



ENVIRONMENTAL IMPACT ASSESSMENT SCREENING

Project Reference	210327
Date	24/10/2024
Subject	Proposed Clifden Town Centre Public Realm Enhancement Project
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The Environmental Impact Assessment (EIA) Directive (Directive 2011/92/EU) as amended by Directive 2014/52/EU, aims to determine the likely significant effects of a project on the environment. EIA screening determines whether an EIA is required for a specified project.

Schedule 5 of the Planning and Development Regulations 2001–2024 (as amended) identifies development for the purposes Part 10 of the Planning and Development Act 2000, i.e., prescribed classes of development requiring EIA where a development meets or exceeds the thresholds set out under Schedule 5 (Part 1 and Part 2) mandatory EIA is required and, as such, there is no screening determination required. Where a development is of a class included for in Schedule 5 but is sub-threshold, the development shall be subject to a preliminary examination and, if required, a screening to determine if it would, or would not, be likely to have significant effects on the environment.

*The Guidelines for Planning Authorities and An Bord Pleanála on carrying out EIA (August 2018) state: Where, based on a **preliminary examination** of the information submitted with the application and any other supplementary information received, the competent authority concludes that, having considered the nature, size and location of the proposed development, there is no real likelihood of significant effects on the environment, this should be recorded with reasons for this conclusion stated, and no EIA required or formal determination made. The recording of the competent authority's view should be brief and concise, but adequate to inform the public. In many cases this considered view will be included in the planner's/inspector's report on the planning application and this may be cross-referenced in the competent authority's decision. Normally, this will be published at the time of the decision of the competent authority.*

*Where, based on the information submitted with the application and any other supplementary information received, and having considered the nature, size and location of the proposed development in the context of the criteria set out in Schedule 7 to the Planning and Development Regulations 2001 (as amended), **there is a real likelihood of significant effects on the environment, the competent authority must determine that an EIA is required.** The main reasons for this determination should be recorded.*

Where, based on the information submitted with the application and any other supplementary information received, the competent authority, having considered the nature, size and location of the proposed development in the context of the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended), forms the



*view that there is **significant and realistic doubt** in regard to the likelihood of significant effects on the environment, **the competent authority must proceed to a further examination to determine whether EIA is required.** This requires the applicant to submit the information specified in **Schedule 7a** to the Planning and Development Regulations 2001 (as amended) in order to facilitate a formal screening determination.*

In the event that a formal screening assessment is required, the Lead Section (Local Authority) may need to engage the services of an appropriately qualified consultant (MKO) to assist with same. This EIA Screening Report has been prepared to assist the Lead Section through the following screening stages:

Step 1

Recording whether the project is of a class of development requiring EIA (Pre-Screening).

Step 2

Considering, by way of a preliminary examination, if there is a likelihood of significant effects on the environment.

Step 3

Where necessary, undertaking a more detailed examination, based on the information specified in Schedule 7a, in order to reach a formal screening determination.



Step 1 – Pre-Screening

Proposed Development Details	
Site Location	<p>Clifden is a coastal town in Connemara, Co. Galway (Irish Transverse Mercator (ITM) Grid Ref of approximate centre: X465879, Y750621) and is located 80 km northwest of Galway City.</p> <p>The town is connected to Galway City via the N59 National Road. The extent of the proposed enhancement works includes three sites in Clifden; the Town Centre, Harbour Park, and Beach Road Quay.</p> <p>To the south of the proposed works area is Clifden Bay, which surrounds the works area at harbour park and beach road, and it is approximately 60 m from Clifden Town Centre. The Owenglin River is to the southeast and is designated as part of the Twelve Bens/Garraun Complex Special Area of Conservation (SAC) [IE0002031]. To the west of the site are large open areas of bog, woodland, and scrub habitats.</p> <p>The site can be accessed from the north and the east via the N59, and from the west via the L1104 Sky Road. The total area of the three areas where it is proposed to carry out works is 3.83 hectares (ha).</p>
Proposed Development Description	<p>Proposed works to the Clifden Town Centre area on Seaview Road, Main Street, Market Street, Market Hill, Bridgewell Lane, Bridge Street, and Hulk Street comprise:</p> <ul style="list-style-type: none"> ➤ The reconfiguration and resurfacing of roads and realignment of parking spaces including removal of 58 no. on-street parking spaces leaving a total of 155 no. on street parking spaces; ➤ The widening and realignment of existing footpaths, including the provision of new soft and hard landscaping; ➤ The installation of new and upgraded public lighting throughout the town. ➤ Relocation of The Beacon Statue. <p>Alterations to and resurfacing of Beach Road Quay public realm comprising:</p> <ul style="list-style-type: none"> ➤ The provision of pedestrian and seating areas on the quay side of Beach Road Quay, including the installation of 6 no. seating areas, and ancillary paving and landscaping; ➤ Remedial works to the quay wall (NIAH reg no. 30325017), including the resetting of dislodged stones, the removal of vegetation, and remedial masonry works; ➤ The replacement of existing railings along the quay wall; ➤ The installation of public lighting along the roadside. <p>Redevelopment of the Harbour Park area south of Beach Road and to the west of Clifden town centre comprising:</p> <p>The demolition of the existing playground on site, and the construction of a new park including multi-age playground areas, including the provision of:</p> <ul style="list-style-type: none"> ➤ Cycle Parking ➤ Timber Play Furniture <ul style="list-style-type: none"> ➤ Picnic benches and seating areas ➤ An Amphitheatre Performance Spaces ➤ Climbing wall ➤ Pump track ➤ Running track ➤ Car Park ➤ Sports pitch



	<p>> Resurfacing, paving, and hard & soft landscaping of the park area. All other associated and ancillary works.</p>		
1. Does the Development constitute a class of development requiring EIA, having regard to Schedule 5 of the Regulations? (Yes/No)	Yes: ✓ No:		
2. If YES, is the development meeting or exceeding a threshold set out in Part 1 or Part 2, Schedule 5 of the Planning & Development Regulations? (Yes/No)	Yes: No: ✓		
Threshold	Comment	Result	
Exceeds	n/a	No EIA is Required	n/a
Is Equal to	n/a	EIAR Required	n/a
No Threshold	n/a		
Sub Threshold	n/a	Preliminary Examination for EIA Screening Required	✓
Pre-screening Conclusion			
Development is not within Part 1 or Part 2, Schedule 5. EIA/Screening <u>is not</u> required		Project is deemed urban development. This is listed as: Class 10(b)(iv) in Part 2 of the Schedule 5 of the Planning and Development Regulations 2001 (as amended): <i>“Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere”</i>	
Development is within Part 1 or Part 2 and is greater than, equal to, or there is no threshold. EIA <u>is</u> required		n/a	
Development is within Part 1 or Part 2 but is less than the threshold. Preliminary Examination <u>is</u> required		The project is sub-threshold Class 10(b)(iv) in Part 2 of the Schedule 5 of the Planning and Development Regulations 2001-2024 (as amended): <i>“Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere”</i> , The Proposed Development site area is 3.83 ha.	



	This Proposed Development (urban development) is below the threshold of 10 hectares for a development in a built – up area/ A Preliminary Examination is being completed under the provisions of Article 103 and 120 of the Planning and Development Regulations 2001–2024 (as amended).
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If the Proposed Development is not of a class requiring EIA, it is not necessary to proceed to Steps 2 and 3. The pre-screening exercise should be signed, printed and placed on the Part 8 file.

If the Proposed Development requires a Preliminary Examination to determine if EIA Screening is required then proceed to Step 2.

Step 2 – Preliminary Examination

A preliminary examination should be based on professional expertise and experience and having regard to the 'Source - Pathway - Receptor' model, where appropriate. The examination should have regard to the criteria set out in Schedule 7 to the Planning and Development Regulations 2001 (as amended).

Preliminary Examination		
Size, Location, Nature	Yes / No / Uncertain	Comment
<p>Size:</p> <p>Is the size of the development exceptional in the context of the existing environment?</p> <p>Are there cumulative considerations having regard to other existing and/or permitted projects?</p>	No	<p>The relevant EIA thresholds can be found in the Planning and Development Regulations 2001–2024, Schedule 5, Class 10(b)(iv).</p> <p>The Proposed Development will involve urban improvements and upgrades comprising a total area of 3.83 ha, which is lower than the relevant EIA threshold of “10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere” (Planning and Development Regulations 2001- 2024, Schedule 5, Class 10(b)(iv)).</p> <p>The Town Centre area where it is proposed to carry out works could be considered to be a business district area given that the predominant land use in this area is commercial or retail. The EIA threshold for business district areas within a city or town is 2 ha. The proposed works in the Town Centre encompasses an area of 1.95 ha, which is below the 2 ha EIA threshold.</p> <p>The Appropriate Assessment Screening Report (AASR) and Natura Impact Statement (NIS) prepared as part of this application has examined plans and projects that may have the potential to result in cumulative and/or in-combination impacts on European Sites. The AASR and NIS provided a list of the projects that are considered cumulatively. These projects have been considered cumulatively with the proposed development in terms of whether it would be likely to have significant effects on the environment.</p> <p>It is concluded that, the proposed works will not result in any residual adverse effects on any of the European Sites, their integrity or their conservation objectives when considered on its own. Therefore, no potential exists for the proposed works to contribute to any cumulative adverse effects on any European Site when considered in-combination with other plans and projects. This is based on</p>



		the modest scale of the Proposed Development, the short-term duration of the construction, and the limited potential for operational phase effects.
<p>Location:</p> <p>Is the proposed development located on, in, adjoining, or have the potential to impact on a sensitive site or location?</p> <p>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</p>	No	<p>An Appropriate Assessment Screening Report has been prepared by MKO. This determination concluded that:</p> <p><i>It cannot be excluded beyond reasonable scientific doubt, in view of best scientific knowledge, on the basis of objective information and in light of the conservation objectives of the relevant European sites, that the proposed works, individually or in combination with other plans and projects, would be likely to have a significant effect on the following European Designated Sites:</i></p> <p><i>The Twelve Bens/Garraun Complex SAC [002031]</i></p> <p><i>Slyne Head Peninsula SAC [002074]</i></p> <p><i>West Connacht Coast SAC [002998]</i></p> <p><i>Slyne Head Islands SAC [000328]</i></p> <p>As a result, an Appropriate Assessment is required, and a Natura Impact Statement has been prepared in respect of the proposed works.</p> <p>The Natura Impact Statement concluded the following:</p> <p><i>This NIS has provided an assessment of all potential direct or indirect adverse effects on European Sites.</i></p> <p><i>Where the potential for any adverse effect on any European Site has been identified, the pathway by which any such effect may occur has been robustly blocked through the use of avoidance, appropriate design and mitigation measures as set out within this [NIS] report and its appendices. The measures ensure that the construction and operation of the proposed works does not adversely affect the integrity of European sites.</i></p> <p><i>Therefore, it can be objectively concluded that the Proposed works, individually or in combination with other plans or projects, will not adversely affect the integrity of any European Site.</i></p>
<p>Nature of the development:</p> <p>Is the nature of the proposed development exceptional in the context of the existing environment? Will the development result in the production of any significant waste, or result in significant emissions or pollutants?</p>	No	<p>The proposed works will be required to be undertaken in accordance with a detailed Construction Environmental Management Plan (CEMP), which outlines mitigations for the protection of the environment along with waste management measures to be implemented during the construction phase.</p> <p>The proposed works will reuse excavated materials in the reinstatement of and landscaping areas where appropriate.</p> <p>Waste, where it arises, will be source segregated to accommodate re-use and recycling opportunities with provisions implemented on site in waste management areas in accordance with the CEMP which has been prepared for the construction phase.</p> <p>The Proposed Development would not be considered a recognised emitter of greenhouse gases or a source of</p>



		<p>pollution. Plant and equipment required during the construction phase will use fossil fuels, but the potential impact associated with this is not considered to pose a material environmental impact due to the nature and scale of the works.</p> <p>While works are likely to take place in close proximity to surface water bodies (Owenglin River) and the coastline (Clifden Bay), potential runoff of pollutants associated with or from the works are not likely to impact upon these features provided that the mitigation measures outlined in the CEMP and NIS are implemented.</p>
Preliminary Examination Conclusions		
Based on a preliminary examination of the nature, size or location of the development, is there a real likelihood of significant effects on the environment?		
There is no real likelihood of significant effects on the environment.	EIA not required.	✓
There is significant and realistic doubt in regard to the likelihood of significant effects on the environment.	Screening Determination Required	Not required
	Schedule 7A information required?	Not required
There is no real likelihood of significant effects on the environment.	EIAR not required.	✓

Summary of Preliminary Examination Findings

The preliminary examination as required by Article(s) 103 and 120 of the Planning and Development Regulations 2001 (as amended) has concluded that formal EIA Screening is not required therefore it is not necessary to proceed to Step 3.

