



Comhairle Chontae na Gaillimhe
Galway County Council

Record of Executive Business and Chief Executive's Orders

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

Determination on the requirement for Environmental Impact Assessment Report (EIAR) for Housing Development of 16 no. Housing Units at Dunlo Hill, Ballinasloe, Co. Galway ('the development').

I refer to the above and confirm that the local authority has considered the document titled 'Environmental Impact Assessment Screening Report' prepared by *Kerry Ecological Services* for this project.

Galway County Council ("the Council") has considered the criteria for determining whether a housing development would or would not be likely to have significant effects on the environment, as set out in Schedule 7 of the Planning and Development Regulations 2001, as amended.

The Council has taken into account the nature and extent of the development, its characteristics, its likely significant effects on the environment (including the information specified in Schedule 7A of the Planning and Development Regulations 2001, as amended).

The Council has noted that the 'Environmental Impact Assessment Screening Report' contains a comprehensive analysis having regards to the EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), the Planning and Development act 2000 (as amended) and the Planning and Development Regulations 2001 to 2023 (as amended) and all other relevant guidance documents and on the basis of the objective information provided in the 'Environmental Impact Assessment Screening Report' prepared by *Enviroplan Consulting Ltd*.

The Council has considered that the 'Environmental Impact Assessment Screening Report' containing a fair and reasonable assessment of the likelihood of significant effects of the project on the environment. It is considered, given the scale and nature of the project and taking into account all available information, the Council can determine that an EIAR is not required for the development as it would not be likely that the housing development would have significant effects on the environment.

The main reasons and considerations on which such determination are based are:

This proposal seeks 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; 10no. two storey-one bed dwelling units, 2no. two storey-two bed dwelling unit, 1no. single storey – one bed maisonette, 1no. duplex - one bed apartments, 2no. duplex – two bed apartments (**16no. units in total**), as well as the conversion of "Dooley's Pub" from a public house to a community use.



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Having regards to the development which is below the thresholds set out in Schedule 5 Part 1 and Part 2, the criteria in Schedule 7 and the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001, as amended, and the following (OPR Practice Note PN02):

- the context and character of the site and the receiving environment
- the nature, extent and character of the proposed development
- the potential impacts and proposed mitigation measures
- the results of other relevant assessments of the effects on the environment

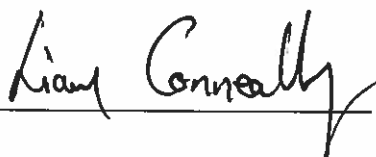
It is considered that the development is a sub-threshold type project which is not likely to have a significant effect on the environment, either by itself or in combination with other projects and that the preparation and submission of an Environmental Impact Assessment Report is not therefore required.

In accordance with Article 81A(5) of the Planning and Development Regulations, 2001, as inserted by the Planning and Development (Section 179A) Regulations 2023 a screening for Environmental Impact Assessment (EIA) has been carried out and it has been determined that the housing development would not be likely to have significant effects on the environment. A determination has been made that an Environmental Impact Assessment Report is not required and accordingly, the housing development complies with the requirements of Section 179A(1) of the Planning and Development Act 2000, as amended.

Order:

That Galway County Council as the Competent Authority having considered the Environmental Impact Assessment Report prepared *Kerry Ecological Services* makes a determination that, when considered either alone or in combination with other plans or projects, an Environmental Impact Assessment will not be required to accompany the proposal for Social Housing Development consisting of 16 no. housing units at Dunlo Hill, Ballinasloe, Co. Galway.

Signed:


Liam Conneally

Chief Executive
Galway County Council

Dated this:

22/7/2024