or impact the habitats of this SAC.	na	No. This SAC is not located within the likely Zol of the project.
Coolcam Turlough SAC	2.93km	No. There is no hydrological link between the Proposed Development and this SAC.	No. This European Site is located 2.93km north-northwest southeast of the Proposed Development. All scope of works outlined in Section 2.2 above will be located entirely outside of the SAC boundary. There is no hydrological link between the proposed works and this SAC and no potential pathway for direct or indirect impacts. There is no potential for the proposed works to interact or impact the habitat of this SAC.	na	No. This SAC is not located within the likely Zol of the project.

European Site	Distance from Proposed Development Site	Hydrological Pathway	Do Qualifying Habitats occur within the Zol of the Project	Does the project have the potential to interact with Qualifying Species	Is the European Site within the Project Zone of influence
Croaghill Turlough SAC	1.25km	No. There is no hydrological link between the Proposed Development and this SAC.	No. This European Site is located 1.25km northwest southeast of the Proposed Development. All scope of works outlined in Section 2.2 above will be located entirely outside of the SAC boundary. There is no hydrological link between the proposed works and this SAC and no potential pathway for direct or indirect impacts. There is no potential for the proposed works to interact or impact the habitat of this SAC.	na	No. This SAC is not located within the likely Zol of the project.
Corliskea/Trien/Cloonfelliv Bog SAC	5.06km	No. There is no hydrological link between the Proposed Development and this SAC.	No. This European Site is located 5.06km northeast southeast of the Proposed Development. All scope of works outlined in Section 2.2 above will be located entirely outside of the SAC boundary. There is no hydrological link between the proposed works and this SAC and no potential pathway for direct or indirect impacts. There is no potential for the proposed works to interact or impact the habitats of this SAC.	na	No. This SAC is not located within the likely Zol of the project.
Lough Corrib SAC	4.88km	No. There is no hydrological link between the Proposed Development and this SAC.	No. This European Site is located 4.88km west - southwest of the Proposed Development. All scope of works outlined in Section 2.2 above will be located entirely outside of the SAC boundary. There is no hydrological link between the proposed works and this SAC and no potential pathway for direct or indirect impacts. There is no potential for the proposed works to interact or impact the habitats of this SAC.	No. This European Site is located 4.88km west - southwest of the Proposed Development. All scope of works outlined in Section 2.2 above will be located entirely outside of the SAC boundary. There is no hydrological link between the proposed works and this SAC and no potential pathway for direct or indirect impacts on the nine qualifying species. The lesser horseshoe bat is very sensitive to human and predator disturbances. The Proposed Development site is located along a busy road and surrounded by active farms and inhabited houses. There were several feral cats observed at the existing house. The lesser horseshoe bat typically forages within 2.5km of their roost. The Proposed Development is located 4.88km from this SAC and	No. This SAC is not located within the zone of influence of the project.

European Site	Distance from Proposed Development Site	Hydrological Pathway	Do Qualifying Habitats occur within the Zol of the Project	Does the project have the potential to interact with Qualifying Species	Is the European Site within the Project Zone of Influence
				<p>a review of the National Biodiversity Database shows there are no records of bat roosts within 2.5km of the Proposed Development.</p> <p>Therefore there is no potential for the proposed works to impact the conservation objectives of the lesser horseshoe bat.</p> <p>There is no potential for the proposed works to interact or impact the QI of this SAC.</p>	
Williamstown Turloughs SAC	3.66km	No. There is no hydrological link between the Proposed Development and this SAC.	No. This European Site is located 3.66km southwest of the Proposed Development. All scope of works outlined in Section 2.2 above will be located entirely outside of the SAC boundary. There is no hydrological link between the proposed works and this SAC and no potential pathway for direct or indirect impacts. There is no potential for the proposed works to interact or impact the habitat of this SAC.	na	No. This SAC is not located within the likely Zol of the project.
Kilsallagh Bog SAC	5.70km	No. There is no hydrological link between the Proposed Development and this SAC.	No. This European Site is located 5.70km southeast southeast of the Proposed Development. All scope of works outlined in Section 2.2 above will be located entirely outside of the SAC boundary. There is no hydrological link between the proposed works and this SAC and no potential pathway for direct or indirect impacts. There is no potential for the proposed works to interact or impact the habitats of this SAC.	na	No. This SAC is not located within the likely Zol of the project.
Lisnageeragh Bog and Ballinastack Turlough SAC	5.83km	No. There is no hydrological link between the Proposed Development and this SAC.	No. This European Site is located 5.83km southeast southeast of the Proposed Development. All scope of works outlined in Section 2.2 above will be located entirely outside of the SAC boundary. There is no hydrological link between the proposed works and this SAC and no potential pathway for direct or indirect impacts. There is no potential for the proposed works to interact or impact the habitats of this SAC.	na	No. This SAC is not located within the likely Zol of the project.

European Site	Distance from Proposed Development Site	Hydrological Pathway	Do Qualifying Habitats occur within the Zol of the Project	Does the project have the potential to interact with Qualifying Species	Is the European Site within the Project Zone of Influence
Lough Lurgeen Bog/Glenamaddy Turlough SAC	8.31km	No. There is no hydrological link between the Proposed Development and this SAC.	No. This European Site is located 8.31km southeast southeast of the Proposed Development. All scope of works outlined in Section 2.2 above will be located entirely outside of the SAC boundary. There is no hydrological link between the proposed works and this SAC and no potential pathway for direct or indirect impacts. There is no potential for the proposed works to interact or impact the habitats of this SAC.	na	No. This SAC is not located within the likely Zol of the project.

5. SCREENING ASSESSMENT

This section will examine the likelihood of significant effects on European Sites within the project's Zol and the possibility that the project alone or in-combination with other plans or projects, would undermine the conservation objectives of the European Sites.

There are eleven European Sites within 15km of the proposed development. However, none of these sites are within the Zol of the proposed development.

5.1 CUMUMLATIVE IMPACTS

As part of Stage 1 Screening, in addition to the Project, other relevant projects and plans which may interact with the proposal must also be considered. This step aims to identify at this early stage any possible significant effects on the European Sites from the Project in-combination or cumulatively with other plans and projects. This includes an assessment of those plans and projects which would have the potential to interact or impact on any designated European Site, resulting in a cumulative or in-combination effect, either temporally or spatially/geographically, with respect to the sensitive qualifying interests or conservation objectives of such designations.

Given the scale, nature and limited duration of the proposed works themselves, there is no potential for the Project to give rise to significant effects 'alone'; and therefore no potential for the scheme to interact with any other project to contribute to cumulative impacts on any European Site.

6. CONCLUSION

It can be objectively concluded that there are not likely to be significant effects on any European Site as a result of the proposed works at Corralough, Williamstown, Co. Galway. Therefore, an Appropriate Assessment is not required.

7. REFERENCES

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