

KERRY ECOLOGICAL SERVICES

ENVIRONMENTAL IMPACT ASSESSMENT

PRELIMINARY EXAMINATION (SCREENING)

to establish if the proposed development

at

The St. Joseph's Place, Ballinasloe, Co. Galway would be likely

to have significant effects on the environment by virtue of

the nature, size or location of the development.

1.0 INTRODUCTION AND CONTEXT

This development seeks to undertake the construction of additional houses on land adjacent to St. Joseph's Place (housing estate), Ballinasloe, Co. Galway.

This project is not one which requires a mandatory Environmental Impact Assessment (EIA). This report constitutes a Preliminary EIA Examination (Screening) report for the project.

2.0 LEGISLATIVE REQUIREMENTS

Where a proposed development is 'sub threshold' in nature, the competent authority (in this case, Galway County Council) shall decide whether the proposed development would be likely to have significant effects on the environment. The key issue, in the context of the possible need for EIA of sub-threshold development, is whether or not such development is likely to have significant effects on the environment.

In accordance with Article 123 A. (1) (a) of the *Planning and Development Regulations 2001 (as amended)* where a State authority proposes to carry out a sub-threshold development prescribed under section 181 of the Act, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

The purpose of this preliminary screening exercise is to conclude either that:

- 1) there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required;
 - 2) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination;
- or
- 3) there is a real likelihood of significant effects on the environment arising from the proposed development, it shall— (i) conclude that the development would be likely to have such effects, and (ii) prepare, or cause to be prepared, an EIAR in respect of the development.

3.0 PROJECT DESCRIPTION

This proposal seeks to construct a new 8 no. unit terraced housing development comprising of; 2 no. single storey two-bed dwellings, 6 no. two-storey two-bed dwellings, renewable energy design measures for each housing unit, car parking, connections to existing services (including existing mains drainage), temporary construction signage, new estate signage, and all associated ancillary site development works, at St Joseph's Place, Ballinasloe.

4.0 PROJECT ASSESSMENT (INCORPORATING SOURCE-PATHWAY-RECEPTOR APPROACH)

This project is not large scale comprising additional houses on a smallish plot of land adjacent to an existing housing estate (refer 3.0). The subject site is located in a built-up urban area (refer attached map).

The subject site is not located in a sensitive location from a cultural heritage (archaeological, architectural) point of view.

It is not located in an area which is sensitive in terms of landscape or ecology, comprising mostly amenity grassland (refer Appropriate Assessment Screening Report - Ryan, 2023) The nearest Natura 2000 site (River Suck Callows SPA) is located approximately 1.5km distant and there will not be any significant impact thereon (refer Appropriate Assessment Screening Report – Ryan, 2023).

5.0 CONCLUSION

Having regard to the above, the limited nature and scale of the proposed development, the absence of any significant environmental sensitivity on site and the lack of any potential impacts on nearby Natura 2000 sites, there is no likelihood of significant effects on the environment arising from the proposed development. The need for Environmental Impact Assessment can, therefore, be excluded at this preliminary Screening examination.

EXAMINATION
with reference to Schedule 7 of the Plannign & Devt Regs 2001 (as amended)

	Yes / No / Uncertain	Comment:
Is the size or nature of the proposed development exceptional in the context of the existing environment?	No	The proposed development comprises construction of houses on amenity grassland within an existing housing estate.
Will the development result in the production of any significant waste, or result in significant emissions or pollutants?	No	Site waste generated will be disposed of to an authorised waste disposal facility. There will be no loss of materials or pollutants to waters or sensitive receptors during works.
Is the proposed development located on, in, adjoining or have the potential to impact on an ecologically sensitive site or location?	No	The subject site is not sensitive in terms of ecology or landscape, comprising mostly amenity grassland. A small corridor of hedging does not have any roosting bats and will be mostly left undisturbed.
Does the proposed development have the potential to affect other significant environmental sensitivities in the area?	No	The subject site is not sensitive in terms of any other significant environmental factors and/or cultural, archaeological or architectural heritage.