



An
Coimisiún
Pleanála

Inspector's Report ABP-320946-24.

Development	Upgrade of established public lakeshore recreation and amenity facility at Long Point, Lake Road (R351).
Location	Knockanima, Loughrea, County Galway
Local Authority	Galway County Council.
Type of Application	Application for approval made under Section 177(AE) of the Planning and Development Act, 2000 (local authority development requiring appropriate assessment)
Prescribed Bodies	Department of Housing Local Government and Heritage. Inland Fisheries Ireland
Observer(s)	Francis Fahy Gerard McInerney
Date of Site Inspection	31/10/24
Inspector	Hugh O'Neill

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1 Introduction

Galway County Council is seeking approval from An Coimisiún Pleanála to undertake development at Long Point, Lake Road (R351) in the townland of Knockanima, Loughrea, Co. Galway. Within and adjacent to the Lough Rea SAC [000304] and Lough Rea SPA [004134] which are designated European sites. A Natura Impact Statement (NIS) and application under Section 177AE was lodged by the Local Authority on the basis of the proposed development's likely significant effect on a European site.

Section 177AE of the Planning and Development act 2000 (as amended) requires that where an appropriate assessment is required in respect of development by a local authority, the authority shall prepare an NIS and the development shall not be carried out unless An Coimisiún has approved the development with or without modifications. Furthermore, Section 177V of the Planning and Development Act 2000 (as amended) requires that the appropriate assessment shall include a determination by An Coimisiún as to whether or not the proposed development would adversely affect the integrity of a European site and the appropriate assessment shall be carried out by An Coimisiún before consent is given for the proposed development.

2 Proposed Development

The development will consist of the following:

- Closing of 2 of the 3 current vehicular entrances to the lakeside amenity area. Junction upgrade works to the existing central access point. Setting back roadside stone walls. Building up of a dwell area for vehicular traffic exiting onto the public road.
- A 4m high totem style sign at the entrance.
- A shared active travel route adjacent to the Lake Road (R351).
- The provision of 155 car parking spaces across 3 areas, with trading areas, and bicycle parking, surface water attenuation by way of an underground tank system discharging to soakaways.
- Raising of electrical Kiosk, and water proofing foul pumping station.

- Demolition of an existing changing shelter (28sqm) and surrounding hard surfaced area.
- Alteration/conversion of existing toilet and shower building to storage changing and toilet facilities. (93 sqm)
- New changing, toilet and shower facilities in a single storey building (86 sqm) including sheltered outdoor shower changing area.
- New lifeguard station building. (16 sqm)
- Alteration and extension of existing artificial beach area.
- Removal of existing and construction of new set back lake edge boundary walls/footpaths including provision of new retaining structure, deck, steps and ramp to water's edge
- Repairs to existing concrete pier surfaces and timber decking boards, ladders, and backboards.
- Removal of remnants of a former slipway and construction of a new slipway for kayaks and SUPS.
- Circular viewing deck partially over existing amenity grass area and partially over the lake.
- New paths, roadways, walls, public lighting, bins and benches.
- Removal of 55 trees and 4 groups of trees.
- Planting of trees, creation of managed grassland, amenity grass and wildflower areas, and construction of surface water collection and attenuation system including provision of roadside swales.

Accompanying documents

- Cover Letter
- Site Notice (copy, as erected on site on the 25th September 2024);
- Newspaper Notices: The Connacht Tribune (dated 27th September 2024);
- Copies of Cover Letters Issued to Prescribed Bodies
- ESRI Shapefile of the Application Boundary

- Planning Application Drawings (Full drawing schedule included with drawings);
 - Architectural Drawing Pack prepared by Helena McElmeel Architects
 - Civil Engineering Layout and Sections prepared by S. Hanniffy & Associates
 - Lighting Design prepared by MWP
- Technical Reports
 - Planning Report prepared by MKO
 - Natura Impact Statement prepared by MKO
 - Ecological Impact Assessment prepared by MKO
 - EIA Screening Report prepared by MKO
 - Construction and Environmental Management Plan prepared by MKO
 - Architectural Design Statement prepared by Helena McElmeel Architects
 - Landscape Soft Works Report prepared by Cooney Mcdowall Design Studio Ltd
 - Civil Design Report prepared by S. Hanniffy and Associates
 - Road Safety Audit prepared by Traffico Ltd
 - Traffic and Transport Assessment prepared by Alan Lipscombe Traffic and Transport Consultants
 - Flood Risk Assessment prepared by Hydro Environmental Ltd
 - Public Lighting Overview and Calculations Reports prepared by MWP

3 Site and Location

The Proposed Development is on the shore of Lough Rea approximately 1.4 km southeast of Loughrea Town Centre. The application site extends to 2.26 hectares (ha) and consists of an existing lakeside amenity area in the townland of Knockanima, Loughrea, Co. Galway within the Loughrea Local Area Plan boundary.

The existing site is of an irregular shape defined by the R351 to the east and elsewhere generally coinciding with the boundary of the Natura sites with the exception of the westerly tip, the southeast of the site and at the artificial beach area. In each of these locations the site extends into/overlaps with the Lough Rea Natura sites.

The lake edge is defined by retaining wall structure with footpath behind. The wall extends for approx. 600m from the piers towards Loughrea. The retaining wall was surveyed to be at levels in the region of 500 to 900mm above the natural edge of the lake bed.

Vehicular access from the R351 is via 3 separate points. The existing amenity area consists of extensive tarmac carparking areas, amenity grassland, interspersed with picnic tables on concrete hardstands, bins and trees. There are 2 concrete pier structures extending into the lake in a north westerly direction from the constructed lake edge. There are remnants of concrete structures at the lake edge at the most southerly part of the application area. The site is bounded to the south by an area of wet woodland (within the SAC).

With the exception of the concrete edge described above the shore line is typically defined by cobble type stones of varying size transiting into mixed terrestrial vegetation typical of lake shore. An area of sand extends into the lake from the area described in the application as the beach, in a westerly direction towards and beyond the eastern pier and extending to the north. This substratum appears unique to this location on Lough Rea.

There are dense beds of Charophytes to the immediate east and west sides of the western pier towards but not extending onto the area where sand has migrated from the beach to dominate and modify the lake substratum.

A site inspection was conducted on 31/10/24, site notices were in place and considered to be consistent with the requirements of Section 177AE (4) and adequate to inform interested parties.

4 Planning History

No planning history recorded for the subject site.

No planning history of relevance in the immediate area of the proposal.

ABP-311213-21 Approval (S177AE) for resurfacing footpaths with provision of kerbs to amenity area known as Corry's Field to the north shore of Lough Rea approx. 1.7 Km from the subject site.

5 Legislative and Policy Context

5.1 Relevant legislative provisions

The EU Habitats Directive (92/43/EEC): This Directive deals with the Conservation of Natural Habitats and of Wild Fauna and Flora throughout the European Union. Article 6(3) and 6(4) require an appropriate assessment of the likely significant effects of a proposed development on its own and in combination with other plans and projects which may have an effect on a European Site (SAC or SPA).

European Communities (Birds and Natural Habitats) Regulations 2011: These Regulations consolidate the European Communities (Natural Habitats) Regulations 1997 to 2005 and the European Communities (Birds and Natural Habitats) (Control of Recreational Activities) Regulations 2010, as well as addressing transposition failures identified in CJEU judgements. The Regulations in particular require in Reg 42(21) that where an appropriate assessment has already been carried out by a 'first' public authority for the same project (under a separate code of legislation) then a 'second' public authority considering that project for appropriate assessment under its own code of legislation is required to take account of the appropriate assessment of the first authority.

National nature conservation designations: The Department of Culture, Heritage and the Gaeltacht and the National Parks and Wildlife Service are responsible for the designation of conservation sites throughout the country. The three main types of designation are Natural Heritage Areas (NHA), Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) and the latter two form part of the European Natura 2000 Network.

Sites located in direct proximity to the subject site include:

- Lough Rea SAC [000304]
- Lough Rea SPA [004134]
- Lough Rea pNHA [000304]

Planning and Development Acts 2000 (as amended)

Part XAB sets out the requirements for the appropriate assessment of developments which could have an effect on a European site or its conservation objectives.

- 177(AE) sets out the requirements for the appropriate assessment of developments carried out by or on behalf of local authorities.
- Section 177(AE) (1) requires a local authority to prepare, or cause to be prepared, a Natura impact statement in respect of the proposed development.
- Section 177(AE) (2) states that a proposed development in respect of which an appropriate assessment is required shall not be carried out unless the Bord has approved it with or without modifications.
- Section 177(AE) (3) states that where a Natura impact assessment has been prepared pursuant to subsection (1), the local authority shall apply to the Bord for approval and the provisions of Part XAB shall apply to the carrying out of the appropriate assessment.
- Section 177(V) (3) states that a competent authority shall give consent for a proposed development only after having determined that the proposed development shall not adversely affect the integrity of a European site.
- Section 177AE (6) (a) states that before making a decision in respect of a proposed development the Bord shall consider the NIS, any submissions or observations received and any other information relating to:
 - The likely effects on the environment.
 - The likely consequences for the proper planning and sustainable development of the area.
 - The likely significant effects on a European site.

5.2 Policy and Guidelines of Relevance

The following policy and guidelines are considered relevant to the proposed development:

5.2.1 National Planning Framework (first review April 2025)

The NPF provides a framework for future development and investment in Ireland, aiming to coordinate sectoral areas such as housing, jobs, transport, education, health, environment, energy and communications, into an overall coherent strategy.

National Policy Objective 6 – ‘Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area.’

National Policy Objective 18a – ‘To support the proportionate growth of and appropriately designed development in rural towns that will contribute to their regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services.’

5.2.2 Regional Spatial and Economic Strategy for the Northern and Western Region 2020

RPO 3.4: To support the regeneration and renewal of small towns and villages in rural areas.

RPO 3.9: Identify suitable development opportunities for regeneration and development that are supported by a quality site selection process that also addresses environmental constraints and opportunities.

RPO 3.13: To support the role of smaller and medium sized towns, which demonstrate an important role in terms of service provision and employment for their catchments within the economic function of the county. Such settlements will be identified through the Development Plan process as part of the Settlement Hierarchy and the Core Strategy.

5.2.3 Irelands 4th National Biodiversity Action Plan 2023-2030

Objective 2 - Meet Urgent Conservation and Restoration Needs

Outcome 2A: The protection of existing designated areas and protected species is strengthened and conservation and restoration within the existing protected area network are enhanced.

Outcome 2B: Biodiversity and ecosystem services in the wider countryside are conserved and restored.

Outcome 2D: Biodiversity and ecosystem services in the marine and freshwater environment are conserved and restored.

5.2.4 Galway County Development Plan 2022-2028

Compact growth and regeneration

CGR 9 Delivering Improved Public Realm: Provide for a high-quality public realm and public spaces in towns and villages by promoting quality design that accommodates creative patterns of use having regard to the physical, cultural, and social identities of individual settlements.

Tourism

TOU 2 Key Economic Pillars: To promote and facilitate tourism as an economic pillar of the County's economy and to support the provision of appropriate visitor attractions and improvement in public spaces to promote attractive and vibrant town centres as key places for tourists.

CT 1 Tourism Resource: To protect beaches, and bathing areas as valuable local amenities and as a tourism resource and support the maintenance, protection and improvement of access to these amenities.

CT 4: Blue Flags: To continue to work with An Taisce, the local community and other relevant stakeholders to retain and increase the number of Blue Flag awards in the County.

LWT 1 Lakeland and Waterways Tourism: To support the development of tourism activities in lakeland areas and waterways subject to Normal Planning and environmental criteria. All proposed developments shall be in accordance with the Water Framework Directive and all relevant EU Directives.

Universal Design

PDU 1 Universal Design Approach: It is a policy objective of the Planning Authority Council to promote Universal Design and ensure that all public buildings, public open spaces, recreational and amenity areas are accessible for people with disabilities.

Recreation and Amenity

SRA 2 Promote Public Access to Natural Amenities: Recognize the role played by natural amenities as a major resource for visitors and local people and support, protect and promote public access to natural amenities that have been traditionally used for outdoor recreation (water-based facilities, recreational activities, and marinas).

Natural Heritage, Biodiversity

NHB 11 Increases in Visitor Numbers to Semi-Natural Areas, Visitor and Habitat Management: Seek to manage any increase in visitor numbers in order to avoid significant effects including loss of habitat and disturbance, including ensuring that any new projects, such as greenways, are a suitable distance from ecological sensitivities, such as riparian zones. Where relevant, the Planning Authority and those receiving permission for development under the Plan shall seek to manage any increase in visitor numbers and/or any change in visitor behaviour in order to avoid significant effects, including loss of habitat and disturbance. Management measures may include ensuring that new projects and activities are a suitable distance from ecological sensitivities. Visitor/Habitat Management Plans will be required for proposed projects as relevant and appropriate.

Water Resources, Wetlands and Flooding

WR 1 Water Resources: Protect the water resources in the plan area, including rivers, streams, lakes, wetlands, springs, turloughs, surface water and groundwater quality, as well as surface waters, aquatic and wetland habitats and freshwater and water dependant species in accordance with the requirements and guidance in the EU Water Framework Directive 2000 (2000/60/EC), the European Union (Water Policy) Regulations 2003 (as amended), the River Basin District Management Plan 2018 – 2021 and other relevant EU Directives, including associated national legislation and policy guidance (including any superseding versions of same) and also have regard to the Freshwater Pearl Mussel Sub-Basin Management Plans.

WTWF 1 Wetland Sites: Protect and conserve the ecological and biodiversity heritage of the wetland sites in the County. Ensure that an appropriate level of assessment is completed in relation to wetland habitats that are subject to proposals which would involve drainage or reclamation that might destroy, fragment or degrade any wetland in the county. This includes lakes and ponds, turloughs, watercourses,

springs and swamps, marshes, fens, heath, peatlands, some woodlands as well as some coastal and marine habitats. Protect Ramsar sites under The Convention on Wetlands of International Importance (especially as Waterfowl Habitat).

10.14 Inland Lakes, Waterways sets out a consideration of the CDP approach to Riparian zones with a case by case determination advocated with reference to biodiversity, landscape recreation and tourism.

IW 1 Inland Waterways: Protect and conserve the quality, character and features of inland waterways by controlling developments close to navigable and non-navigable waterways in accordance with best practice guidelines. (b) Preserve, protect and enhance Galway's inland lakes and waterways for their amenity and recreational resource amenity. (c) Protect the riparian zones of watercourse systems throughout the County, recognising the benefits they provide in relation to flood risk management and their protection of the ecological integrity of watercourse systems and ensure they are considered in the land use zoning in Local Area Plans. (d) The Planning Authority will support in principle the development and upgrading of the Inland Waterways and their associated facilities in accordance with legislation, best practice and relevant management strategies, key stakeholders and bodies including Waterways Ireland. (e) Ensure all abstractions of water will be subject to assessment for compliance with the requirements of Article 6 of the Habitats Directive. (f) Seek to provide additional accesses to lake shores and rivers for public rights of way, parking and layby facilities, where appropriate. (g) Developments shall ensure that adequate soil protection measures are undertaken, where appropriate, including investigations into the nature and extent of any soil/groundwater contamination.

Underwater Archaeology is addressed in section 12.6.4 with policy objectives relating to archaeological heritage set out in section 12.6.12 including:

ARC 8 Underwater Archaeological Sites To protect and preserve the archaeological value of underwater archaeological sites and associated features. In assessing proposals for development, the Council will take account of the potential underwater archaeology of rivers, lakes, intertidal and sub-tidal locations.

Flood Zones and the Sequential Approach is set out in section 14.6.3 and includes policy objectives including

FL 7 Protection of Waterbodies and Watercourses Protect waterbodies and watercourses within the County from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include protection buffers in riverine, wetland and coastal areas as appropriate.

Development Management Standards

Section 15.5.2 sets out guidelines for roads and parking. Development management standard 28 addresses access onto National, Regional, Local and private roads. Car parking standards are set out in DM standard 31. No standards are prescribed for recreation and amenity development. DM standard 33 addresses Traffic Impact Assessment, Traffic & Transport Assessment, Road Safety Audit & Noise Assessment.

Section 15.7.2 addresses Landscape sensitivity and contains DM standards 46 and 47 which seek to protect sensitive landscapes and landscape features.

Section 15.7.9 deals with Natural Heritage, Biodiversity and the Green infrastructure with DM 50 prescribing environmental assessments, and DM 51 addressing Green Infrastructure and encouraging design led by existing green infrastructure assets.

Section 15.13.2 deals with Surface water drainage and flooding with DM 67 requiring a comprehensive SUDS plan with underground tanks reserved for consideration as a final resort in the design and DM 68 prescribing consideration of development in areas subject to flood risk in a manner consistent with in accordance with The Planning System and Flood Risk Management Guidelines 2009.

5.2.5 Loughrea Local Area Plan 2024 - 2030

Adopted by the Loughrea Municipal District Members at their meeting on the 15th July 2024 and came into effect on the 26th August 2024 prepared in accordance with the Planning and Development (SEA) Regulations 2004 (as amended), an Appropriate Assessment (AA) Natura Impact Report, pursuant to Article 6 of the Habitats Directive 92/43/EEC

Strategic aim.

The strategic aim of the LAP is to support the sustainable compact growth with access to good local services through the promotion of sustainable mobility,

including walking and cycling, encouraging and fostering appropriate economic/tourism development and protecting and enhancing the heritage and character of Loughrea, including the natural assets, and the environment.

Land use zoning.

The land use zoning objective for the subject site is Open Space/Recreation and Amenity: To facilitate the further development and improvement of existing active open spaces, formal exercise areas, sports grounds, and playing fields. The zoning matrix states that the development of recreational/cultural activities are open for consideration on lands zoned for open space.

Development Management Guidelines.

The LAP at section 1.6.3 sets out a set of Development Management guidelines addressing issues of relevance to the subject development including surface water drainage and flooding which although slightly different in content is not inconsistent with that of the CDP set out above and referenced in the Loughrea SFRA prepared for/with the LAP.

Recreation, Amenity, Public Spaces and Tourism.

LSST 26 Open Space, Recreation and Amenity Promote the sustainable management, use and/or development, as appropriate, of open space/recreation and amenity lands. This will include:

- Development of open spaces and recreational activities, in accordance with best practice and on suitable lands with adequate access to the local community;
- Existing open space, sport and recreational facilities should be retained unless it can be clearly demonstrated to the satisfaction of Galway County Council that these uses are surplus to requirements of the local community or are to be replaced by an equivalent or better provision;
- Appropriate management and use of any flood risk areas within the OS zone to avoid, reduce and/or mitigate, as appropriate, the risk and potential impact of flooding;

- Support the protection of habitats and species listed in the annexes to and/or covered by the EU Habitats Directive (92/43/EEC, as amended) and Birds Directive (2009/147/EC), and species that are protected under the Wildlife Acts, 1976-2000, and stepping stones or ecological corridors in the context of Article 10 of the Habitats Directive
- Tourism
- Encourage and assist the development of the tourist potential within Loughrea in a manner that protects the architectural, archaeological and cultural significance of the town and its environs in a sustainable manner.

LSST 27 New Playground/Recreational Area It is a policy objective of Galway County Council to support and encourage the development of new playgrounds/recreational areas in Loughrea.

LSST 30 Water-Based Tourism The Council will support, subject to meeting the requirements of relevant Irish Planning and European environmental legislation including the Habitats Directive, the development of the necessary infrastructure and amenities to support water-based tourism within the plan area.

The Council shall:

- a) Collaborate with Waterways Ireland, Fáilte Ireland and other relevant agencies in enhancing water-based tourism for Loughrea town and surrounding region.
- b) Liaise with local organisations in the promotion of Lough Rea as a tourist attraction enabling the area to thrive off an inland waterway feature.
- c) Continue to implement the necessary policy objectives in terms of the SEA and AA mitigation measures for the Lough Rea Lake and environs.

LSST 36 High Quality, Contextually Sensitive Design Ensure that new developments are responsive to their site context and in keeping with the character, heritage, amenities, environment and landscape of the area. New development proposals will be required to complement the existing character of the area in terms of scale, height, massing, building line, urban grain and definition and through high quality design proposals for buildings/structures/shop fronts, the use of high quality, appropriate materials and the provision of appropriate signage, lighting, landscaping proposals and other such details.

LSST 37 Public Spaces and Streets Promote the development of high quality public spaces consisting of streets, squares, parks and amenities connected by a network of pedestrian and cycling routes. Public spaces should have a high standard of design and street furniture that will create a coherent character for the area. This would include appropriately designed and located park benches, bus shelters, bicycle storage facilities, refuse bins, signage, street sculpture, etc. but should avoid the over-proliferation of different elements and/or cluttering of public spaces.

Green Network, Biodiversity and Landscape

LSST 39 Green Network and the Landscape Support the development of a network of amenities, open spaces and natural areas that support biodiversity, that incorporate existing landscape features such as local rivers, streams, trees, stone walls and hedgerows, that provide pedestrian and cycling linkages and active and passive recreation opportunities, that help to structure and provide relief from the built environment and that can provide areas for surface water attenuation and flood risk management.

LSST 41 Views and Prospects Protect the landscape character, values, sensitivities, focal points and views in the Plan Area;

- a) Ensure that new developments are responsive to the high and special sensitivity of the Lough Rea lake and surrounds, to the moderate sensitivity of the elevated lands to the east of the town and to any other elevated sites, visually vulnerable areas or locally important townscape contexts.
- b) Require Visual Impact Assessment for developments with potential to impact on areas of significant landscape character, value or sensitivity, including both urban and natural features, such as Lough Rea, significant townscapes and historic buildings, as appropriate.
- c) Prohibit development that will block or interfere with a significant focal point or view. Where it is considered that a development may impact on focal points or views, have regard to the significance of any such impact and any appropriate mitigation measures that should be incorporated.

LSST 65 Sets out a requirement for strict application of statutory requirements relating to European Sites in the event of authorisation by the competent authority.

LSST 66 sets out to protect trees, hedgerows and boundaries, requires planting of native tree species and tree survey of important tree stands.

LSST 67 seeks the protection of Biodiversity & Ecological Networks,

LSST 73 seeks the protection of waterbodies and watercourses, including riparian strips.

5.2.6 Galway County Heritage and Biodiversity Plan 2024~ 2030

It is a strategic aim of the Galway County Development plan to implement the actions of the Heritage and biodiversity plan. The following are considered to be actions of relevance to the assessment of the proposal.

BD 4.1 Integrate biodiversity into all relevant aspects of the work of Galway County Council.

BD 4.2 Facilitate the consideration of biodiversity at the earliest stages in the design and development of new plans, strategy documents and projects.

BD 4.8 Continue to restore and enhance biodiversity of Galway County Council parks and public spaces.

BD 4.11 Raise awareness of biodiversity net gain (BNG) for consideration in Galway County Council plans, strategies and policies.

6 Consultations

6.1 Consultees Circulated

The applicant notes that, prior to lodgement a copy of the application was issued to the following which the applicant describes as prescribed bodies:

- An Chomhairle Ealaíon
- An Taisce
- Department of Housing, Local Government and Heritage
- Fáilte Ireland
- Inland Fisheries Ireland (Galway)
- National Transport Authority

- The Heritage Council
- Uisce Eireann
- Waterways Ireland

6.2 Responses Received from Consultees

6.2.1 Department of Culture, Heritage and the Gaeltacht:

A response was received from the Development Applications Unit in the Department of Culture, Heritage and the Gaeltacht. The submission addresses the archaeological context of the proposal and highlights the rich archaeological heritage in the vicinity including in Lough Rea. The submission recommended pre-construction underwater archaeological assessment and provided a set of conditions for inclusion in any approval.

6.3 Public Submissions

The prescribed time frame for submissions to the application expired on 08 November 2024 at which time a total of 2 submissions had been received.

Submissions highlighted the following issues:

- Absence of detail regarding the proposed slipway, British standard design provided.
- The existing changing shelter is fit for purpose and should not be removed.
- The area proposed as car park C should be retained as green area including for children to play.
- Beach area should be left as is.
- Work should be undertaken in the off season.

6.4 Response of Applicant to Submissions

- Design of slipway is carefully considered and will not be changed.
- The layout and design was carefully considered and subject to consultation, the applicant does not propose any changes.
- The proposed new changing facility is located in a more suitable area with closer proximity to the car parking.

- Mizen Archaeology carried out two surveys of the subject site and prepared an Archaeological Assessment Report.

7 Further Information Request

7.1 Further Information Sought

Further information was requested as follows:

1. Environmental Baseline

The applicant shall submit further data relating to the nature, distribution and extent of terrestrial, benthic/lacustrine and fringe habitats in the location of, proximate to, and in the wider vicinity of each element of the proposal within the Special Area of Conservation (SAC) and immediately adjacent to the SAC. The submitted baseline should be clear in defining the extent of:

(a) The overlap between the application boundary, the SAC boundary and the Annex I habitat as published

(b) Annex I habitats, as defined by distribution of species described as characteristic of the habitat

(c) Habitats providing a supporting function to the annex habitat.

(d) Habitats of biodiversity value beyond the Natura designation(s).

(e) Nature and extent of existing impacts on the natural functioning of the habitats including hard edges and sand.

(D) Each area of semi natural vegetation within and adjacent to the SAC which it is proposed to remove including the area adjacent to the proposed slipway and the area to be removed for construction of Car Park B.

Each supporting document including the NIS and EIAR screening report shall be amended to take account of any revised and/or extended description of the receiving environment.

2. Nature and Extent of Proposed Development

As the development is located partially within a European Site, and areas of high biodiversity value, the applicant is requested to submit a schedule of works which shall include materials and methods, to accurately describe the extent of proposed

disturbance/loss of vegetation and or substrate to the lakebed supported by drawings. Reporting of proposed disturbance/loss should be described relative to the abundance of the habitat in the wider receiving environment. The applicant is requested to submit the following:

(a) A schedule of trees to be felled, and of those to be retained.

(b) Mitigation measures including but not limited to root protection zones for all lakeshore trees

(c) Detailed materials and method for construction of the proposed slipway including any proposal to achieve increased depth of water adjacent for its operation or otherwise

(d) Detailed description of vegetation, including trees to be removed for the creation of proposed car parking area B.

(e) A summary Landscape impact assessment of the development from vantage points including from Corry's field protected view (CDP ref 40). The summary assessment will include consideration and recommendations as appropriate relating to lighting and car parking

3. Habitat Management Plan

The applicant shall provide further information to justify the decision not to proceed with a Habitat Management Plan for the area as recommended by National Parks & Wildlife Service in the preplanning consultation correspondence 15 March 2023. Consideration should be given to the carrying out and the submission of a Habitat Management Plan as part of the response to further information request.

4. Archaeology

The report of the Development Applications Unit (DAU) of the Department of Housing, Local government and Heritage sets out a prohibition on commencement of any works prior to submission and review of the Under Water Archaeological Impact Assessment (UAIA).

The DAU report also highlights the potential for design amendments to the proposal on foot of the findings of archaeological assessments.

The applicant shall undertake a programme of pre-development assessment in consultation with the National Monuments Service to facilitate the embedding or elimination of any further mitigation on the detailed design of the project ensuring complete assessments by the competent authorities of a finalised design and to submit the findings of same in response to this request.

5. Construction and Environmental Management Plan (CEMP)

The applicant shall provide site and project specific information within a revised CEMP which it is considered is necessary to inform an assessment. Revisions shall include the following:

(a) The nature and location of the proposed pre-cast elements for culverts and concrete works. Statements such as “Where possible, pre-cast elements for concrete works will be used.” Should be clarified/refined/removed from the CEMP

(b) Further detail in the form of a specification and construction methodology for each structure to facilitate assessment of “the existing pier surfaces and slipway will be repaired according to the engineers specifications.”

(c) A drawing of the position of the location proposed silt fence between the works and the lake as set out in the CEMP should be submitted

(d) Further detail and drawing(s) demonstrating suitable and unsuitable areas for the proposed perimeter construction phase swales around the construction areas.

(e) The phasing of lake shore works, steps, ramps and beach shall be included in the proposed programme of works at section 6 of the CEMP.

A revised table 5.1 of the CEMP shall include the following amendments/clarification of project specific measures:

(f) Measure 1

The requirement for oversight of any amendments to the CEMP proposed post consent by an appropriate party should be referenced in Measure 1, such as National Parks and Wildlife Service (NPWS), Inland Fisheries Ireland (IFI), National Monuments Service (NMS) etc,

(g) Measure 2

Proposed location of silt fencing to be indicated on a submitted drawing should be referenced in measure 2.

The requirement for ecological supervision of works to the lake bed including enabling works (coffer dams etc.) should be strengthened and extended to include works to lake fringe.

The use of perimeter swales as mitigation needs to be described in both detail and the consideration of locations acceptable or otherwise. Designation of an exclusion zone from lake edge may be appropriate

(h) Measure 4

This measure shall be reconsidered and drafted regarding the response to this further information request.

(i) Measure 5

The necessity for and details of a proposed silt curtain associated with the coffer dam should be set out in this measure.

The nature/meaning and application of precast elements is required.

The location of the proposed pre-cast culverts shall be identified within the proposal.

In the context of its use as a proposed mitigation measure, greater detail is required of foundations/formation layer for excavation/grading to install precast elements. The proposed nature of the pre-cast elements and a construction methodology and locations are required in order to undertake an assessment of potential impacts thereof.

a) Measure 7

Reference to pre-cast should be clarified as above, 'where possible' needs refinement and/or a statement of parameters for deciding where it could be possible.

Contradiction to be removed, no washing vs only washing of chute.

6. Drainage and Flooding

The applicant shall provide further information to describe how flood protection of the foul holding tank and pumping station as recommended in the conclusion of

the submitted flood risk assessment report has been incorporated into the proposal.

Further information is required in the form of clear drawings/sections demonstrating proposed site levels with reference to the proposed chamber levels of bypass separators and silt traps. This shall demonstrate how these structures are incorporated into the landscaping plan.

7. Schedule of proposed mitigation measures

The applicant is requested to submit a stand-alone table setting out all mitigation measures proposed across each of the various reports including EIAR Screening report, NIS, EclA, CEMP, Landscaping Softworks plan, Flood Impact Assessment, Traffic and Transport assessment, Site lighting, and Archaeology assessments, for the purpose of clarity in the assessment and any consent arising.

8. Submissions and Observations

The Applicant is invited to respond to the submissions received by the Board.

If the information requested above necessitates a revision of the NIS, a revised NIS shall be submitted.

7.2 Response to Request

A response to the request was received on 16 July 2025 following an extension of time for response. The response consists of a cover letter and supporting documents as follows:

1. Further Information Response Report prepared by MKO.
2. Updated Ecological Impact Assessment prepared by MKO.
3. Updated Natura Impact Statement prepared by MKO.
4. Arboricultural Report prepared Veon Forestry.
5. Landscape and Visual Impact Assessment prepared by MKO.
6. Verified Views Photomontage Booklet prepared by MKO.
7. Habitat Management Plan prepared by MKO.
8. Underwater Archaeological Impact Assessment prepared by Mizen Archaeology.

9. Updated Construction and Environmental Management Plan prepared by MKO.
10. Engineering Cover Letter (Item No. 6) prepared by Shane Hanniffy and Associates Consulting Engineers
11. Updated Civil Drawing Pack prepared by Shane Hanniffy and Associates Consulting Engineers.
12. Updated Environmental Impact Assessment Screening Report prepared by MKO.
13. Updated Site Layout Plan and Updated Proposed Building – Lifeguards, Viewing Point and Totem Sign Drawing prepared by Helena McElmeel Architects.

Taking account of the nature and extent of additional data in relation to the likely effects on the environment of the proposed development, including on a European site the submission was deemed to be significant for the purpose of S177AE(6) of the Planning and Development Act 2000 as amended and was for that reason subject to revised notices.

Responses by the applicant to each point are summarised in order as follows:

Item 1 Environmental Baseline

Further habitat survey has been undertaken and reporting in the form of an Ecological Impact Assessment containing habitat mapping to Fossit classification has been submitted.

Item 2 Nature and extent of development.

The response contains an Arboricultural report concluding that 55 no. trees are to be removed and 7 are to be retained with the overall impact on trees assessed to be low. Tree survey was undertaken and reported in accordance with BS5837:2012.

A Landscape and Visual Impact Assessment was undertaken and submitted in response to the request.

Item 3 Habitat Management Plan

A habitat management plan has been submitted which addresses the terrestrial habitat on the subject site.

Item 4 Archaeology.

An Underwater Archaeological Impact Assessment has been undertaken and a report of the assessment has been submitted.

Item 5 Construction and Environmental Management Plan (CEMP)

Further details in relation to the construction methodology have been provided with more information for each element of the proposed development.

Item 6 Drainage and Flooding

Revised Engineering drawings have been submitted in response to the request.

Item 7 Schedule of proposed mitigation measures

A consolidated list of mitigation measures for the Pre-commencement and Construction Phases has been assembled and is presented in Table 5-1 of the Updated Construction and Environmental Management Plan.

Item 8 Submissions and Observations

Responses to each of the submissions is set out in the response.

7.3 Submissions on Further Information

7.3.1 The Department of Housing Local Government and Heritage

A set of detailed archaeological conditions are provided for inclusion in the event of a grant of permission to address both potential terrestrial and lacustrine archaeology.

The submission notes that:

Lough Rea SAC is one of the most important sites for habitat 3140 in the country and one of the few assessed as in good condition.

and notes that:

The area proposed for the construction of an upgraded kayak slip, accessibility slip, a Crannóg viewing platform, and a new boardwalk are located within mapped area of this Qualifying Interest habitat.

The submission is critical of the statement in the NIS that sparse charophyte cover represents an area not of high quality for the QI, stating that an assertion of this nature would require a more detailed assessment. Conditions are provided

suggesting further survey of cyanobacteria, groundwater springs or seepages, and a prohibition/control of fertilisation of landscaping.

The submission concludes with a reminder to Galway County Council of their obligations under article 6 of the Habitats Directive.

7.3.2 Inland Fisheries Ireland

The submission requests that the contractor be made aware of the 2016 IFI guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters.

In the interest of biosecurity landscaping for the development should require the use of native species from local stock.

A biosecurity/information station be incorporated into the proposal to inform users of the amenity to prevent introduction of invasives including zebra mussel and crayfish plague.

Electrofishing operations as referenced in the NIS and CEMP require a Section 14 Authorisation from the Inland Fisheries Division of the Department of Environment, Climate and Communications.

A warning beacon light should be installed as part of the proposed foul pumping station to draw attention to any potential faults.

Submissions closed 12th September.

8 EIA Screening

The development is of a class but subthreshold and Schedule 7A Information accompanies the application, therefore I have carried out a screening determination in Form 3 at appendix 1 of this report. The determination provided in the conclusion of same is as follows.

Having regard to: -

1. the criteria set out in Schedule 7, in particular
 - (a) the limited nature and scale of the proposed recreational and amenity development, in an established amenity area served by public infrastructure

(b) the absence of any significant unmitigated environmental sensitivity in the vicinity,

(c) the potential for the development to impact on any sensitive location specified in article 109(4)(a) of the Planning and Development Regulations 2001 (as amended)

2. the results of other relevant assessments of the effects on the environment submitted by the applicant including:

- Updated Environmental Impact Assessment Screening.
- Further Information Response Report
- Updated Ecological Impact Assessment
- Updated Natura Impact Statement
- Arboricultural Report
- Landscape and Visual Impact Assessment
- Habitat Management Plan
- Underwater Archaeological Impact Assessment
- Updated Construction and Environmental Management Plan
- Updated Civil Drawing Pack

3. the features and measures proposed by applicant envisaged to avoid or prevent what might otherwise have been significant effects on the environment.

I conclude that there is **no real likelihood of significant effects** on the environment as a result of the proposed development and therefore an **EIA is not required**.

9 Assessment

The assessment has been undertaken in three parts as per the requirements of Section 177AE as follows:

- The likely consequences for the proper planning and sustainable development of the area.
- The likely effects on the environment and

- The likely significant effects on a European sites. (addressed in Section 10 and Appendix 2)

9.1 The likely consequences for the proper planning and sustainable development of the area

The consequences for the proper planning and sustainable development of the area extend beyond those of the likely effects on the natural environment including the Natura sites. The key considerations in this regard are as follows:

- Principle of the development
- Design and layout
- Traffic and Transport
- Residential & visual amenity

9.1.1 Principle of the development

The majority of the site is zoned Open Space/Recreation & Amenity in the Loughrea Local Area Plan 2024 – 2030 with the remainder zoned, “TI transport infrastructure” (spine road within the site) or indicated on the zoning map as “Water outside the LAP boundary”.

Open Space/Recreation & Amenity objective seeks: To facilitate the further development and improvement of existing active open spaces, formal exercise areas, sports grounds, and playing fields.

A zoning matrix in the LAP states that the development of recreational/cultural activities are open for consideration on lands zoned for open space.

The site has a long-established recreation and amenity use.

Taking account of the zoning and the long standing established use the principle of the proposal is acceptable subject to considerations set out elsewhere in this assessment.

9.1.2 Design and layout:

The contemporary design of the proposed structures is considered appropriate and consistent with the proper planning and sustainable development of the area. The

replacement of existing structures with new and the enhancement of lake access are considered an appropriate upgrade of the facilities.

Formalising landscaping/planting as they relate to the aesthetic, amenity, accessibility and biodiversity function of the amenity area is appropriate.

The design and layout of the proposal is consistent with relevant policy and with the proper planning and sustainable development of the area.

9.1.3 Traffic and Transport

The application is supported by a Traffic and Transport Assessment and a Stage 1 Road Safety Audit which informed the final proposal.

The proposal includes a rationalisation from 3 to 1 no. vehicular access points to the site from the Regional Road, works to the roadside boundary and to the approach to exit will enhance road safety. Formalisation of currently undemarcated parking spaces as proposed will optimise use and increase safety particularly of vulnerable users. The introduction of EV charging points is consistent with national and local policy.

Issues related to traffic management during construction are set out and appropriately addressed in the CEMP.

The proposal includes provision for a shared active travel route for the extent of the road frontage and enhanced bicycle parking which is appropriate and consistent with national and local policy.

Having considered traffic and transportation aspects of the proposal I consider it to be consistent with the proper planning and sustainable development of the area.

9.1.4 Residential, visual and general amenity

There is an absence of sensitive residential receptors in the vicinity of the proposal and will therefore not result in a material change to residential amenity.

The potential impact of the proposal on visual amenity is generally positive and is considered under likely effects on the environment in section 9.2 below.

The proposal will result in greater overlooking and therefore result in greater control over antisocial behaviour which in turn is likely to result in a positive impact on

general amenity. The enhanced facilities will significantly benefit the interests of the local and wider community.

The proposal will result in positive impact on visual and general amenities of the area, capitalising on the lake as a high quality natural asset in the area. For that reason the proposal would contribute to the proper planning and sustainable development of the area.

9.2 The likely effects on the environment

Whilst taking account of the screening out of the requirement for EIA, structuring this assessment around the following environmental topics is considered appropriate for compliance with assessment consistent with provisions of 177AE of the Planning and Development Act 2000 as amended.

- *biodiversity,*
- *water*
- *cultural heritage and the landscape*

9.2.1 Biodiversity

The project is located partially within Lough Rea SAC and SPA. The application is supported by an AA screening report and NIS which concluded that there is potential for impacts on Natura 2000 sites which are addressed by mitigation as described in the Appropriate Assessment in Appendix 2 and section 10 of this report. For the avoidance of repetition these impacts are not repeated in this section of the report.

An updated Ecological Impact Assessment was submitted as part of the Further Information response and presents a procedural approach to assessment, classification, and description of impacts on biodiversity arising from the proposal.

The extent to which the proposal will impact upon the biodiversity of the lake habitat as a Qualifying Interest of an SAC is addressed in consideration of the Appropriate Assessment in section 10 below.

The removal of natural and semi natural terrestrial vegetation including 50 existing trees, the construction of hard surfaces and associated artificial surface water attenuation structures as part of the application will result in a reduction in the extent of existing and future biodiversity potential. However, that which is to be removed is

both of low biodiversity value, and of small scale relative to the high biodiversity value and extensive area of the lake and lakeside area. Mitigation proposed within the submitted Habitat Management Plan which includes meadow and swale management as well as augmentation of the lakeshore tree belt is appropriate. I consider the proposal subject to mitigation will result a negligible net biodiversity impact in the short term and a potential terrestrial biodiversity net gain in the medium to long term.

Submissions received from the Department of Housing Local Government and Heritage and Inland Fisheries Ireland following receipt of Further Information have highlighted potential issues with invasive species control during construction and use of the enhanced facilities. Concerns were also raised regarding fertilisation of landscaping, resultant enrichment of waters and impacts on the habitats therein. I recommend that the concerns of these prescribed bodies are addressed by condition as requested.

As also set out in section 10 below in the context of Appropriate Assessment, where An Coimisiún are minded to approve the proposal a condition should be attached to prevent sand, as a result of the proposal, accessing the lakebed.

I am satisfied that the proposed development is consistent with policies and objectives relating to biodiversity as set out in section 5 of this report and is for that reason consistent with the proper planning and sustainable development of the area.

9.2.2 Water

The proposed development has a direct and indirect impact on Lough Rea. Construction of new hard boundaries to the lake, new slipway, ramp, steps and repair of pier surfaces all have potential to impact directly and indirectly on the water body. These various works and impacts on the lake bed and water quality are considered insofar as they relate to the Natura sites in the Appropriate Assessment in Appendix 2 of this report.

The Department of Housing Local Government and Heritage have highlighted a concern regarding the potential for ground water springs or seepages in the proposed works area. I have examined GSI and other data sets, in order to pursue this concern. Notwithstanding the partial spring fed nature of Lough Rea, and the historical mapping of springs to the southeast of the proposal as well as the mapping

of a hydraulic ram (without an associated surface water body) on the subject site, I have failed to identify supporting information in this regard. Taking account of the trial holes excavated in the location of the proposed soakaways, and the extent of the works proposed I consider the potential for the works to impact on springs and/or groundwater seepages to be negligible. If such a feature is identified in the course of construction a redesign would be required to address this in the course of construction I am for that reason satisfied not to progress this issue further.

A screening assessment of potential impact on the achievement of the objectives of the Water framework Directive is set out in Appendix 3 of this report. I have assessed the proposal having regard to the objectives as set out in Article 4 of the Water Framework Directive to protect and, where necessary, restore surface and ground waterbodies in order to reach good status (meaning both good chemical and good ecological), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or ground waterbodies.

The reason for this conclusion is as follows:

- Nature of works, being relatively small in scale,
- Appropriate mitigation has been designed into the proposal for the protection of surface and ground water during construction and in operational phases.
- The project includes no abstraction from or emission to any water body.

I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any waterbody (rivers, lakes, groundwaters, transitional and coastal) either on a temporary or permanent basis and consequently can be excluded from further assessment. The proposal is consistent with policy and statutory requirements relating to the water environment and as such is consistent with the proper planning and sustainable development of the area.

9.2.3 Cultural heritage and the landscape

Lough Rea and the surrounding area is of high landscape and cultural heritage value with significant potential for buried archaeological material in the lakebed. The underwater archaeological assessment submitted as further information identified no

archaeological features or artefacts. The Department of Housing Local Government and Heritage submission on Further Information includes a review of the Further Information and concludes with a comprehensive set of conditions to address any unforeseen archaeology arising in the course of the proposed works.

A comprehensive landscape and visual impact assessment supported by verified views and photomontages was submitted as further information. The visual impact assessment of the proposal, including from protected views takes account of the extended car parking and proposed lighting. The assessment concludes that whilst visual changes will be noticeable and generally positive the overall visual effect will be low. The landscape assessment concludes that the development will result in landscape improvement with low effects. I have read the submitted Landscape and Visual Impact Assessment report and agree with the conclusion that the visual and landscape impacts of the area will be improved are of low effect.

The proposed development will have a positive impact providing improvement and increased understanding and opportunity for appreciation of both the archaeological and landscape setting and for that reason would be consistent with the proper planning and sustainable development of the area.

10 Appropriate Assessment

10.1 Stage 1 AA screening Report

See Appendix 2

10.1.1 Screening Determination

In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that it is not possible to exclude that the proposed development will give rise to significant effects on Lough Rea SAC 000304, Lough Rea SPA 004134, Rahasane Turlough SAC 000322, European Site(s) in view of the sites conservation objectives. Appropriate Assessment is required.

This determination is based on:

- Objective information presented in the application including the Screening Report

- The zone of influence of potential impacts
- Distance and connectivity and pathways to European Sites
- The conservation objectives of each site.

10.2 Stage 2 Appropriate Assessment Conclusion: Integrity Test

In screening the need for Appropriate Assessment, it was determined that the proposed development could result in significant effects on

- Lough Rea SAC 000304
- Lough Rea SPA 004134
- Rahasane Turlough SAC 000322

in view of the conservation objectives of those sites that Appropriate Assessment under the provisions of 177AE was required.

Following an examination, analysis and evaluation of the NIS all associated material submitted, and taking into account submissions received, I consider that adverse effects on site integrity of

- Lough Rea SAC 000304
- Lough Rea SPA 004134
- Rahasane Turlough SAC 000322

can be excluded in view of the conservation objectives of these sites and that no reasonable scientific doubt remains as to the absence of such effects.

My conclusion is based on the following:

- Detailed and scientific assessment of the distribution of QI habitats within and surrounding Lough Rea
- Detailed assessment of construction and operational impacts on QI's
- The proposed development will not affect the attainment of conservation objectives QI species including A125 Coot *Fulica atra* and habitats 3140 Hard oligo-mesotrophic waters with benthic vegetation of *Chara* spp and 3180 Turloughs, or prevent or delay the restoration of favourable conservation condition for A056 Shoveler *Anas clypeat*.
- Effectiveness of mitigation measures proposed.
- Mitigation by planning condition to prevent sand entering and impacting the bed of Lough Rea.

Recommendation

I recommend that the Commission approve the application for the proposed development for the following reasons and considerations, subject to the conditions set out below.

On the basis of the above assessment, I am satisfied that the proposed works which seek to provide for a more accessible, user friendly and upgraded public amenity space are appropriate and proportionate, will function effectively and will allow for greater public access and appreciation of Lough Rea in accordance with the proper planning and sustainable development of the area. I recommend that the Commission approve the proposed development subject to the reasons and considerations below and subject to conditions including requiring compliance with the submitted details and with the mitigation measures as set out in the NIS.

Reasons and Considerations

The Commission performed its functions in relation to the making of its decision, in a manner consistent with Section 15(1) of the Climate Action and Low Carbon Act 2015, as amended by Section 17 of the Climate Action and Low Carbon Development (Amendment) Act 2021, (consistent with the Climate Action Plan 2025 and Climate Action Plan 2024 and, The National Adaptation Framework; Planning for a Climate Resilient Ireland June 2024 and approved sectoral adaptation plans set out in those Plans and in furtherance of the objective of mitigating greenhouse gas emissions and adapting to the effects of climate change in the State).

And in coming to its decision, An Coimisiún had regard to the following:

(a) European, national, regional and local planning, energy, climate and other policy of relevance, including in particular the following:

European, policy/legislation including:

- Directive 2014/52/EU amending Directive 2011/92/EU (Environmental Impact Assessment Directive)
- Directive 92/43/EEC (Habitats Directive) and Directive 79/409/EEC as amended by 2009/147/EC (Birds Directive);
- Directive 2000/60/EC (Water Framework Directive)

- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018
- European Communities (Birds and Natural Habitats) Regulations 2011

National Policy and Guidance including:

- National Development Plan 2021-2030
- National Planning Framework (first review April 2025)
- National Energy & Climate Action Plan 2021-2030
- National Biodiversity Action Plan 2023-2030

Regional and local policy support, in particular:

- Regional Spatial and Economic Strategic for the Northern and Western Region 2020.
- Galway County Development Plan 2022-2028.
- Loughrea Local Area Plan 2024 – 2030.

b) The nature, scale, extent and layout of the proposed development,

c) The pattern of development within the area and context of the receiving environment, including the existing established recreation and amenity use of the site,

d) Documentation submitted with the application,

e) The submissions on file including those from observers, prescribed bodies and the Planning Authority,

f) Mitigation measures proposed.

g) The report and recommendation of the person appointed by the Commission to make a report and recommendation on the matter

EIA screening determination

Having regard to: -

1. the criteria set out in Schedule 7, in particular
 - (a) the limited nature and scale of the proposed recreational and amenity development, in an established amenity area served by public infrastructure

(b) the absence of any significant unmitigated environmental sensitivity in the vicinity,

(c) the absence of potential for the development to impact on any sensitive location specified in article 109(4)(a) of the Planning and Development Regulations 2001 (as amended)

2. the results of other relevant assessments of the effects on the environment submitted by the applicant including:

- Updated Environmental Impact Assessment Screening.
- Further Information Response Report
- Updated Ecological Impact Assessment
- Updated Natura Impact Statement
- Arboricultural Report
- Landscape and Visual Impact Assessment
- Habitat Management Plan
- Underwater Archaeological Impact Assessment
- Updated Construction and Environmental Management Plan
- Updated Civil Drawing Pack

3. the features and measures proposed by applicant envisaged to avoid or prevent what might otherwise have been significant effects on the environment.

4. responses from consultees and submission received

An Coimisiún concluded that the proposed development would not be likely to have significant effects on the environment, and that an environmental impact assessment report is not required.

Appropriate Assessment

An Coimisiún agreed with and adopted the screening assessment and conclusion carried out in the Inspector's report that, the proposed development could result in significant effects on

- Lough Rea SAC 000304
- Lough Rea SPA 004134
- Rahasane Turlough SAC 000322

in view of the conservation objectives of those sites and that Appropriate Assessment under the provisions of 177AE was required.

An Coimisiún considered the Natura Impact Statement and associated documentation submitted with the application for approval, the mitigation measures contained therein, the submissions and observations on file, and the Inspector's

assessment. An Coimisiún completed an appropriate assessment of the implications of the proposed development for the affected European Sites, namely:

- Lough Rea SAC [000304]
- Lough Rea SPA 004134
- Rahasane Turlough SAC 000322

in view of the site's conservation objectives. An Coimisiún considered that the information before it was adequate to allow the carrying out of an appropriate assessment. In completing the appropriate assessment, An Coimisiún considered, in particular, the following:

- i. the likely direct and indirect impacts arising from the proposed development both individually or in combination with other plans or projects,
- ii. the mitigation measures which are included as part of the current proposal, and by condition proposed by the inspector.
- iii. the conservation objectives for the European Sites.

In completing the appropriate assessment, An Coimisiún accepted and adopted the appropriate assessment carried out in the Inspector's report in respect of the potential effects of the proposed development on the integrity of the aforementioned European Sites, having regard to the site's conservation objectives.

In overall conclusion, The Commission was satisfied that the development, by itself or in combination with other plans or projects, would not adversely affect the integrity of the European Sites, in view of the site's conservation objectives.

Proper Planning and Sustainable Development/Likely effects on the environment

It is considered that, subject to compliance with the conditions set out below, the proposed development would have significant positive impacts on the environment and the community in a manner consistent with policy whilst not resulting in significant negative effects on the environment or the community. The proposal would not have significant negative effects on the environment or the community in the vicinity, would not give rise to a risk of pollution, would not be detrimental to the visual or landscape amenities of the area, would not seriously injure the amenities of property in the vicinity, would not adversely impact on the cultural, archaeological and built heritage of the area, would not interfere with the existing land uses in the area and would not interfere with traffic and pedestrian safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, received by An Coimisiún Pleanála on the 27th day of September 2024 as amended by plans and particulars received 18th day of July 2025, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The mitigation measures contained in the submitted Natura Impact Statement (NIS), shall be implemented.

Reason: To protect the integrity of European Sites

3. A final layout and design shall be placed on file and kept as part of the public record clearly demonstrating:
 - a. sand (as part of the artificial beach) shall not be placed in a location and/or in a manner by which it could migrate over time into the lakebed.
 - b. The location and design (with written approval of Inland Fisheries Ireland) of a Biosecurity/information station incorporated into the proposal.

Reason: To protect the integrity of European Sites

4. Prior to the commencement of development, the local authority, or any agent acting on its behalf, shall prepare in consultation with the project ecologist and relevant statutory agencies, a Construction Environmental Management Plan (CEMP), incorporating all mitigation measures indicated in the Natura Impact Statement and Ecological Impact Assessment and shall demonstrate proposals adhere to best practice and protocols. The CEMP shall include:
 - a. all mitigation measures indicated in the Natura Impact Statement and Ecological Impact Assessment.
 - b. location, extent and layout of construction compounds to be installed on site.
 - c. location and extent of silt fencing to be installed on site.
 - d. specific proposals as to how the measures outlined in the CEMP will be measured and monitored for effectiveness,

Reason: In the interest of protecting the environment and the European Site.

5. a. The Local Authority and any agent acting on its behalf shall ensure that all plant and machinery used during the works should be thoroughly cleaned and washed before delivery to the site to prevent the spread of hazardous invasive species and pathogens.
- b. The site shall be landscaped, using native species from local stock
- c. Amenity grassland shall be subject to minimalised or eliminated fertilisation regimes.

Reason: In the interest of the proper planning and sustainable development of the area and to ensure the protection of the European sites.

6 All recommendations and mitigation measures as set out in the submitted Underwater Archaeological Impact Assessment report (Mizen Archaeology, June 2025) shall be implemented in full, except as may otherwise be required in order to comply with the conditions of this Order.

- a) Archaeological monitoring of terrestrial works shall be undertaken as follows:
 - i. The services of a suitably qualified and experienced, to the satisfaction of the Department of Housing Local Government & Heritage, archaeologist shall be engaged to carry out full-time archaeological monitoring of all construction activities that involve ground disturbance or demolition of historic fabric, structures or features, and of any works where materials of archaeological importance may be uncovered.
 - ii. The archaeological monitoring shall be carried out by a suitably qualified and experienced, to the satisfaction of the Department of Housing Local Government & Heritage, archaeologist, under a Section 26 (National Monuments Act 1930) excavation licence and in accordance with an approved method statement.
 - iii. A Finds Retrieval Strategy shall be implemented and agreed with the Department of Housing Local Government & Heritage, as part of the archaeological licence application. This shall include for systematic finds retrieval and metal detection of all spoil, which shall be undertaken by a suitably qualified and experienced archaeologist working under a Detection

Device consent (Section 2 1987 National Monuments Act). All monitoring works that have the potential to uncover human skeletal remains shall be undertaken in conjunction with a suitably qualified and experienced osteoarchaeologist. Secure finds storage that ensures the protection and conservation of wet and dry finds, including human skeletal remains, shall be provided within the construction site compound.

- iv. Sufficient, suitably experienced and qualified to the satisfaction of the Department of Housing Local Government & Heritage archaeologists shall be in place to ensure continuous archaeological monitoring of Project works. An archaeological team shall be on standby to deal with any rescue excavation and may be augmented as required.
- v. In order to ensure full communication is in place between the monitoring archaeologist(s) and the works contractor(s) at all times, a communication strategy shall be implemented that facilitates direct archaeological monitoring of all construction activities that involve ground disturbances or demolitions and of any works where materials of archaeological importance may be uncovered. Adequate notice (minimum four weeks) of all forthcoming works that require the attendance of the monitoring archaeologist(s) shall be provided by the works contractor.
- vi. Should suspected/verified archaeological structures, features, deposits or sites and/or archaeological objects, be identified during the course of the archaeological monitoring activities, the monitoring archaeologist shall be authorised by the Local Authority to suspend all construction activities on the affected area (as defined by the monitoring archaeologist). The Local Authority shall immediately institute a Temporary Archaeological Exclusion Zone (TAEZ) to the proposed find location and its environs (as defined by the monitoring archaeologist) and all construction activities shall immediately cease within the TAEZ in order to facilitate investigative assessment, protection and prompt notification to the Department of Housing Local Government & Heritage and other statutory authorities, as required.
- vii. Following assessment of the newly discovered archaeological materials, the Local Authority shall undertake any ensuing mitigating action as is required by

the Department of Housing Local Government & Heritage. Mitigation shall prioritise redesign or partial redesign to facilitate full or partial preservation in situ. Mitigation may also include archaeological excavations ('preservation by record'), archaeological test-excavations, stabilisation/conservation works and/or archaeological monitoring, underwater archaeological inspection by means of archaeological diving, underwater archaeological surveys, or any combination of the above or any other mitigation measures as may be recommended by the Department of Housing Local Government & Heritage. No construction activities shall recommence within the Temporary Archaeological Exclusion Zone until formally agreed in writing with the Department of Housing Local Government & Heritage. Where ensuing mitigation is required, no archaeological works shall be undertaken until after an amended method statement that describes the mitigation strategy has been submitted, reviewed and agreed in writing by the Department of Housing Local Government & Heritage. All resulting and associated archaeological costs shall be borne by the Local Authority.

- viii. The Department of Housing Local Government & Heritage shall be furnished with a final archaeological report describing the results of all archaeological monitoring and any archaeological investigative work/excavation required, following the completion of all archaeological works and any post-excavation analysis, scientific dating programmes, palaeoenvironmental analysis, geoarchaeological analysis, conservation of archaeological objects, as required by the Department of Housing Local Government & Heritage and the National Museum of Ireland. These details shall be placed on the file and retained as part of the public record. Where significant archaeological discoveries are made, they shall be fully published in an appropriate academic format. All post excavation and publication costs shall be borne by the Local Authority.
- c) Archaeological Monitoring (Underwater). Archaeological monitoring of instream/lake-margin construction works shall be undertaken as follows:
 - i. The services of a suitably qualified and experienced, to the satisfaction of the Department of Housing Local Government & Heritage, maritime/underwater archaeologist shall be engaged to carry out full-

time archaeological monitoring of all in-stream/lake margin construction activities or works with the potential to impact on underwater cultural heritage.

- ii. The archaeological monitoring shall be carried out by a suitably qualified and experienced, to the satisfaction of the Department of Housing Local Government & Heritage, maritime/underwater archaeologist, under a Section 26 (National Monuments Act 1930) excavation licence and in accordance with an approved method statement.
- iii. A Finds Retrieval Strategy shall be implemented and agreed with the Department of Housing Local Government & Heritage as part of the archaeological licence application. This shall include for the systematic spreading of all dredged material at a suitable repository to facilitate hand-searching and metal detection for finds retrieval, to be undertaken by a suitably qualified and experienced archaeologist working under a Detection Device consent (Section 2 1987 National Monuments Act). All monitoring works that have the potential to uncover human skeletal remains shall be undertaken in conjunction with a suitably qualified and experienced osteoarchaeologist. Secure finds storage that ensures the protection and conservation of wet and dry finds, including human skeletal remains, shall be provided within the construction site compound. The Finds Retrieval Strategy shall address the likely post-excavation requirements for all archaeological objects, including those from an underwater environment, including recording, finds processing, analysis and long-term conservation of material recovered during the project.
- iv. Sufficient, suitably experienced and qualified, to the satisfaction of the Department of Housing Local Government & Heritage, underwater archaeologists shall be in place to ensure continuous archaeological monitoring works. An archaeological team shall be on standby to deal with any rescue excavation and may be augmented as required. An archaeological dive team shall be on standby in the event that underwater archaeological inspection is required by means of

archaeological diving. All dive surveys shall be licenced (Section 3 1987 National Monuments Act) and shall include handheld metal detection survey, which shall also be licenced (Section 2 1987 National Monuments Act).

- v. In order to ensure full communication is in place between the monitoring archaeologist(s) and the works contractor(s) at all times, a communication strategy shall be implemented that facilitates direct archaeological monitoring of all instream/lake margin construction activities or works with the potential to impact on underwater cultural heritage. The monitoring archaeologist shall be provided with adequate notice (minimum eight weeks) of all forthcoming works that require their attendance.
- vi. Should suspected/verified archaeological structures, features, deposits or sites and/or archaeological objects, including wrecks, be identified during the course of the archaeological monitoring activities, the monitoring archaeologist shall be authorised by the Local Authority to suspend all construction activities on the affected area (as defined by the monitoring archaeologist). The Local Authority shall immediately institute a Temporary Archaeological Exclusion Zone (TAEZ) to the proposed find location and its environs (as defined by the monitoring archaeologist) and all construction activities shall immediately cease within the TAEZ in order to facilitate investigative assessment, protection and prompt notification to the Department of Housing Local Government & other statutory authorities, as required.
- vii. Following assessment of the newly discovered archaeological materials, the Local Authority shall undertake any ensuing mitigating action as is required by the Department of Housing Local Government & Heritage. Mitigation shall prioritise redesign or partial redesign to facilitate full or partial preservation in situ. Mitigation may also include archaeological excavations ('preservation by record'), archaeological test-excavations, stabilisation/conservation works and/or archaeological monitoring, underwater archaeological inspection by means of archaeological diving, underwater archaeological surveys, or

any combination of the above or any other mitigation measures as may be recommended by the Department of Housing Local Government & Heritage. No construction activities shall recommence within the Temporary Archaeological Exclusion Zone until formally agreed in writing with the Department of Housing Local Government & Heritage. Where ensuing mitigation is required, no archaeological works shall be undertaken until after an amended method statement that describes the mitigation strategy has been submitted, reviewed and agreed in writing by the Department of Housing Local Government & Heritage. All resulting and associated archaeological costs shall be borne by the Local Authority.

- viii. The Department of Housing Local Government & Heritage shall be furnished with a final archaeological report describing the results of all underwater archaeological monitoring and any archaeological investigative work/excavation required, following the completion of all archaeological works and any post-excavation analysis, scientific dating programmes, palaeoenvironmental analysis, geoarchaeological analysis, conservation of archaeological objects, as required by the Department of Housing Local Government & Heritage and the National Museum of Ireland. These details shall be placed on the file and retained as part of the public record. Where significant archaeological discoveries are made, they shall be fully published in an appropriate academic format. All post excavation and publication costs shall be borne by the Local Authority.

- d) The Construction Environment Management Plan (CEMP) shall be updated to include the location of any and all archaeological or underwater cultural heritage constraints relevant to the proposed development as set out in the Underwater Archaeological Impact Assessment report. The CEMP shall clearly describe all identified likely archaeological impacts, both direct and indirect, and all mitigation measures to be employed to protect the archaeological or underwater cultural heritage environment during all phases of site preparation and construction activity. These details shall be placed on the file and retained as part of the public record

Reason: to ensure the continued preservation (either in situ or by record) of places, caves, sites, features, or other objects of archaeological interest.

Hugh O'Neill

Inspectorate

___ September 2025

Appendix 1 Environmental Impact Assessment

Form 1 - EIA Pre-Screening

Case Reference	ABP-320946-24
Proposed Development Summary	Lake shore recreation area upgrade.
Development Address	Long Point, Lake Road (R351), Lough Rea.
In all cases check box /or leave blank	
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.
	<input type="checkbox"/> No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input checked="" type="checkbox"/> Yes, it is a Class specified in Part 1.	<p>Class 10 (iv) <i>Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.</i></p> <p>Class 15: <i>any sub-threshold project in Schedule 5 Part 2 which does not exceed a quantity, area or other limit specified, but would be likely to have a significant effect on the environment.</i></p>
<input type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
<input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8	

of the Roads Regulations, 1994.	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.	
<input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.	<p><i>Class 10 (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.</i></p> <p><i>Class 15: any sub-threshold project in Schedule 5 Part 2 which does not exceed a quantity, area or other limit specified, but would be likely to have a significant effect on the environment.</i></p>

4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes <input checked="" type="checkbox"/>	Screening Determination required (Complete Form 3)
No <input type="checkbox"/>	

Form 3 - EIA Screening Determination

A. CASE DETAILS		
An Coimisiún Pleanála Case Reference	ABP-320946-24	
Development Summary	Lake shore recreation area upgrade. Long Point, Lake Road (R351), Lough Rea.	
	Yes/ No/ N/A.	Comment (if relevant)
1. Was a Screening Determination carried out by the PA?	No	Direct application
2. Has Schedule 7A information been submitted?	Yes	
3. Has an AA screening report or NIS been submitted?	Yes	NIS
4. Is a IED/ IPC or Waste Licence (or review of licence) required from the EPA? If YES has the EPA commented on the need for an EIAR?	No	
5. Have any other relevant assessments of the effects on the environment which have a significant bearing on the project been carried out pursuant to other relevant Directives – for example SEA	No	

B. EXAMINATION	Yes/ No/ Uncertain	Briefly describe the nature and extent and Mitigation Measures (where relevant) (having regard to the probability, magnitude (including population size affected), complexity, duration, frequency, intensity, and reversibility of impact) Mitigation measures –Where relevant specify features or measures proposed by the applicant to avoid or prevent a significant effect.	Is this likely to result in significant effects on the environment? Yes/ No/ Uncertain
This screening examination should be read with, and in light of, the rest of the Inspector’s Report attached herewith			
1. Characteristics of proposed development (including demolition, construction, operation, or decommissioning)			
1.1 Is the project significantly different in character or scale to the existing surrounding or environment?	No		
1.2 Will construction, operation, decommissioning or demolition works cause physical changes to the locality (topography, land use, waterbodies)?	Yes	Demolition and construction works will cause physical changes. Magnitude and scale of the proposal significantly below that prescribed in the prescribed threshold.	No
1.3 Will construction or operation of the project use natural resources such as land, soil, water, materials/minerals or energy, especially resources which are non-renewable or in short supply?	Yes	Use of materials for construction, use of water for bathrooms and other components. Magnitude and scale of the proposal significantly below that prescribed in the prescribed threshold.	No
1.4 Will the project involve the use, storage, transport, handling or production of substance which would be harmful to human health or the environment?	No		No

1.5 Will the project produce solid waste, release pollutants or any hazardous / toxic / noxious substances?	Yes	Possible run off of pollutants at construction phase. Detailed measures designed in to mitigate.	No
1.6 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes	Possible run off of pollutants at construction phase. Detailed measures designed in to mitigate.	No
1.7 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	Construction noise, standard mitigation measures proposed.	No
1.8 Will there be any risks to human health, for example due to water contamination or air pollution?	Yes	Possible sources of pollutants at construction phase. Detailed measures designed in to mitigate against this risk.	No
1.9 Will there be any risk of major accidents that could affect human health or the environment?	No		No
1.10 Will the project affect the social environment (population, employment)	Yes	Positive impact on population, enhanced recreational area.	No
1.11 Is the project part of a wider large scale change that could result in cumulative effects on the environment?	No		No
2. Location of proposed development			
2.1 Is the proposed development located on, in, adjoining or have the potential to impact on any of the following: European site (SAC/ SPA/ pSAC/ pSPA) NHA/ pNHA Designated Nature Reserve Designated refuge for flora or fauna	Yes	The AA screening report and NIS determined that the Proposed Development may have the potential to result in significant impacts on European Sites most significantly Lough Rea SAC [000304] and SPA [0041134]: However following assessment the EIASR concluded that	No

Place, site or feature of ecological interest, the preservation/conservation/ protection of which is an objective of a development plan/ LAP/ draft plan or variation of a plan		“following an examination, analysis and evaluation of the relevant data and information set out within this EIASR, it can be objectively concluded that the Proposed Development, individually or in combination with other plans or projects, will not adversely affect the integrity of any European Site.”	
2.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, for example: for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Yes	Charophytes in the Annex I habitat will be directly impacted by the construction works. The NIS findings and AA determination are relevant in concluding the impact not to be significant. Potential disturbance of bird species is addressed by mitigation.	No
2.3 Are there any other features of landscape, historic, archaeological, or cultural importance that could be affected?	Yes	Archaeological investigations undertaken, and no significant features/finds identified.	No
2.4 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, for example: forestry, agriculture, water/coastal, fisheries, minerals?	No		No
2.5 Are there any water resources including surface waters, for example: rivers, lakes/ponds, coastal or groundwaters which could be affected by the project, particularly in terms of their volume and flood risk?	Yes	The proposal by its nature is adjacent to/bordering/ within Lough Rea. There is no potential for volumetric impacts, flood risk with particular reference to implications for wastewater arising from the proposal have been mitigated by design.	No
2.6 Is the location susceptible to subsidence, landslides or erosion?	No		No
2.7 Are there any key transport routes(eg National primary Roads) on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No	Magnitude and scale of the proposal significantly below that of the prescribed threshold.	

2.8 Are there existing sensitive land uses or community facilities (such as hospitals, schools etc) which could be affected by the project?	No		No
3. Any other factors that should be considered which could lead to environmental impacts			
3.1 Cumulative Effects: Could this project together with existing and/or approved development result in cumulative effects during the construction/ operation phase?	No		No
3.2 Transboundary Effects: Is the project likely to lead to transboundary effects?	No		No
3.3 Are there any other relevant considerations?	No	The development location has a longstanding established amenity and recreation use.	No
C. CONCLUSION			
No real likelihood of significant effects on the environment.	No real likelihood of effects.	<u>EIAR Not Required</u>	
D. MAIN REASONS AND CONSIDERATIONS			
<p>Having regard to: -</p> <ol style="list-style-type: none"> 1. the criteria set out in Schedule 7, in particular <ol style="list-style-type: none"> (a) the limited nature and scale of the proposed recreational and amenity development, in an established amenity area served by public infrastructure (b) the absence of any significant unmitigated environmental sensitivity in the vicinity, (c) the potential for the development to impact on any sensitive location specified in article 109(4)(a) of the Planning and Development Regulations 2001 (as amended) 2. the results of other relevant assessments of the effects on the environment submitted by the applicant including: 			

- Updated Environmental Impact Assessment Screening.
- Further Information Response Report
- Updated Ecological Impact Assessment
- Updated Natura Impact Statement
- Arboricultural Report
- Landscape and Visual Impact Assessment
- Habitat Management Plan
- Underwater Archaeological Impact Assessment
- Updated Construction and Environmental Management Plan
- Updated Civil Drawing Pack

3. the features and measures proposed by applicant envisaged to avoid or prevent what might otherwise have been significant effects on the environment.

An Coimisiún concluded that the proposed development would not be likely to have significant effects on the environment, and that an environmental impact assessment report is not required.

Inspector _____

Date _____

Approved (DP/ADP) _____

Date _____

Appendix 2 Appropriate Assessment

Screening for Appropriate Assessment

The Conservation objectives for the Lough Rea SPA in the submitted AA screening and NIS including as updated are those set out in now superseded generic CO's which preceded the current site specific CO's. This has not presented any difficulty in undertaking the assessment or reaching the conclusions set out below.

Screening for Appropriate Assessment	
Test for likely significant effects	
Step 1: Description of the project and local site characteristics	
Brief description of project	Upgrade of existing recreation and amenity area on the shore of Lough Rea. Including <ul style="list-style-type: none">• repair of the existing pier surfaces.• repair of the slipway for kayaks and stand-up paddle boards.• Demolition of an existing changing shelter.• Alteration of toilet and shower building• New changing, toilet and shower facilities in a single storey building (86 sqm).• New lifeguard station building (16 sqm).• New circular viewing deck partially mounted in and constructed over the lake (SAC).

	<ul style="list-style-type: none"> • Alteration of an existing artificial beach area • Provision of a deck, steps and ramp to water's edge (SAC) and beach area for access for all to the water. • signage. • Shared active travel route along the sites eastern boundary adjacent to the Lake Road (R351). • The provision of designated bicycle parking spaces. • Removal of 2 no. existing vehicular access points and alterations and junction upgrade works to the existing central access point, and provision of internal pedestrian crossings. • Upgrade and extension to the existing car parking area. • Hard and soft site landscaping works, SuDS measures, pumping and water stations all connections, public lighting, PV panels at roof level and site services. <p>see detailed description at section 3 of the inspectors report.</p>
<p>Brief description of development site characteristics and potential impact mechanisms</p>	<p>The Proposed Development site is located in the townlands of Knockanima, County Galway approximately 2.5km south of Loughrea town.</p> <p>The site is in the location of an existing established amenity area at Long Point, Lough Rea.</p> <p>Works are proposed that directly impact on artificial, natural and semi natural boundaries of, and encroach into Lough Rea SAC with a small direct footprint on its qualifying interest (QI) habitat Hard oligo-mesotrophic waters with benthic vegetation of Chara spp.</p>

	<p>Works are proposed to replace and extend hard surfaces with new surfaces incorporating newly provided surface water collection and control which present a potential impact mechanism.</p> <p>Access to the Proposed Development site is off the Lake Road (R351).</p> <p>Established land use within the application site includes public amenity areas and sealed paths and carparking.</p>			
Screening report	Yes by MKO			
Natura Impact Statement	Yes by MKO			
Relevant submissions	None.			
<p>Details of consultation and reported engagement with NPWS and IFI are reported and correspondence relating to the pre-planning proposal is provided in Appendix 2 of the submitted NIS. However submissions have only been made to ACP from NPWS or IFI in response to referral of Further Information.</p>				
Identification of relevant European sites using the Source-pathway-receptor model.				
European Site (code)	Qualifying interests¹ Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connections²	Consider further in screening³ Y/N

Lough Rea SAC [000304]	To maintain the favourable conservation condition of 3140 Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. in Lough Rea SAC, which is defined by a list of attributes and targets. ConservationObjectives.rdl COs Version 1 dated 01 July 2019	0	Direct, indirect and hydrological	Yes
Lough Rea SPA 004134	To <u>restore</u> the Favourable conservation condition of A056 Shoveler Anas clypeat maintain the Favourable conservation condition of A125 Coot Fulica atra maintain the Favourable conservation condition of A999 Wetlands CO Version 1 dated 17 Jan 2025	0	Direct, indirect and hydrological	Yes
Rahasane Turlough SAC 000322	To maintain the favourable conservation condition 3180 Turloughs CO Version 1 dated 16 Dec 2020	C. 17 km hydrological, 13 km straight line	Indirect surface water hydrological connection	Yes

Step 3. Describe the likely effects of the project (if any, alone or in combination) on European Sites

QI Habitats and species likely to be impacted by the works are:

Lough Rea SAC

- 3140 Hard oligo-mesotrophic waters with benthic vegetation of Chara spp

Lough Rea SPA

- A056 Shoveler Anas clypeat
- A125 Coot Fulica atra
- A999 Wetlands

Rahasane Turlough SAC

- 3180 Turloughs*

Note: the screening submitted in section 4 of the NIS extended consideration to Sonnagh Bog SAC (001913), Galway Bay Complex SAC [000268], Slieve Aughty Mountains SPA [004168] and Rahasane Turlough SPA [004089].

AA Screening matrix

Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects

<p>Lough Rea SAC [000304]</p>	<p>Construction works have potential for direct and indirect impacts. Enhanced recreation facilities, enhanced risk of invasives.</p>	<p>Significant effects from construction adjacent to, at and within the boundary of the SAC are likely to occur as a result of the proposed project with direct impact on QI habitat. Negative impacts on water quality have potential effects on the QI habitat. Mitigation is required for direct impacts from construction phase. Introduction of invasive species.</p>
<p>Lough Rea SPA 004134</p>	<p>Construction works have potential for direct and indirect impacts, by way of disturbance and by deterioration of water quality impacting on prey species and damage to wetlands.</p>	<p>Significant adverse effects from construction adjacent to, at and within the boundary of the SPA are likely to occur as a result of the proposed development by means of disturbance of birds with a potential effect on the objective to restore Shovler. The effects of negative impacts on water quality and wetlands also have potential to impact on CO's. Mitigation is required for direct impacts from construction phase.</p>
<p>Rahasane Turlough SAC 000322</p>	<p>Construction related impacts on water quality have potential to impact on downstream habitats with a hydrological connection.</p>	<p>A deterioration of water quality has potential for effects on the turlough habitat.</p>
<p style="text-align: center;">Likelihood of significant effects from proposed development (alone): Yes</p>		
<p>Possibility of significant effects (alone) in view of the conservation objectives of the site* Loss of QI habitat resulting from the project has potential to be significant.</p>		

	<p>Significant adverse effects from reduced water quality are likely to occur as a result of the proposed project on QIs of Lough Rea SAC, during the construction phase.</p> <p>Significant adverse effects from disturbance, noise and vibration are likely to occur as a result of the proposed project on QIs of Lough Rea SPA, during the construction phase.</p>
	<p>Likelihood of significant effects from proposed development (alone): Yes</p>
<p>Step 4 Conclude if the proposed development could result in likely significant effects on a European site</p>	
<p>Following initial screening and based upon best scientific judgement, it is concluded that likely significant effects are anticipated from the project on the following Natura 2000 sites either alone or in combination with any other plans or projects:</p> <ul style="list-style-type: none"> • Lough Rea SAC 000304 • Lough Rea SPA 004134 • Rahasane Turlough SAC 000322 <p>It is not possible to exclude the possibility that proposed development alone would result significant effects on these Natura 2000 sites from effects associated with habitat loss, disturbance, and reduced water quality.</p> <p>An appropriate assessment is required on the basis of the possible effects of the project 'alone'. Further assessment in-combination with other plans and projects is not required at screening stage.</p> <p>Proceed to AA.</p>	

Screening Determination

Significant effects cannot be excluded

In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that it is not possible to exclude that the proposed development will give rise to significant effects on Lough Rea SAC 000304, Lough Rea SPA 004134, Rahasane Turlough SAC 000322, European Site(s) in view of the sites conservation objectives. Appropriate Assessment is required.

This determination is based on:

- Objective information presented in the application including the Screening Report.
- The zone of influence of potential impacts.
- Distance and connectivity and pathways to European Sites.
- The conservation objectives of each site.

Appropriate Assessment. Stage 2

The Natura Impact Statement

The application includes a Natura Impact Statement (NIS) prepared by MKO Planning and Environmental Consultants revision date 08/07/2025. The NIS included a Screening for Appropriate Assessment in section 4 of the NIS. (see determination above).

Appropriate Assessment

The requirements of Article 6(3) as related to appropriate assessment of a project under part XAB, sections 177AE of the Planning and Development Act 2000 (as amended) are considered fully in this section.

Taking account of the preceding screening determination, the following is an appropriate assessment of the implications of the proposed development of the recreation and amenity development proposed at Longpoint Loughrea in view of the relevant conservation objectives of

- Lough Rea SAC 000304
- Lough Rea SPA 004134
- Rahasane Turlough SAC 000322

based on scientific information provided by the applicant and considering expert opinion set out in observations on nature conservation.

The information relied upon includes:

- Updated Natura Impact Statement (NIS) prepared by MKO Planning and Environmental Consultants revision dated 08/07/2025
- Landscape Soft Works Report prepared by Cooney Mcdowall Design Studio Ltd

- Civil Design Report prepared by S. Hanniffy and Associates
- Flood Risk Assessment prepared by Hydro Environmental Ltd
- Updated Ecological Impact Assessment prepared by MKO.
- Arboricultural Report prepared Veon Forestry.
- Habitat Management Plan prepared by MKO.
- Updated Construction and Environmental Management Plan prepared by MKO.
- Updated Civil Drawing Pack prepared by Shane Hanniffy and Associates Consulting Engineers.
- Updated Environmental Impact Assessment Screening Report prepared by MKO.
- Updated Site Layout Plan prepared by Helena McElmeel Architects

I am satisfied that the information provided is adequate to allow for a procedural Appropriate Assessment. I am satisfied that all aspects of the project which could result in significant effects are considered and assessed in the NIS and mitigation measures designed to avoid or reduce any adverse effects on site integrity are included and assessed for effectiveness.

Submissions/observations

No submission received from NPWS.

Summary of Key issues that could give rise to adverse effects (from screening stage):
See section 6 of the NIS.

Qualifying Interest features likely to be affected.	Conservation Objectives	Potential adverse effects	Mitigation measures (summary)
Lough Rea SAC 000304			
3140 Hard oligo-mesotrophic waters with benthic vegetation of Chara spp.	To maintain the favourable conservation condition. Area stable or increasing, subject to natural processes	In lake works for construction of kayak slip, accessibility slip, deck and steps, ambulant access, viewing platform, repairs to piers and replacement of existing decking and expansion of the artificial beach all have potential direct impacts on the QI habitat and potential indirect impacts arising from suspended solids, other water pollution and spills.	Silt Fencing All in lake works to be under supervision of an ecological clerk of works, carried out in the dry, with use of coffer dams, pumping out to ground via silt bags at locations greater than 30m from the lake, electrofishing prior to pump out. Minimum construction footprint possible. Hand tools only for use on lake bed, all concrete allowed to fully cure before rewetting, all works in line with the IFI 2016 Guidelines. All in lake works subject to strict biosecurity protocols including for crayfish plague.
		Edge of lake works for demolition of existing and construction of new lake edge structures, including retaining wall, boardwalk and steps, and beach could affect QI designated area. All have	Excavation depths will be limited to the necessity of the proposed works. Stockpiling of soil in designated areas with surface water controls.

		<p>potential direct impacts on the QI habitat and potential indirect impacts arising from suspended solids, other water pollution and spills.</p>	<p>Diesel and petrol pumps in bunded areas only Exposed surfaces to be revegetated ASAP. No earthworks in heavy rainfall. Perimeter swales for treatment of surface water during construction. Where ground water pumping required shall be to silt bags discharging to vegetated area. CIRIA guidance to be followed. Fuel Storage and refuelling in designated areas only by competent staff only. Bunded Fuel Tanks. No batching of wet-cement products will occur on site, precast concrete will be used wherever possible, no washing out of plant, dry days for concrete pours. Spill control, waste management wastewater disposal, good practice guidance to be followed.</p>	
		<p>Construction including groundworks in the wider amenity area project have potential to result in water</p>	<p>Site Compound location to take account of identified risks.</p>	

		<p>quality impacts arising from release of suspended solids and potential spillage of fuels.</p>	<p>Exposed surfaces to be revegetated ASAP. No earthworks in heavy rainfall. Perimeter swales for treatment of surface water during construction. Where ground water pumping required shall be to silt bags discharging to vegetated area. CIRIA guidance to be followed. Fuel Storage and refuelling in designated areas only by competent staff only. Bunded Fuel Tanks. No batching of wet-cement products will occur on site, precast concrete will be used wherever possible, no washing out of plant, dry days for concrete pours. Spill control, waste management wastewater disposal, good practice guidance to be followed.</p>	
		<p>Foul water release/overflow in the event of flooding during operation.</p>	<p>Electrical kiosk to be raised above flood level, foul pump chamber to be full sealed preventing inundation in flood conditions. Alarm light to be fitted.</p>	

		Surface water flows from existing and new hard surfaces to the lake during operational phase have potential to negatively impact on water quality with resultant impact on the QI.	Surface water drainage systems including SUDS measures are provided to cater for all hard surfaces.	
		Increased risk of introduction of invasives with enhanced facilities.	Information boards for invasives at key locations.	
Lough Rea SPA 004134 0				
A056 Shoveler Anas clypeat	To restore the favourable conservation condition	Disturbance during construction works	Plant and equipment to comply with SI no. 359 of 1996, quiet plant and machinery with operation restricted to quiet works area only. Lighting to be used only when required and to be directed onto works area only.	
A125 Coot Fulica atra	To maintain the favourable conservation condition			
A999 Wetlands	To maintain the favourable conservation condition	In lake works for construction of kayak slip, accessibility slip, deck and steps, ambulant access, viewing platform, repairs to piers and replacement of existing decking and expansion of the artificial beach all have potential direct impacts on	Silt Fencing All in lake works to be under supervision of an ecological clerk of works, carried out in the dry, with use of coffer dams, pumping out to ground via silt bags at locations greater than 30m from the lake, electrofishing prior to	

		wetlands and potential indirect impacts arising from suspended solids, other water pollution and spills and introduction of invasive species.	pump out. Hand tools only for use on lake bed, all concrete allowed to fully cure before rewetting, all works in line with the IFI 2016 Guidelines. All in lake works subject to strict biosecurity protocols including for crayfish plague.
		Edge of lake works for demolition of existing and construction of new lake edge structures, including boardwalk and steps, and beach could affect wetlands. All have potential direct impacts on wetlands with potential indirect impacts arising from suspended solids, other water pollution and spills and introduction of invasive species.	Excavation depths will be limited to the necessity of the proposed works. Stockpiling of soil in designated areas with surface water controls. Diesel and petrol pumps in bunded areas only Exposed surfaces to be revegetated ASAP. No earthworks in heavy rainfall. Perimeter swales for treatment of surface water during construction. Where ground water pumping required shall be to silt bags discharging to vegetated area. CIRIA guidance to be followed. Fuel Storage and refuelling in designated areas only by competent staff only. Bunded Fuel Tanks.

			<p>No batching of wet-cement products will occur on site, precast concrete will be used wherever possible, no washing out of plant, dry days for concrete pours. Spill control, waste management wastewater disposal, good practice guidance to be followed. All in lake works subject to strict biosecurity protocols including for crayfish plague.</p>
		<p>Construction including groundworks in the wider amenity area project have potential to result in water quality impacts arising from release of suspended solids and potential spillage of fuels.</p>	<p>Site Compound location to take account of identified risks. Exposed surfaces to be revegetated ASAP. No earthworks in heavy rainfall. Perimeter swales for treatment of surface water during construction. Where ground water pumping required shall be to silt bags discharging to vegetated area. CIRIA guidance to be followed. Fuel Storage and refuelling in designated areas only by competent staff only. Bunded Fuel Tanks.</p>

			No batching of wet-cement products will occur on site, precast concrete will be used wherever possible, no washing out of plant, dry days for concrete pours. Spill control, waste management wastewater disposal, good practice guidance to be followed.	
		Foul water release/overflow in the event of failure and/or flooding during operation.	Electrical kiosk to be raised above flood level, foul pump chamber to be full sealed preventing inundation in flood conditions. Fault alarm light to be fitted and inspection schedule.	
		Surface water flows from existing and new hard surfaces to the lake during operational phase have potential to negatively impact on water quality with resultant impact on the QI.	Surface water drainage systems with hydrocarbon traps incorporated into SUDS measures with discharge to ground water are provided to cater for all hard surfaces.	
		Increased risk of introduction of invasives with enhanced facilities.	Information boards for invasives at key locations.	
Rahasane Turlough SAC 000322				
[3180] Turloughs	To maintain the favourable conservation condition of	Works and spills have potential for indirect impacts arising from suspended solids,	Site Compound location to take account of identified risks.	

	Turloughs in Rahasane Turlough SAC	other water pollution to Lough Rea which is hydrologically connected.	<p>Exposed surfaces to be revegetated ASAP.</p> <p>No earthworks in heavy rainfall. Perimeter swales for treatment of surface water during construction. Where ground water pumping required shall be to silt bags discharging to vegetated area. CIRIA guidance to be followed.</p> <p>Fuel Storage and refuelling in designated areas only by competent staff only. Bunded Fuel Tanks.</p> <p>No batching of wet-cement products will occur on site, precast concrete will be used wherever possible, no washing out of plant, dry days for concrete pours.</p> <p>Spill control, waste management wastewater disposal, good practice guidance to be followed</p>	
		Foul water release/overflow in the event of flooding during operation.	Electrical kiosk to be raised above flood level, foul pump chamber to be full sealed preventing inundation in flood conditions. Inspection schedule and failure alarm light to be fitted.	

		Surface water flows from existing and new hard surfaces to the lake during operational phase have potential to negatively impact on water quality with resultant impact on the QI.	Surface water drainage systems incorporating hydrocarbon separators including SUDS measures are provided to cater for all hard surfaces.	
<p>The above table is based on the documentation and information provided on the file and I am satisfied that the submitted NIS has identified relevant attributes and targets of the Qualifying Interests.</p> <p>On site inspection I observed what appear to be extensive chara beds immediately adjacent to the western pier, extending towards the eastern pier, (confirmed by FI response) the range of this zonation is apparently limited by areas of the natural lake substratum being encroached by sand. The description of the receiving environment in the amended NIS does not adequately reference the variation in substratum in this location, distribution of charophytes or the apparent impact of sand on charophytes and Krustenstein relative to that substrate. Descriptions provided in the NIS are deficient to the extent that definitive findings and conclusions by An Coimisiún regarding impact on the annex I habitat resulting from introduction and migration sand into and over the Annex I, qualifying interest habitat is not possible.</p> <p>I interpret the proposal for the extension of the artificial beach to include the importation of an increased volume of sand. I consider this element of the proposal to give rise to a potential conflict with attributes listed in the conservation objective for Lough Rea SAC including vegetation composition: characteristic zonation, and Lake substratum quality. Based on my direct observations of the baseline condition of the lake adjacent to the subject site I consider the introduction of increased volumes of sand as part of the proposed development in combination with (reasonably anticipated) future additions, will incrementally, over time migrate into the lake with the effect of further altering the substratum of the lakebed.</p> <p>I consider the introduction of increased sand will negatively impact both charophytes and krustenstein. Chara species (spp) and krustenstein are typical of the QI habitat of Lough Rea SAC. The effect would be to alter/reduce substratum quality, reduce the habitat area and zonation of vegetation in the vicinity of the proposal in contravention of attributes, measures and targets set out in the Site Specific Conservation Objectives (SSCOs) for Lough Rea SAC.</p>				

This conclusion is reached in the context of the following extracts from the Article 17 reporting on the habitat type:

- *The marl lake or hard-water habitat has an unusual flora, vegetation and fauna, which is very restricted in Europe as a whole, and Ireland contains a large proportion of the total European habitat.*
- *Dedicated 3140 monitoring data were available for 25 lakes and three canals during the reporting cycle. 222 km² or 93% of the area of the 25 monitored lakes was assessed as in 'not-good' condition for Structure and functions.*

I consider that the extent of impact arising from works for support of the proposed viewing platform, construction of the new slipway and works to the built lake edge to be of a scale, nature and duration so as to be of negligible impact on the conservation objectives of the SAC.

I consider that except for the above referenced issue with importation of sand for creation/augmentation of the artificial beach, issues relating to water quality and pollution are fully addressed by way of mitigation and monitoring. I consider the issue of direct loss of QI habitat have been adequately addressed by way of the mitigation proposed and augmented by condition to prevent the introduction of additional sand to the lake bed substratum.

I consider that the potential for disturbance of bird species of conservation interest have been adequately mitigated by work practices described and to be refined in the CEMP.

Where An Coimisiún are minded to approve the proposed development, I am satisfied that mitigation by way of a condition preventing migration of sand into the lake bed as a result of the proposal would address this potential impact of the proposed development.

In-combination effects

I am satisfied that in-combination effects have been assessed adequately in the NIS a schedule of plans and projects considered are set out in appendix 3 of the NIS projects considered consist of rural domestic development. I have reviewed the list and conducted an up to date search of the planning register in the area and I am satisfied that the applicant has

demonstrated satisfactorily that no significant residual effects will remain post the application of proposed mitigation measures. I am satisfied that there is therefore no potential for in-combination effects.

Findings and conclusions

The applicant determined that it can be objectively concluded that the proposed development, individually or in combination with other plans or projects, will not adversely affect the integrity of any European Site.

Based on the information provided, I am satisfied that adverse effects arising from aspects of the proposed development can be excluded for the European sites considered in the Appropriate Assessment. Monitoring measures are proposed to ensure compliance and effective management of measures. I am satisfied that the mitigation measures proposed in the NIS along with the recommended condition regarding importation of sand will prevent adverse effects, have been assessed as effective and can be implemented.

Reasonable scientific doubt

I am satisfied that no reasonable scientific doubt remains as to the absence of adverse effects.

Appropriate Assessment Conclusion: Integrity Test

In screening the need for Appropriate Assessment, it was determined that the proposed development could result in significant effects on

- Lough Rea SAC [000304]
- Lough Rea SPA 004134
- Rahasane Turlough SAC 000322

in view of the conservation objectives of those sites and that Appropriate Assessment under the provisions of 177AE was required.

Following an examination, analysis and evaluation of the NIS all associated material submitted, and taking into account submissions received, I consider that adverse effects on site integrity of the

- Lough Rea SAC [000304]
- Lough Rea SPA 004134
- Rahasane Turlough SAC 000322

can be excluded in view of the conservation objectives of these sites and that no reasonable scientific doubt remains as to the absence of such effects.

My conclusion is based on the following:

- Detailed and scientific assessment of the distribution of QI habitats within and surrounding Lough Rea
- Detailed assessment of construction and operational impacts on QI's

- The proposed development will not affect the attainment of conservation objectives QI species including A125 Coot *Fulica atra* and habitats 3140 Hard oligo-mesotrophic waters with benthic vegetation of *Chara* spp and 3180 Turloughs, or prevent or delay the restoration of favourable conservation condition for A056 Shoveler *Anas clypeat*.
- Effectiveness of mitigation measures proposed.
- Mitigation by planning condition to prevent sand entering and impacting the bed of Lough Rea.

Appendix 3 Water Framework Directive

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Coimisiún Pleanála ref. no.	320946	Townland, address	Long Point, Lake Road (R351), Lough Rea
Description of project		Lake shore recreation area upgrade.	
Brief site description, relevant to WFD Screening,		The proposal is immediately adjacent to and partially within Lough Rea.	
Proposed surface water details		Surface water from new hard surfaced areas will be drained in limited cases through swales but primarily through underground attenuation passing through hydrocarbon separators with discharge to groundwater via soakaways.	
Proposed water supply source & available capacity		Existing Uisce Eireann connection no restriction on supply capacity reported.	
Proposed wastewater treatment system & available capacity, other issues		Existing Uisce Eireann connection, no restriction on treatment capacity reported. Existing onsite pumping station at risk of flooding to be upgraded for purpose of addressing flood and failure risk.	

Others			Works proposed to lake bed and to modify manmade lake edges.			
Step 2: Identification of relevant water bodies and Step 3: S-P-R connection						
Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
Lake Waterbody	0	Lough Rea IE_WE_29_194	Good (low confidence)	Projection: Not at risk	Waste Water discharge in second cycle reporting.	Works proposed within and immediately bounding Lough Rea, surface watercourse. Surface water from proposed new hard surfacing to groundwater.
River Waterbody	C.1.4km via Lough Rea	KILCOLGAN_010 IE_WE_29K010100	Moderate (low confidence)	Projection: At risk	Second cycle reporting:	Indirectly hydrologically connected to

						Combined Sewer Overflows Diffuse Sources Run-Off.	surface watercourse with Lough Rea as significant buffer.
Groundwater waterbody	Underlying site	GWDTE-Rahasane Turlough (SAC000322) IE_WE_G_0100	Good	Projection: At risk	None reported		Surface water from car parking discharged to ground.
Step 4: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.							
CONSTRUCTION PHASE							
No.	Component	Water body receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.

1.	Surface	Lough Rea IE_WE_29_194	Construction within the waterbody. Construction and demolition work adjacent to the water body.	Release of particulates or pollutants during construction has potential to impact on biological and chemical status of the waterbody.	Best practice in design, operation of construction including by condition will mitigate the identified potential impact	No	Screened out
2.	Surface	KILCOLGAN_010 IE_WE_29K010100	Construction within the hydrologically connected waterbody. Construction and demolition work adjacent to the hydrologically connected water body.	Release of particulates or pollutants during construction into the upstream waterbody has potential to impact on biological and chemical	The buffering capacity of Lough Rea of any impact along with best practice in operation of construction including by condition will mitigate the identified	No	Screened out

				status of the waterbody.	potential impact		
3.	Ground	GWDTE-Rahasane Turlough (SAC000322) IE_WE_G_0100	Excavations, groundwater pumping, disposal of surface including lake water groundwater.	Hydrocarbon Spillages	Standard Construction Measures / Conditions	No	Screened out
OPERATIONAL PHASE							
3.	Surface	Lough Rea IE_WE_29_194	Construction within the waterbody. Construction and demolition work adjacent to the water body. Surface water disposal from hard surfaced areas including car parking.	Release of particulates or pollutants during construction and operational phase has potential to impact on biological and chemical status of the waterbody.	Best practice in design, operation of construction and operational phases including by condition will mitigate the identified potential impact	No	Screened out

4.	Surface	KILCOLGAN_010 IE_WE_29K010100	Construction within the hydrologically connected waterbody. Construction and demolition work adjacent to the hydrologically connected water body. Surface water disposal from hard surfaced areas including car parking to the hydrologically connected waterbody.	Release of particulates or pollutants during construction and operational phase into the upstream waterbody has potential to impact on biological and chemical status of the waterbody.	The buffering capacity of Lough Rea of any impact along with best practice in design, operation of construction and operational phases including by condition will mitigate the identified potential impact	No	Screened out
	Ground	GWDTE-Rahasane Turlough (SAC000322) IE_WE_G_0100	Excavations, groundwater pumping,	Hydrocarbon Spillages	Standard Construction Measures / Conditions	No	Screened out
DECOMMISSIONING PHASE							

5.	No decommissioning proposed.
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