



**Comhairle Chontae na Gaillimhe**  
**Galway County Council**

## **Planning Report**

# **Development of an Extension to Creagh Burial Ground, Ballinasloe, Co. Galway**



**18 January 2022**

## 1. Introduction

This planning report supports an application under Part 8 of the Planning & Development Regulations to develop an extension to Creagh Burial Ground in the Townland of Kilgarve, Ballinasloe, County Galway. The report will provide a summary of the proposed development and comments regarding:

- i. Related policy considerations and,
- ii. The projected impact of the proposed development.

## 2. Site Location & Layout

Creagh Burial Ground is located approx. 1.5Kms to the East of Ballinasloe town centre. The site for the proposed extension adjoins the southern boundary of Creagh Burial Ground and covers approx. 0.61 Hectares. The site is in the ownership of Galway County Council.

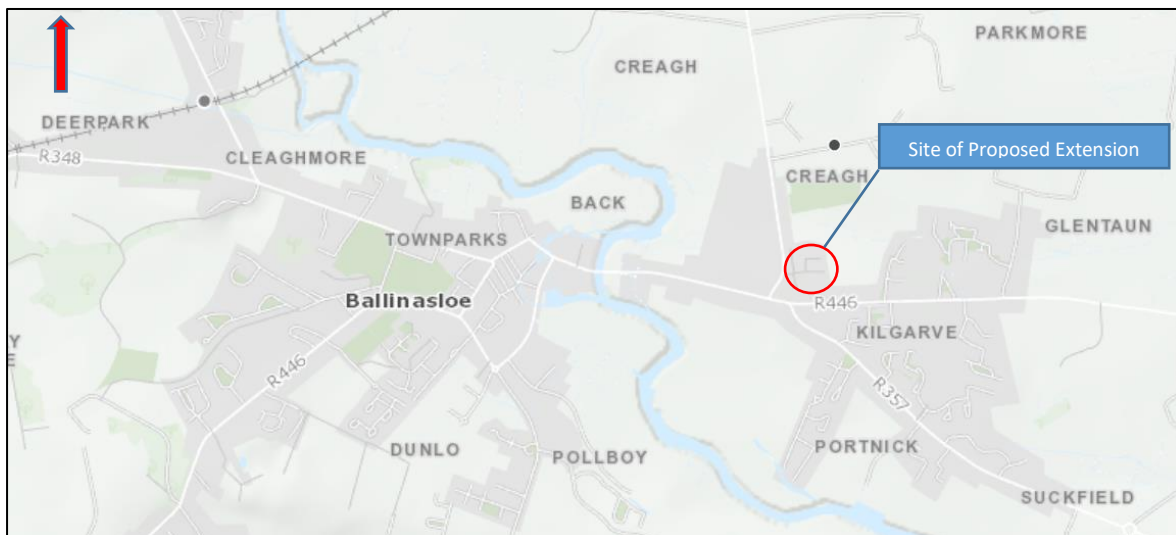


Fig. 1 Site of Proposed Extension

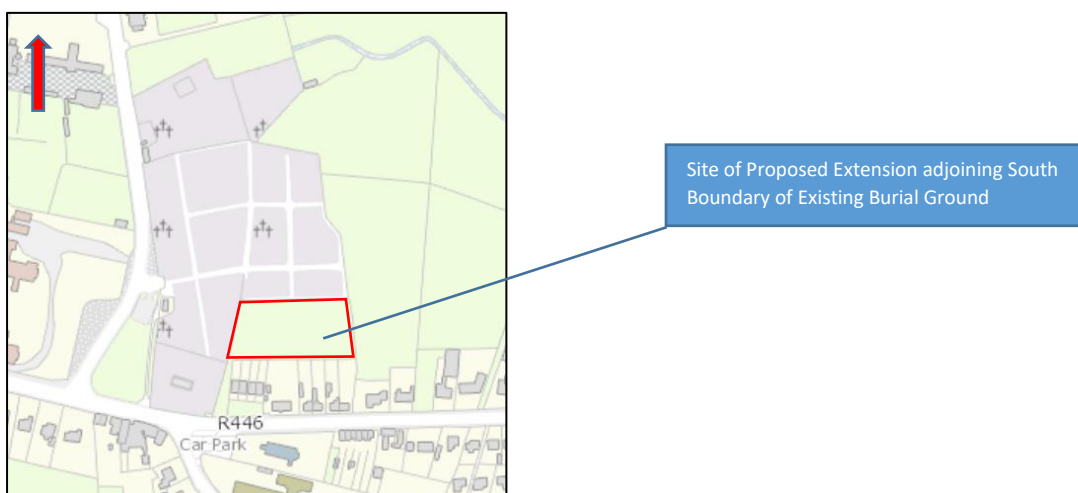


Fig. 2 Site Adjoins South Boundary of Existing Burial Ground

The development site comprises a rectangular field measuring approximately 100m E-W and 50m N-S. The site is bordered by the existing Burial Ground to the north, a 19<sup>th</sup> century Burial Ground to the west, residential housing to the south and a greenfield site to the east. The west part of the site is relatively flat, but the ground rises to the east with the highest point occurring in the southeast corner of the site.

The boundary wall of the 19<sup>th</sup> century Burial Ground forms the west boundary of the development site. A modern concrete wall, delimiting the southern extent of the existing Burial Ground, forms the north boundary of the development site. This wall contains a field gate providing access from the existing Burial Ground to the site of the proposed extension. The rear property boundaries of houses fronting onto the R446 Athlone Road form the south boundary and a mature hedgerow forms the west boundary.

The development site can be accessed from a field gate on the R446 Athlone Road however, this access point will not be used. The development site will be accessed from the North via existing Burial Ground.



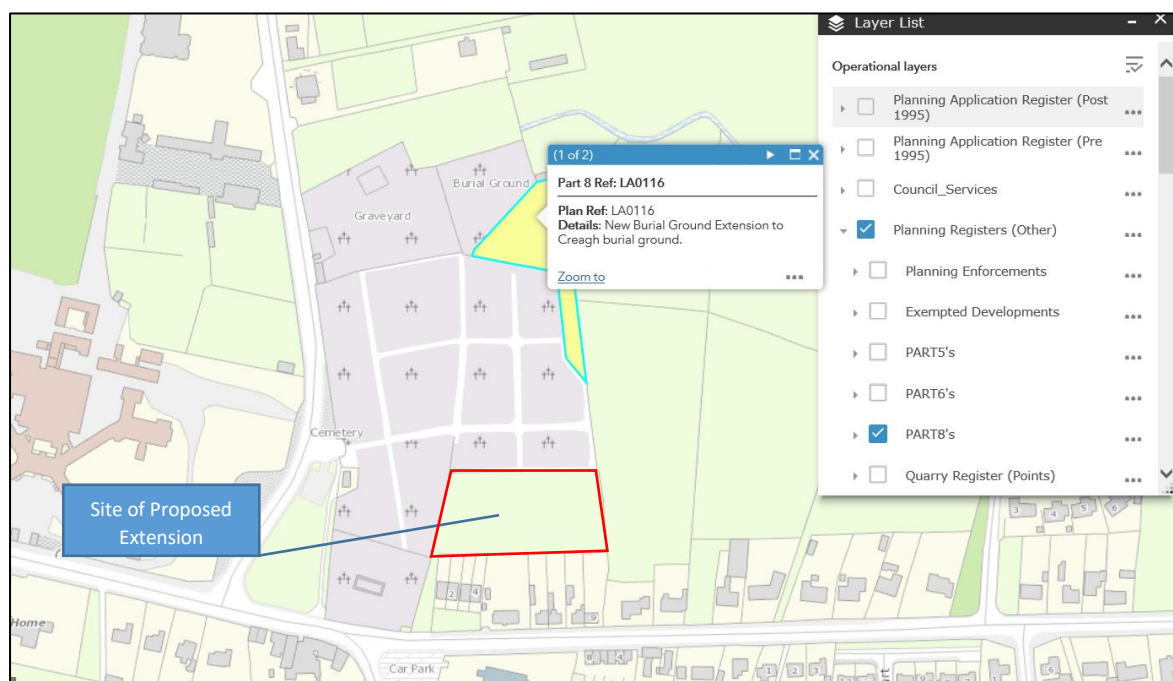
Fig. 3

### 3. Site History

Currently, the site for the proposed development is not in use. There are no previous planning applications on this site.

#### Note;

A Part 8 Planning Application (LA0116\_ New Burial Ground Extension to Creagh Burial Ground) was agreed / approved at Monthly Meeting of Galway County Council, held at Aras an Chontae on Monday 27<sup>th</sup> March 2017 at 1100am. The site concerned in that instance was located approx. 200m northeast of the site proposed for development in this case.



### 4. Policy and Objectives

#### ***Galway County Development Plan 2015-2021***

#### ***10.9 Community Facilities and Services Policies and Objectives***

#### ***Policy CF 6 – Burial Grounds***

*Implement the ongoing programme for the provision and extension of burial grounds within available resources. The Planning Authority will seek to acquire lands where the extension of public burial grounds in the ownership or charge of the Council which is necessary or likely to be necessary during the plan period. Archaeologically significant medieval burial grounds will not be considered for extension if such an extension would constitute a proven risk to the archaeological heritage.*



**Draft Galway County Development Plan 2022-2028 (as of 30th July 2021)**

**Chapter 11: Community Development and Social Infrastructure**

**PWB 2 Burial Grounds**

Facilitate the development and maintenance of new burial grounds and the extension of existing cemeteries at all appropriate locations that meet the required standards.

**Draft Ballinasloe Local Area Plan 2022~2028 October 2021**

**Para 1.6.1 Land use Matrix Table**

**Draft Zoning Maps**



**CF -Community Facilities**  
 To provide for civic, community and educational facilities.  
 To facilitate the development of necessary community, health, religious educational social and civic infrastructure.

Public, Community and Institutional Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI
Cemetery	N	N	N	N	N	N	N	P	O**	P	N	N

**Notes on Land Use Classes in Land Use Zoning Matrix:**

**Permitted in Principle (P)** – A use that is classified as Permitted in Principle is one that the Local Authority accepts in theory in the relevant zone, subject to compliance with the relevant policy objectives, standards and requirements set out in this plan and the principles of proper planning and sustainable development.

**5. Appraisal of Impact of Proposed Development**

**i. Landscape Rating**

The subject site is located in an area categorised as Class 2 (Moderate) Landscape Sensitivity with a medium landscape value.

## ii. Road Safety

Noting:

1. The proposed development is an extension to the existing Burial Ground and,
2. Current arrangements in place facilitating access and parking at Creagh Burial Ground are considered adequate to service the proposed extension in addition, the proposed development is not expected to have an impact on road safety.

## iii. Archaeology

Noting the south western corner of the subject site is within a National Monuments Notification Zone, the Environment Section undertook an Archaeological Impact Assessment to determine the likely impact of the proposed development on the National Monument concerned.

The Archaeological Impact Assessment concluded:

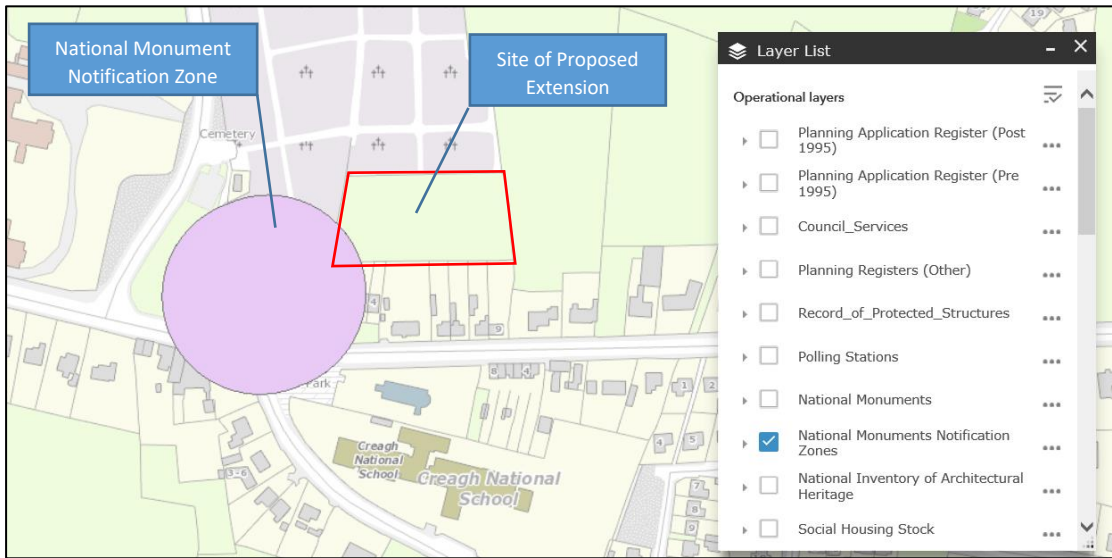
***“Given the development’s proximity to Recorded Monuments GA088-006 (Church) & GA088-006001 (Graveyard) and the discovery of burials to the west of these monuments in 2001 & 2002, mitigation to assess the archaeological potential of the site in advance of development is recommended. It is recommended that a programme of archaeological pre-development testing should be carried out on the site of the proposed burial ground extension.”***

*(See attached report from Dominic Delaney & Associates, dated May 2021)*

Consequently, a program of Pre-Development Testing was undertaken and the following conclusion was noted:

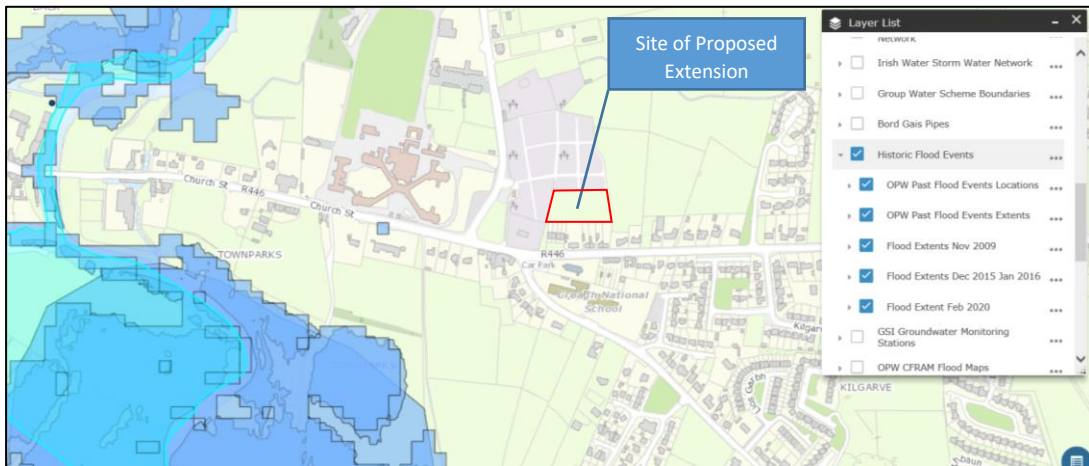
***“The proposed extension of the Creagh cemetery into this site will not impact on any archaeology. No further investigation is required.”***

*(See attached report from Richard Crumlish, dated Nov 2021)*



**iv. Flood Risk**

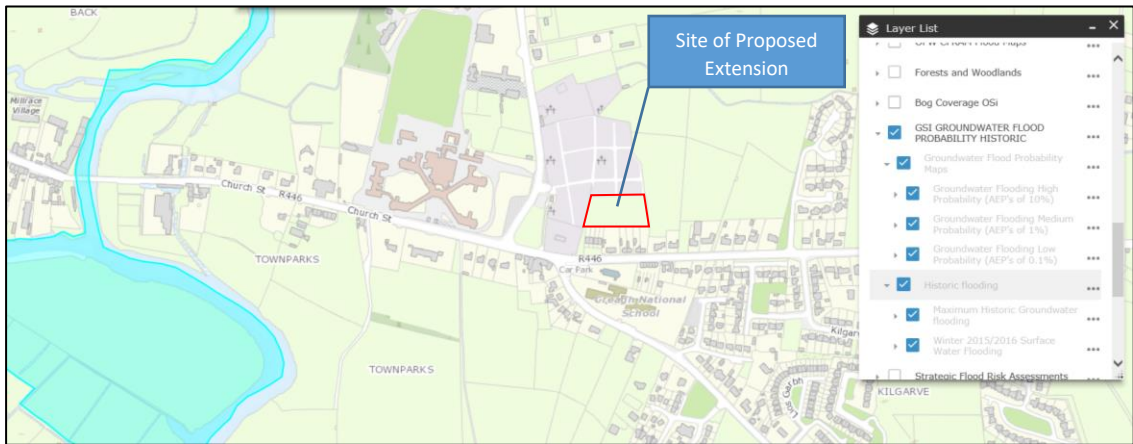
The site of the proposed extension is not located within zones capturing the extent of; Historic Flood Events



OPW CFRAM Program



**GSI Groundwater Flood Probably (Historic)**



**Strategic Flood Risk Assessments**

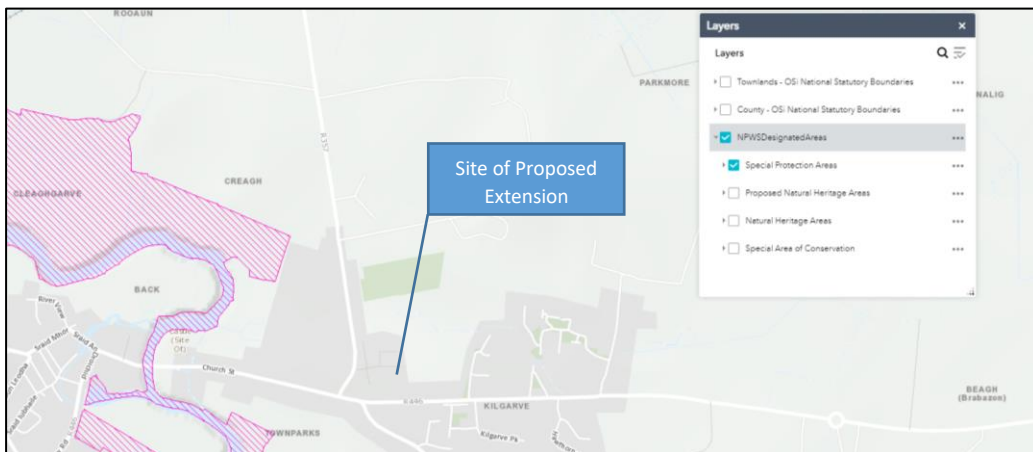
- Zone A
- Zone B



**v. Habitats Directive**

**Special Protected Area (SPA)**

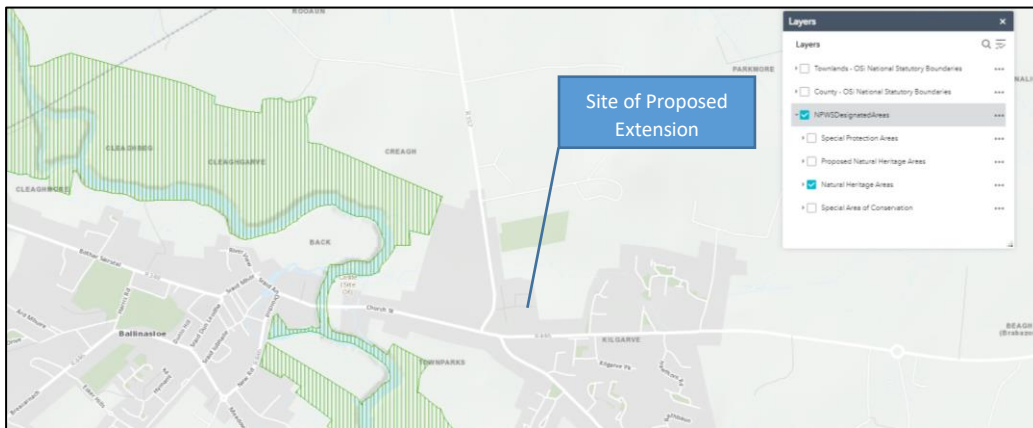
The site is situated approx. 500m East of the **River Suck Callows SPA**.





## Natural Heritage Area (NHA)

The site is situated approx. 500m East of the **River Suck Callows SPA**.



Consequently, in accordance with Article 6 of the Habitats Directive, an Appropriate Assessment Screening Report was prepared to provide the necessary information to assess whether the proposed development alone and in combination with other projects, could have significant effects on Natura 2000 sites in the area.

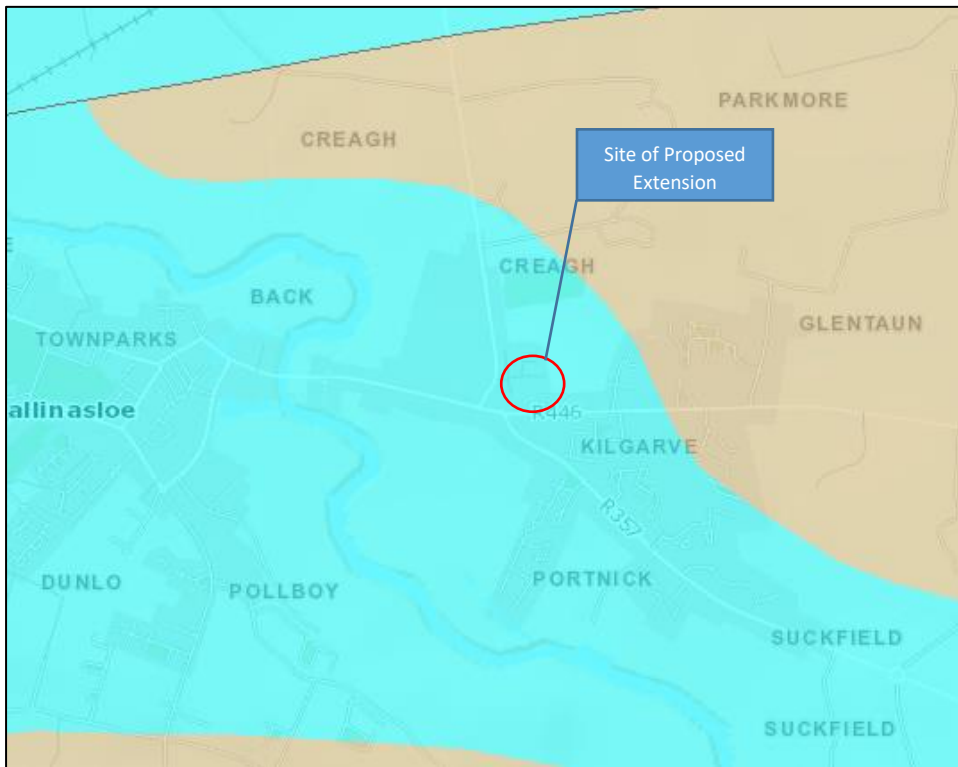
The Screening Report concludes:

***“....there is no significant effects 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. 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)***

*(See attached report from Planning Consultancy Services, dated December 2021)*

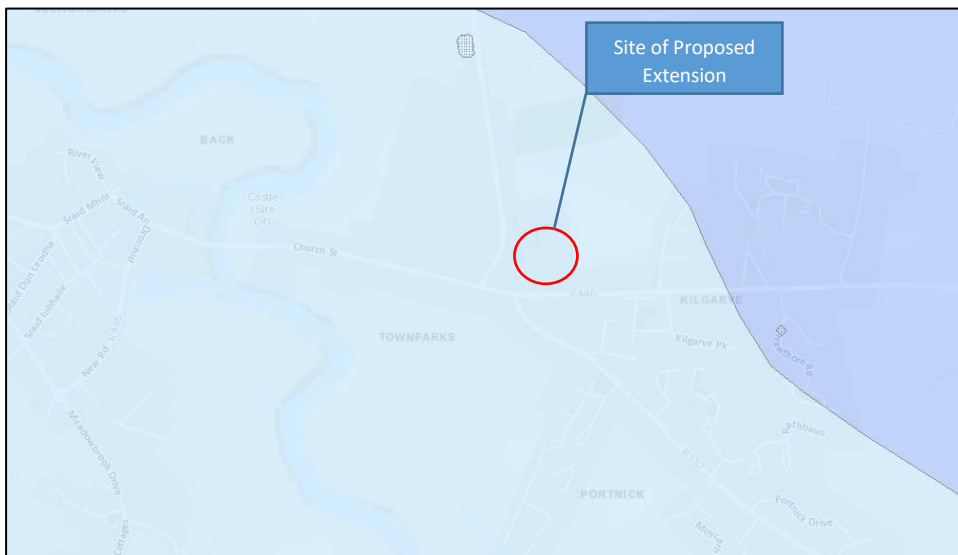
**vi. Aquifer Classification:**

The aquifer has been classified as Regionally Important Aquifer - Karstified (conduit).



**vii. Bedrock Formation**

The bedrock formation is classified as Visean Limestone.



**viii. Groundwater Drinking Water Protection Area**

The proposed site is not within a Groundwater Drinking Water Protection Area.

**ix. Environmental Impact Assessment**

An Environmental Impact Assessment Screening Report has been prepared to accompany this application.

The report concluded:

***“.... the project is not of a class of development in Schedule 5, Parts 1 and 2. Accordingly it does not require mandatory EIA. Furthermore, as the proposed is not ‘sub-threshold development’, neither a formal EIA screening report nor an EIAR is required in this case.”***

*(See attached report from Planning Consultancy Services, dated December 2021)*

**x. Public Health**

See attached report, dated 10 March 2016, from the Environmental Health Service, Health Service Executive (HSE). Subject to compliance with conditions relating to site profiles and drainage, the HSE does not have any objection to the proposed development.

**xi. Accessibility**

The proposed extension will be accessed from the North, through the existing Burial Ground. Current arrangements in place facilitating access and parking at Creagh Burial Ground are considered adequate to service the proposed extension in addition.

## **6. Conclusion**

The proposed site is considered a suitable location for an extension to the existing Creagh Burial Ground.

Should you have any further queries or require any additional information, I can be contacted at any time.

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***Dave O Loughlin***

***Environment Section***

***Galway County Council***

***091 509591***