



An
Coimisiún
Pleanála

Inspector's Report ABP-322502-25

Development	Construction of a house with wastewater treatment system and all associated site works.
Location	Turoe, Bullaun, Loughrea, Co. Galway
Planning Authority	Galway County Council
Planning Authority Reg. Ref.	2531
Applicant(s)	Mary Dilleen
Type of Application	Planning permission
Planning Authority Decision	Grant permission with conditions
Type of Appeal	Third Party
Appellant(s)	Gerry and Francis Mitchell
Date of Site Inspection	25 th July 2025
Inspector	Sarah O'Mahony

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1.0 Site Location and Description

- 1.1. The 0.208ha site is situated in a rural area 5km north of Loughrea, County Galway and 2.3km southeast of the M6 motorway. For reference, Junction 16 of the motorway is situated 3.5km northwest.
- 1.2. The site is situated on a short cul-de-sac referred to as the L41931 which serves 3no. dwellings and 2no. farmyards. The L41931 is accessed from the R350 regional road 90m east of the site.
- 1.3. The site comprises the eastern half of a greenfield paddock surrounded by hedgerows and some mature trees. The L41931 is situated alongside the southern boundary while there is a dwelling on the adjacent property to the east. There is a land drain/stream situated along the northern boundary of the site which flows from west to east and then turns south to join the Carra stream which is located 130m south of the site at its closest point
- 1.4. All other adjacent land is in agricultural use comprising large open pastures. There is a pocket of woodland situated 45m southeast of the site between the L41931 and R350.
- 1.5. The site appears to have been recently cleared of vegetation and is recolonising with grass and other local species.

2.0 Proposed Development

- 2.1. Planning permission is sought for development which comprises the following:
 - 191.64m² two-storey, detached, 8m high pitched-roof dwelling with two-storey gable breakfront on the front elevation
 - 53.94m², 4.635m high pitched-roof, detached garage/store
 - On-site wastewater treatment system
 - Revised vehicular entrance

3.0 Planning Authority Decision

3.1. Decision

- A notification to grant permission was issued by Galway County Council on 15th April 2025 subject to 12no. standard conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The Planners report recommendation to grant permission is consistent with the notification of decision which issued.
- Appropriate Assessment (AA) issues were screened out. No Environmental Impact Assessment screening was carried out.
- The report noted the location of the site '*within a low sensitivity landscape, outside any settlement, outside the GCTPS area, and outside the urban fringe of any town, and not along a restricted regional road, where rural housing need is not required to be established by the applicant.*' For the information of the reader, the GCTPS area is defined in the Galway County Development Plan 2022-2028 as the Galway County Transport Planning Strategy and in terms of rural housing it relates to an area experiencing high pressure for urban generated housing closest to the city. It includes An Cheathrú Rua at the west, north as far as Tuam, east as far as Attymon and Loughrea and south to the county boundary with Clare.

3.2.2. Other Technical Reports

- The file was referred to the Roads Department and Area Office however no internal reports are available on the file or referred to in the Case Planners report.

3.3. Prescribed Bodies

Transport Infrastructure Ireland: Observation submitted requesting the Local Authority to have regard to TII policy including that for development affecting national roads and codes of engineering for works on, near or adjacent the Luas light rail system.

3.4. Third Party Observations

3.4.1. 3no. third party submissions were submitted from the following:

1. Francis & Mary Mitchell
2. Gerry Mitchell
3. Angela Mitchell

3.4.2. The following matters were raised in the submissions:

- Impact on residential amenity of adjacent dwellings in terms of light and privacy.
- Ecological impact from site clearance.
- Height and three-storey scale of dwelling is inappropriate and will overshadow 2no. dwellings to the east.
- Design is out of character with established pattern of development. The building line is not maintained.
- Flood risk to existing dwellings as a stream to the north floods.
- Site layout drawing does not reflect proposed wastewater treatment layout.
- Local road is unsuitable for additional traffic and the development will lead to congestion.
- Impact to group water scheme.
- Proximity to existing monuments, rights of way including Turoe gate house and potential archaeology. Rights of way should be maintained.
- Question made as to the applicants housing need and future development on the landholding.
- Removal of boundary fencing at east of the site.
- Odour impact from new wastewater treatment due to location southwest of existing dwelling.

4.0 Planning History

No planning history on the site.

5.0 Policy Context

5.1. Development Plan

- 5.1.1. The site is governed by the policies and provisions contained in the Galway County Development Plan 2022-2028 (referred to hereafter as the CDP). Chapter 4 sets out the policy guidance for developing housing in the rural area and it identifies the site as being situated within rural housing policy zone 3: Structurally Weak Areas. Policy objective RH3 therefore applies and is noted as follows:

RH3: It is a policy objective of the Planning Authority to facilitate the development of individual houses in the open countryside in "Structurally Weak Areas" subject to compliance with normal planning and environmental criteria and the Development Management Standards outlined in Chapter 15 and other applicable standards with the exception of those lands contained in Landscape Classifications 2,3 and 4 where policy objective RH4 applies.

- 5.1.2. Policy Objective RH9 is noted regarding design guidelines for rural dwellings as well as the Design Guidelines for the Single Rural House which is set out in Appendix 5 of the CDP.
- 5.1.3. Policy Objective RH11 requires rural dwellings to comply with the EPA Code of Practice: Wastewater Treatment Systems for Single Houses (2009). The Coimisiún should note this guidance document has since been replaced with a 2021 version.
- 5.1.4. Chapter 15 sets out development management standards which includes DM standard 6 regarding domestic garages, DM standard 8 regarding site selection and design for rural dwellings, DM standard 9 regarding site sizes for single houses using individual on-site wastewater treatment systems and DM standard 11 regarding landscaping. The following is noted in DM Standard 9:

'A minimum site size of 2000m² is generally required for a single house so as to provide for adequate effluent treatment, parking, landscaping, open space and maintenance of rural amenity.'

5.2. Natural Heritage Designations

Lough Rea Special Area of Conservation and proposed Natural Heritage Area is situated 6km south of the site. The Raford River Bog Natural Heritage Area is situated 5km north of the site.

5.3. Built Heritage

- 5.3.1. There are two records from the Galway Sites and Monuments Record situated 100m southwest and 150m northwest respectively which refer to tree rings within a designed landscape. No description is available for the latter record however in the case of the former it is stated that cartographic evidence suggests a 23m diameter tree-planted enclosure formerly stood in that location but that no visible surface traces survive.
- 5.3.2. 400m west of the site there are another two records referring to Turoe house which is described as an 18th/19th century dwelling which was demolished in the 1950s, and an aniconic stone sculpture relocated in 2016 to an OPW depot nearby for conservation purposes.

5.4. EIA Screening

- 5.4.1. The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

6.0 The Appeal

6.1. Grounds of Appeal

One appeal was received from Gerry and Francis Mitchell which raises the following matters:

- Site clearance of trees and vegetation is contrary to DM standard 47 which seeks to retain and protect existing trees, hedgerows and stone walls etc.
- The height of the proposed dwelling is out of character with the established pattern of development which is predominantly single storey dwellings.
- Removal of the eastern boundary of the site was undertaken without consultation of the occupiers of the adjacent dwelling and has removed all privacy from that dwelling.
- The polishing filter and associated pipes as referred to in the wastewater documentation is not illustrated on the Site Layout Plan.

6.2. **Applicant Response**

- Housing need does not need to be demonstrated for this location.
- The scale, design and finishes of the proposed dwelling are common and popular to the rural area. The design complies with the Design Guidelines for Rural Houses. Concerns regarding the proximity of the proposed two-storey dwelling adjacent to a single storey dwelling are unfounded due to a proposed 40m separation. Additional landscaping will provide privacy for both dwellings and assimilate the proposed dwelling into the landscape.
- Existing boundary trees and hedges will be retained where possible. Additional mixed species planting will be provided to ensure the development assimilates into the surrounding environment and has a positive impact. Regarding the site clearance, the affected trees were assessed by experts and considered to be old, dying, affected by lightning and ash dieback. Some of these were categorised as dangerous to the adjoining dwelling and public road and therefore required removal. Boundary trees were not affected and remain in place. Correspondence and photographs are included from two individuals involved during the tree felling. All tree removal was carried out on the applicant's property. Any trees situated on a boundary remain in place and the boundary itself remains in-situ. Tree removal improves access to the evening sun for the existing dwelling.

- The access road is a quiet cul-de-sac. The front boundary will be removed, and a new boundary provided a minimum of 3m back from the road edge as indicated on the site layout drawing.
- The wastewater treatment proposal met all requirements of the Site Characterisation Form and was permitted by the Local Authority. A treatment plant and polishing filter are proposed, which, together with the associated pipe network and manholes all form part of the proposed development.
- Permission was granted by the Local Authority without any further information request and all 12no. conditions are standard. The application addressed all issues and aspects of the site.

6.3. Planning Authority Response

- No comment or observation received.

7.0 Assessment

7.1. Introduction

- 7.1.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the report/s of the local authority, and having inspected the site, and having regard to the relevant local/regional/national policies and guidance, I consider that the substantive issues in this appeal to be considered are as follows:

- Site clearance and removal of eastern boundary
- Dwelling Design
- Wastewater Treatment

7.2. Site Clearance and Eastern Boundary Removal

- 7.2.1. The site was cleared of all vegetation at some point prior to lodging the planning application. The appeal suggests this is contrary to DM standard 47 which seeks to retain and protect existing trees, hedgerows and stone walls etc. The applicant

responded by noting that the trees in question were substandard, damaged, diseased etc and constituted a hazard.

- 7.2.2. As the clearance was carried out prior to lodging the application, I consider it remains outside the scope of an appeal. Permission was not sought for any tree felling as part of this development and any enforcement action lies within the remit of the Local Authority.
- 7.2.3. The appellant contends that the eastern boundary of the site was removed during the site clearing which has impacted the privacy and residential amenity of the third party. The applicant's response suggests that the boundary was not interfered with and remains in place. I inspected the site and note there is a line of timber posts in place along the eastern boundary as well as a sod/earth ditch along a portion of the boundary. Again, this application does not seek permission to remove the eastern boundary and any allegations of unauthorised development should be brought to the attention of the Local Authority as the Coimisiún has no powers in that respect.
- 7.2.4. Matters relating to residential amenity and impacts to privacy from the proposed development are discussed later.

7.3. Dwelling Design

- 7.3.1. The appeal considers the proposed 8m high two-storey dwelling design to be too tall and out of character with the established pattern of development which is predominantly single storey dwellings.
- 7.3.2. In the first instance I do not consider that the proposed dwelling design is inappropriate for the rural area and the context in which the site is situated. I consider the design complies with the rural design guide and policy objective RH9. I also consider that the site is large enough to accommodate the proposed layout and design and in this regard I note the applicant's response highlighting the 40m separation distance between the existing and proposed dwelling. In my opinion this is sufficient to eliminate any purported negative impact.
- 7.3.3. I do recommend however the insertion of a condition requiring additional landscaping along the eastern boundary comprising of semi-mature trees and native hedgerow in order to help the new development embed into the landscape and to improve screening between the two properties. I also note in this regard that the site layout

drawing includes a vague new western boundary comprising 'proposed native species here'. I recommend the landscaping condition is worded to include additional tree and hedgerow planting along this location also and similarly along the southern boundary as while the front boundary will require relocation to facilitate sightlines, any replacement boundary should comprise a suitable rural treatment.

- 7.3.4. Provision of a new hedgerow and treeline along the eastern boundary would improve residential amenity for both the existing and proposed residents on the adjoining sites and eliminate any issues regarding privacy. I further note in this regard that no first-floor windows are proposed on the eastern elevation of the proposed dwelling and therefore overlooking is not likely to occur to any negative degree.

7.4. Wastewater Treatment

- 7.4.1. The appellant contends that the polishing filter and associated pipes as referred to in the wastewater documentation is not illustrated on the Site Layout Plan. I have reviewed the 'Site Layout Map for Mary Dilleen' submitted with the planning application and note a rectangular icon annotated as 'polishing filter' to be situated in the southeast corner of the site. A dashed line connects this rectangle to a smaller rectangle annotated as 'treatment plant' with another dashed line connecting this to the dwelling. In my opinion, any reasonable view of this drawing would interpret the dashed lines as pipework and the polishing filter rectangle to represent exactly that. In my opinion there is no ambiguity or discrepancy in the information received.
- 7.4.2. In my opinion the proposed wastewater treatment system complies with the requirements of the EPA Code of Practice for Domestic Waste Water Treatment Systems (PE ≤ 10) and Policy Objective RH11.

8.0 AA Screening

- 8.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is located 6km north of Lough Rea Special Area of Conservation.
- 8.2. The proposed development comprises construction of a detached dwelling, detached garage, onsite wastewater treatment system and revised vehicular entrance.

- 8.3. No nature conservation concerns were raised in the planning appeal.
- 8.4. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.
- 8.5. The reason for this conclusion is as follows:
- The small scale and domestic nature of works,
 - The location and distance from nearest European site and lack of connections, and
 - Taking into account screening report/determination by LPA.
- 8.6. I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.
- 8.7. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

9.0 WFD Screening

- 9.1. The purpose of the EU Water Framework Directive is an initiative aimed at improving water quality throughout the European Union. The Directive was adopted in 2000 and requires governments to take a new approach to managing all their waters; rivers, canals, lakes, reservoirs, groundwater, protected areas (including wetlands and other water dependent ecosystems), estuaries (transitional) and coastal waters. An Coimisiún Pleanála and other statutory authorities cannot grant development consent where a proposed development would give rise to a reduction in water quality.
- 9.2. There is a deep drainage ditch situated along the northern boundary of the site which discharges to the Carra Stream_020 250m south of the site while the site also overlies a groundwater body referred to as GWDTE-Rahasane Turlough (SAC000322) IE_WE_G_0100.
- 9.3. I have assessed the proposed dwelling and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where

necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration.

9.4. 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 groundwater water bodies either qualitatively or quantitatively. The reason for this conclusion is as follows:

- The small scale and domestic nature of the development.
- The proposed on-site wastewater treatment system which will treat wastewater prior to discharge to ground in compliance with the EPA Code of Practice.

10.0 Recommendation

I recommend that planning permission is granted in accordance with the conditions set out below.

11.0 Reasons and Considerations

Having regard to the location and character of the site and surrounding area in a rural area together with the provisions of the Galway County Development Plan 2022-2028 including policy objectives RH3, RH9 and RH11, it is considered that, subject to compliance with the conditions set out below, the scale and nature of the development is acceptable and would not seriously injure residential or visual amenity of the island. The development is, therefore, in accordance with the proper planning and sustainable development of the area.

12.0 Conditions

1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the
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	<p>planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The site shall be landscaped, using only indigenous deciduous trees and hedging species, as follows:</p> <p>(a) the establishment of a hedgerow along the western and eastern boundaries of the site, and</p> <p>(b) planting of trees at 5 metre intervals along the eastern and western boundaries of the site.</p> <p>Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p>Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.</p>
3.	<p>The existing front boundary hedge shall be retained except to the extent that its removal is necessary to provide for the entrance to the site. The replacement front boundary shall consist of either a wall of natural local stone, not exceeding 1m in height or a native hedgerow complying with condition no. 2.</p> <p>Reason: In the interest of visual amenity.</p>
4.	<p>(a) The roof colour of the proposed house and garage shall be blue-black, black, dark brown or dark-grey. The colour of the ridge tile shall be the same as the colour of the roof.</p> <p>(b) The external walls shall be finished in neutral colours such as grey or off-white.</p>

	<p>(c) Stone cladding shall comprise natural local stone.</p> <p>(d) Window frames shall be finished in a neutral colour and comprise either powder coated aluminium, timber frame or non-white uPVC, unless otherwise agreed in writing with the Planning Authority prior to the commencement of development.</p> <p>(e) The external door shall be of timber construction unless otherwise agreed in writing with the Planning Authority prior to the commencement of development.</p> <p>(f) All rainwater goods and soffit/fascia shall be dark in colour.</p> <p>Reason: In the interest of visual amenity.</p>
5.	<p>(a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.</p> <p>(b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.</p> <p>Reason: In the interest of traffic safety and to prevent flooding or pollution.</p>
6.	<p>(a) The wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on 27th February 2025 and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.</p> <p>(b) Treated effluent from the wastewater treatment system shall be discharged to a polishing filter which shall be provided in accordance with the standards set out in the document entitled "Code of Practice -</p>

	<p>Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021. (c) Within three months of the first occupation of the dwelling, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/ wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.</p> <p>Reason: In the interest of public health and to prevent water pollution</p>
7.	<p>Site development and building works shall be carried out between the hours of 08:00 to 18:00 Mondays to Fridays inclusive, between 08:00 to 14:00 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.</p> <p>Reason: To safeguard the amenity of property in the vicinity.</p>
8.	<p>(a) Surface water run-off from open excavated areas shall not be discharged directly to any watercourse. All such water shall be trapped and directed to temporary settling ponds.</p> <p>(b) The developer shall implement measures to reduce environmental risks associated with re-fuelling, greasing, and other activities within the site. Such measures may include, but are not restricted to, the use of spillage mats and catch trays. Such measures shall be subject to the written agreement of the planning authority prior to commencement of works.</p> <p>Reason: To prevent water pollution.</p>
9.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be</p>

	<p>provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>
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I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Sarah O'Mahony
Planning Inspector

30th July 2025

Appendix 1- Environmental Impact Assessment Screening

Form 1 - EIA Pre-Screening

Case Reference	322502-25
Proposed Development Summary	Detached dwelling, detached garage, on-site wastewater treatment and revised vehicular entrance.
Development Address	Turoe, Bullaun, Loughrea, Co. Galway
	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? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<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 type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
<input checked="" 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. No Screening required.	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
<input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	Class 10 (b)(i) Construction of more than 500 dwelling units

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 type="checkbox"/>	Screening Determination required (Complete Form 3)
No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

Form 2 - EIA Preliminary Examination

This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
<p>Characteristics of proposed development</p> <p>(In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).</p>	<p>The rural site is unserviced and its size is not exceptional in the context of the prevailing plot size in the area for rural dwellings in the area.</p> <p>A short-term construction phase would be required and the development would not require the use of substantial natural resources, or give rise to significant risk of pollution or nuisance due to its scale. The development, by virtue of its type and nature, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. Its operation presents no significant risks to human health.</p> <p>The size and scale of the proposed development is not significantly or exceptionally different to the existing dwellings.</p>
<p>Location of development</p> <p>(The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	<p>The subject site is not located in or immediately adjacent to ecologically sensitive sites. It is considered that, having regard to the limited nature and scale of the development, there is no real likelihood of significant effect on other significant environmental sensitivities in the area.</p> <p>It is not likely to have any cumulative impacts or significant cumulative impacts with other existing or permitted projects.</p>
<p>Types and characteristics of potential impacts</p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>The size of the proposed development is notably below the mandatory thresholds in respect of a Class 10 Infrastructure Projects of the Planning and Development Regulations 2001 as amended.</p> <p>Localised construction impacts will be temporary. The proposed development would not give rise to waste, pollution or nuisances beyond what would normally be deemed acceptable.</p> <p>Having regard to the nature of the proposed development and works constituting development within a rural area, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential</p>

	for significant effects on the environmental factors listed in section 171A of the Act.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.

Inspector: _____ Date: _____

Appendix 3 Water Framework Directive Screening

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Bord Pleanála ref. no.	322502-25	Townland, address	Turoe, Bullaun, Loughrea, Co. Galway
Description of project		Detached two-storey dwelling, detached garage, on-site wastewater treatment system and revised vehicular entrance.	
Brief site description, relevant to WFD Screening,		The site is situated in a rural area on low lying flat ground comprising well drained limestone till subsoils. There is a deep drainage ditch situated along the northern boundary of the site which discharges to the Carra stream 250m south of the site. There is a water quality monitoring station situated 330m southwest of this meeting point and 700m southwest of the site at Turoe bridge over the on the Carra stream.	
Proposed surface water details		Soakpits	
Proposed water supply source & available capacity		Proposed connection to group water scheme. Letter of consent provided.	

Proposed wastewater treatment system & available capacity, other issues			Secondary Treatment System and soil polishing filter to discharge to Ground Water with a PE of 6 is proposed.			
Others?			No			
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)
River Waterbody	250m	Carra Stream_020 IE_WE_29C 032000	Good	Not at risk	No pressures	Yes - drainage ditch at north of site is hydrologically connected to Carra stream while

						groundwater under the site may be linked to Carra Stream also so S-P-R linkage highly likely.
Groundwater Waterbody	Underlying site	GWDTE-Rahasane Turlough (SAC000322) IE_WE_G_0100	Good	At risk	1. Agriculture 2. Domestic Wastewater (Groundwater contribution of phosphate to associated surface water bodies (At Risk) - - Septic Tanks. BALLYMABILLA_010. KILCOLGAN_010. KILCOLGAN_040. LECARROW STREAM_010. RAFORD_020. TOBERDONEY 29_010. TOBERDONEY 29_020, RAFORD_020 river waterbodies impacted. 2023 Characterisation Update: Good status (2016-2021). The	The domestic wastewater system is designed to discharge treated wastewater into the subsoil and from there into the groundwater, so the S-P-R linkage is strong.

					waterbody is At Risk - aggregated pollutant (Phosphate) concentration < TV(s), but individual site concentrations higher than Threshold Value(s).)		
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	Waterbody 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	Carra Stream_020	Existing drainage ditches	Siltation, pH (Concrete), hydrocarbon spillages	Standard construction practice	No	Screened out

2.	Ground	GWDTE-Rahasane Turlough (SAC000322) IE_WE_G_0100	Pathway exists with good drainage characteristics	Siltation, pH (Concrete), hydrocarbon spillages	As above	No	Screened out
OPERATIONAL PHASE							
3.	Surface	Carra Stream_020	Existing drainage ditch	None	N/A	No	Screened out
4.	Ground	GWDTE-Rahasane Turlough (SAC000322) IE_WE_G_0100	Pathway exists with good drainage characteristics	Treated effluent to discharge to groundwater	Design – DWWTS to current EPA Standards. Compliance with standard condition	No	Screened out
DECOMMISSIONING PHASE							
5.	NA						
STAGE 2: ASSESSMENT							
Details of Mitigation Required to Comply with WFD Objectives – Template							

Surface Water					
Development/Activity e.g. culvert, bridge, other crossing, diversion, outfall, etc	<u>Objective 1: Surface Water</u> Prevent deterioration of the status of all bodies of surface water	<u>Objective 2: Surface Water</u> Protect, enhance and restore all bodies of surface water with aim of achieving good status	<u>Objective 3: Surface Water</u> Protect and enhance all artificial and heavily modified bodies of water with aim of achieving good ecological potential and good surface water chemical status	<u>Objective 4: Surface Water</u> Progressively reduce pollution from priority substances and cease or phase out emission, discharges and losses of priority substances	Does this component comply with WFD Objectives 1, 2, 3 & 4? (if answer is no, a development cannot proceed without a derogation under art. 4.7)
	Describe mitigation required to meet objective 1:	Describe mitigation required to meet objective 2:	Describe mitigation required to meet objective 3:	Describe mitigation required to meet objective 4:	

Construction works	Standard best practice construction methods e.g. silt fences and embedded design and layout providing separation distances from the Carra stream.	Standard best practice construction methods e.g. silt fences and embedded design and layout providing separation distances from the Carra stream.	NA	NA	YES
Stormwater drainage	Soakpits	Soakpits	NA	NA	YES

Details of Mitigation Required to Comply with WFD Objectives – Template

Groundwater

Development/Activity e.g. abstraction, outfall, etc.	<u>Objective 1:</u> <u>Groundwater</u> Prevent or limit the input of pollutants into groundwater and to prevent the deterioration of the status of all bodies of groundwater	<u>Objective 2:</u> <u>Groundwater</u> Protect, enhance and restore all bodies of groundwater, ensure a balance between abstraction and recharge, with the aim	<u>Objective 3: Groundwater</u> Reverse any significant and sustained upward trend in the concentration of any pollutant resulting from the impact of human activity	Does this component comply with WFD Objectives 1, 2, 3 & 4? (if answer is no, a development cannot proceed without a
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		of achieving good status*		derogation under art. 4.7)
	Describe mitigation required to meet objective 1:	Describe mitigation required to meet objective 2:	Describe mitigation required to meet objective 3:	
Development Activity 1: Operation of on-site domestic wastewater treatment system (DWWTS)	DWTTS to comply with EPA CoP, 2021. The groundwater waterbody is 330.5 km ² in size and in certain parts elevated phosphorous levels in the groundwater are believed to be contributing to levels in surface waters (rivers). This is not the case however with the Carra Stream_020 waterbody which is at Good Status,	N/A	N/A	Yes

	<p>with no significant pressures identified.</p> <p>Therefore, compliance with the EPA CoP, 2021 will mitigate any potential for impacts on waterbodies from this development</p>			
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