

**KERRY ECOLOGICAL SERVICES**

Received: 19/05/23

**ENVIRONMENTAL IMPACT ASSESSMENT (EIA)**

**PRELIMINARY EXAMINATION (SCREENING)**

**to establish if the proposed development**

**at**

**The Dunlo Hill, 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 at Dunlo Hill, Ballinasloe, Co. Galway seeks to carry out renovations and alterations to existing buildings.

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.

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## **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**

Galway County Council plans to renovate and extend the existing terraced buildings at Dunlo Hill, including “Dooley’s Pub” (protected structure RPS ref 2730) to create a residential housing development comprising of; 10 no. duplex one bed apartments, 1 no. single-storey one-bed apartment, 2 no. duplex two-bed apartments (13 no apartments in total), as well as the conversion of “Dooley’s Pub” from a public house to a community use. The proposal includes partial demolitions (outbuildings and sheds to the rear courtyard areas) and alterations. A new single storey extension is proposed to the rear of Dooley’s townhouse at ground level housing a new store, part of unit 10 and an escape route for the community centre. This extension forms an external access roof terrace enabling part M compliant stepped access to the entrances of the upper-level duplex apartments (units 11 to 13). New construction forming 2 no. one-bed duplexes (units 08 & 09) in lieu of the existing sheds along the northern boundary. Site renewable energy design measures are planned for all units. The existing rear courtyard area to be adapted creating a new pedestrian route through the development. Provision of common services such bike parking and bin storage are proposed. The development includes for connections to existing services (including existing mains drainage), temporary construction signage, new estate signage, the delineation of on-street carparking, provision of street trees, set down area and all associated ancillary site development works, at Dunlo Hill, Ballinasloe.

Full detailed maps and drawings of the proposed buildings are given in documents submitted.

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

This project is small-scale in nature, comprising internal and external renovations (refer 3.0 above). The subject site is located in a built-up urban area (refer attached map).

Apart from Dooley’s Pub, the subject site is not located in a sensitive location from a cultural heritage (archaeological, architectural) point of view. This project aims to preserve and improve the aforementioned architecturally / culturally relevant building. It is not located in an area which is sensitive in terms of landscape or ecology. The nearest Natura 2000 site (River Suck Callows SPA) is located approximately 500m 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 EIA Screening examination.

<b>EXAMINATION</b> <i>with reference to Schedule 7 of the Plannign &amp; Devt Regs 2001 (as amended)</i>		
	<b>Yes / No / Uncertain</b>	<b>Comment:</b>
<b>Is the size or nature of the proposed development exceptional in the context of the existing environment?</b>	No	The proposed development comprises internal renovation works and some external works to existing buildings.
<b>Will the development result in the production of any significant waste, or result in significant emissions or pollutants?</b>	No	Demolition 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.
<b>Is the proposed development located on, in, adjoining or have the potential to impact on an ecologically sensitive site or location?</b>	No	The subject site is not sensitive in terms of ecology or landscape.
<b>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</b>	No	One portion of the subject site is sensitive in terms of cultural / architectural heritage. However, this project aims to preserve and improve this heritage. The subject site is not sensitive in terms of any other significant environmental factors and/or cultural, archaeological or architectural heritage.