



July '21

Title

**ENVIRONMENTAL IMPACT ASSESSMENT
SCREENING REPORT**

Development Description

“the construction of a new Fire Station at Ballygarraun South, Athenry, County Galway. Proposals include site clearance works, a training tower, signage, landscaping, parking, connections to existing services, public footpaths and all associated site development works.”

Location

Ballygarraun South, Athenry, Co. Galway

Applicants

Galway County Council

Prepared by:

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INTRODUCTION

Sustech was commissioned by Planning Consultancy Services to complete a Screening for Environmental Impact Assessment (EIA) and an associated Screening Report for a proposed new Fire Station development to located at Ballygarraun South, Athenry, Co. Galway.

This Screening Report has been prepared by Megan Lee (BSc (Hons), MSc (Hons)) in partnership with James O'Donnell, Planning Consultant (BA, MRUP, Dip APM). Megan Lee is an experienced and qualified ecologist. She has obtained a Bachelor's degree in Environmental Science (BSc Hons) and a Master's degree in Biodiversity and Land-use Planning (MSc Hons) at the National University of Ireland, Galway. She has been involved in the completion of numerous EIA Screening reports in the Republic of Ireland.

James O' Donnell is a qualified Town Planner and Project Manager with over 22 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 in the preparation of EIA Screening Reports for a wide range of 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 documents (where relevant and/or applicable):

- Planning and Development Act 2000 (as amended);
- Planning and Development Regulations 2001-2021 (as amended);
- Directive 2011/92/EU¹as amended by 2014/52/EU²;

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.

- EPA (2015) Advice Notes for Preparing Environmental Impact Statements – Draft September 2015
- EPA (2017) Guidelines on the information to be contained in Environmental Impact Assessment Reports – Draft August 2017;
- 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.

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.

2 LEGISLATION

As further described in Section 4 of this Screening Report, the proposed development consists of a new Fire Station development on a 0.77hectare site.

As it pertains to this application, 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’).

2.1 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, —

- (I) 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),*
- (II) by the Board, in exercise of the powers conferred on it by this Act or those regulations,*
- (III) by a local authority in exercise of the powers conferred on it by regulation 120 of those regulations,*
- (IV) by a State authority, in exercise of the powers conferred on it by regulation 123A of those regulations,*
- (V) in accordance with section 13A of the Foreshore Act, by the appropriate Minister (within the meaning of that Act), or*
- (VI) 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 effect on the environment.*

2.2 MANDATORY EIA THRESHOLD SCREENING

As per the above, Schedule 5 of the Regulations 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 a Fire Station development.

Under Part 2 of Schedule 5, Class 10 (b) (i) refers as follows:

“10. Infrastructure projects

(b) (iv) 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 this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)”

The proposed development is located on a site size of 0.77 hectares. Although the subject site is located within the statutory urban plan area for Athenry (as set out in the current Athenry Local Area Plan 2012-2022), the subject site is not located within a business district. As such, owing to the nature of the proposed development, the site size and the location of the site outside of a business district, there is no mandatory EIA threshold met or exceeded under this class.

There is no other development already authorised, executed or in the process of being executed on the subject site, therefore Class 13 (Changes, extensions, development and testing) of Schedule 5 does not apply. Having regard to the above, there is no mandatory requirement for EIA.

2.3 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.

Accordingly, the requirement for a proposed sub-threshold development to be subject to EIA is determined by the likelihood that the development would result in significant environmental effects which may arise due to the location of the development or the characteristics of the development.

The DoEHLG Guidance³ 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.

2.4 OTHER RELEVANT ASSESSMENTS

In accordance with the provisions of Article 103 1A of the Regulations, it is noted that an Appropriate Assessment Screening Report (AASR) and an Ecological Impact Assessment (EclA), completed by Moore Group – Environmental Services, is submitted with the application for the proposed development.

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

It is also noted that the following technical assessments and reports have also been provided as part of the Application:

- Appropriate Assessment Screening Report (March 2021), prepared by Moore Group- Environmental Services;
- Ecological Impact Assessment Report (March 2021), prepared by Moore Group- Environmental Services;
- Invasive Weed Site Inspection Report (July 2021), prepared by Connacht Weed Control,
- Flood Risk Assessment Report (February 2021), prepared by Tobin Consulting;
- Archaeological Desktop Assessment (March 2021), prepared by Shanarc Archaeology
- Architects Report & Design Statement (July 2021), prepared by VHA
- Associated maps, drawings and layouts.

The above referenced documents should also be consulted in conjunction with this Screening Report.

3 PROJECT DESCRIPTION

3.1 LEGISLATIVE CONTEXT

Schedule 7A of the Regulations 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.

3.2 DESCRIPTION OF PROPOSED DEVELOPMENT

Site location maps for the proposed development are included in Appendix A. A site layout plan for the proposed development is included in Appendix B.

3.2.1 Physical Characteristics of Proposed Development

Development will consist of:

“the construction of a new Fire Station at Ballygarraun South, Athenry, County Galway. Proposals include site clearance works, a training tower, signage, landscaping, parking, connections to existing services, public footpaths and all associated site development works.”

The overall site is c. 0.77 ha in area and is located along the northern edge of the L-3123-0 County Road, at the south western outskirts of Athenry town. The subject site is bordered by the Dublin-Galway Railway line to the north, the embankment of the Athenry Link Road to the west, and a dwelling house and garage to the east.

The proposed development consists of a single storey monopitch building (361sqm) located on the western side of the site. Other proposed structures of note include a training tower to the rear, a large static storage water tank and parking/turning areas. It is proposed to connect to public mains water supply. Foul effluent disposal is proposed by way of connection to a foul sewer network. Surface water drainage is proposed to discharge to groundwater via a soakaway in accordance with BRE 365. This will include provision for petrol interceptors with soakaway chambers to be lined with geotextile liner.

There are no relevant demolition works proposed. Furthermore, large scale excavation works are not required to facilitate the development. The western third of the site (where the building is proposed) was previously used as a temporary construction phase compound as part of the construction of the Athenry Link Road, completed in 2019. The entirety of the site currently consists of improved agricultural grassland. The topography of the site is generally flat and rises gently from south to north (from the front to the rear of the site).

3.2.2 Description of location of the Proposed Development

As stated above, the entirety of the subject site currently consists of improved agricultural grassland. No Natural Heritage Designations are situated on site.

In terms of its Zoning Context, the site of the Fire Station is zoned “A-Agricultural”, under the provisions of the current Athenry Local Area Plan. As per the associated zoning matrix, “Community Facilities” and “Public Service Installations” would be “open for consideration” within this zone. The proposed Fire Station would fall into the latter categories of use.

There are no Natura 2000 designated sites on or in close proximity to the subject site. There are no water courses within the site. The Clarinbridge River (the closest watercourse to the site) is located C. 575m to the north-east. This flows in a south-westerly direction where it outfalls at Clarinbridge further to the west, to enter Galway Bay.

The nearest Natura 2000 sites are the Rahasane Turlough SAC and the Rahasane Turlough SPA, located 7.25km to the south. As per the “*Appropriate Assessment Screening Report*” there are no pathways and no connectivity to any European Sites considered in the assessment. In particular, there are no pathways and no connectivity to the Clarinbridge River and no pathways to Galway Bay.

The WFD catchment in Athenry is the Galway Bay South East (Code: 29). This catchment has an area of 1,267.99kmsq. This catchment includes the area drained by all streams entering tidal water in Galway Bay between Black Head and Renmore Point, Galway, draining a total area of 1,270km². Athenry is a main urban centre of this catchment. This catchment is underlain predominantly by karstified limestone, with some red sandstone in the south section of the catchment. The subcatchment of Athenry is Clarinbridge_SC_010 (Code:29_4). This subcatchment is 119.31kmsq.

The application site is located within the Clarinbridge groundwater waterbody area (IE_WE_G_0008) . The current overall groundwater status is of good status. This waterbody is of an area of 280.07kmsq. The groundwater vulnerability in the site ranges from medium in most of the site (from the western to eastern boundary) to high at the eastern boundary. The aquifer in the application site is a karstified, regionally important aquifer with conduit flow (Rkc). The site is underlain by Dinantian Pure Bedded Limestone. There are no exposed rock on the application site, The soil of the application site appears to be well drained till, derived chiefly from limestone.

Since the proposed development will connect to the water main network, is proposed to connect to the foul sewer network, and is recommended to discharge surface water to ground in accordance with SUDS, no residual impacts are expected on designated conservation sites in the wider area.

As per the “Flood Risk Assessment” which accompanies the application, the location of the subject site is identified as Flood Zone C (Low Probability). Therefore, no significant adverse flood risk is associated with the proposed development at this location.

4 SCREENING EXERCISE

4.1 LEGISLATIVE CONTEXT

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

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 Regulations⁴, 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”.

4.2 SCREENING CONTEXT

The checklist below (adapted from EC Guidance⁵) is designed to address the requirements of Schedules 7 and 7A of the Regulations and to aid the Competent Authority in conducting a preliminary examination.

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

⁵ 5 European Commission (2017) *Environmental Impact Assessment of Projects – Guidance on Screening*

Screening Question	Comment
Characteristics of the Proposed Development	
<i>Is the scale of the project considered to be significant?</i>	No. The site of 0.77ha is small in its own right and is not significant. The scale of the proposed building of 321sqm and the training tower is not significant within the urban cordon of Athenry and within the context of the high embankment of the Athenry link road to the west.
<i>Is the size of the project considered significant when considered cumulatively with other adjacent developments?</i>	<p>Existing developments directly alongside include the Railway to the north, the Athenry link road to the west, a domestic dwelling house to the east and a local county road to the south. The proposed development will not impact upon the function of the existing transport infrastructure in the area. The nature of the proposed development would be considered a sub-threshold development in terms of Traffic Impact Assessment. In addition, the local road network is considered to be capable of catering for the type and scale of development proposed, and the associated traffic impact is deemed negligible.</p> <p>A review of the permitted developments within 500m of the site, within the past 3 years is outlined in the EclA and the AASR, which accompanies the application. In this regard, no adverse in-combination effects were identified. Moreover, the scale of the proposed development in relation to the existing and permitted development in the area is considered to be modest. In addition, the area surrounding the subject site is largely undeveloped. Furthermore, given the utilitarian nature of the proposed development, no significant residual environmental impacts are likely during the operational phase.</p>

	<p>It is considered that cumulative impacts, if any, are most likely to arise during the construction phase. With the adoption of best practice construction measures, no predicted adverse impacts on the local environment are anticipated. Therefore, significant in-combination impacts can be ruled out.</p>
<p><i>Will the project utilise a significant quantity of natural resources, in particular land, soil, water or biodiversity?</i></p>	<p>No. No significant residual impacts on Natura 2000 sites, Natural Heritage Areas and proposed Natural Heritage Areas are likely to arise.</p> <p>The size of the site is small 0.77ha and does not represent a significant quantity of land. Furthermore, owing to relatively flat topography of the site, and the proposed finished floor levels, a significant amount of excavation works is not required to facilitate the proposed development.</p> <p>With respect to water usage, it is likely that a large water flow will be required for training purposes. However, it is not envisaged to result in any significant adverse environmental effects.</p> <p>In terms of biodiversity, the Ecological Impact Assessment (EclA), which accompanies the application found that <i>“The existing environment comprises a field of improved agricultural grassland which was one third disturbed when used as a construction compound for the adjacent link road development.”</i> The EclA concludes that the <i>“development is located in an area of low ecological value and as such predicted to have a neutral imperceptible effects on habitats, mammals and birds.”</i></p>

	<p>Good construction and management practices, will be in place to prevent any risk of pollution and/or disturbance (e.g. from silt run-off, hydrocarbon/fuel leakage etc.).</p>
<p><i>Will the project produce a significant quantity of waste?</i></p>	<p>No. As per best practice, during the construction phase, normal construction waste will be collected by a suitably licensed contractor and sent to appropriately permitted waste or materials recovery facilities. The waste management hierarchy will be implemented onsite, which prioritizes prevention and minimization of waste, followed by re-use and recycling. During the operational phase, waste will be sorted and collected by a suitably licensed contractor and sent to appropriately permitted waste or materials recovery facilities.</p>
<p><i>Will the project create a significant amount or type of pollution?</i></p>	<p>No. No significant water or air-borne pollution are envisaged as a result of the proposed development. The proposed housing development is not a project type that will give rise to significant emissions or pollution.</p>
<p><i>Will the project create a significant amount of nuisance?</i></p>	<p>Training drills and fire brigade departures are likely to generate occasional local noise disruption in the immediate vicinity during the operational phase. These impacts will diminish with distance away from the site. However, given the limited number of sensitive receptors in the area, as well as the baseline noise levels from the existing road and rail networks alongside, the occasional local noise associated with the proposed development is not anticipated to result in</p>

	<p>significant adverse environmental effects at this location.</p> <p>Limited disruption to local receptors may arise during the construction phase but this will be short-term in duration.</p>
<p><i>Will there be a risk of major accidents?</i></p>	<p>No. The proposed fire station is to be operated by trained fire officers. Good construction and management practices, will be in place to prevent any risk of pollution and/or disturbance (e.g. from silt run-off, hydrocarbon/fuel leakage etc.).</p> <p>Therefore, the risk of a major accident is not significant.</p>
<p><i>Will there be a risk of natural disasters, including those caused by climate change?</i></p>	<p>No. The Flood Risk Assessment (FRA) which accompanies the application has regard to “<i>Climate Change Adaption Allowance for Future Flood Risk Scenarios.</i>” The FRA concludes that the location of the subject site is identified as Flood Zone C (Low Probability). Therefore, no significant adverse flood risk is associated with the proposed development at this location.</p> <p>It is recommended that the proposed drainage system be designed in accordance with the relevant standards and regulations; the flood risks arising from the proposed drainage infrastructure will be negligible and no further mitigation is required.</p>
<p><i>Will there be a risk to human health (for example due to water contamination or air pollution)?</i></p>	<p>No. The proposed development is not of a type that poses a risk to human health during the operational phase.</p> <p>There is the limited potential for negative effects on human health during the construction phase as a result of potential emissions to air of dust, or potential</p>

	<p>emissions to land and water of hydrocarbons. Best construction practices will be adopted to mitigate any such risk.</p>
<p><i>Is the combination of the above factors likely to have significant effects on the environment?</i></p>	<p>No. There are no factors above which when combined would result in the proposed development, due to its characteristics, have a significant effect on the environment.</p>
<p>Location of the Proposed Development</p>	
<p><i>Has the proposed development the potential to impact directly or indirectly on any site designated for conservation interest (e.g.SAC, SPA, pNHA)?</i></p>	<p>No. No part of the application area lies within a site designated for its conservation significance. Furthermore, there are no Natura 2000 sites, Natural Heritage Areas and proposed Natural Heritage Areas within a 7km radius of the subject site. The Appropriate Assessment Screening report which accompanies the application finds that <i>“There are no pathways and no connectivity to any of the European sites considered in the assessment. It is possible to rule out likely significant effects on European sites as there is no potential for contamination of surface water during construction, the Proposed Development will not result in any changes to the amount of surface water run-off during operation nor will it result in any contamination of surface waters during operation and no significant increase in foul water will arise from the Proposed Development.”</i> On this basis, the proposed development will not result in direct or indirect impacts on European and Nationally Designated sites in the area.</p>
<p><i>Has the proposed development the potential to impact directly or indirectly on any habitats listed as Annex I in the EU Habitats Directive?</i></p>	<p>No. As detailed in the AASR & EclA, there are no listed Annex I habitats, (which are located in Natura 2000 sites) in the vicinity of the subject site. In the absence of</p>

	<p>connectivity, the likelihood of direct and indirect impacts can be ruled out.</p> <p>Good construction and management practices, will be in place to prevent any risk of pollution and/or disturbance (e.g. from silt run-off, hydrocarbon/fuel leakage etc.).</p>
<p><i>Has the proposed development the potential to impact directly or indirectly on any habitats listed as Priority Annex I in the EU Habitats Directive?</i></p>	<p>No. As detailed in the AASR & EclA, there are no listed Priority Annex I habitats, (which are situated in Natura 2000 sites) located in vicinity of the subject site. In the absence of connectivity, the likelihood of direct and indirect impacts can be ruled out.</p> <p>Good construction practices, will be in place to prevent any risk of pollution and/or disturbance (e.g. from silt run-off, hydrocarbon/fuel leakage etc.).</p>
<p><i>Has the proposed development the potential to impact directly or indirectly on any species listed as Annex II in the EU Habitats Directive?</i></p>	<p>No. As per the EclA no Annex II species were recorded on site. As such, given the lack of habitat for relevant species at the site and/or the separation of the site from relevant species' habitat, direct and indirect impacts can be ruled out.</p>
<p><i>Has the proposed development the potential to impact directly or indirectly on any species listed as Annex IV in the EU Habitats Directive?</i></p>	<p>No. The subject site is of low ecological value. In the absence of connectivity, these impacts can be ruled out.</p>
<p><i>Has the proposed development the potential to impact directly or indirectly on any species listed as Annex I of the EU Birds Directive?</i></p>	<p>No. There are no listed Annex I Bird Species in the vicinity of the subject site. In the absence of connectivity, the likelihood of direct and indirect impacts can be ruled out.</p> <p>Good construction and management practices, will be in place to prevent any risk of pollution and/or disturbance (e.g. from silt run-off, hydrocarbon/fuel leakage etc.).</p>

<p><i>Has the proposed development the potential to impact directly or indirectly on the existing or approved land use?</i></p>	<p>Yes. The existing land use is agricultural. However, having regard to the extensive expanse of agricultural land use practice in the area, and the small size of the subject development site (0.77ha), the proposed development will not result in a significant adverse impact on agricultural activity in the area.</p>
<p><i>Has the proposed development the potential to significantly impact directly or indirectly the relative abundance, availability, quality or regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground?</i></p>	<p>No significant impact likely.</p> <p>Due to the size of the development and works undertaken, the impacts associated with the removal of any vegetation will be negligible.</p> <p>No significant negative effects on land or soils are anticipated. The proposed development will connect to the public sewer, will not involve deep excavation works, will provide surface water drainage in accordance with SUDS. As such, there are no predicted effects associated with regard to soils and geology.</p>
<p><i>Has the proposed development the potential to impact directly or indirectly on any protected structures or Recorded Monuments and Places of Archaeological Interest?</i></p>	<p>No. The “<i>Archaeological Desktop Assessment</i>” which accompanies the application stated that “<i>There are no known RMP sites contained within the boundary of the proposed development, and proposed development at the subject site will not directly impact upon any known archaeological monuments or features.</i>” And “<i>No impact is envisaged upon built heritage as a result of the proposed development.</i>” In accordance with best practice “<i>pre-construction archaeological test-excavation is recommended.</i>”</p>
<p><i>Has the proposed development the potential to impact directly or indirectly on listed or scenic views or protected landscapes as outlined in the County Development Plan?</i></p>	<p>No. The proposed development does not affect any listed or scenic views or protected landscapes. In fact, under the provisions of the current Galway County Council Development Plan 2015-2021, the subject site</p>

	is located within a “Class 1 – Low” Landscape Sensitivity Area.
Type and Characteristics of Potential Impacts	
<i>Would a large geographical area be impacted as a result of the proposed development?</i>	No. The extent of the impact is confined within the proposed development site, which measures 0.77 hectares.
<i>Would a large population of people be affected as a result of the proposed development?</i>	Yes. The proposed fire station development will result in a significant positive effect in terms of public health & safety for the large local population within the wider catchment. It is also noted that the immediate area surrounding the subject site is not highly populated, therefore a large population of people would not be adversely affected by operational phase impacts such as noise and traffic in the immediate area as a result of the proposed development.
<i>Are any transboundary impacts likely to arise as a result of the proposed development?</i>	No.
<i>Would the magnitude of impacts associated with the proposed development be considered significant?</i>	No. Having regard to the scale and size of the proposed development, it is considered that the magnitude of the impact does not result in significant negative impacts. The proposed development will provide for an important public health and public service installation which is considered a positive impact on human beings.
<i>In considering the various aspects of the environment, would the impacts of the proposed development be considered complex?</i>	No. The proposed development is a standard fire station development with no unusual construction or operation phase with complex elements or impacts.

<p><i>Is there a high probability that the effects will occur?</i></p>	<p>No. The likelihood of impacts on hydrologically connected environmental sites is extremely low and will be avoided by best practice construction management.</p> <p>Temporary, transient impacts may occur due to operational and construction noise activities, but are not considered significant.</p>
<p><i>Will the effects continue for a long time?</i></p>	<p>No. Accidental spillages and contaminated runoff and will be avoided by standard construction management measures.</p>
<p><i>Will the effects be permanent rather than temporary?</i></p>	<p>No. There will be no significant permanent effects from the operational phase.</p>
<p><i>Will the impacts be irreversible?</i></p>	<p>No likely significant impacts have been identified.</p> <p>The anticipated impacts at the operational stage would be predominantly of a visual nature and are anticipated to be permanent and irreversible, however such impacts would not constitute a significant effect on the environment.</p>
<p><i>Will there be significant cumulative impacts with other existing and/or approved projects?</i></p>	<p>No. The proposed project will not give rise to significant effects on the environment, and no permitted or proposed projects were identified with which the proposal would give rise to significant cumulative impacts.</p>
<p><i>Will it be difficult to avoid, or reduce or repair or compensate for the effects?</i></p>	<p>No. This is not an environmentally sensitive site. No likely significant impacts have been identified.</p> <p>In any event, the proposed development will implement best practice construction methodologies to avoid any significant impacts.</p>

5 CONCLUSIONS

As noted in Section 2.2, owing to the nature of the proposed development, the site size and the location of the site outside of a business district, there is no mandatory requirement for EIA to be completed under the relevant legislation in this case.

Accordingly, the proposed development has been assessed as sub-threshold development.

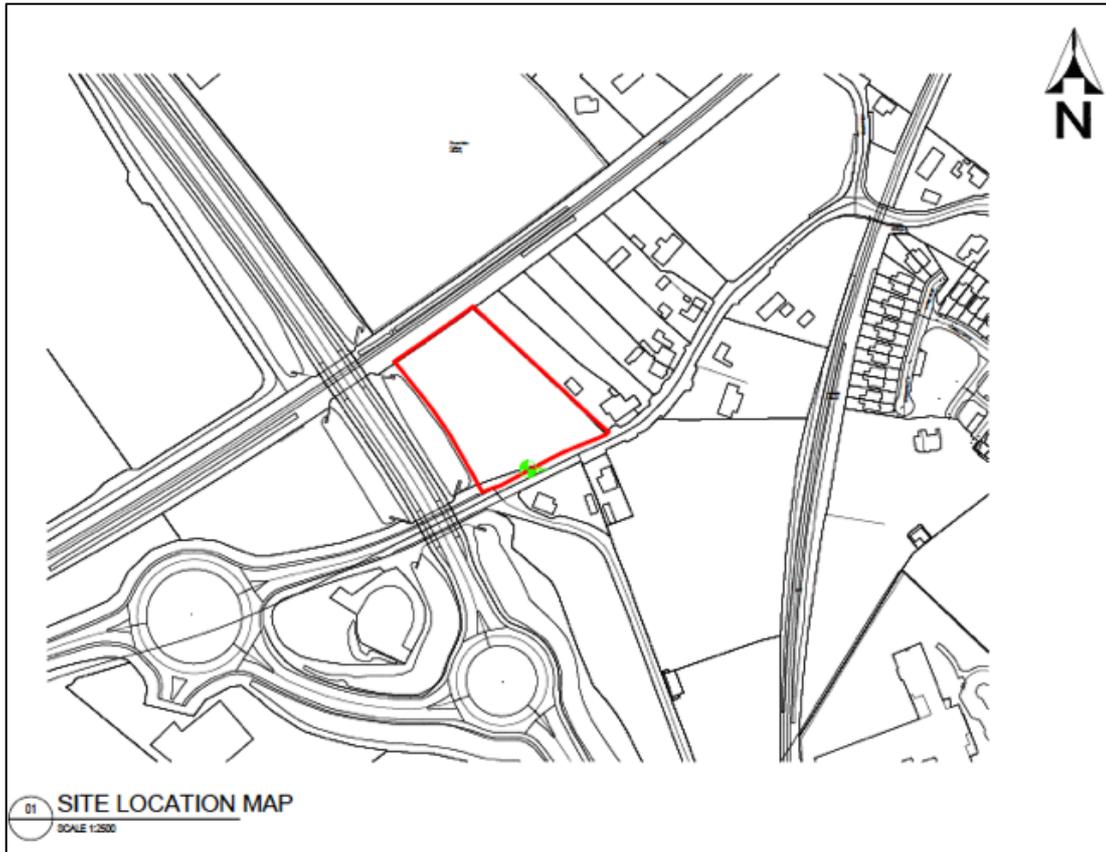
This EIA Screening Assessment has determined that the characteristics of the proposed development are considered not significant due to the scale and nature of the proposed development and its footprint, which includes a single storey building of 321sqm confined to an area of c. 0.77 ha. The subject site is not located an environmentally sensitive area. In any event, the proposed development will implement best practice construction methodologies to avoid any significant impacts.

Given the scale and nature of the project and taking account of all available information, 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.

No significant environmental impacts will 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 and determine that an EIA is not required for the proposed development relating to the proposed development as there will be no significant effects.

6 APPENDIX A – SITE LOCATION MAPS



7 APPENDIX B – SITE LAYOUT PLAN



