



An
Coimisiún
Pleanála

Inspector's Report ABP-322627-25

Development	Retention of a covered storage area to the rear of the existing bike hire building pl. ref; (18/94). Gross floor space of work to be retained: 86.56 sqm.
Location	Cill Éinne, Inis Mór, Aran Islands.
Planning Authority	Galway County Council.
Planning Authority Reg. Ref.	2542.
Applicant(s)	Rothaí Teo Arainn.
Type of Application	Permission for retention.
Planning Authority Decision	Grant Retention.
Type of Appeal	Third Party.
Appellant(s)	Seosamh Ó Flaithbheartaigh and others
Observer(s)	None.
Date of Site Inspection	22 nd July 2025.

Inspector

C. Daly.

1.0 Site Location and Description

- 1.1. The subject site consists of a pitched roof bicycle storage building side on to the street and adjacent covered area with mono pitch roof and adjacent paved areas to either side. There are roller doors at either end of the bicycle storage building and the adjacent covered area is open to the elements at both ends. It is enclosed on two sides by the adjacent building on one side and by a low wall and metal and clear cladding on the other southern side. Adjacent to this southern elevation there is a low wall below wooden fencing.
- 1.2. Adjacent to the site to the north-east, east and south is a public car park associated with the harbour adjacent to the south. Adjacent to the east there is a dormer type pitched roof building used for bike hire which faces the street at its gable end. The site is located adjacent to the Cill Éinne harbour and surface car park and within the Kilronan rural settlement.

2.0 Proposed Development

- 2.1. The proposed development, in summary, consists of the following:
- Retention of a covered storage area with a mono-pitch roof and open ends attached to the rear of an existing bike hire building.

3.0 Planning Authority Decision

3.1. Decision

Galway County Council decided to grant retention permission subject to 7 no. conditions.

Notable conditions include:

- Condition no. 3 requires new signage proposals to be raised, individual lettering and details of finishes and materials of same and any lighting to be agreed in writing with the P.A. within three months of the final grant.
- Condition no. 5 requires no further signs including advertising structures to be erected or fixed to the building without a prior grant of permission, notwithstanding the exempt development regulations.

- Condition no. 6 requires no advertisement or advertisement structure to be erected or displayed on the building or within the site curtilage unless exempt under the 2001 regulations or unless permitted by a further grant of permission.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The Planner's Report assessment noted an active enforcement case. It considered the development acceptable in principle having regard to the established commercial use. It noted the site location within the Inishmore Island SAC and that the site is a brownfield site with no qualifying interests and considered there to be no real likelihood of significant effects on the qualifying interests of the SAC having regard to the adjoining surface car park and road and the buffer area to the SAC proper. In the context of the information on the file and the submitted AA Screening, it concluded there would be no significant effect on a European site and that Stage 2 AA was not required.

The report noted the previous Flood Risk Assessment under reg. ref. 18/94 and the applicant's declaration that the site is not known to have flooded. It noted the site location within a Class 4 landscape sensitivity as part of an island landscape (unique landscape with high sensitivity to change). The design was considered to be in keeping with the existing structure and the surrounding context. The development was considered to accord with the Development Plan and a grant of permission was recommended.

3.2.2. Other Technical Reports

- Carraroe Area Office: No report received.
- Heritage Officer: No report received.
- Roads Department: No report received.

3.3. Prescribed Bodies

- The Heritage Council: No report received.
- Fáilte Ireland: No report received.

- Department of Tourism, Culture, Arts and Gaeltacht: No report received.
- Inland Fisheries Ireland: No report received.
- Údarás na Gaeltachta: No report received.
- An Taisce: No report received.
- Department of Housing, Local Government and Heritage: noted the site location adjacent to the Inishmore SAC and that retention permission cannot be considered for an unauthorized development that would have required AA. It reminded the P.A. of its obligations under Article 6 of the Habitats Directive.

3.4. Third Party Observations

Three no. third party observations were received which can be summarised as follows:

- Concerns in relation to mass tourism impacts.
- Concerns that the proposal is out of keeping with the area.
- Concerns in relation to building on unauthorised development.
- Concerns in relation to the requirement for a Language Impact Statement.
- Notes the use of the adjacent building also for bike hire business.
- Concerns in relation to road safety.
- Concerns in relation to bathroom facilities.
- Concerns in relation to touting for business on the pier.

4.0 Relevant Planning History

24/328: Application for retention of a covered storage area withdrawn by applicant.

18/1406: Permission granted by the P.A. for alterations to a previously granted Planning Permission (Ref. No. 18/94) for the construction of a basement store as part of the new building. GFA of proposal: 190 sqm. GFA demolition: 57 sqm.

18/94: Permission granted by the P.A. for demolition of an existing commercial building (bike hire) and construction of a new commercial building (bike hire). GFA proposed 141sqm, GFA demolition 57sqm.

5.0 Policy Context

5.1. Galway County Development Plan 2022-2028 (the CDP)

The CDP notes the location within An Gaeltacht and gives it a landscape classification of 4, that of an island landscape, a unique landscape with high sensitivity to change.

Chapter 8 – Tourism and Landscape

- Policy Objective TI 1 – Tourist Infrastructure

Encourage and promote tourism related facilities and accommodation within existing settlements in the county. Consideration will be given to such facilities in rural areas where there is a justified requirement for the proposal at that location. These proposals are required to comply with environmental considerations and the relevant DM Standards.

- TI 4 Tourism and Infrastructure Capacity

The potential environmental effects of a likely increase in tourists/tourism-related traffic volumes in particular locations/along particular routes shall be considered and mitigated as appropriate. Such a consideration should include potential impacts on existing infrastructure (including drinking water, wastewater, waste and transport) resulting from tourism proposals. Galway County Council will support Irish Water and Fáilte Ireland to ensure that tourism is serviced by adequate and appropriate water services infrastructure.

- Section 8.13 – Landscape

Map 8.1: Landscape Character Areas and Map 8.2 Landscape Sensitivity

The site is located within the Island Landscape area and is classified as Class 4 - Iconic: Unique Landscape with high sensitivity to change.

- LCM 3 Landscape Sensitivity Ratings

Consideration of landscape sensitivity ratings shall be an important factor in determining development uses in areas of the County. In areas of high landscape sensitivity, the design and the choice of location of proposed development in the landscape will also be critical considerations.

Chapter 13 – The Galway Gaeltacht and Islands

- Section 13.5.5 District E: Oileáin Árann describes the islands and increased role of tourism.
- Policy Objective IS 1 – Economic and Tourism Development on the Islands
Support the economic and tourism development of the islands for the benefit of island communities generally and to encourage the development of speciality or niche economic sectors that might be appropriate to different islands.
- Policy Objective IS 2 – Development Proposal on the Islands
 - a) *Support sustainable development proposals that contribute to the long term economic and social development of the islands;*
 - b) *Priority shall be given to development that contributes to retention of the year-round population on the islands, that has a clear and identifiable economic and social benefit and that is compatible with the capacity of the local community to accommodate it;*
 - c) *Ensure that new development of any kind is sympathetic to the individual form and character of the islands landscapes and traditional building patterns*

Chapter 15 – Development Management Standards

- Section 15.7.2 – Landscape Sensitivity
DM Standard 46: Compliance with Landscape Sensitivity Designations
...Class 4 – Iconic - Negligible alterations will be allowed only in exceptional circumstances.
- Section 15.9 Natural Heritage, Biodiversity and Green Infrastructure
- DM Standard 50 describes when environmental assessments are required including Appropriate Assessment.
- Section 15.13.2 Surface Water Drainage and Flooding
- DM Standard 67: Sustainable Drainage Systems' (SuDS)
All new developments (including amendments / extensions to existing developments) will be required to incorporate 'Sustainable Urban Drainage Systems' (SuDS) as part of the development/design proposals...

5.2. Natural Heritage Designations

In relation to designated sites, the subject site is located:

- Adjacent to the Inishmore Island Special Area of Conservation (SAC) (site code 000213).
- Within the Inishmore Island Proposed Natural Heritage Area (PNHA) (site code 000213).
- c.1.6km west of Inishmore Special Protection Area (SPA) (site code 004152).

6.0 The Appeal

6.1. Grounds of Appeal

The grounds of the third party appeal by Bertie Mullin, Patrick Mullin and Seosamh Ó Flaithbheartaigh can be summarised as follows:

- Lack of consideration given to potential for traffic accidents due to bikes blocking the pavement outside the bike hire shop and photos submitted in support of this.
- The increased capacity for bike storage is associated with display bikes overflowing onto the road causing a traffic hazard.
- The previous grant of permission, subject to an ethics investigation, allowed adequate storage space and this application should be considered in the overall context of the area.
- This shop is one of four bike hire shops all in the same ownership along the front of the Kiltonan harbour area and there is an oversupply of bikes in the area such that the application should not be granted.
- This application does not constitute the entirety of the unauthorised development and should not be used to consolidate such development.
- The applicant has not clarified their legal basis to occupy the land and this application should not be used to consolidate ownership of land.

6.2. Applicant Response

The response on behalf of the applicant can be summarised as follows:

- There is no overcrowding at the head of the pier where it meets the road.
- There is some congestion associated with the arrival of three ferries within 15 minutes of each other around 11.10am.
- The bike hire facilities do not interfere with the progress of visitors from the ferry who turn left at the end of the pier and head in to Kilronan whereas bike hire customers turn right at the end of the pier.
- Separate queues are provided depending on customer type and most cyclists are catered for within an hour of arrival with returns spread out over a longer period in the afternoon.
- The purpose of the development is to ensure bikes are in well serviced condition, protected from the elements and readily available to customers in support of the tourist business investment over 40 years.
- The site is the most suitable site for bike hire in the area and the fact that permission has been granted at a number of locations is not a reason to refuse permission.
- The finish of the extension is in keeping with the existing buildings on the site and is consistent with what would be expected adjacent to a pier.
- Rothaí Arainn Teo are the owners of the land with folio copies enclosed.
- The Council carried out a detailed planning assessment with permission recommended.

7.0 Assessment

7.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the reports 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:

- Transportation
- Other Issues

7.2. Introduction

- 7.2.1. I note CDP policies listed above in relation to economic and tourist development and in relation to An Gaeltacht and tourist infrastructure are generally supportive of tourist related economic development. I also note that the proposal is for a modest extension to an existing bike hire facility at the end of a pier within walking distance of the village centre and in this context I consider the principle of development to be acceptable. I have noted the wider sensitive landscape context in the policy section above but I note the position of the site by the pier and in a relatively built-up area surrounded by a surface car park, a road and other buildings such that I do not consider that it would give rise to any significant impact on the sensitive iconic landscape of the island.
- 7.2.2. Given the prominent position of the site in relation to the harbour, should permission be granted, consistent with the P.A., I consider that a condition should be required to de-exempt signage such that permission would be required for all new signage on the site.

7.3. Transportation

- 7.3.1. Having regard to Policy TI 4, I consider that the proposed development should be assessed in relation to transportation capacity and related issues including congestion, traffic safety and pedestrian safety. I note the proposal would extend the existing bike storage rental facility. I also note that the predominant activity associated with the facility coincides with the arrival and departure times of the ferry to and from the adjacent harbour. I note that the road network in the vicinity of the harbour is not subject to significant traffic flows.
- 7.3.2. In this context, I consider that the proposed expansion and consolidation of the existing bike hire shop and storage facility, noting the additional bike hire capacity, would not result in significant traffic congestion issues on the road network in the vicinity of the site. I note this in the context of a number of other bike hire shops in the vicinity of the site and village.

Commented [CM1]: The conclusion on congestion should follow the analysis. Maybe reorder:
The proposal is extension / consolidation of an existing use. Activity is concentrated to coincide with ferry arrival / departure times generally.
The road network in the vicinity is not subject to significant traffic flows.
Overspill of bicycle parking / display onto the adjoining road is a matter that can be adequately controlled by condition.
Do not consider that the additional capacity would result in significant congestion issues on the adjoining road network.

- 7.3.3. Having regard to the type of development for bicycle storage and the potential for this to result in increased use of bikes on the island, noting the appellant's concerns in relation to traffic safety, I do not consider that undue congestion on the road network in the vicinity or on the island would result from a large number of bikes being hired in and around the same time.
- 7.3.4. I also note that Policy Objective IS 2 is relevant to this assessment. This refers to sustainable development that contributes to the long-term economic and social development of the islands and I consider that this type of tourist infrastructure would support tourist development on the island which is generally supported by CDP policy and in this way would sustainably contribute economically and socially to the island. While tourism is not year-round, I consider this to be an acceptable approach to contribute towards such economic and social development. I note that where other priority developments arise, these can be assessed and prioritised where applicable subject to normal planning considerations. I also note that the built form of the development, being appropriately scaled and designed for the site and surrounds, would be sympathetic to the character of the island landscape and traditional building patterns.
- 7.3.5. In relation to the potential for bike accidents due to the proliferation of bikes and other equipment outside the site boundary, I did not observe this to be a problem on the date of my site visit in summer time where I observed the site during peak ferry arrival times and during which time I did not observe anything approaching an over-supply of bikes. Nevertheless, I do not consider that a development of this nature would give rise to significant safety concerns with biking not considered to be an unduly unsafe activity and noting the adequate road network in the vicinity. In relation to the issues raised in the appeal regarding the blocking of the footpath, I observed some blocking in this regard on my site visit, and accordingly as an added measure to ensure this practice discontinues I consider that a specific condition prohibiting the use of the footpath for bike storage should be provided if permission is granted.

7.4. Other Issues

- 7.4.1. In relation to flood risk, I note the OPW Flood Risk maps show no risk of significant flooding on the site or in its vicinity. I note the submitted Site-Specific Flood Risk Assessment prepared by O' Clubháin and Loughman (OL) and this was based on a site inspection of 4th January 2018 and on the application for the existing building. I note this is considered a less vulnerable land use and comprises an extension to an existing development. Notwithstanding this, having consulted current flood maps and having visited the site, I note that its observations in relation to no flooding of the site and no significant flood risk and otherwise to be consistent with current conditions. This was based on the ground levels of the adjacent building which are broadly consistent with the ground level of the proposed development and I am satisfied that no significant flood risk would arise from the development.
- 7.4.2. In relation to drainage matters, should permission be granted I recommend a standard condition to ensure surface water drainage provision is catered for on the site.
- 7.4.3. The appellant has raised concerns in relation to the site ownership. I note the documentation submitted on behalf of the applicant including land folios based on which I am satisfied that the subject site is in the ownership of the applicant. Moreover, I note Section 34(13) of the Planning and Development Act provides that if the applicant lacks title or owner's consent to do works permitted by a planning permission, the permission does not give rise to an entitlement to carry out the development.
- 7.4.4. In relation to signage, given the location within the harbour and the wider scenic landscape, I consider it prudent to remove exemptions for signage by condition so that the applicant is required to apply for permission for any required signage. I do not consider it reasonable to specify or limit the type of signage that may be applied for in this regard.
- 7.4.5. In relation to the assertion that other related unauthorised development has taken place, I note that matters in relation to alleged unauthorised development are

Commented [CM2]: Note that this is a less vulnerable use and comprises an extension to an existing development.

Commented [CM3]: Surface water drainage(?)

matters for the Planning Authority and not matters for the Commission and this is not directly relevant to the subject assessment.

8.0 EIA Screening

- 8.1. 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.

9.0 Appropriate Assessment Screening

- 9.1. 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 the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on Inishmore Island SAC and Inishmore SPA in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

- 9.2. This determination is based on:

- The modest nature of the required works.
- The absence of emissions associated with the development and lack of a pathway to groundwater.
- The location outside of the SAC.
- Taking into account screening report/determination by the P.A..
- The distance to the natural environment with a hard landscaped surface car park intervening.

10.0 Recommendation

I recommend that permission be granted.

11.0 Reasons and Considerations

Having regard to the policies and objectives of the Galway County Development Plan 2022-2028, the location within a built up area, to the nature and scale of the proposed development and its relationship with the surrounding area, it is considered that subject to compliance with the conditions set out below, the proposed development would be acceptable and would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would be acceptable in terms of traffic and road safety, design, visual impact, and environmental impact. The proposed development would, therefore, be 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 planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, no additional signage or display panels, including any increase in the number of posters to be displayed or internal/external illumination of signs, shall be carried out without a prior grant of planning permission.

Reason: To enable the planning authority to assess the impacts of any such changes on the amenities of the area.

The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority. Reason: In the interest of public health.

3. The footpaths adjacent to the site shall not be used for bicycle storage or parking at any time and shall not be used for commercial purposes.

Reason: To ensure the footpaths remain open and accessible to the public.

Commented [CM4]: If you consider appropriate, you could apply a condition on the storage or display of bicycles on the public road or footpaths adjoining.

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.

Ciarán Daly
Planning Inspector

3rd September 2025

Form 1 - EIA Pre-Screening

Case Reference	ABP-322627-25
Proposed Development Summary	Retention of a covered storage area to the rear of the existing bike hire building.
Development Address	Cill Éinne, Inis Mór, Aran Islands.
	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) (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. (In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.) Urban site area is 0.0306ha.

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)

Inspector: _____ Date: _____

Appendix 2

Form 2 - EIA Preliminary Examination

Case Reference	ABP-322627-25
Proposed Development Summary	Retention of a covered storage area to the rear of the existing bike hire building.
Development Address	Cill Éinne, Inis Mór, Aran Islands.
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (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).	Briefly comment on the key characteristics of the development, having regard to the criteria listed. Site area 0.0306ha., area to be retained is 86.56sqm. Modest size and scale of development attached to an existing dormer type commercial building within a built up port area. No significant risk in relation to accidents.
Location of development (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).	Briefly comment on the location of the development, having regard to the criteria listed The site is within the Innishmore Island PNHA and adjacent to the Innishmore Island SAC. However, being located within a built up urban area, surrounded by hard surfaces and being c.25m from the pier edge, there is no significant risk to the natural environment or designated sites given the type and scale of development.
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	Having regard to the characteristics of the development and the sensitivity of its location, consider the potential for SIGNIFICANT effects, not just effects. Limited spatial extent with no potential for significant effects and no significant emissions or pollution associated with this type of development.

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: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)

Appendix 3

AA Screening Determination Template Test for likely significant effects

Screening for Appropriate Assessment Test for likely significant effects				
Step 1: Description of the project and local site characteristics				
Brief description of project		Retention of a covered storage area to the rear of the existing bike hire building.		
Brief description of development site characteristics and potential impact mechanisms		Site area 0.0306ha., area to be retained is 86.56sqm. Modest size and scale of development attached to an existing dormer type commercial building within a built up port area with hard landscaping surrounding on all sides including the port car park. No significant risk in relation to accidents or emissions.		
Screening report		Y – Appropriate Assessment Screening report prepared by Loughman and O' Clubháin Environmental Services.		
Natura Impact Statement		N		
Relevant submissions		Department of Housing, Local Government and Heritage: noted the site location adjacent to the Inishmore SAC and that retention permission cannot be considered for an unauthorized development that would have required AA. It reminded the P.A. of its obligations under Article 6 of the Habitats Directive.		
Step 2. Identification of relevant European sites using the Source-pathway-receptor model				
European Site (code)	Qualifying interests ¹ Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connections ²	Consider further in screening ³ Y/N
Inishmore Island Special Area of Conservation (SAC) (site code 000213).	Coastal lagoons [1150] Reefs [1170]	Directly adjacent	None, no emissions and no run-off to the natural environment as car park intervening.	N

Perennial vegetation of stony banks [1220]			
Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]			
Embryonic shifting dunes [2110]			
Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]			
Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]			
Dunes with <i>Salix repens</i> ssp. <i>argentea</i> (<i>Salicion arenariae</i>) [2170]			
Humid dune slacks [2190]			
Machairs (* in Ireland) [21A0]			
European dry heaths [4030]			
Alpine and Boreal heaths [4060]			
Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6210]			
Lowland hay meadows (<i>Alopecurus pratensis</i> , <i>Sanguisorba officinalis</i>) [6510]			

	<p>Limestone pavements [8240]</p> <p>Submerged or partially submerged sea caves [8330]</p> <p>Vertigo angustior (Narrow-mouthed Whorl Snail) [1014]</p> <p>Phocoena phocoena (Harbour Porpoise) [1351].</p> <p>Conservation Objectives, NPWS, 17th December 2024</p>			
<p>Inishmore Special Protection Area (SPA) (site code 004152).</p>	<p>Kittiwake (Rissa tridactyla) [A188]</p> <p>Arctic Tern (Sterna paradisaea) [A194]</p> <p>Guillemot (Uria aalge) [A199]</p> <p>Little Tern (Sternula albifrons) [A885]</p>	c.1.6km	None and site not suitable as ex situ site given hard landscape and enclosure	Y
<p>¹ Summary description / cross reference to NPWS website is acceptable at this stage in the report</p> <p>² Based on source-pathway-receptor: Direct/ indirect/ tentative/ none, via surface water/ ground water/ air/ use of habitats by mobile species</p> <p>³if no connections: N</p>				
<p>Step 3. Describe the likely effects of the project (if any, alone <u>or</u> in combination) on European Sites</p> <p>AA Screening matrix</p>				

Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
Inishmore Island Special Area of Conservation (SAC) (site code 000213).	Construction, noise and potential emissions	No significant effects identified, having regard to light weight nature of the construction, location within the port area and absence of operational emissions.
Inishmore Special Protection Area (SPA) (site code 004152).		
	Likelihood of significant effects from proposed development (alone): /N	
	If No, is there likelihood of significant effects occurring in combination with other plans or projects? None identified	
Step 4 Conclude if the proposed development could result in likely significant effects on a European site		
<p>I conclude that the proposed development (alone) would not result in likely significant effects on Inishmore Island SAC and Inishmore SPA. The proposed development would have no likely significant effect in combination with other plans and projects on any European sites. No further assessment is required for the project.</p> <p>No mitigation measures are required to come to these conclusions.</p>		

Screening Determination

Finding of no likely significant effects

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 the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on Inishmore Island SAC and Inishmore SPA in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- The modest nature of the required works.
- The absence of emissions associated with the development and lack of a pathway to groundwater.
- The location outside of the SAC.
- Taking into account screening report/determination by the P.A..

- The distance to the natural environment with a hard landscaped surface car park intervening.