ENVIROPLAN CONSULTING LIMITED

October '25

Title

ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

Development Description

"The proposed renovation and extension of 2 No. 3 bed semi-detached dwellings and the construction of 2 No. 3 bed semi-detached dwellings, connection to existing site services and all ancillary site works"

Location

Ennis Road, Gort, Co. Galway

Applicants

Galway County Council

Prepared by:

Edel Hardiman (B.Sc) in consultation with
James O' Donnell (BA, MRUP, Dip APM)

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1 INTRODUCTION

This Environmental Impact Assessment Screening Report has been prepared on behalf of Galway County Council who propose the *"renovation and extension of 2 No. 3 bed semi-detached dwellings and the construction of 2 No. 3 bed semi-detached dwellings, connection to existing site services and all ancillary site works"* at Ennis Road, Gort, Co. Galway

The application site is located in Gort, Co. Galway. Ennis Road is to the east of the site and there are several residential dwellings along this road. Gort Community School and Community Playground are to the northeast of the site.

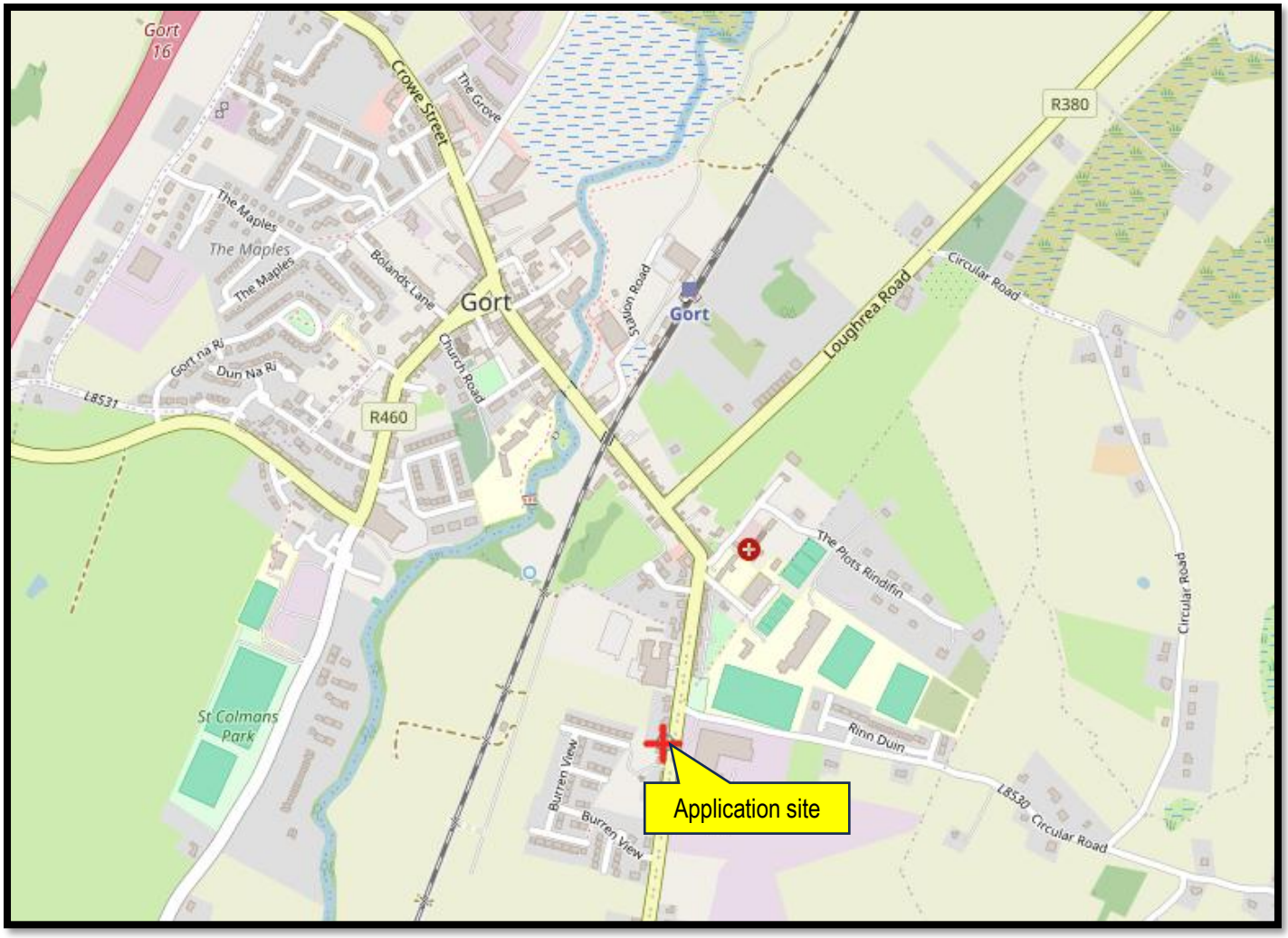

Figure 1.1: Indicative location of Application site in Gort.

This application is accompanied by the following reports which have been used to inform the EIA Screening exercise.

- An Appropriate Assessment Screening Report (October 2025) prepared by Enviroplan Consulting Limited
- A Bat Roost Inspection Survey Report (October 2025) prepared by Enviroplan Consulting Limited

This Screening Report comprises a desktop EIA screening exercise based on relevant legislation (inc. Schedules 5, 7 and 7A of the Planning & Development Regulations, as amended) which is listed below.

This Screening Report has been prepared by Edel Hardiman (BSc) in consultation with James O'Donnell, Planning Consultant (BA, MRUP, Dip APM).

Edel Hardiman is a qualified ecologist and has obtained a Bachelor's degree in Environmental Science (BSc Hons) at the University of Galway. Edel has completed Appropriate Assessment Screening Reports, Natura Impact Statements, Ecological Impact Assessments, Bat Survey Reports and Environmental Impact Assessment Screening Reports for a wide range of public and private sector projects. She has conducted Bird Surveys and Bat Surveys in the Republic of Ireland. She is a registered member of CIEEM.

James O' Donnell is a qualified Town Planner and Project Manager with over 25 years planning experience in both the public and private sector in the west of Ireland, including 6 years' experience as a local authority planning officer. James has extensive experience in the project management and delivery of a wide range of complex planning applications requiring environmental and ecological assessment, in accordance with the requirements of the EU Habitats Directive and EIA Directives. James has particular experience with EIA Screening Reports for a wide range of public and private projects in the Republic of Ireland.

1.1 PURPOSE OF SCREENING REPORT

The purpose of this Screening Report is to determine if an EIA is required for the proposed development as set out in the relevant provisions of the Planning and Development Act 2000 (as amended) (the 'Act'), and Schedules 5, 7 and 7A of the Planning and Development Regulations 2001 to 2021 (as amended) (the 'Regulations').

1.2 METHODOLOGY

This EIA Screening Report conforms to the provisions of Article 103 and Schedule 7A of the Regulations. This EIA Screening Report has been prepared with regard to the following legislation and documents (where relevant and/or applicable):

- Planning and Development Act 2000 (as amended);
- Planning and Development Regulations 2001-2021 (as amended);

- Directive 2011/92/EU[1]as amended by 2014/52/EU[2];
- EPA (2015) Advice Notes for Preparing Environmental Impact Statements – Draft September 2015
- EPA (2022) Guidelines on the information to be contained in Environmental Impact Assessment Reports – May 2022;
- EPA (2021) Good Practice Guidance on Cumulative Effects Assessment in Strategic Environmental Assessment.
- European Commission (1999) Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions.
- European Commission (2017) Environmental Impact Assessment of Projects – Guidance on Screening;
- DoEHLG (2003) Environmental Impact Assessment (EIA) - Guidance for Consent Authorities regarding Sub-Threshold Development; and
- DoHPLG (2018) Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment – August 2018.
- Office of the Planning Regulator (June 2021) "*OPR Practice Note PN02 – Environmental impact Assessment Screening."*

This Screening Report comprises a desktop EIA screening exercise based on relevant legislation (inc. Schedules 7 and 7A of the Regulations), the best practice guidance and the Screening Checklist provided in the European Commission (2017) Environmental Impact Assessment of Projects – Guidance on Screening.

1.3 LEGISLATION

As further described in Section 4 of this Screening Report, this project consists of the proposed *"renovation and extension of 2 No. 3 bed semi-detached dwellings and the construction of 2 No. 3 bed semi-detached dwellings, connection to existing site services and all ancillary site works"* at Ennis Road, Gort, Co. Galway

As it pertains to the proposed development, the requirement to complete an EIA as per Directive 2014/52/EU amending Directive 2011/92/EU is transposed into Irish legislation primarily via the:

- Planning and Development Act 2000 (as amended) (the 'Act'); and
- Planning and Development Regulations 2001 (as amended) (the 'Regulations').

[1] Directive 2011/92/EU of the European Parliament and of the Council of 13 December 2011 on the assessment of the effects of certain public and private projects on the environment

[2] Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014 amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment.

Pursuant to Article 81(ca) of the Regulations 2001, a Planning Authority must indicate its conclusion under article 120(1)(b)(i) (a preliminary examination) or screening determination under article 120(1B)(b)(i) in the public notices that form part of a Section 179 process.

Where a local authority proposes to carry out a subthreshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size, or location of the development.

Where the local authority concludes, based on such preliminary examination, that—

(i) 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,

(ii) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, or

(iii) 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.

2 THE SUBJECT SITE

2.1 SITE LOCATION & CONTEXT

The application site is located in Gort, Co. Galway. Ennis Road is to the east of the site and there are several residential dwellings along this road. Gort Community School and Community Playground are to the northeast of the site. The application site currently features 2 no. existing semi detached houses to the east of the site with associated landscaping and hardstanding areas to the rear of the dwelling. There are 3 no. sheds in the centre of the site. The site is 0.1164 ha in size. The site can be described as an infill and part brownfield site (owing to the existing buildings and hard surfaces onsite).

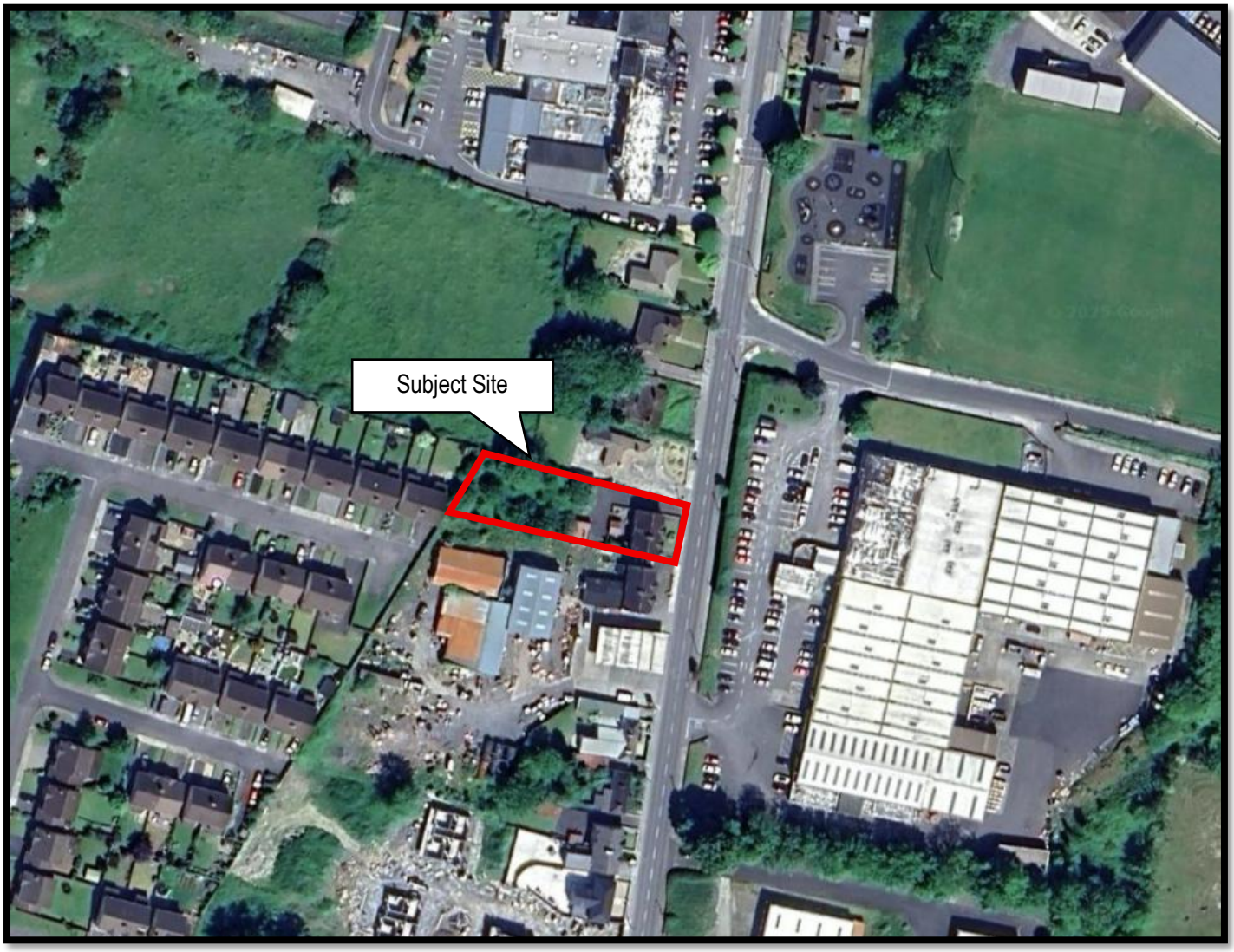

Figure 2.1: Aerial photo extract showing indicative location of subject site in Gort

3 ENVIRONMENTAL SENSITIVITIES OF THE SITE

3.1.1 Soils

The Geological Survey of Ireland (GSI) website was consulted for available geological / hydrological information. Soil on site is classified as Urban - soil concreted over. The groundwater vulnerability within the site is rated as High throughout the site. Vulnerability is a term used to represent the intrinsic geological and hydrogeological characteristics that determine the ease at which groundwater may be contaminated by human activities. Although the vulnerability on site is classified as *"High "*due to the nature and scale of the proposed development there are no impacts/effects predicted in this regard.

3.1.2 Hydrology

The closest major water feature in the area is the Cannahowna_010 river waterbody on EPA website and catchments.ie, which is located c.422 meters from the application site to the southwest (straight line measurement). The EPA has rated the value of the river as 'Moderate' for the Ecological Status or Potential under the SW 2016 _2021 and has a high confidence value. However, there are no direct or indirect hydrological connector/receptor pathways between the application site and the Cannahowna_010 river waterbody; therefore, no impacts/effects are predicted in this regard.

Figure 3.1- Site in relation to Cannahowna_010 River Waterbody

The application site is located on the GWDTE-Caherglassaun Turlough (SAC000238) Groundwater waterbody. The EPA has rated the overall groundwater status as 'Poor'. However, due to the nature and scale of the proposed development, no impacts/effects are predicted on the GWDTE-Caherglassaun Turlough (SAC000238) groundwater body.

3.1.3 Air Quality

The Air Quality Index Regions indicate that Air Quality Index is 1. The Area is listed as Rural Ireland, Zone D. Due to the nature and scale of the proposed development, no long-term impacts/effects on air quality are predicted.

3.1.4 Natura 2000 Network

The Coole-Garryland Complex SAC lies 1.9 km northwest of the application site. No impacts/effects are predicted on Coole-Garryland Complex SAC. No There are no identifiable hydrological/ ecological pathways or connectivity to the habitats and/or species of this site.

As per the *"Appropriate Assessment Screening Report"* prepared by Enviroplan Consulting Limited, there is no identifiable pathways and no identifiable connectivity to any European Sites considered in the assessment. This report concludes *"no significant effects are expected on the qualifying interests or conservation objectives of the surrounding Natura 2000 sites, as a result of the proposed development in question, alone or in combination with the other plans and projects in the area, and therefore, a Natura Impact Statement is* ***not*** *required in this case. This report is therefore issued as a '****Finding of No Significant Effects'(FONSE)*** *statement, in accordance with the EU Commission's methodological guidance (EC, 2001)".*

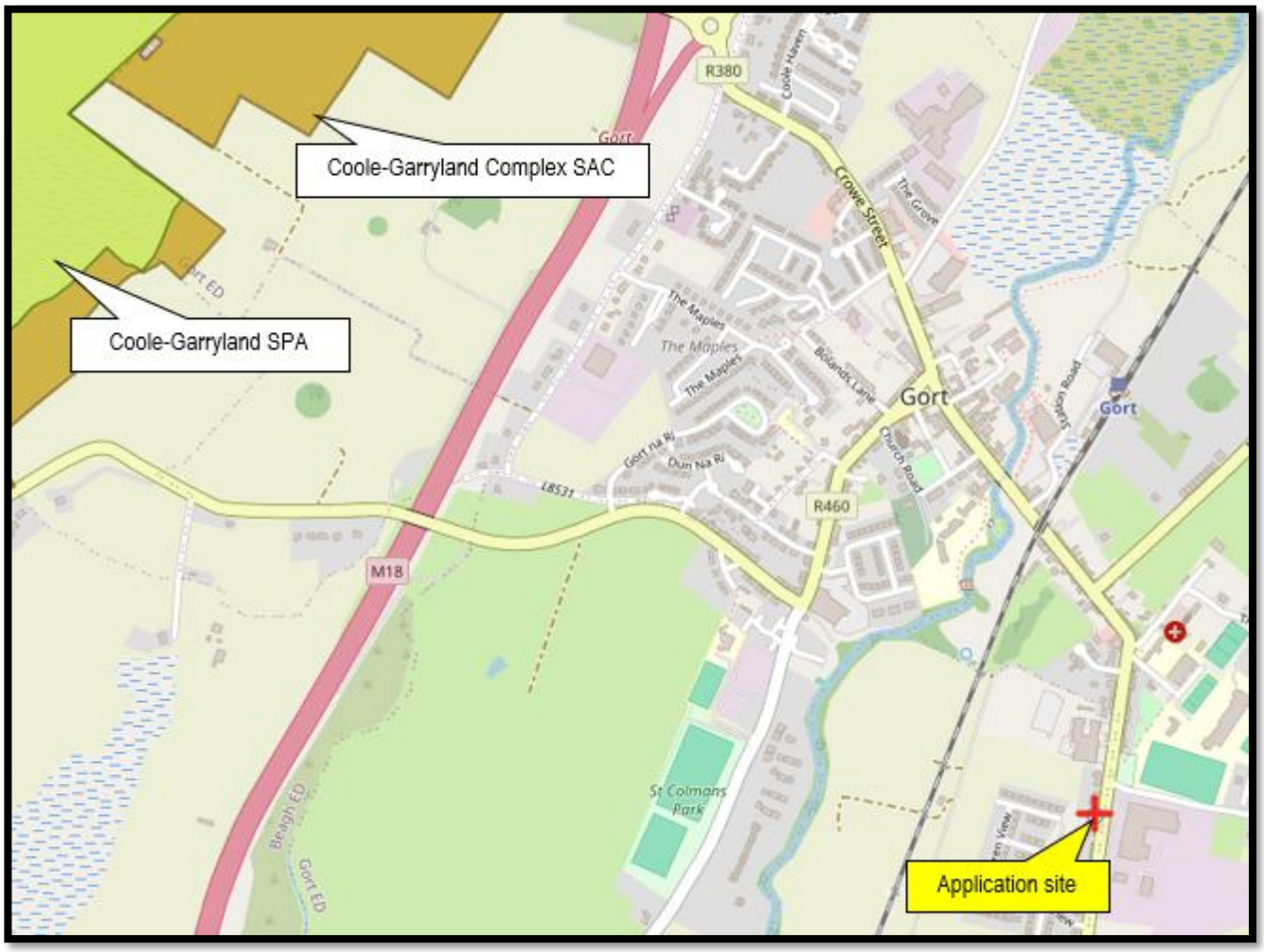

Figure 3.2- Site in relation to Coole-Garryland Complex SAC and Coole-Garryland SPA

3.1.5 Natural Heritage Areas

There are no Natural Heritage Areas (NHA's) or proposed NHA's (pNHA's) within in the vicinity of the proposed development. The nearest NHA to the proposed development is Slieve Aughty Bog NHA which is located 11.8 km to the east. The nearest pNHA to the proposed development is Coole-Garryland Complex pNHA which is located 1.9 km to the northwest. It should be noted that there is no identifiable ecological and/or hydrological connection between the application site and NHA/pNHA's and therefore, no impacts/effects are predicted.

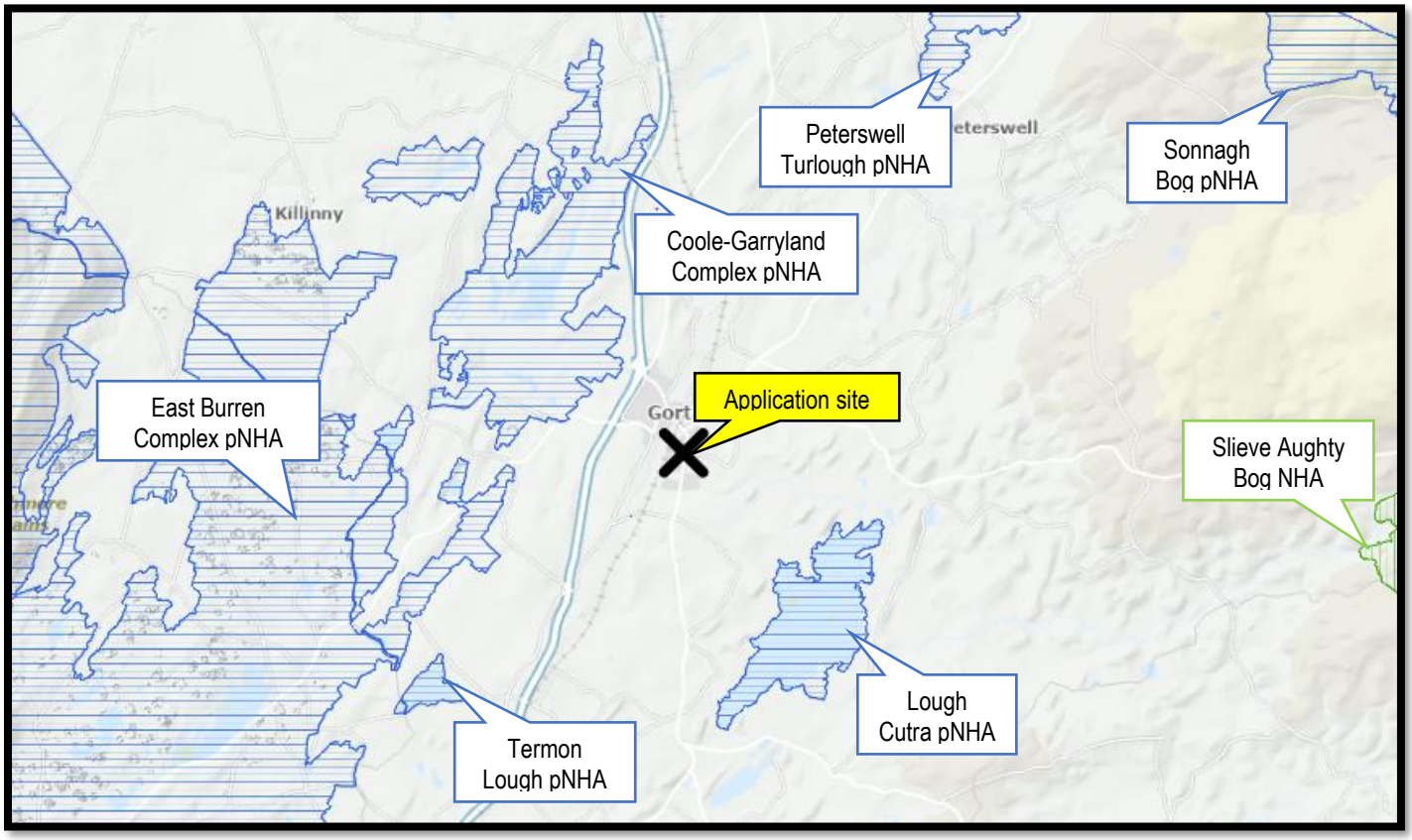

Figure 3.3: Extract from https://www.npws.ie/ showing location of subject site relative pNHA's and NHA's in the wider area.

3.1.6 Ecology

The application site is located within a built-up urban environment; within Gort. There are existing developments on site, therefore the site is considered an infill and part brownfield site. Therefore, the subject site is not ecologically sensitive, and no impacts/effects are predicted.

3.1.7 Built Heritage

There are no Protected Structures on site. The closest Sites and Monuments Record is located approximately 100 meters to the north of the application site. This site features an 18th/19th century house known as the 'Bellmount Cottage'. No impacts are predicted in this regard.

3.1.8 Development Plan Provisions

Under the provisions of the Draft Gort Local Area Plan 2025 – 2031, the entirety of the subject site is zoned as *"Existing Residential*". Therefore, it is considered that the principle of the proposed development is consistent with the provisions of the Statutory Plan for the area.

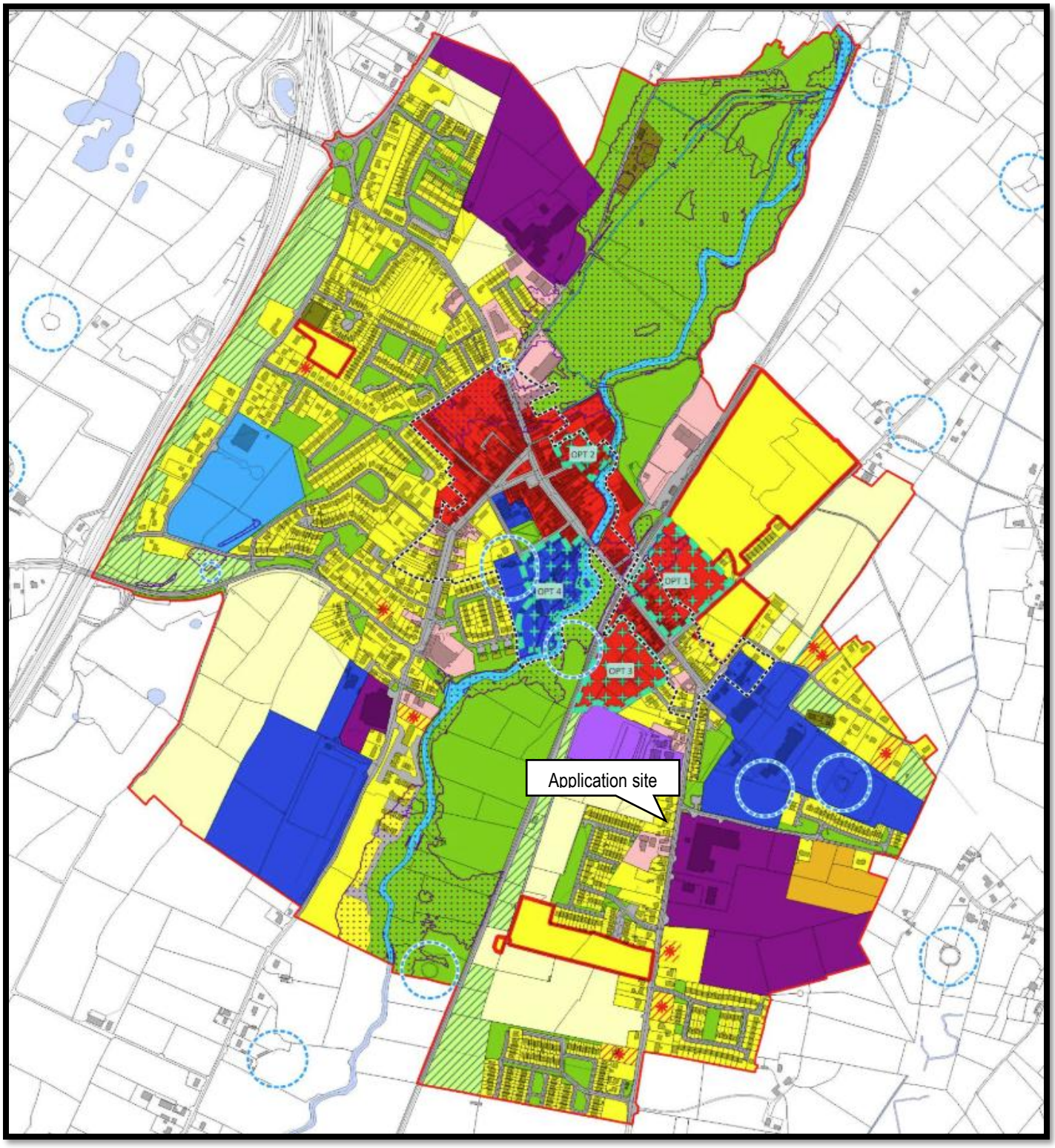

Figure 3.4: Extract from Draft Gort Local Area Plan 2025 – 2031

Environmental Sensitivities have been identified and discussed for the application site. However, due to the nature and scale of the proposed development, negligible effects/impacts are predicted on soils, hydrology, aquifers, air quality, Natura 2000 Network, NHA's, ecology, built heritage and development plan provisions.

4 RELEVANT LEGISLATIVE CONTEXT

Section 172 of the Act (as amended) states:

(1) An environmental impact assessment shall be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either —

(a) the proposed development would be of a class specified in —

(i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either —

(I) such development would equal or exceed, as the case may be, any relevant quantity, area or other limit specified in that Part, or

(II)no quantity, area or other limit is specified in that Part in respect of the development concerned,

or

(ii) Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either —

(I) such development would equal or exceed, as the case may be, any relevant quantity, area or other limit specified in that Part, or

(II)no quantity, area or other limit is specified in that Part in respect of the development concerned,

or

(b) (i) the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not equal or exceed, as the case may be, the relevant quantity, area or other limit specified in that Part, and

(ii) it is concluded, determined or decided, as the case may be, —

by a planning authority, in exercise of the powers conferred on it by this Act or the Planning and Development Regulations 2001 (S.I. No. 600 of 2001),

(I) by the Board, in exercise of the powers conferred on it by this Act or those regulations,

(II) by a local authority in exercise of the powers conferred on it by regulation 120 of those regulations,

(III) by a State authority, in exercise of the powers conferred on it by regulation 123A of those regulations,

(IV) in accordance with section 13A of the Foreshore Act, by the appropriate Minister (within the meaning of that Act), or

(V) by the Minister for Communications, Climate Action and Environment, in exercise of the powers conferred on him or her by section 8A of the Minerals Development Act 1940, that the proposed development is likely to have a significant

5 MANDATORY EIA THRESHOLD SCREENING

As per Step 1(b) of the OPR Guidance, an assessment as to whether a Mandatory EIA is required, needs to be carried out.

Schedule 5 of the Planning & Development Regulations 2001 (As amended) prescribes the classes and scale of development which require EIA.

There is no class set out under Part 1 of Schedule 5 in relation to the provision of "Housing".

It is noted that Part 2 class 10(b)(i) refers to;

"*Construction of more than 500 dwelling units*."

In response, the proposed replacement of 2 no. semidetached units with 4 no. residential units does not exceed this threshold.

It is noted that Part 2 class 10(b)(iv) refers to;

"*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."*

In response, the proposed site area is 0.1164 ha with a gross floor area of approximately 413sqm, and therefore does not exceed this threshold.

Finally, it is noted that class 13 refers to;

"(a) Any change or extension of development already authorized, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would: -

(i) result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and

(ii) result in an increase in size greater than –

- 25 per cent, or

- an amount equal to 50 per cent of the appropriate threshold, whichever is the greater."

In response, the proposed development does not meet these criteria and therefore, does not exceed this threshold.

Due to the modest scale of the proposed development, the project is not of a class of development in Schedule 5, Parts 1 and 2. Accordingly, there is no mandatory requirement for EIA in this case.

6 SUB-THRESHOLD EIA SCREENING

Article 103(1) of the Regulations states:

103(1) (a) Where a planning application for sub-threshold development is not accompanied by an EIAR, the planning authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

(b) Where the planning authority concludes, based on such preliminary examination, that—

(i) 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,

(ii) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall, by notice in writing served on the applicant, require the applicant to submit to the authority the information specified in Schedule 7A for the purposes of a screening determination unless the applicant has already provided such information, or

(iii) 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) by notice in writing served on the applicant, require the applicant to submit to the authority an EIAR and to comply with the requirements of article 105.

In accordance with Article 103(1)(a)(ii), the provision of *"information specified in Schedule 7A for the purposes of a screening determination"* has been prepared in the interest of due diligence.

In this regard it should be noted that the DoEHLG Guidance[3] with respect to EIA Sub Threshold Screening states that "*…it is not intended that special studies or technical evaluations will be necessary for the purpose of making a decision.*" In this context, this screening exercise relies on available information.

[3] DoEHLG (2003) Environmental Impact Assessment (EIA) - Guidance for Consent Authorities regarding Sub-Threshold Development.

7 SCREENING EXERCISE

7.1 LEGISLATIVE CONTEXT

Schedule 7A of the Regulations also requires that the following information is provided:

"1. A description of the proposed development, including in particular—

(a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and

(b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.

2. A description of the aspects of the environment likely to be significantly affected by the proposed development.

3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—

(a) the expected residues and emissions and the production of waste, where relevant, and

(b) the use of natural resources, in particular soil, land, water and biodiversity.

4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7."

Where relevant and in accordance with Article 103 (1A)(b) of Regulations[4], the information provided below may be accompanied by a *"description of the features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development".*

7.2 EIA SCREENING ASSESSMENT

The checklist for EIA Screening Assessment is set out in Table 1 below. This is adapted from OPR EIA Screening Guidance[5]. This checklist is designed to address the requirements of Schedules 7 and 7A of the Regulations and to inform the Planning Authority's EIA determination in this case.

[4] As inserted by SI 296 of 2018 *European Union (Planning and Development)(Environmental Impact Assessment) Regulations 2018*

[5] OPR Practice Not PN02 Environmental Impact Assessment Screening

Table 1: Checklist for EIA Screening Assessment

A.Screening Determination		
Planning Register Reference:	N/A	
Development Summary:	*"The proposed renovation and extension of 2 No. 3 bed semi-detached dwellings and the construction of 2 No. 3 bed semi-detached dwellings, connection to existing site services and all ancillary site works."*	
	Yes/No/N/A:	**Comment (If Relevant):**
Does the application include information specified in Schedule 7A?	Yes	In accordance with Article 103(1)(a)(ii), the provision of *"information specified in Schedule 7A for the purposes of a screening determination"* has been prepared in the interest of due diligence.
Other relevant information submitted:	Yes	• An Appropriate Assessment Screening Report (October 2025) prepared by Enviroplan Consulting Limited. • A Bat Root Inspection Report (October 2025) prepared by Enviroplan Consulting Limited.
Does the application include a NIS and/or other reports to enable AA screening?	Yes	An Appropriate Assessment Screening Report has been prepared.
Is an IED/IPC/Waste Licence or Waste Water Discharge Authorisation (or review of licence/ authorisation) required from the EPA for the subject development?	No	N/A
If YES has the EPA been consulted?		N/A
Have any other relevant assessments of the effects on the environment been carried out pursuant to other relevant Directives –for example SEA or AA?		An Appropriate Assessment Screening Report prepared by Enviroplan Consulting Limited. This does not indicate any identifiable connector/receptor pathway from the application site to the Coole Garryland Complex SAC.
B. Examination		
1. Characteristics of proposed development- (Including demolition, construction, operation, or decommissioning):		
	If relevant, briefly describe the characteristics of the development (i.e. the nature and extent):	
a) The size and design of the whole of the proposed development (including any demolition works):	*"The proposed renovation and extension of 2 No. 3 bed semi-detached dwellings and the construction of 2 No. 3 bed semi-detached dwellings, connection to existing site services and all ancillary site works."* The application site is located in Gort, Co. Galway. Ennis Road is to the east of the site and there are several residential dwellings along this road. Gort Community School and Community Playground are to the northeast of the site. The application site currently features 2 no. existing semi detached houses to the east of the site with associated landscaping and hardstanding areas to the rear of the dwelling. There are 3 no. sheds in the centre of the site. The site is 0.1164 ha in size. The	

	site can be described as an infill and part brownfield site (owing to the existing buildings and hard surfaces onsite).
(b) Other existing or permitted projects (including under other legislation that is subject to EIA) that could give rise to cumulative effects:	A search was carried out on Galway County Council's online planning query system. It was ascertained that the following local planning applications have been granted within a 300m radius of the site in the past 5 years, which are listed below: **Pl Ref no – 23446 -** *for 1) retention of extensions to dwelling house previously granted under 41358 and 17/782 on revised site boundaries, 2) construction of 13 serviced dwelling houses & associated works and 3) provision of rear access to two existing dwelling houses is being sought* **Pl Ref no – 2360494 -** *of a dwelling house on a site with revised site boundaries and all associated site works to those originally approved under pl. ref. no. 99/3880* **Pl Ref no – 2361429 -** *to: (1) construct 2 No. Warehouse Units with Entrance via existing site entrance onto the Ennis Road R458. (2) Provision for pedestrian connection to existing footpath along the Ennis Road (R458). Connection to public mains water infrastructure, including connection to existing surface water, foul drainage networks to serve the development. Provision of communal open space areas, bicycle parking, footpaths, public lighting, revised boundary treatments, together with all associated site works* **Pl Ref no – 2361138 -** *for the construction of a housing development comprising 16no. units at Rindifin, Ennis Road (R458), Gort, Co. Galway. The development will consist of (1) 4no. type A units – 3 bed terrace (2 storey), (2) 6no. type B units – 3 bed semi-detached (2 storey), (3) 5no. type C units – 2 bed terrace units (2 storey) (4) 1no. type C unit – 1 bed apartment (single storey). The proposed development includes: (1) new proposed entrance onto the Ennis Road (R458), (2) provision for pedestrian connections* **Pl Ref no – 201501 -** *of alterations made to an existing dwelling house consisting of the demolishing of a side garage, alterations to the façade of the building, permission to revise the access to the site and all associated site services and site development works on revised site Boundarys. Gross floor space of work to be retained ; 91.2sqm, Gross floor space of any demolition; 16.7sqm*. **Pl Ref no – 22318 -** *of an existing dwelling house on revised site boundaries previously permitted under 20/1501 including all associated site works and boundary treatments. Gross floor space of work to be retained: 85.53 sqm* **Pl Ref no – 212312 -** *for the retention and completion of 8 no. dwelling houses and construction of 24 no. dwelling houses, all previously granted under Planning Reference No. 04/4293 (An Bord Pleanala Ref. Pl. 07.212144) on revised site with amended boundaries, previous planning reference no. 08/5 & 12/1153 15/1159(Gross floor area 2676sqm)*. **Pl Ref no – 2460005** - *for the Refurbishment and Extension. The proposed development includes the following - i) Construction of a three-storey school extension c.5,878m2 to provide teaching spaces and school support facilities including a three classroom Special Education Unit, ii) Construction of link building*

	connecting the existing school building with three-storey school extension at first floor level, iii) Refurbishment and extension of existing single and two storey school building **PI Ref no –212092 -** *for: i. The demolition of a 29 sqm. storage shed. ii. the construction of a new carpark with new entrance onto public road, public lighting and all ancillary and associated site works* **PI Ref no – 2461019 -** *for the demolition of existing rear extension and the construction of a new rear two storey extension and associated works. Gross floor space of proposed works: 54.42 sqm. Gross floor space of any demolition: 22.44 sqm*
(c) Use of natural resources, in particular land, soil, water and biodiversity: Will construction or the operation of the proposal use natural resources such as land, soil, water, materials or energy, especially any resources which are non-renewable or are in short supply?	Water and fuel will be required during the construction phase of the development. This is not predicted to cause significant impacts. Given that the proposed development will involve the upgrading and extension to the existing buildings on site, no impacts are predicted on biodiversity in this regard.
(d) Production of waste: Will the proposal produce solid wastes during construction, operation, or decommissioning?	The site area is relatively small/modest. Topsoil and limited C&D waste will be disposed of in accordance with a *"Construction Waste Management Plan"* (CWMP), which is a standard feature of a development proposal. In accordance with best practice, any waste from the proposed development will be recycled or reused where possible. If recycling or reuse is not possible waste should be disposed of by an authorized waste facility.
(e) Pollution and nuisances: Will the proposal release pollutants to ground or surface water, or air (including noise and vibrations) or water, or lead to exceeding environmental standards set out in other Directives?	As with any construction works, there will likely be an increase in air pollution in terms of dust. However, this will be short-term in duration and so, no adverse impacts/effects are predicted in this regard. As with any similar development, there is potential for dust and noise pollution during construction. Construction related traffic is also anticipated. No deep excavations are required; therefore, no significant noise impacts are anticipated. However, the construction phase is likely to be short term and owing to the location scale of the proposed development, together with the industrial norms for noise control, no significant impacts are predicted in this regard. Surface water on site will be collected via gulleys and passed through a petrol interceptor to remove hydrocarbons, before being discharged to a soakpit. This will ensure that no impacts are predicted in regards to storm water runoff. To treat foul water on site, it is proposed to connect to the existing public mains. There is currently a 225mm diameter concrete main crossing through the site. A new manhole on the line will be constructed and will connect the new houses to the system. No impacts are predicted in this regard. No impacts are predicted due to these systems and the proposed connections to the existing sewers.
(f) Major accidents and disasters: In accordance with scientific knowledge, is	None. No COMAH or Seveso sites are located within the vicinity.

there a risk of major accidents and/or disasters which are relevant to the project, including those caused by climate change?	
(g) Risks to human health, for example due to water contamination or air pollution:	Construction impacts including noise, dust, construction, and haulage traffic. No adverse impacts are predicted in this regard. At the operational stage, the proposed residential development could give rise to noise and increased lighting. No adverse impacts are predicted in this regard. Having regard to the nature and extent of the proposed development at this location, no significant risks to human health are identified. Surface water on site will be collected via gulleys and passed through a petrol interceptor to remove hydrocarbons, before being discharged to a soakpit. This will ensure that no impacts are predicted in regards to storm water runoff. To treat foul water on site, it is proposed to connect to the existing public mains. There is currently a 225mm diameter concrete main crossing through the site. A new manhole on the line will be constructed and will connect the new houses to the system. No impacts are predicted in this regard. No impacts are predicted due to these systems and the proposed connections to the existing sewers.
2. Location of proposed development:	
The environmental sensitivity of geographical areas likely to be affected by the proposed development: If relevant, briefly describe the characteristics of the location (with particular regard to the (a) existing and approved land use, (b) the relative abundance, availability, quality and regenerative capacity of natural resources, and (c) the absorption capacity of the environment):	
(a) Generally, describe the location of the site and its surroundings:	The application site is located in Gort, Co. Galway. Ennis Road is to the east of the site and there are several residential dwellings along this road. Gort Community School and Community Playground are to the northeast of the site. The application site currently features 2 no. existing semi detached houses to the east of the site with associated landscaping and hardstanding areas to the rear of the dwelling. There are 3 no. sheds in the centre of the site. The site is 0.1164 ha in size. The site can be described as an infill and part brownfield site (owing to the existing buildings and hard surfaces onsite).
(b) Is the project located within, close to or has it the potential to impact on any site specified in Article 103(3)(a)(v) of the Regulations: — European site — NHA/pNHA — Designated Nature Reserve — Designated refuge for flora or fauna — Place, site or feature of ecological interest, the preservation, conservation, protection of which is an objective of a development plan/ local area plan/ draft plan or variation of a plan.	No. The Coole-Garryland Complex SAC lies 1.9 km northwest of the application site. No impacts/effects are predicted on Coole-Garryland Complex SAC. No There are no identifiable pathways or connectivity to the habitats and/or species of this site. The closest major water feature in the area is the Cannahowna_010 river waterbody on EPA website and catchments.ie, which is located c.422 meters from the application site to the southwest (straight line measurement). The EPA has rated the value of the river as 'Moderate' for the Ecological Status or Potential under the SW 2016 _2021 and has a high confidence value. However, there are no direct or indirect hydrological connector/receptor pathways between the application site and the Cannahowna_010 river waterbody; therefore, no impacts/effects are predicted in this regard.

	There are no Natural Heritage Areas (NHA's) or proposed NHA's (pNHA's) within in the vicinity of the proposed development. The nearest NHA to the proposed development is Slieve Aughty Bog NHA which is located 11.8 km to the east. The nearest pNHA to the proposed development is Coole-Garryland Complex pNHA which is located 1.9 km to the northwest. It should be noted that there is no identifiable ecological and/or hydrological connection between the application site and NHA/pNHA's and therefore, no impacts/effects are predicted.
(c) Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies (including riparian areas and river mouths), the coastal zone and the marine environment, mountains, forests or woodlands, that could be affected by the project?	No.
(d) Is the proposal likely to be highly visible to many people? Are there any areas or features of high landscape or scenic value on or around the location, or are there any routes or facilities that are used by the public for recreation or other facilities which could be affected by the proposal?	No, the proposed development is changes to existing buildings within the Town Centre of Gort. No impacts are predicted.
(e) Are there any areas or features of historic or cultural importance on or around the location that could be affected by the project?	No.
(f) Are there areas within or around the location which are densely populated or built-up, or occupied by sensitive land uses e.g., hospitals, schools, places of worship, community facilities that could be affected by the proposal?	Yes, the subject site is surrounded by development. It is not expected that surrounding land uses would be adversely affected by the proposed development at this location.
(g) Are there any areas within or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be affected by the proposal?	No.
(h) Are there any areas within or around the location which are already subject to pollution or environmental damage, and where there has already been a failure in environmental standards that could be affected by the proposal e.g. the status of water bodies under the Water Framework Directive?	The closest major water feature in the area is the Cannahowna_010 river waterbody on EPA website and catchments.ie, which is located c.422 meters from the application site to the southwest (straight line measurement). The EPA has rated the value of the river as 'Moderate' for the Ecological Status or Potential under the SW 2016 _2021 and has a high confidence value. However, there are no direct or indirect hydrological connector/receptor pathways between the application site and the Cannahowna_010 river waterbody; therefore, no impacts/effects are predicted in this regard.

(i) Is the site located in an area susceptible to subsidence, landslides, erosion, or flooding which could cause the proposal to present environmental problems?	No.	
(j) Are there any additional considerations that are specific to this location?	No.	
3. Types and characteristics of potential impacts:		
If relevant, briefly describe the characteristics of the potential impacts under the headings below. (Including where relevant the magnitude and spatial extent of the impact (e.g., geographical areas and size of population likely to be affected), nature of impact, intensity and complexity of impact, probability of impact, and duration, frequency and reversibility of the impact):	If relevant, briefly describe any mitigation measures proposed to avoid or prevent a significant effect.	Is this likely to result in significant effects on the environment?
Population and human health:		
In the absence of standard construction phase best practice/control measures, there may be possible short-term nuisances to human beings in neighbouring properties from noise and dust during the construction phase. These are not likely to be at such a quantity or of such a significance that would warrant the completion of a sub-threshold EIAR. Noise and dust or pollution will be subject to standard best practice/control measures as per typical construction projects.	Standard construction phase control measures.	No. The residual construction impacts are temporary and are not considered to be significant. The operation impacts are not likely to be significant due to the noise and increase in traffic.
Biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive: *		
Impacts from loss/ fragmentation of habitat, disturbance and displacement are not likely to occur due to the lack of identifiable hydrological connector/receptor pathways and the physical barriers between the application site and the Coole Garryland Complex SAC.	N/A.	No. This is due to the lack of identifiable hydrological connectors/receptors pathways and physical barriers present between the application site and the Coole Garryland Complex SAC.
The removal of vegetation on site including trees and hedgerows may result in short-term disturbance to local fauna, however, standard construction phase control measures will reduce potential impacts/effects.	Standard construction phase control measures.	No. The residual impact is not considered to be significant.
Land, soil, water, air and climate:		
The loss of grassland is not considered to be significant.	N/A	No
The flat nature of the land and ground conditions mean that there is no likelihood of soil erosion or impact on soil stability. Construction will be at near surface reducing the need for large scale excavation.	N/A	No
Potential risk to water quality of groundwater.	At construction phase, Surface water runoff and sources of contaminants during construction will be managed in	No. The residual risk is considered to be low once standard best practice/control measures are implemented.

	accordance with industry best practice. Surface water on site will be collected via gulleys and passed through a petrol interceptor to remove hydrocarbons, before being discharged to a soakpit. This will ensure that no impacts are predicted in regards to storm water runoff. To treat foul water on site, it is proposed to connect to the existing public mains. There is currently a 225mm diameter concrete main crossing through the site. A new manhole on the line will be constructed and will connect the new houses to the system. No impacts are predicted in this regard. No impacts are predicted due to these systems and the proposed connections to the existing sewers.	
Material assets, cultural heritage and the landscape: *		
In terms of material assets, the most relevant in this case is the existing road network. In this regard, the site is easily accessed from the existing road, where the 50kmph urban speed limit applies.	In relation to cultural heritage, there are no protected structures on site. The closest Sites and Monuments Record is located approximately 100 meters to the north of the application site. This site features an 18th/19th century house known as the 'Bellmount Cottage'. No impacts are predicted in this regard. In terms of the landscape, given that the proposed development is located within a built up urban environment, no mitigation is required in this regard.	No. The residual risk is considered to be low.
Cumulative Effects:		
No cumulative effects are identified.	N/A	No

Transboundary Effects:		
The site is remote from any transboundary location and the nature of the development is such that any impact would not affect a large geographical area.	N/A	No

4. Additional Considerations:	
Further relevant information, if any, relating to how the results of any other relevant assessments of the effects on the environment have been taken into account (e.g. SEA, AA screening, AA):	As per the "*Appropriate Assessment Screening Report"* prepared by Enviroplan Consulting Limited, there is no identifiable pathways and no identifiable connectivity to any European Sites considered in the assessment. This report concluded "*that no significant effects are expected on the qualifying interests or conservation objectives of the surrounding Natura 2000 sites, as a result of the proposed development in question, alone or in combination with the other plans and projects in the area, and therefore, a Natura Impact Statement is* ***not*** *required in this case. This report is therefore issued as a '****Finding of No Significant Effects'(FONSE)*** *statement, in accordance with the EU Commission's methodological guidance (EC, 2001)".*
Other relevant information/ considerations of note:	No

C. Determination:		
No real likelihood of significant effects on the environment.	**X**	EIAR is not required
Real likelihood of significant effects on the environment.		EIAR is required

D. Main Reasons and Considerations:
See Conclusions below

8 CONCLUSIONS

Planning is being sought for the *"proposed renovation and extension of 2 No. 3 bed semi-detached dwellings and the construction of 2 No. 3 bed semi-detached dwellings, connection to existing site services and all ancillary site works"* at Ennis Road, Gort, Co. Galway.

As noted in Section 3, owing to the nature and scale of the proposed development, there is no mandatory requirement for EIA to be completed under the relevant legislation in this case. In accordance with Article 103(1)(a)(ii), the provision of *"information specified in Schedule 7A for the purposes of a screening determination"* has been prepared in the interest of due diligence.

Given the scale and nature of the project and taking account of the documentation which accompanies the project, the overall probability of impacts on the receiving environment arising from the proposed development (during the construction or operational phases) is considered to be low.

This EIA Screening Assessment has determined that the characteristics of the proposed development are considered not significant due to the location, nature, and scale of the proposed development. The subject site is not located in an environmentally sensitive site. In any event, the proposed development will implement best practice construction methodologies to avoid any significant impacts.

No significant environmental impacts are likely to occur once the proposals outlined in the application are implemented.

The information provided in this EIA Screening Report can be used by the competent authority, to conclude that the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact assessment report (EIAR) is not required in this case.

Appendix A – Site Layout Plan