

An
Bord
Pleanála

Inspector's Report ABP317362-23

Development

Development consisting of the retention and completion of residential development which contains 3 no. 2 storey 4 bedroom detached houses with individual vehicular entrances and sewage treatment systems together with ancillary site works, landscaping and service connections previously granted under Planning Reference No. 16/354..

Location

Roscam, Galway..

Planning Authority

Galway City Council.

Planning Authority Reg. Ref.

2375.

Applicant(s)

John Collins.

Type of Application

Permission

Planning Authority Decision

Refuse permission.

Type of Appeal

First Party

Appellant(s)

John Collins.

Observer(s)

Dr James McCarthy

Dr Martin J. Fahy.

26th September 2023.

Date of Site Inspection

Inspector

Des Johnson

Contents

Site location and description	4
Proposed development	4
Planning authority decision	5
Decision	5
Planning authority reports	5
Other technical reports	6
Planning history	7
Policy & context	7
Development Plan	7
Ministerial Direction	7
Natural Heritage designations	8
EIA screening	8
The Appeal	8
Grounds of appeal	8
Planning authority response	10
Observations	11
Assessment	13
Recommendation	18
Reasons and considerations	18
Appendix A	19

1.0 Site Location and Description

- 1.1. The site is located in the Roscam area, approximately 6.5km east of Galway City Centre. It is to the east side of a minor surfaced road, approximately 300m to the west of the junction with Rosshill Road. The wider area is generally rural in character, with extensive ribbon development comprising one-off houses on large plots, along the public roads. The public road onto which the appeal site has frontage, is narrow, with hedgerows either side, no footpaths, and no public lighting.
- 1.2. The appeal site is roughly rectangular in shape. The total site frontage is shown as 91.4m in length, and the depth of the site at right angles to the road varies between 92.20m and 90.69m. The site inclines to the east away from the public road by approximately 3.56m. At the time of inspection, the frontage of the site was fenced off, hardcore was evident along the routes of the proposed accesses to the proposed houses and on the footprints of the proposed houses, 3 trial holes were open, and three pre-fabricated and unconnected effluent tanks were placed above ground.
- 1.3. The public road passing the site frontage is a winding cul de sac leading towards the coast and with housing either side. There is a two-storey house adjoining the appeal site to the south, and beyond that is a dwelling, which appeared to be in derelict condition. Adjacent to the east of the site is a new development of large two-storey houses on Ros Odhráin. These houses overlook the appeal site to the rear.

2.0 The Proposed Development

- 2.1. The proposal is for development consisting the retention and completion of a residential development containing 3 no. 2 storey 4 bedroom detached houses with individual vehicular entrances and sewage treatment systems, together with ancillary site works, landscaping and service connections, previously granted under Register Reference No. 16/354.
- 2.2. The gross floor area of the proposed development is stated to be 785.1sqm, and the site area is 0.9ha.

3.0 Planning Authority Decision

3.1. Decision

By Order dated 18.05.2023, the Planning Authority decided to Refuse to grant retention/permission for two reasons. The reasons may be summarised as follows:

Reason 1.

The lands are un-zoned, as previous R2 zoning providing for sensitive infill development has been deleted following Ministerial Direction. The proposal would be contrary to land zoning policies and objectives as set out in the Development Plan and the Ministerial Direction, and would undermine National Policy Objective 3 (a and b) and is inconsistent with National Policy Objective 62 to strengthen the value of greenbelts and green spaces as set out in the National Planning Framework 2040.

Reason 2.

Insufficient information submitted to assess the suitability of the site for wastewater treatment systems in accordance with the requirements of the EPA. This is an area of extreme groundwater vulnerability and on a regionally important aquifer in proximity to designated European sites. Contrary to Development Plan policy for Water Quality (Policy 9.2) and to limit development that has the potential to impact the objectives for protection and enhancement and/or restoration, and Policy 5.2 Protected Spaces: to protect sites the form part of the Natura 2000 network in accordance with the Habitats and Birds Directives.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The report notes the receipt of 5 submissions and summarises their content. Issues raised include alleged unauthorised development, need for substitute consent, requirement for Appropriate Assessment, absence of information on trial holes and percolation areas, lack of adherence to national and climate policies, environmental sensitivity close to European sites, and obstruction of views and loss of privacy for existing housing in Ros Odhráin estate. These issues raised by objectors were all taken into consideration. The site is located approximately 327m east and 460m

north of designated European sites – Galway Bay Complex SAC and Inner Galway Bay SPA. There is no recorded Annex 1 habitat or National Monument on the site. The previous permission (16/354) was granted on (then) LDR zoned lands which allowed for low density residential development. The proposed R2 zoning in the draft Plan 2023-2029, was deleted following Ministerial Direction, together with development objectives in Section 11.2.8 and Figure 11.14 in the extended Roscam area. As such, the proposed development is contrary to the land use policies of the CDP and the Ministerial Direction.

Section 34(12) of the Planning and Development Act 2000 (as amended) imposes restrictions on the granting of permission where retention of unauthorised development is proposed, and where the planning authority concluded that, if an application for permission for the development had been made for the development concerned before it commenced, it would have required an EIA, determination as to whether EIA is required, or Appropriate Assessment. A screening for Appropriate Assessment is submitted. The finding of the screening report (finding of no significant effects FONSE) remains inconclusive and direct, indirect and combination effects on European sites may arise due to pathways or connections to a European site, namely hydrological connections, and related groundwater emissions and potential effects on qualifying interests and conservation objectives.

The proposed house design is acceptable and in character with the area. The proposed density is reflective of low density residential development.

3.2.2. Other Technical Reports

Environment Section – Due to the absence of information it was not possible to ascertain if the proposal is in line with the current EPA Code of Practice for Wastewater Treatment and Disposal Systems serving Single Houses. Specified further information is required.

Heritage Officer – No archaeological assessment report has been submitted. A re-testivity report and licensed metal detecting of the topsoil and all areas disturbed by the development must be carried out.

4.0 Planning History

Reference 16/354 – permission granted for new residential development comprising three 2 storey four-bedroomed detached houses with individual vehicular entrances and sewage treatment systems together with all ancillary site works, landscaping, and service connections.

Reference 21/240 – Extension of time refused on Reference 16/354.

Reference 22/321 – Extension of time refused for Reference 16/354.

5.0 Policy and Context

5.1. Development Plan

The Galway City Development Plan 2023-2029 is the statutory plan for the area. It came into effect on 04.01.2023 and was updated in May 2023 by way of Ministerial Direction.

The subject site is un-zoned.

Policy 5.2 relates to Protected Spaces. The policy includes the protection of European sites that form part of the Natura 2000 network, and ensuring that all plans or projects are only authorised after the competent authority has ascertained, based on scientific evidence, screening for appropriate assessment and/or a Habitats Directive assessment, that the project will not give rise to an adverse direct, indirect or secondary effect on the integrity of any European site. The policy is also to ensure that plans and projects with the potential to have a significant impact on European sites, whether directly, indirectly or in combination with other plans or projects, are subject to Appropriate Assessment.

Policy 9.2 relates to Water Quality. This policy includes the protection of the city's groundwater resource and limiting any development which has potential to impact the objectives for protection, enhancement and/or restoration.

Ministerial Direction

This is dated 3rd May 2023. This directs the deletion of zoning objectives in the Development Plan, including “Figure 11.24 in the Roscam area” and “Figure 11.30 in

the Roscam area”. The subject lands are un-zoned. The Direction also directs the deletion of specific development objectives including “A.23 Roscam”, “A.24 Roscam”, “Figure A.30 Roscam” and “Figure 11.14 in the extended Roscam area”. (Figure 11.14 in the Draft Plan included the subject site in a wider area).

5.2. **Natural Heritage Designations**

Galway Bay Complex SAC – stated to be approximately 327m from the subject site.

Inner Galway Bay SPA – stated to be approximately 460m from the site.

The qualifying interests and conservation objectives for these European sites are listed in Appendix A to this report.

5.3. **EIA Screening**

Having regard to the nature and scale of the proposed development, its location and the likely emissions therefrom, it is possible to conclude that the proposed development is not likely to give rise to significant environmental impacts and the requirement for submission of an EIAR and carrying out of an EIA may be set aside at a preliminary stage.

6.0 **The Appeal**

6.1. **Grounds of Appeal**

These may be summarised as follows:

1. Planning permission was previously granted for 3 no. dwellings on this site. Construction commenced but the planning permission lapsed on two separate occasions, and an application for extension of duration was unsuccessful.
2. A substantial amount of work has already taken place on the site. All these works were approved and have been implemented in accordance with planning permission Ref: 16/354. As such, these works constitute authorised development.
3. The first reason for refusal has no basis in the Galway City Development Plan, and would not undermine national policy objectives in the National

Planning Framework. It is peculiar to have un-zoned lands within Galway City and suburbs. The absence of zoning does not preclude the granting of permission.

4. Permission was not granted because of a Ministerial Direction, which is now in force, but the Minister does not have the power to dictate to the planning authority how to decide the application. The Direction only relates to a land use zoning and objective in the City Plan that have now been removed. There is no policy or objective in the City Plan in respect of un-zoned lands. The proposal should be assessed as an 'open for consideration' use.
5. The planning authority previously deemed the site to be suitable for residential development. Save the now un-zoned status of the lands, there has been no material change to the planning and development context for the proposal.
6. The proposed development complies with National Policy Objectives 3a (to deliver at least 40% of all new homes nationally within the built-up footprint of existing settlements) and 3b (to deliver at least 50% of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within the existing built-up footprints). The appeal site is within Galway City, as defined by the CSO in the Census of Population. National Policy Objective 62 applies to greenbelts and green spaces and does not apply to the appeal site which has never been part of a greenbelt or green space at a regional or city scale within Galway City. This is an infill site surrounded by housing. There is no basis for reason 1 for refusal.
7. Regarding reason 2 for refusal, the previous planning permission was granted based on site suitability. New site suitability tests are submitted demonstrating full compliance with the EPA *Wastewater Treatment Manual on Treatment Systems for Single Houses (EPA 2021)*. The new assessments clearly show that, although the sites are located within an area of extreme vulnerability, the proposed effluent treatment regime meets the criteria set out in the EPA Code of Practice 2021. In addition, it is proposed to install BAF treatment systems with tertiary treatment using an in-situ soil polishing filter. This is the highest level of treatment that can be specified in compliance with the EPA CoP. The installation of a compliant effluent treatment regime supports the finding of 'No

significant effects' (FONSE) in the screening report for Appropriate Assessment.

The following documents are attached with the grounds of appeal:

- Photomontages prepared by Patrick Newell Engineering showing test holes and trial pits on the three sites.
- Maps showing Bedrock, Soils, Subsoil, Aquifer, Karst and Wells, Vulnerability, and Location map prepared by Patrick Newell Engineering.
- Letter from the Department of Housing, Local Government and Heritage, dated 31.05.2023, stating that the interpretation of the Ministerial Direction is a matter for Galway City Council and the day-to-day operation of the planning system is a matter for the planning authority. The determination of planning applications is a matter for Galway City Council and An Bord Pleanála.
- Letter from MacSweeney & Company, dated 08.06.2023 stating that it is clear that the Minister envisaged a less rigid application of the revised zoning in respect of sites previously the subject of planning permission. The unique circumstances surrounding this application do not appear to have been given due consideration by the planning authority.
- Letter from Patrick J Newell, Engineers and Surveyors, dated 13.06.2023 detailing three new Site Suitability Assessments. The new assessments provide further evidence that a compliant effluent treatment regime can be installed as part of the construction work of the dwellings and support the finding of no significant effects as detailed in the AA Screening Report.

6.2. **Planning Authority Response**

None on file.

6.3. **Observations**

Two observations submitted. The key issues raised can be summarised as follows:

Dr James McCarthy

1. The proposal is contrary to proper planning and sustainable development on the basis of National Planning policies, Ministerial Direction and current Development Plan policies.
2. Works carried out on the site are unauthorised.
3. Planning history is not relevant as this is a new planning application.
4. It is not clear which works relate to the retention proposal. It is not clear what AA screening has been done. The indirect impacts on the SAC of works carried out are not addressed. The status of the SAC has changed as recorded by the NPWS in its 2019 reporting under Article 17.
5. No Appropriate Assessment is submitted.
6. New trial holes are required.
7. Some information submitted is potentially inaccurate. This is a greenfield site and not a brownfield site. Unauthorised development was carried out at the end of 2022.
8. The separation distance to the SAC should be checked. An existing wildlife corridor to the sea would be cut off permanently.
9. The electricity supply should be underground.
10. The impact of the proposed development (including works previously carried out) on the nearby karst spring has not been addressed.

The submission attaches a copy of a complaint letter to the planning authority claiming unauthorised development carried out on the site commencing November 25th 2022, after the planning permission granted had expired.

Dr. Martin J. Fahy

1. The works carried out are unauthorised as deemed by the Planning Authority in December 2022 (ref: UD 22/054). Work commenced on November 25th 2022 - 17 working days before the expiration of the planning permission (allowing for COVID-19 extension). Substantial works could not be carried out over that period. The applicant should have been aware that he ran the risk that the works carried out would be deemed unauthorised on the expiration of

the planning permission. Substitute consent is required for the works already carried out.

2. The Galway City Development Plan 2023-2029 is applicable to the proposed development
3. The proposed development would be contrary to the National Planning Framework 2040, the Regional Spatial and Economic Strategy, and Development Plan policies.
4. The Stage 1 screening for Appropriate Assessment is invalid as data used is no longer valid, there is no cumulative assessment carried out, and the Galway Bay SAC conservation objectives, as set out by the NPWS, do not provide necessary conservation measures corresponding to the ecological requirements of the natural habitat types referred to in Annex I and Annex II of the Habitats Directive. A Stage II Appropriate Assessment is required.
5. The site is of archaeological, environmental and biodiversity importance, as recognised by specific provisions of the Development Plan. The site is in proximity to two protected structures, inside the precautionary area of 11 European Sites, within a designated network of local biodiversity area, and in close proximity to the designated 'green network' of the Plan.
6. The site is on a Regionally Important Aquifer with extreme vulnerability due to its karst nature. There is a karst spring approximately c. 30m to the east. The trial holes data, submitted with the appeal, are based on made ground and not the original ground.
7. The site has been the subject of two applications for Extension of Duration of the planning permission; the first (21/240) on the basis of 'no works' and the second (22/321) on the basis that 'substantial works had not been carried out'. The applicant did not seek to review these decisions. It is the subject of an unauthorised development notice (UD 22/054).
8. Having regard to section 34(12) of the PDA 2000 (as amended), the Board is precluded from granting retention permission.
9. The site is not within a built-up footprint as defined by the CSO. This is a greenfield site.

10. The proposed development is contrary to the National Climate Action Plan (2021). It would be dependent on car transportation, create increased emissions and undermine the concept of a 15 minute city.

11. Information submitted with the application regarding effluent disposal is out of date and inadequate. This is a highly sensitive water environment near European sites. A thorough in-combination screening is required. The screening lacks necessary documentary/scientific evidence. There are lacunae in the screening exercise – likely indirect impacts via groundwater and surface water are not considered. The impact of works already carried out has not been assessed.

6.4. Further Responses

None on file.

7.0 Assessment

7.1. The proposal is to retain and complete a residential development which contains 3 no. 2 storey, 4 bedroom detached houses with individual vehicular entrances and sewage treatment systems together with all ancillary site works, landscaping and service connections, previously granted under Planning Reference No. 16/354, at Roscam, Galway. The gross floor area of the proposed development is stated to be 785.1 sqm, and the site area is 0.9ha. The planning authority refused permission for reasons summarised earlier in this report.

7.2. I have read the file, visited the site, and have considered all written reports and submissions. I consider that the proposed development should be assessed under the following headings:

- Nature of the proposal
- Planning History
- Extent of works previously carried out
- National and County Development Plan policy

- Views and privacy
- Wastewater disposal
- Appropriate Assessment

7.3. Nature of the proposal

There are two elements to the development being proposed – retention and completion. The applicants/appellants claim that the works already carried out on the site were consistent with an extant planning permission (Reference 16/354), whereas the observers contend that the works carried out are unauthorised and should be enforced against. Enforcement is a function of the planning authority.

I submit that the Board is required to assess the proposed development as worded in the public notice and application documentation, and this includes the retention of works already carried out on the site, as well as additional works proposed.

7.4. Planning History

By Order dated 3rd August 2017 (Reg. Ref 16/354) the Planning Authority granted permission for new residential development comprising three 2-storey four-bedroomed detached houses with individual vehicular entrances and sewage treatment systems, together with all ancillary site works, landscaping and service connections. The site layout and house design approved by the planning authority are essentially similar to the current proposal. The subject lands were zoned LDR (Low Density Residential) at the time of the granting of permission. An application for an extension of time was refused by the planning authority on two occasions on the basis that no works/no substantial works had been carried out on the site.

The appellants/applicants contend that, other than the current un-zoned status of the lands, there has been no material change to the planning and development context since the grant of permission under Reg Ref: 16/354. The observers argue that the planning history is not relevant, and the application must be considered anew.

7.5. Extent of works previously carried out.

Drawing No. 699119-EX101 relates to the existing extent of development already carried out on the site. The drawing shows the existing hardcore areas on the line of proposed driveways and the footprint of the houses, stockpiled topsoil material, and 'preparatory installation of effluent treatment systems as granted under Planning

Permission No. 16/354'. The applicants/appellants contend that a substantial amount of work has already taken place. The planning authority refused an extension of duration of Reg Ref 16/354 on the basis that no substantial works had been carried out. I agree with the conclusion of the planning authority, and consider that the works already carried out are not substantial when considered in the context of the overall development for which permission was granted.

In the context of the proposal before the Board, I conclude that the retention element of the proposal relates to the works carried out as indicated on Drawing No. 699119-EX101. I note that the appellants/applicants contend that the works carried out were in accordance with the extant permission at that time, and, as such, are authorised, but as I concluded earlier in this assessment, the Board is required to assess the proposal before it as detailed in the public notice and the application documents, including the retention element.

7.6. **National and County Development Plan policy**

The National Planning Framework includes the following objectives:

NPO3a – deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements

NPO3b – deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of ... Galway, within their existing built-up footprints.

The Northern & Western Regional Assembly RSES 2020-2032.includes the following objectives:

RPO 32. - (a) Deliver at least 50% of all new city homes targeted in the Galway MASP, within the existing built-up footprint of Galway City and suburbs. (b) Deliver at least 40% of all new housing targeted in the Regional Growth Centres, within the existing built-up footprint. (c) Deliver at least 30% of all new homes that are targeted in settlements with a population of at least 1,500 (other than the Galway MASP and the Regional Growth Centres), within the existing built-up footprints³

NPO 62 – seeks to strengthen the value of greenbelts and green spaces.

7.7. The Planning and Development (Galway City Development Plan 2023-2029)

Direction was issued under section 31 of the 2000 Act, as amended, on 3rd May 2023. This directed the omission of specific development objectives from the Plan,

including Figure 11.14 relating to Roscam and including the subject appeal site. The effect of the Direction was to de-zone the subject site from Residential R2 (as per the draft and interim adopted County Development Plan 2023-2029) to un-zoned land. The Direction includes a Statement of Reasons for the omission including the following:

Land zoned for residential development in peripheral and un-serviced locations in a piecemeal and non-sequential manner inconsistent with the requirement of compact growth in NPO 3(a-b) of the NPF and RPO 3.2 of the RSES and to strengthen the value of greenbelts and green spaces under NPO 62, the requirement under section 10(2) of the Act for objectives to promote sustainable settlement and transport strategies to reduce energy use and reduce greenhouse gas emissions, and fails to have regard to the sequential approach to development having regard to the policy and objectives of the Development Plans Guidelines for Planning Authorities (2022) ... regarding the sequential approach to zoning for residential development.

The appeal site is in a peripheral and un-serviced location, and is un-zoned. It is an infill site with residential development on all sides, and was previously granted planning permission for a similar type of development (permission now lapsed) However, these facts were known at the time of the making of the Ministerial Direction, and would have been taken into consideration. The reason for the omission of the R2 zoning on this site is clearly set out in the Direction which states that the proposed development would be inconsistent with National Policy Objectives relating to the requirement for compact growth. In the circumstances set out, I consider that the Planning Authority's Reason 1 for refusal is reasonable.

7.8. Views and privacy

The proposed development, if constructed, would obstruct private views from the three newly constructed properties to the east. I submit that there is no legal right to a private view and it would not be reasonable to refuse permission for this reason. Furthermore, I submit that the proposed development, if constructed, would not have any significant impact of the privacy of properties in the vicinity.

7.9. Wastewater Disposal

The proposal is to install 3 separate wastewater treatment systems - one for each of the proposed houses. The underlying aquifer is Regionally Important (Rk), and the

underlying soil type is till derived chiefly from Limestone. There are no karst features visible on the site. The groundwater flow direction is stated to be south-west towards Galway Bay. In the grounds of appeal, the appellants/applicants submitted three new Site Suitability Assessments. The proposed effluent treatment regime meets the criteria as set out in the EPA Code of Practice 2021. To further protect the receptors at the site it is proposed to install BAF treatment systems with tertiary treatment using an in situ soil polishing filter. Discharge would be to groundwater.

The planning authority's second reason for refusal states that insufficient information is submitted to enable the planning authority to assess the suitability of the site for wastewater treatment systems in accordance with the requirements of the EPA in an area of extreme groundwater vulnerability and on a karst regionally important aquifer in proximity to designated European Sites. The reason states that the proposed development would be contrary to Policy 9.2 to protect the City's groundwater resource. The planning authority has not responded to the appellants/applicants response submission dated 14th June 2023.

Based on the information on the file, including the new Site Suitability Assessments submitted, I consider that there is no reason to conclude that the proposed development, by itself, would not meet the requirements of EPA: Wastewater Treatment Manual on Treatment Systems for Single Houses (EPA 2021).

7.10. Appropriate Assessment Screening

Section 34(12) of the 2000 Act, as amended, states that a planning authority shall refuse to consider an application for unauthorised development of land where the authority decides that if the application for permission had been made in respect of the development concerned before it was commenced, the application would have required one or more of the following carried out – (a) an environmental impact assessment, (b) a determination as to whether an environmental assessment is required, or (c) an appropriate assessment. Section 12A clarifies that if an application for permission had been made in respect of the following development before it was commenced, the application shall be deemed not to have required a determination for environmental assessment. The information on file indicates that planning permission was extant at the time of carrying out works on the site. In these

circumstances, I submit that there is no requirement for a determination for environmental assessment for the works already carried out.

The subject appeal site is approximately 220m to the east of the Inner Galway Bay SPA, the Galway Bay Complex SAC, and the Galway Bay Complex pNHA. The qualifying interests and conservation objectives for the two European designated sites are contained in Appendix A of this report. Priority habitats in the SAC include Coastal Lagoons, Calcareous fens and Turloughs. This is a limestone area. The underlying aquifer is of Regional Importance, and vulnerability is extreme, and the groundwater flow from the site is to the south-west. There is extensive new residential development in the area, served by individual wastewater systems. The screening for Appropriate Assessment does not examine the potential for cumulative adverse impacts on the two designated European sites in proximity to the appeal site. In these circumstances, and in the absence of a Natura Impact Statement, it is not possible to be satisfied that the proposed development, in combination with other plans or projects, would not be likely to have a significant effect on the Galway Bay Complex SAC (000268), and Inner Galway Bay SPA (000431), in view of the sites' conservation objectives. In such circumstances, the Board is precluded from granting permission.

8.0 Recommendation

8.1. I recommend that planning permission be refused.

9.0 Reasons and Considerations

1. It is considered that the proposed residential development on un-zoned lands in a peripheral and un-serviced location, would be contrary to the land zoning policies and objectives set out in the Galway City Development Plan 2023-2029, and to National Policy Objectives 3a and 3b, as set out in the National Planning Framework Ireland 2040 Our Plan (2018) and as indicated in the Planning and Development (Galway City Development Plan 2023-2029) Direction 2023. As such, the proposed development would be contrary to the proper planning and sustainable development of the area.

2. On the basis of the information provided, and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development, in combination with other plans or projects, would not be likely to have a significant effect on the Galway Bay Complex SAC (000268), and Inner Galway Bay SPA (000431), in view of the sites' conservation objectives. In such circumstances the Board is precluded from granting permission.

Des Johnson
Planning Inspector

11th October 2023.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Appendix A

Qualifying interests for Galway Bay Complex SAC

Mudflats and sandflats not covered by seawater at low tide

Coastal lagoons*

Large shallow inlets and bays

Reefs

Perennial vegetation of stony banks

Vegetated sea cliffs of the Atlantic and Baltic coasts

Salicornia and other annuals colonising mud and sand

Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*)

Mediterranean salt meadows (*Juncetalia maritimi*)

Turloughs*

Juniperus communis formations on heaths or calcareous grasslands

Semi-natural dry grasslands and scrubland facies on calcareous substrates

Calcareous fens with *Cladium mariscus* and species of the *Caricion davallianae**

Alkaline fens

Limestone pavements

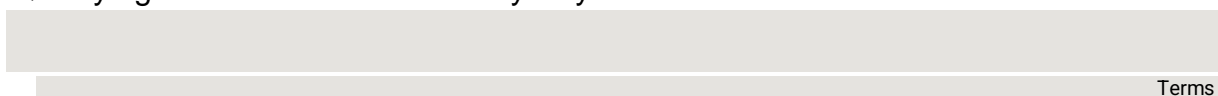
Lutra lutra (Otter)

Phoca vitulina (Harbour Seal)

- Priority habitats

Conservation Objectives – To maintain and restore favourable conservation condition.

Qualifying Interests for Inner Galway Bay SPA



Black-throated Diver

Great Northern Diver (*Gavia immer*)

Cormorant (*Phalacrocorax carbo*)

Grey Heron (*Ardea cinerea*) [A028]

Light-bellied Brent Goose (*Branta bernicla hrota*)

Wigeon (*Anas penelope*)

Teal (*Anas crecca*) [A052]

Red-breasted Merganser (*Mergus serrator*)

Ringed Plover (*Charadrius hiaticula*)

Golden Plover (*Pluvialis apricaria*)

Lapwing (*Vanellus vanellus*)

Dunlin (*Calidris alpina*)

Bar-tailed Godwit (*Limosa lapponica*)

Curlew (*Numenius arquata*)
Redshank (*Tringa totanus*)
Turnstone (*Arenaria interpres*)
Black-headed Gull (*Chroicocephalus ridibundus*)
Common Gull (*Larus canus*)
Sandwich Tern (*Sterna sandvicensis*)
Common Tern (*Sterna hirundo*)
Wetland and Waterbirds

Conservation Objectives – To maintain the favourable conservation condition.