



An
Coimisiún
Pleanála

Inspector's Report PL-500348-GC-25

Development	Permission to erect 4 no. 2 storey detached houses and all associated works.
Location	An Phairc Mhor, Parkmore Castlegar, Galway
Planning Authority	Galway City Council
Planning Authority Reg. Ref.	2560289
Applicant(s)	Aiden Devaney
Type of Application	Permission
Planning Authority Decision	Grant Permission + Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	Mary O' Flaherty
Observer(s)	None
Date of Site Inspection	20 th August 2026
Inspector	Patricia Byrne

1.0 Site Location and Description

- 1.1. The appeal site relates to an undeveloped plot of land extending to a stated area of 0.540Ha at An Phairc Mhor, Parkmore, Castlegar, Galway. The subject plot, irregular in shape and overgrown/in scrub, lies to the east of the Tuam Road (N83).
- 1.2. A short roadway, of single vehicle width, provides access to the site from a junction with the Tuam Road to the west and terminates in a cul-de-sac, approximately 460m to the south-east of the site. A pedestrian gap/entrance has been broken through at this point, creating an informal access to the commercial/mixed use lands to the south.
- 1.3. The established pattern of residential development along the road comprises low density, low profile, detached housing on large plots. Recent brownfield/infill development has tended towards contemporary, two-storey design.
- 1.4. To the south lie undeveloped lands, beyond which in the wider area, are mixed use /employment lands, including Ballybrit and Glenrock Business Parks and Ballybane Industrial Estate. A large surface car park serving St. Columba's Church is located to the southwest and is elevated relative to the site.
- 1.5. To the east, the site is bounded by a single storey dwelling house with a large, detached garage/outbuilding and landscaped gardens. The site is slightly elevated relative to the appeal site, and the common boundary is in part formed by a stone wall and hedging. Generally, the site slopes from south to north and from east to west, with a fall of approximately 7.4m between the southern and northwestern boundaries.
- 1.6. A small, two-storey residential scheme lies to the west and is accessed off Tuam Road. A further recently completed development of two-storey units is located opposite the site.
- 1.7. The northern roadside boundary is formed by a low, dry-stone wall and hedgerow. Overhead high voltage power lines, and a single lower voltage line cross the site in a south-east to north-west trajectory.
- 1.8. The reservation corridor for the N6 Galway City Ring Road is located to the north.

2.0 Proposed Development

2.1. In summary, permission is sought for 4 no. two-storey detached dwellings, each served by a garden shed.

- House No. 1 is a pitched roof, two-storey dwelling with double-height gable projection to the front. The structure comprises 4 no. bedrooms and extends to 174.75sq.m. The structure has a principal height to roof ridge of 7.95m. House No. 1 is located adjacent the northern site boundary, with a gable elevation presenting to the public road and its rear elevation backing onto the front garden of the single-storey dwelling to the east. A rear garden depth of 15.6m is indicated. Window opes serving bedroom no. 2, a bathroom, and an ensuite are positioned in rear elevation at first floor level.
- House No. 2 extends to 167.35sq.m. and comprises 4 no. bedrooms. A double height, gable-fronted projection presents to the front elevation, with single storey living room to the rear. The structure aligns broadly with the western gable elevation of the extant dwelling house to the east. 2 no. bedrooms are lit by windows in the rear (eastern) first floor elevation. 3 no. roof lights are shown on the first-floor plan, while the corresponding elevational drawings indicate a single roof light to both front and rear slopes. The overall height to roof level is 7.65m. The separation between the dwelling and boundary wall to the east is stated as 11.3m.
- House No. 3 has a stated area of 169sq.m. and comprises 4 no. bedrooms. The structure presents with a double-height gable feature to the front elevation, and 3no. window opes are positioned at first floor level to the rear (eastern) elevation, 2 no. of which serve bedrooms. The height of the roof ridge is 7.9m. The eastern elevation faces the garage/outbuilding serving the neighbouring single storey dwelling. A garden depth of 11.3m is indicated.
- House No. 4 is positioned adjacent the southern site boundary and comprises 172.0sq.m. with 4 no. bedrooms. The structure also has a pitched roof, with a centrally positioned double-height gable-fronted feature, while a single storey dining area presents to the rear. A single window ope at first floor level serving a bedroom is positioned in the eastern elevation and the structure is set back 11.3m from the rear boundary. The height of the structure extends to 7.59m

- 2.2. There is a commonality in the external palette of finishing materials applied to all four dwellings including nap plaster, profiled metal sheeting to canopies, natural stone and slate roofs.
- 2.3. All dwellings will be served by a detached, gable fronted garden shed of stated floor area of 15sq.m, finished in smooth plaster render, with a slate roof.
- 2.4. A 1.8m high block wall capped and plastered is proposed to the eastern boundary with the neighbouring dwelling, while the front garden areas will be provided with a 900mm stone faced block wall. Stone walls to the southern and western boundaries are to be refurbished. A 600mm stone wall is to be provided to the west of the entrance and will form the roadside boundary treatment. The boundary east of the entrance (northern boundary of Dwelling No 1) will comprise a 1.8m stone wall lowering to 0.9m approaching the estate entrance.
- 2.5. An area of open space extending to 1450sq.m is proposed to the west of the site, coinciding with the overhead location of the 110kv high voltage power lines.
- 2.6. Pre-Connection Enquiry correspondence from Uisce Éireann dated 31st March 2025 confirms a wastewater connection is feasible, with a c. 30m extension required to connect the scheme to an existing 300mm diameter foul sewer on Tuam Road. A water connection is also feasible subject to a c. 30m extension enabling connection with a 180mm diameter water main on Tuam Road.
- 2.7. Surface water runoff will be directed to a 225mm dia. uPVC storm sewer in the main access road, and surface water from communal areas including roads and footpaths will discharge by gravity to a soakaway in the open space to the northwest. Stormwater from roofs, car parking/driveways and footpaths will discharge to soakaways in the rear garden of each dwelling. A bypass interceptor will be installed prior to final discharge of storm water to the soakaway.

3.0 Planning Authority Decision

3.1. Decision

Galway City Council by Order dated 12th November 2025 granted permission subject to 16 no. conditions. The following conditions are noted:

Condition No. 2

- a. The proposed dwellings shall be used as a single dwelling unit only.*
- b. The residential units hereby approved shall not be used for short term lettings as defined in the Residential Tenancies (Amendment) Act 2019 and the Planning and Development Act 2000 (Exempted Development) (No. 2) Regulations 2019.*

Condition No. 7

The front boundary wall over the entire roadside frontage shall be set back in line with Galway City Council's requirements for any future upgrading of the public road. The exact position shall be agreed in writing with the Planning Authority prior to commencement of development. Sightlines shall be confirmed and physically established on-site at the commencement of on-site construction to ensure safe ingress and egress to and from the proposed development, and to ensure safe transit for existing local traffic. The development shall be completed in accordance with the agreed details.

Condition No. 8

- a. The Landscaping Plan (drawing no. 25116-11) submitted shall be implemented in full.*
- b. The developer shall employ a suitably qualified Landscape Architect to oversee the implementation and certification of the landscape works. The appointed person shall submit a report of certification upon completion of the landscaping of the site to the Planning Authority which shall be agreed in writing.*
- c. The landscaping of the site as outlined in the details received shall be implemented within three months of the completion of the dwellings, or within the first planting season or otherwise agreed in writing with the Planning Authority.*
- d. Upon completion the landscaping scheme shall be certified by a qualified Landscape Architect.*

Condition No. 9

- a. The front boundary wall shall be constructed of local un-plastered stone.*
- b. The roofs of the new dwellings shall be blue/black in colour.*
- c. The stone facing for the treatment of boundaries and dwellings shall be natural local stone.*

Condition No. 10

Prior to commencement of development a revised rear elevation drawing for house no. 4 showing the rear elevation of the ground floor kitchen and dining room extension shall be submitted for written agreement of the Planning Authority. The development shall be completed in accordance with agreed details.

Condition No. 14

All retaining and site boundary walls including eastern boundary wall type D shall be designed and their construction supervised and certified by a suitably qualified bonded Structural Engineer. Structural Certificate shall be forwarded to the Planning Authority upon completion of works.

Condition No. 15

The proposed garden sheds shall not be used for commercial purposes or for human habitation or for any other purpose other than a purpose incidental to the enjoyment of the dwellinghouse as such.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The planning report is broadly reflective of the decision of the planning authority to grant planning permission. Salient matters arising are summarised below:

- Matters arising in Third Party submissions and in reports of internal Council divisions.
- Reference to a submission from Conradh na Gaeilge requiring an Irish Language Assessment and reservation of the units for Irish language speakers. Such restrictions and requirements are not specified in Chapter 3 or 7 of the Development Plan. Policy 7.4 Bilingual City requiring the use of Irish language in the naming of new houses to be addressed by planning condition.
- Matters relating to legal consent and connections to Uisce Éireann and wastewater infrastructure are not for planning authorities or for An Bord Pleanála to determine.
- Concerns in relation to retaining walls and structural stability to be addressed by condition and certification of design/construction by a qualified bonded structural engineer.
- Reference to pre-application consultation and an exemption from Part V requirements under Exemption Certificate Ref P/DC/4/25/34
- Site is outside of the N6 Galway City Ring Road reservation corridor.
- No national monuments or archaeology present.
- Reference to Section 3.3.6 Exceptions of the Sustainable and Compact Settlements Guidelines regarding determination of density.
- Landscape Plan improves visual amenities and biodiversity value of the scheme in keeping with Development Plan requirements.
- The scheme was determined to be consistent with Urban Design and Placemaking and Section 11.3.1 of the Development Plan, together with SPPR's and policy contained within the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (DHLGH 2024).
- Large private rear gardens exceed requirements of SPPR 2.
- Reference to SPPR 1 superseding Development Plan Standards in Section 11.3.1 (d) - Overlooking. First floor rear windows exceed 11m separation.
- Omission of rear elevation of single storey extension to House 4 to be addressed by condition.

- No significant overshadowing arises.
- Appropriate Assessment (AA) Screening determined that no AA issues arise, and the development would not be likely to have a significant effect individually or in combination with other plans or projects on European Sites.
- Communal open space provides a buffer/reservation from/for overhead power lines but is not a requirement of Section 11.3.1(c) of the Development Plan where schemes of 4 units or less on greenfield sites may be exempt from the provision of 15% open space.
- Environmental Impact Assessment was excluded at preliminary examination stage.
- A decision to grant planning permission was recommended with the scheme determined to be consistent with zoning objective Residential 2 (R2), Policy 5.2, Policy 3.8 and relevant residential development requirements and standards.

3.2.2. Other Technical Reports

Active Travel

- 3.0m wide shared surface to be constructed for the full extent of the site abutting the southern side of the L-50507-0.
- The shared surface to comply with Section 4.2.7 NTA/Department of Transport Publication- Cycle Design Manual- September 2023.
- Details to be agreed with the planning authority prior to the commencement of development.

Transportation/Drainage

- No objection to surface water drainage subject to condition.
- Surface Water to discharge to soakaways in line with TGD H and BRE DG 365. Design details to be agreed prior to construction.
- An alternative solution incorporating discharge attenuation or other SUDS measures to be developed where discharge to ground is inappropriate due to ground conditions.

Transportation Department

- Minimal to no impact on the Galway Transport Strategy or the Galway Transport Strategy GTS and GMATS.
- Minimal to no traffic impact arises.
- 50m sightlines as indicated on the submitted plans are to be confirmed and physically established on site at the commencement of on-site construction to ensure safe ingress and egress to/from the development and to ensure safe transit for local traffic.

3.3. Prescribed Bodies

None on file

3.4. Third Party Observations

- Connection to sewer in private property not under the control of Uisce Éireann.
- Entrance results in nuisance and should be moved closer to the junction.
- Widen road to 7.5m to allow for a 5.5m road and 2.0m footpath.
- Realign junction with the Tuam Road and provide new stop sign.
- Dispose of surface water from the local road within the site.
- Reference to the Planning and Development Act 2000, as amended, including Section 10 and Schedules 4 and 5. Specific requirements for Gaeltacht areas to protect the Irish language and cultural heritage.
- Development Plan acknowledges Irish language in Section 7.4 Bilingual City.
- 20 Year Strategy for the Irish Language 2010-2030 aims to increase the number of daily Irish speakers, underpinned by the Gaeltacht Act 2012.
- Street signs should be in Irish.
- Language conditions required, except where persons are native to the area.
- Independent language impact assessment required. None provided with the application.

- Restriction on sale of units except to Irish speakers.
- Údarás na Gaeltachta is responsible for the coordination of the language planning process in the Gaeltacht. Recommends that Irish is the spoken language of households in over 90% of homes in Gaeltacht areas (categories A & B) and 35% in category C.
- Reference to Comharchumann Rath Chairn v An Bord Pleanála 2021 IEHC 703 with regard to language condition.
- Significant planning and technical matters should be addressed prior to deciding the application. Further Information is required in relation to a number of matters including road safety, access and design; detailed site layout, set sections and contextual elevations; shared boundary arrangements and treatments, including retaining wall; surface water disposal, ESB exclusion zone and clearance of vegetation. Where such information is not requested, permission should be refused.
- Development fails to meet requirements of Galway City Development Plan and DMURS.
- A Road Safety Audit (Stage 1) is required.
- Access, Road Safety and Traffic Impacts.
- Receiving road is substandard with substantial intensification of traffic, lack of pedestrian and vehicular segregation and excessive traffic speed. Threshold for safe operation has been reached, and further development should be contingent on road improvements.
- Damage to road surface from construction works.
- Failure to demonstrate compliance with DMURS sightline requirements.
- Recently constructed development impacts sightlines onto Tuam Road.
- Conflict between access road and dwelling access/egress.
- Creation of a traffic hazard.
- Lack of clarity regarding removal of shared boundary wall to facilitate sightlines
- Lack of detail provided including in relation to the retaining function of the existing dry-stone wall and ground level variation. Failure to demonstrate adequate stability and protection of the adjoining property.
- Further information required in relation to shared boundary wall agreements, design detail of engineered retaining wall and construction method statement.

- Plastered masonry wall does not reflect the appearance of the drystone wall.
- Refurbishment proposal for drystone walls lacks detail.
- No engagement with local community.
- Lack of detail provided prevents a full assessment of the scheme, including key dimensions, visual impact and overshadowing relative to adjoining property.
- Breach of planning and development legislation in relation to provision of elevational drawings.
- Impacts on residential amenity, including proximity and overlooking.
- Concerns regarding infiltration, SuDs design and surface water disposal.
- ESB Code of Practice for Avoiding Danger from Overhead Electricity Lines prohibits construction within minimum clear distances. Confirmation of compliance with safety clearance for ESB exclusion zone is required. A single ESB overhead line, parallel to the 110kV is not clearly identified.
- Failure to protect residential amenity as required by R2 zoning objective.
- Construction Management Plan required.
- Site clearance/removal of vegetation is contrary to Galway City Development Plan which seeks to encourage the retention of mature vegetation and ecological features. May constitute a breach of the Wildlife Acts.

4.0 Planning History

4.1. Appeal Site:

PL 61.118496/P.A. Reg. Ref. 99545 Permission GRANTED for a nursing home with ancillary services at Parkmore Castlegar Galway.

P.A. Reg. Ref. 2560012 Permission GRANTED for works to uprate a section of the Cashla-Salthill 110kV OHL between angle mast 52 (AM52) in Claregalway and end mast 105 (EM105) near Galway 110kV Substation Parkmore, Castlegar Galway.

4.2. Surrounding area:

To North:

P.A. Reg. Ref. 2460420 Permission GRANTED (1) alterations and construction of an extension to two-storey dwelling, decommission septic tank and connect to public services (2) construction of a new serviced dwelling house and entrance.

P.A. Reg. Ref. 24/60297 Retention Permission GRANTED for serviced dwelling, associated services and revised site boundaries.

P.A. Reg. Ref. 22/64 Permission REFUSED for Extension of Duration of Permission

P.A. Reg. Ref 22/161 Permission GRANTED for Extension of Duration of Permission. 1 no. 2-storey detached dwelling with site entrance off Pairc Mor Road.

P.A. Reg. Ref. 2218 Permission GRANTED for two-storey dwelling and all associated site works utilising access permitted under Reg. Ref. 20/141 and 21/8.

P.A. Reg. Ref. Reg. Ref. 218 Permission GRANTED for two-storey dwelling and all associated services. Site access granted under 20/141.

P.A. Reg. Ref. 20/141 Permission GRANTED for revisions to previously approved dwelling Ref. No. 16/214. Revised site boundaries to include proposals for (1) relocation of the dwelling to the south-west (2) extension to access road to north-east.

P.A. Reg. Ref. 16/214 Permission GRANTED for 1 no. two-storey detached dwelling house with a new site entrance off Pairc Mór Road including ancillary site works.

P.A. Reg. Ref. 16/117 Permission REFUSED for 2 no. two-storey detached dwellings with site entrance off Pairc Mor Road.

To West:

P.A. Reg. Ref. 17/222 Permission GRANTED for a development comprising (1) Retention of existing dwelling and domestic garage on revised site boundaries (2) Full Planning Permission to construct a two-storey dwelling and domestic store and (3) Outline permission to construct 2 no. dwellings with domestic stores together with all ancillary site work.

5.0 Policy Context

5.1. National Guidance

Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities.

- Section 3.3, Table 3.2 and Appendix B set out density ranges and methodology for calculating density. Strategic Planning Policy Requirements (SPPRs) set minimum requirements for Separation Distances (SPPR 1), Minimum Private Open Space (SPPR 2), Standards for Car Parking (SPPR 3) and Cycle Parking and Storage (SPPR 4)
- Section 5.3 relates to Standards for Housing and seeks greater innovation, and a graduated and flexible approach to the application of residential development standards across all housing types. It identifies a need to review and update standards in relation to separation between dwellings, private, semi-private and public open space provision, car parking and cycle parking.
- SPPR1 - When considering residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses....above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.
- SPPR 2 – Minimum Private Open Space for Houses. Between 20m² (1 bed) to 50m² (4+ bed).
- SPPR 3 Car parking.
- SPPR 4 Cycle Parking and Storage.
- Policy and Objective 5.1-Public Open Space. Development plan to require public open space provision of not less than a minimum of 10% of net site area and not more than a minimum of 15% of net site area, save in exceptional circumstances. Different minimum requirements (within the 10-15% range) may be set for different areas.

- Section 2.3 Design Manual for Urban Roads and Streets (DMURS)

Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes Sustaining Communities.

- Provides guidance to identify principles and criteria important in the design of housing and highlights specific design features of particular relevance.
- Section 5 -Dwelling Design. Provides specific design guidance in relation to dwelling units, setting out in Table 5.1 space provision and room sizes for typical dwellings.

5.2. Galway City Development Plan 2023-2029

The Galway City Development Plan 2023-2029 is the operative Development Plan for the area and came into effect on the 4th January 2023. The Plan has amended by a High Court Order dated 19th of May 2025, by Variation No. 1 dated 9th of February 2026, and by Variation No. 3 dated 5th of June 2026.

Note: Variation No. 3 (dated 5th of June 2025) amended the land use zoning of the site from Residential (R2) to Residential (R) under the following entry:

A.63 Tuam Road

Amend the land use zoning and specific objectives map to change the zoning of lands at Tuam Road from residential (R2) to residential (R).

5.2.1. Volume 1 Written Statement

One of the Development Plans Strategic Goals is to develop a more urban compact form that provides for attractive, integrated and easily accessible neighbourhoods that are supported by appropriate levels of services and amenities.

Chapter 3 Housing and Sustainable Neighbourhoods

Policy 3.1 Housing Strategy

(18) Support the development of sustainable communities and ensure that all new housing developments – private, public and voluntary are carried out in accordance with the Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities 2024.

Section 3.4 Sustainable Neighbourhood Concept

-Urban Context

New residential development in both existing and new neighbourhoods will need to have regard to the surrounding context. In certain cases, residential development by virtue of scale or location, may be able to create its own character. In cases of infill, new residential development will need to respect and respond positively to the character of the area and have regard to the wider context including the existing pattern of development, plots, blocks, streets and spaces.

-Residential Densities

Guidance with regard to higher density residential development is set out in the Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities 2024 and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines (2020). In addition, the Galway UDBHS (2021) gives direction on the suitability of different neighbourhoods in the city to accommodate increased densities.

For Galway City, net residential densities will generally be in the range 50-200 dwellings per hectare (dph) in central and inner urban neighbourhoods, and 35-100dph in suburban and urban extension locations, in accordance with the Sustainable Residential Development and Compact Settlements- Guidelines for Planning Authorities 2024.

Figure 3.1 Galway City Neighbourhood Areas.

Lands west of Tuam Road and Castlegar are identified as Outer Suburbs. Lands to the east of Tuam Road, including the application site, are not similarly identified.

Chapter 5 Natural Heritage, Recreation and Amenity

Policy 5.2 Protected Spaces: Sites of European, National and Local Ecological Importance

Chapter 8 Built Heritage, Placemaking and Urban Design

Policy 8.7 Architecture, Urban Design and Placemaking.

Chapter 11 Land Use Zoning Objectives and Development Standards and Guidelines

Section 11.2.8 Residential R and Residential R2 Land Use Zoning Objectives

Zoning Objective R

‘To provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods’.

Residential is listed as a use which is compatible with, and which contributes to, the zoning objective. There are no specific development objectives for the subject R Zoned lands

Part B Development Standards

General Development Standards and Guidelines

Section 11.3 Residential Development

The Council will have regard to the recommendations of Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (DECLG, 2009), Best Practice Urban Design Manual (DECLG, 2009), Urban Development and Building Heights Guidelines (2018), Design Manual for Urban Roads and Streets (DMURS)(2019), NTA Permeability in Existing Urban Areas, Best Practice Guide (2015) and will also have regard to Age Friendly Principles and Guidelines for the

Planning Authority (Age Friendly Ireland, March 2021), and Buildings for Everyone: A Universal Design Approach (National Disability Authority 2012).

Planning applications for residential development will have regard to the aforementioned government guidelines and the following standards and policies of the Development Plan. Given the different character of residential neighbourhoods in the city, the standards are divided into:

- Outer Suburbs,
- Established Suburbs,
- Inner Residential Areas,
- City Centre Residential Areas.

11.3.1 Outer Suburbs

Section 11.3.1(c) Amenity Open Space Provision in Residential Developments

All residential development shall provide for amenity open space areas made up of the following ratios:

Communal Open Space Residential developments of 4 units or less may be exempt from the 15% open space provision on greenfield sites. The Council will determine on a case-by-case basis where it is demonstrated that the function of the space is not viable and can be better used as part of private open space.

Private Open Space Private open space (areas generally not overlooked from a public road) exclusive of car spaces shall be provided at a rate of not less than 50% of the gross floor area of the residential unit.

Section 11.3.1(d) Overlooking Residential units shall generally not directly overlook private open space or land with development potential from above ground floor level by less than 11 metres minimum.

Section 11.3.1 (e) Daylight Development shall be guided by the quantitative performance approaches and recommendations under the 'Site Layout Planning for Daylight and Sunlight' (2nd Edition): A Guideline to Good Practice (BRE 2011) and BS

8206-2: 2008 - 'Lighting for Buildings - Part 2: Code of Practice for Daylighting' or any updated guidance.

Galway City Urban Density and Building Height Study (2021)

Identifies the subject lands as underdeveloped low density residential zoned land.

5.4 Natural Heritage Designations

Natura 2000 Site	Distance
Lough Corrib SPA (Site Code 00402)	c.4.2km
Inner Galway Bay SPA (Site Code 004031)	c.2.1km
Galway Bay Complex SAC (Site Code 000268)	c.2.1km
Lough Corrib SAC (Site Code 000297)	c.1.9km
Lough Corrib pNHA (Site Code 000297)	c.2.8km
Galway Bay pNHA (Site Code 000268)	c.2.1km
Lough Corrib pNHA (Site Code 000297)	c. 4.2km

6.0 EIA Screening

- 6.1. 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.

7.0 The Appeal

7.1. Grounds of Appeal

7.1.1. The decision of Galway City Council, by Order dated 12th November 2025, is the subject of a Third-Party appeal by Mary O’Flaherty. The matters raised may be summarised as follows:

- Appellant is the adjoining property owner and has standing to lodge the appeal.
- Requests the Commission to overturn the decision of Galway City Council or alternatively, that Further Information is required.
- Failure to adequately address sightlines and legal interest in the boundary.
- 50m sightline at the new junction cannot be achieved within the landholding and runs across a shared boundary, potentially over the appellant’s property. Evidence of legal interest in the land has not been provided, and the planning authority has not sought proof of such legal interest. No planning condition was applied seeking agreement with the adjoining landowners, and the matter was not adequately considered by the planning authority.
- The sightline is not deliverable, and the permission is fundamentally flawed.
- The receiving carriageway is a single lane, lacks footpaths and margins and is utilised by pedestrians/employees of the nearby industrial estate. The planning authority’s assessment relied solely on the report of the Transportation Section.
- Failure to assess compliance with DMURS, pedestrian safety on a substandard road, cumulative traffic intensification, visibility constraints and entrance location opposite an existing driveway.
- Absence of a Road Safety Audit (RSA)
- Retaining Wall and structural stability are not addressed. Boundary between the site and the appellant’s property is a retaining wall. A post-permission condition requires structural certification, however details including engineering drawings, construction method statement, temporary works plan, pre-construction condition survey or engagement/consent were not sought. Where a development has the potential to undermine an adjoining property, a

structural solution must be examined at the planning stage and not addressed by planning condition.

- Inadequate assessment of overlooking and impacts on residential amenity. Inadequate consideration given to the location, quantity and orientation of fenestration. Direct overlooking arises.
- Lack of analysis conducted regarding impacts of rooflights.
- Omissions and inconsistencies, including in relation to dimensions and levels.
- Material injury caused to residential amenity arising from overlooking, lack of transparency on window placement, proximity to single storey dwelling, risk to retaining boundary wall and failure to identify levels.
- Lack of analysis of overshadowing and overlooking impacts.
- Reliance on generic separation standards with no verification of distances.
- Failure to assess 110Kv ESB power line. Statutory clearances not confirmed, and exclusion zone overlay. Consultation with ESB.
- Planning Authority's assessment while summarising the submission, does not adequately evaluate all points raised, with some matters dismissed without analysis or not discussed. Reasoned consideration was not demonstrated.
- Significant Further Information should be requested by the Commission in relation to matters including distance between dwellings, elevational revisions, design and method statement for structural retaining wall, road safety audit, ESB safety clearance drawings, inclusion of missing levels/dimensions, verified sightlines and statement of legal interest.

7.2. First Party Response

S. Hanniffy and Associates Consulting Engineers on behalf of the First Party, provide a response to the grounds of appeal. The documentation refers to Appendix A -*Planning Permission Ref No. 25/60289*; Appendix B *Copy of PRA Map for the Site*; and Appendix C *Letter from ESB networks*. While cover pages for Appendices A-C are provided, they do not otherwise contain the aforementioned documents.

The matters raised are summarised as follows:

- Response provides an introduction and background to the application.
- The applicant is the full owner of the subject lands.
- The plot is zoned Residential (R2) and the response refers to Policy 5.2 and Policy 3.8 of the Galway City Development Plan 2023-2029.
- Reference to a copy of the PRA Map with the site outlined in red contained within Appendix B (Not provided). Figure 1 within the response is referred to as an enlarged extract of the PRA map, stated to demonstrate the extent of the landownership, including a section of wall required to be removed to achieve site lines to the east of the entrance. The wall is stated to be within the ownership of the First Party.
- The scheme will be accessed from Parkmore Road which is subject to a speed limit of 50km/h. Particulars submitted with the planning application, indicate 50m sight lines in both directions at the entrance to the site.
- The local road is lightly trafficked terminating in a cul-de-sac. 12 no. dwellings are located to the east of the appeal site. The introduction of 4 no. additional units will have limited traffic impact.
- Galway City Council's Transportation Section and Active Travel Unit raise no objections to the scheme subject to conditions, including confirmation of sightlines on site.
- Set back of the roadside boundary will facilitate carriageway widening and a grass verge. The works, together with road widening undertaken on the opposite side of the road, ensure sufficient width to accommodate two passing vehicles, improving safety and accessibility.
- The response refers to revised boundary wall details in Drawing No. 25116-12A which is stated to illustrate the provision of a proposed block wall constructed over a reinforced concrete retaining wall and constructed inside the shared boundary between the two sites. The wall is to provide stability for the neighbouring garden and to avoid encroachment and would be designed and detailed by a Chartered Structural engineer and a copy of the drawings provided to the appellant for review and agreement prior to construction, if required. The

applicant is agreeable to a condition giving effect to this requirement. Note: A copy of the referenced drawing is not included as part of the First Party response.

- Minimum distances of 11.30m are provided between first floor rear windows and the rear site boundary for each of the dwellings as per Drawing 25116-01 Site Layout Plan.
- Reference to Section 11.3.1 (d) Overlooking within the Galway City Development Plan. The proposed layout exceeds the stated minimum requirements.
- The finished floor level of House No. 2 is 27.00m with the finished floor level of the appellant's house being 28.9m representing a difference of 1.9m. The level difference mitigates potential overlooking, ensuring privacy will not be adversely affected.
- The two-storey element of House 2 has a ridge level of 34.65, 1.255m higher than the ridge level of the appellant's property at 33.4m indicated on Drawing No. 25116-03 Contextual Elevation and Longitudinal Sections. The separation and minimal ridge height differences ensure no overshadowing or unacceptable loss of sunlight /daylight to the appellant's property.
- Correspondence with ESB Networks occurred prior to lodgement of the planning application with the ESB confirming the dwellings were outside the required 10.3m perpendicular distance from the 110kV centreline.
- Correspondence from Mr. Daniel King, Transmission and Distribution Engineering ESB Engineering and Major Projects ESB Networks, is stated to be included in Appendix C of the Response. This is not however included.
- 1,450sq.m. of shared open space is to be provided and is traversed by the power line rendering it unsuitable for residential development
- A detailed assessment was conducted by the planning authority with matters raised appropriately addressed and documented in the planning report. The planning authority deemed the proposal compliant with applicable standards, not giving rise to unacceptable impacts in terms of visual/residential amenity, traffic and transport or environmental considerations.

- The appeal does not raise any substantive planning issues to justify overturning the planning authority's decision and An Coimisiún Pleanála is requested to uphold grant of permission.

7.3. Planning Authority Response

None on file.

7.4. Observations

None on file.

8.0 Assessment

8.1. Having examined the application details and all other documentation on file and having regard to local, regional and national planning policies and guidance, and having visited the site, I consider that the main issues in this appeal relate to:

- Principle of Development
- Residential and Visual Amenity Impacts
- Road Traffic Safety, Sightlines and Legal Interest
- Retaining Wall and Boundary Treatments
- ESB overhead power lines
- Other Matters

8.2. Principle of Development

8.2.1. At the time of the planning authority's decision, the appeal site and lands to the immediate south and north of the local access road were zoned Residential 2 (R2) under the Galway City Development Plan 2023-2029. However, under Variation No.

3¹, Galway City Council varied the Plan such that the appeal site is now subject to Zoning Objective Residential R, with an objective as stated under Section 11.2.8 *‘To provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods’*.

- 8.2.2. While there is an objective to provide an area plan in relation to the wider zoned lands at Castlegar, such lands are located to the west of the Tuam Road, and this requirement does not extend to the appeal site. In addition, I note no specific development objectives pertaining to the lands as set out under Section 11.2.8 of the Development Plan. A reservation corridor to the north and east relating to the N6 Galway City Ring Road (GCRR) is not impacted.
- 8.2.3. Extant residential development along this short cul-de-sac comprises low density, single storey/ low profile units on large sites. However, in recent times, a more compact form of infill development comprising predominantly two-storey units has occurred, particularly to the north and west. While the area does not reflect current density norms, pre-dating current national and regional policy direction, there is potential for appropriate residential consolidation to contribute to compact growth.
- 8.2.4. This is reflected in the recent variation and change in the underlying land use zoning objective from Objective R2 to Objective R. For clarity, Objective R2 seeks *‘to provide for sensitive residential infill where such infill will not have an impact on the environmental and visual sensitivities in the area, including those in particular the subject of Policy 5.2 and where such infill can be assimilated satisfactorily through design, layout and amenity impact in a manner that does not detract from the character of the area’*. In this context the development of 4 no. dwellings was considered acceptable and was permitted by the planning authority.
- 8.2.5. I refer the Commission to Section 3.4 Sustainable Neighbourhood Concept of the Galway City Development Plan and to the requirement under Residential Densities which states that *‘for Galway City, net residential densities will generally be in the*

¹ Ref A.63 Tuam Road Rezone to residential 9R) from residential 9R2) Variation No. 3 of the Galway City Development Plan 2023-2029 made on the 5th June 2026.

range 50-200 dwellings per hectare (dph) in central and inner urban neighbourhoods, and 35–100 dph in suburban and urban extension locations, in accordance with the Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities 2024. Application of density standards will be balanced with general criteria such as standards of layout and design, architectural quality and provision of open space. In the established neighbourhoods, residential densities will be required to be balanced with protection of existing residential amenity and character of these areas’.

- 8.2.6. I refer also to Table 3.2 ‘Areas and Density Ranges – Limerick, Galway and Waterford City and Suburbs’ of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities which specifies in relation to City-Suburban/Urban Extension areas *that ‘residential densities in the range of 35 dph to 50dph (net) shall generally be applied at suburban and urban extension locations in Limerick, Galway and Waterford and that densities of up to 100dph (net) shall be open for consideration at ‘accessible’ suburban/urban extension locations’.* Section 3.3.6 of the Guidelines refers to exceptions, specifying under part (c) that *‘in the case of very small infill sites that are not of sufficient scale to define their own character and density, the need to respond to the scale and form of surrounding development, to protect the amenities of surrounding properties and to protect biodiversity may take precedence over the densities set out in this Chapter’.*
- 8.2.7. Section 3.4.2 of the Guidelines states that while considerations of centrality and accessibility will have a significant bearing on density, it is also necessary to ensure that the quantum and scale of development at all locations can integrate successfully into the receiving environment. To an extent, the lands could be considered to be somewhat transitional in nature, peripheral to the city with extensive swathes of mixed use commercial and industrial development to the south extending to the N6.
- 8.2.8. While noting the location of the lands within Galway City MASP, the Parkmore area is not identified on the Galway City Neighbourhoods Areas Map Figure 3.1, noting that lands to the west of the Tuam Road are identified as Outer Suburbs. I have also taken into consideration the physical constraints associated with the lands, including the effective sterilisation of a not insignificant percentage of the holding, owing to overhead

high voltage power line. This results in a considerably reduced net developable area. Furthermore, I have had regard to Section 3.3.6 Exceptions – as set out in the Sustainable Residential Development and Compact Settlements Guidelines where a departure from stated densities may be appropriate in addressing small infill sites. Therefore, while the overall gross density of 7.4 dph is considerably below the requirements of the Guidelines, the provision as proposed is acceptable in this instance.

- 8.2.9. Accordingly, while latter sections of this report will examine the design, siting and layout of the scheme proposed, I am satisfied that the principle of development is in accordance with the Zoning Objective Residential R pertaining to the site and aligns with guidance provided in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.

8.3. Residential and Visual Amenity Impacts

- 8.3.1. Specific concerns are raised in relation to loss of residential amenity arising from the intended scheme, particularly referencing direct overlooking, the location, quantity and orientation of proposed fenestration, impact of roof lights and failure to conduct shadowing or overlooking analysis. It is also contended that the drawings lack dimensions, key measurements and contain inconsistencies.
- 8.3.2. The 4 no. units broadly align north-south along the site's eastern boundary. Access to each of the new dwellings is via a shared internal access road to the west of the units, with private amenity areas lying generally to the rear of the houses, abutting the boundary with the third-party property.
- 8.3.3. I note from site inspection and as indicated on Site Layout Plan - Drawing No. 25116-01, that levels on site fall from a high to the southern site boundary (29.25) to the northwest (21.80) and also fall from the east (28.50) to the west (21.80) The extant single storey dwelling house bounding the site to the east is therefore elevated relative to the site with a FFL of 28.90 shown on the same drawing with a ridge level of 33.40 indicated. House No. 1 is shown on *Section BB Drawing No. 25116-03 Contextual*

Elevation and Longitudinal Sections as having a finished floor level of 26.50 and a finished ridge level of 34.45 relative to the extant dwelling. While I note that Section B-B only indicates Dwelling No. 1, relative to the adjoining property, Section A-A provides an understanding of the completed development.

- 8.3.4. In overall design terms, the commonality of the architectural expression and finishing materials provide for a cohesive design approach across all four units, notwithstanding the variation in individual design. I have considered the location of House No. 1 forward of the front elevation of the adjoining single storey property to the east, and while there may be merit in seeking a dual aspect design to the northern elevation, I am of the view that that is not warranted given the proposed finished floor levels and intended boundary treatments at this location.
- 8.3.5. *Site Layout Plan Drawing No. 25116-01* illustrates the rear garden depths associated with all four dwellings and setbacks from the common boundary to the east. 11.3m separation is provided for units 2,3,4 and 15.6m for unit 1. SPPR 1 Separation Distances as per the Sustainable Residential and Compact Settlements Guidelines requires that in considering a planning application for residential development, a separation distance of at least 16 m between opposing windows serving habitable rooms at the rear or side of houses... above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.
- 8.3.6. Part B Development Standards - General Development Standards and Guidelines Section 11.3.1(d) Overlooking of the Galway City Development Plan pertains to Outer Suburbs, however I consider it relevant to the subject site. This requires that residential units shall generally not directly overlook private open space or land with development potential from above ground floor level by less than 11 metres minimum. Both SPPR1 and requirements under Section 11.3.1(d) of the Development Plan refer to first floor windows only. Given the rear garden depths applicable, the setbacks from the common boundary and ground levels of the appeal site relative to the neighbouring property, I am satisfied that appropriate separation distances are provided for in line

with SPPR 1 and Section 11.3.1(d) and I am not of the view that the proposal would result in material injury to residential amenity by reason of overlooking or loss of privacy.

- 8.3.7. I note the presence of rooflights serving House No. 2 (1 no. each to the front and rear roof slopes) with 3 no. shown on the floor plans serving the landing, first floor bathroom and walk in wardrobe area. I do not consider that the rooflight (to the rear roof slope) serving the walk-in wardrobe would give rise to undue levels of overlooking. Notwithstanding the discrepancy in the plans/elevational drawings, I do not consider the roof lights to the front roof slope are warranted and impact the design symmetry of the dwelling.
- 8.3.8. Daylight, sunlight and overshadowing assessments were not undertaken in support of the application. Section 5.3.7 of the Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities notes that acceptable levels of daylight in new residential developments is an important planning consideration. However, planning authorities do not need to undertake a detailed technical assessment in relation to daylight performance in all cases, and in the case of low-rise housing with good separation distances, it should be clear from the assessment of architectural drawings that undue impact would not arise. I refer also to the stated requirements of Section 11.3.1 (e)-Daylight of the Development Plan and consider the development to be compliant with the stated requirements. Given the setback of the units from the common boundary, the orientation of the dwellings and the sun path; I do not consider that the scheme would give rise to excessive levels of overshadowing or loss of light to adjacent property.
- 8.3.9. While I note the omission of the rear elevational drawing detailing the ground floor single storey extension (kitchen/dining room) in House no. 4, I am nonetheless satisfied that the extent of the projection is clear from the site layout plan provided. Furthermore, the flat-roofed single storey projection does not contain window openings to its eastern elevation and I consider it would not materially impact the neighbouring property.

8.4. Road Traffic Safety, Sightlines and Legal Interest

- 8.4.1. The adjoining public road comprises a narrow, single lane carriage, not served by public footpaths. The road ends in a cul-de-sac and was observed during the site inspection to be a low-trafficked, low-speed environment, providing vehicular access to individual residential units and fields. Boundary treatments to the roadside edge are varied, comprising dry stone and concrete walls, grass margins and hedgerows.
- 8.4.2. The proposed single vehicular entrance to serve the scheme will be positioned at a natural bend in the carriageway. Drawing No. 25119-01 Site Layout Plan indicates the setting back of the current northern site boundary (stone wall, hedge and trees) and the provision of 50m sightlines to the east and to the west.
- 8.4.3. I note the reports of Transportation/Drainage and the Transportation Department of the planning authority which indicate the proposal gives rise to minimal/no traffic impacts and which express no objection to the provision of 50m sightlines. The Design Manual for Urban Roads and Streets states under Section 4.4.4 Forward Visibility that the minimum level of forward visibility required along a street for a driver to stop safely, should an object enter its path, is based on the Stopping Sight Distances (SSD). Table 4.2 specifies a SSD for a roadway with a design speed of 50kph of 45m.
- 8.4.4. I note also Condition No.7 of the Decision which requires inter alia that *'sightlines shall be confirmed and physically established on-site at the commencement of on-site construction to ensure safe ingress and egress to and from the proposed development'*. The planning authority did not identify any impacts with respect to the Galway Transport Strategy, Galway Transport Strategy GTS and GMATS. A reservation corridor to the north and east relating to the N6 Galway City Ring Road (GCRR) is not impacted, and the planning report confirms this is the position of the planning authority. If the Commission is minded to award permission, it is suggested that a condition is included requiring the undertaking of all works to achieve sight visibility splays, prior to the commencement of construction in relation to the dwellings.
- 8.4.5. Specific concerns are raised that sightlines at the new junction cannot be achieved within the applicant's landholding, and the ownership/control of a shared boundary is

disputed. The Third Party contends that the matter was not fully considered by the planning authority, resulting in a flawed permission whereby sightline requirements are not deliverable. The response of the First Party refers in Figure 1 to an extract of the PRA map, stated to demonstrate the extent of the landownership, including a section of boundary wall for removal to achieve site lines to the east of the entrance. The wall is stated to be within the ownership of the applicant.

8.4.6. Both parties have set out within this appeal their understanding as to their legal title/ownership of the boundary. The determination of title is not a matter for the Commission, and I am of the view that there is limited merit in seeking further particulars to assist in confirming landownership/consent or lack thereof, in relation to this matter. In terms of the legal interest, I am satisfied that the applicant has provided sufficient evidence of their ability to provide appropriate sight visibility splays from the proposed access, including to the east of the site. Any further legal dispute should be considered a Civil matter and outside the scope of the planning appeal. Section 5.13 of the Development Management Guidelines indicates that the planning system is not designed as a mechanism for resolving disputes about title to land or premises or rights over land; these are ultimately matters for resolution in the Courts. In this regard, Section 34(13) of the Planning Act is applicable wherein a person is not entitled solely by reason of a permission to carry out any development.

8.4.7. I have considered the reports and recommendations of the local authority's Transportation Division, together with the form and limited scale of the development proposed. Given the lightly trafficked nature of the carriageway, the limited additional traffic which will be generated by this development and demonstration of appropriate sight visibility, I am not of the view that a Road Safety Audit is required.

8.5. Retaining Wall and Boundary Treatment

8.5.1. The Third Party is of the view that concerns raised in relation to structural stability and the retaining capacity of existing boundary walls, were not resolved in the assessment conducted by the planning authority. From site inspection, I note the current variation in ground levels between the extant property and the appeal site. I refer also to the

intended finished floor level of House No. 1 (26.50) and the extant dwelling (28.90) which indicate a future variation of 2.4m.

- 8.5.2. I refer the Commission to Condition No. 14 of the Decision which requires that *‘all retaining and site boundary walls including eastern boundary wall type D shall be designed and their construction supervised and certified by a suitably qualified bonded Structural Engineer. Structural Certificate shall be forwarded to the Planning Authority upon completion of works’*.
- 8.5.3. The First Party Response to the appeal refers to revised boundary wall details purporting to illustrate a block wall constructed over a reinforced concrete retaining wall and constructed inside the shared boundary between the two sites. The wall is to be designed and detailed by a Chartered Structural Engineer and a copy of the drawings provided to the appellant for review and agreement prior to construction. The First Party is stated to be agreeable to a condition giving effect to this requirement. A copy of the referenced drawing is not however included within the Response.
- 8.5.4. Given the set back from the common boundary and the not excessive level differences concerned, I am satisfied that the provision of a suitably designed retaining wall between the properties, certified by a suitably qualified and indemnified professional and completed in accordance with an agreed method statement would address concerns raised. If the Commission is minded to award permission, it is suggested that such a condition could be included.
- 8.5.5. With regard to the remaining site boundary treatments, I refer to proposals to refurbish an existing stone wall to the western and southern site boundaries. No further details are provided, and it is considered that such matters could be addressed by way of condition. Intended natural stone finishes to boundary walls is considered acceptable given similar treatments to recent development to the west and north. The nature and type of stone and method of plastering to be utilised could be addressed by a planning condition if the Commission is minded to award permission.

8.6. ESB Overhead Power Lines

- 8.6.1. Correspondence from ESB Engineering and Major Projects- Transmission and Distribution Engineering, dated 1st of August 2025 addressed to the applicant's agent is provided as part of the planning application. The correspondence refers to the 110kV Transmission Line traversing the site, west of the dwelling units and above the proposed area of open space. In terms of Design Clearances, the letter states as follows: *'I have carried out the required ESB's 110kV Electrical Safety Building Clearance Calculations with reference to Span 99-100 of the Cashla-Salthill 110kV Transmission Line: the proposed Houses are outside of 10.3m perpendicular distance from the 110kV centreline, the centreline in this case is the middle overhead conductor/wire. Based on the above ESB would have no objection to the proposed residential development'*.
- 8.6.2. A separate lower voltage line also crosses the site and is shown on Drawing No. 25116-11 to run above House No's. 3 and 4. Documentation from ESB does not raise any objection in relation to the impact of the development on this line.
- 8.6.3. Based on the foregoing, I am satisfied that the separation provided for between the dwelling houses and the overhead power lines has been shown to satisfactorily address the requirements of the ESB.

8.7. Other Matters

- 8.7.1. The appellant is concerned that while summarising the matters raised in the third-party submission, the planning authority did not satisfactorily or fully evaluate the issues raised and failed in some instances to discuss certain issues. It is also stated that reasoned consideration was not demonstrated. The assessment, evaluation and ultimate determination by a planning authority of an application for development is a prescribed function under planning and development legislation. In this regard, Section 37 (1)(b) of the Act states *inter alia* that *'subject to paragraphs (c) and (d), where an appeal is brought against a decision of a planning authority and is not withdrawn, the Board shall determine the application as if it had been made to the Board in the first instance and the decision of the Board shall operate to annul the decision of the planning authority as from the time when it was given'*.

- 8.7.2. While the appellant requests that significant further information is requested in order to address shortcomings in the application, I am satisfied that the documentation and particulars provided are of an appropriate standard and of sufficient quality to enable the Commission to determine this appeal and that such omissions or shortcomings are not material in nature.

9.0 AA Screening

- 9.1. See completed Screening Determination Form in Appendix 3.
- 9.2. I have considered the proposed development in light of the requirements of S177U of the Planning and Development Act 2000, as amended. The appeal site is located on zoned, serviced lands and lies approximately 2.1km from both Inner Galway Bay SPA (Site Code 004031) and Galway Bay Complex SAC (Site Code 000268); is approximately 4.2km from Lough Corrib SPA (Site Code 004042); and approximately 1.9km from Lough Corrib SAC (Site Code 000297).
- 9.3. The development is to be located on zoned serviced lands with connections to public services infrastructure.
- 9.4. The Planning Authority undertook Appropriate Assessment Screening, determining that there was no likelihood of significant effects on a European Site.
- 9.5. No nature conservation concerns were raised in the planning appeal.
- 9.6. 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. The reason for this conclusion is as follows:
- Nature and scope of the works- small scale and infill nature of the development.
 - Separation distance from the nearest water bodies and lack of hydrological/ ecological connections.
 - Taking into account the determination of the Planning Authority.
- 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.

Likely significant effects are excluded and thereafter Appropriate Assessment (under Section 177V of the Planning and Development Act 2000), as amended, is not required.

10.0 Water Framework Directive

- 10.1. See completed WFD Screening in Appendix 4.
- 10.2. The appeal site is separated by a distance of approximately 0.7km from the River Terryland_010 IE_WE_30T010500 to the south-west which connects with the River Corrib IE_WE_30C020600 just north of Quincentenary Bridge.
- 10.3. The site is within the Corrib Catchment ID_30 Water Framework Directive.
- 10.4. The underlying Ground Water Body is the Clare-Corrib IE_WE_G_0020 which has good overall ground water status and is not at risk.
- 10.5. The Terryland_010 is classified as being of moderate ecological status and a WFD which is at risk.
- 10.6. I have assessed the development seeking permission and have considered the objectives as set out in Article 4 of the Water Framework Directive which seeks to protect and, where necessary, restore surface and ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), 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 groundwater water bodies either qualitatively or quantitatively.
- 10.7. The reason for this conclusion is as follows:
 - The small scale and nature of the development and connection to public services.
 - Location-distance from nearest water bodies and
 - Lack of hydrological connections.

I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or

permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

11.0 Recommendation

I recommend that permission is granted.

12.0 Reasons and Considerations

Having regard to:

(i) provisions of the Galway City Development Plan 2023-2029, including the Core Strategy, together with the R - Residential land use zoning of the lands as set out in Volume 1.

(iii) the provisions of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.

(iii) the design, scale and layout of the proposed development and the nature and pattern of extant development locally;

it is considered that subject to compliance with the conditions set out below, the proposal would provide for an appropriate form of residential development; would not significantly impact the residential amenity of the area and would provide for a good quality residential environment for future residents. The development would therefore accord with proper planning and sustainable development.

13.0 Conditions

1	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, received by the planning authority on the 18 th day of September 2025, 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	Prior to the commencement of development, the Developer shall: (a) submit and agree in writing with the Planning Authority, a construction method statement for all retaining and site boundary walls, including the provision of a retaining wall to the site's eastern boundary. The construction method statement shall also provide full details of all works required to refurbish the stone wall to the southern and western site boundaries. (b) submit written certification from a suitably qualified and indemnified professional having regard to (a) above that all boundary walls have been constructed and completed on site in accordance with the agreed method statement and to the requirements of the Planning Authority. Reason: In order to ensure a satisfactory standard of development.
3.	The following shall be complied with: (a) All works required to achieve the sight lines indicated on the plans lodged with the application shall be carried out on site prior to the commencement of development in relation to the dwelling units. (b) Prior to the commencement of development, a complete set of elevational drawings of the single storey extension accommodating the kitchen/dining room of House No. 4. shall be submitted for the written agreement of the planning authority. (c) The developer shall submit revised elevational drawings for House No. 2 omitting the roof lights to the front (western) roof slope. Reason: In the interests of orderly development.
4.	Details of the materials, colours and textures of all the external finishes to the proposed development, including natural stone finishes to boundary walls together with plaster finishes, shall be submitted to, and shall be

	agreed in writing with the planning authority prior to commencement of development. Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.
5.	The glazing to all bathroom and en-suite windows shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable. Reason: In the interest of residential amenity.
6.	All garden sheds shall be used for purposes ancillary to the enjoyment of the dwelling houses and shall not be used for commercial purposes or for human habitation. Reason: In the interests of residential amenity.
7.	Prior to the commencement of development, the developer shall enter into Connection Agreements with Uisce Éireann (Irish Water) to provide for service connections to the public water supply and wastewater collection networks. All works shall comply with Uisce Éireann's Connection and Developer Services Standard Details and Code of Practice. Reason: In the interest of public health and to ensure adequate water/wastewater facilities
8.	Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Reason: In the interest of public health and surface water management
9.	All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

	Reason: In the interests of visual and residential amenity.
10.	(a) The access from the public road and internal road network serving the proposed development including turning bays, junctions, parking areas, footpaths, and kerbs shall comply with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets (DMURS). (b) Footpaths shall be dished at road junctions in accordance with the requirements of the planning authority. Details of all locations and materials to be used shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. Reason: In the interest of amenity and of traffic and pedestrian safety
11.	All boundary treatments shall be implemented and constructed in accordance with plans submitted prior to the first occupation of the proposed development, unless otherwise agreed in writing with the planning authority. Reason: In the interest of residential amenity
12.	Proposals for an estate/street name, house numbering scheme and associated signage shall be submitted to, and agreed in writing with the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name. Reason: In the interest of legibility and to ensure the use of locally appropriate placenames for new residential areas.
13.	The following shall be complied with: (a) The areas of public open space shown on the lodged plans shall be reserved for such use. These areas shall be levelled, soiled, seeded, and

	landscaped in accordance with the landscaping scheme submitted to the planning authority on the 18th September 2025. This work shall be completed before any of the dwellings are made available for occupation unless otherwise agreed in writing with the planning authority and shall be maintained as public open space by the developer until taken in charge by the local authority. (b) All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development or until the development is taken in charge by the local authority, whichever is the sooner, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority. Reason: In order to ensure the satisfactory development of the public open space areas, and their continued use for this purpose.
14	A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities for the development shall be submitted to, and agreed in writing with, the planning authority not later than six months from the date of commencement of the development. Thereafter, the waste shall be managed in accordance with the agreed plan. Reason: In the interest of residential amenity, and to ensure the provision of adequate refuse storage.
15	Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to provision of housing on lands in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate has been granted under

	section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Coimisiún Pleanála for determination. Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan for the area.
16	(a) Prior to the commencement of the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all relevant residential units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing. (b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each of the residential units for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing. (c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the planning authority shall confirm in writing to the applicant or any person with an interest in the land that the Section 47 agreement has been terminated and that the requirement of this planning condition

	has been discharged in respect of each specified housing unit. Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.
17	The development hereby permitted shall be carried out and completed at least to the construction standards as set out in the planning authority's Taking In Charge Standards. In the absence of specific local standards, the standards as set out in the 'Recommendations for Site Development Works for Housing Areas' issued by the Department of the Environment and Local Government in November 1998. Following completion, the development shall be maintained by the developer, in compliance with these standards, until taken in charge by the planning authority. Reason: To ensure that the development is carried out and completed to an acceptable standard of construction.
18	Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority. Reason: In order to safeguard the residential amenities of property in the vicinity
19	The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including: (a) Location of the site and materials compound including area(s) identified for the storage of construction refuse; (b) Location of areas for construction site offices and staff facilities; (c) Details of site security fencing and hoardings;

	(d) Details of on-site car parking facilities for site workers during the course of construction; (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site; (f) Measures to obviate queuing of construction traffic on the adjoining road network; (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network; (h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works; (j) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels; (k) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater; (l) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil; (m) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains. (n) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the planning authority; Reason: In the interest of amenities, public health and safety and environmental protection
20.	Construction and demolition waste shall be managed in accordance with a final construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall be prepared in accordance with "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the

	Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated. Reason: In the interest of sustainable waste management.
21	Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times. Reason: In the interest of proper planning and sustainable development.
22	Prior to commencement of development, the developer shall lodge with the planning authority a bond of an insurance company, a cash deposit, or other security to secure the provision and satisfactory completion, and maintenance until taken in charge by the local authority, of roads, sewers, watermains, drains, car parks, open spaces and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be agreed between the planning authority and the developer, or in default, shall be referred to An Coimisiún Pleanála for determination. Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.

23	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 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 Coimisiún Pleanála to determine the proper application of the terms of the Scheme. 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.
----	--

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 me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

P Byrne

Planning Inspector

16th September 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL500348-GC-25
Proposed Development Summary	The development comprises the construction to 4 no. two-storey detached dwelling houses and associated site works
Development Address	An Phairc Mhor Parkmore Castlegar 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?	☒ Yes, it is a 'Project'. Proceed to Q.2.
	☐ No, No further action required.
(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)	
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ 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
☒ 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?	
☒ 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.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☒ 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) Part 2 Schedule 5: Construction of more than 500 dwelling units 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. The development provides for 4 no. dwelling units on a site of 0.540Ha.
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 ☐	

No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)
--	--

Inspector: _____ Date: _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	PL-500348-GC-25
Proposed Development Summary	The development comprises the construction to 4 no. two-storey detached dwelling houses and associated site works.
Development Address	An Phairc Mhor Parkmore Castlegar Galway.
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. Construction of 4 no. detached dwelling houses in an urban area on serviced, zoned lands. The site extends to 0.540Ha and the stated gross floor area of the development is 743.10sq.m. The development provides for communal open space to serve the development and is traversed by overhead power lines. The development, which relates to an undeveloped green field site in an existing residential area requires the removal of scrub. The development does not require the use of substantial natural resources or gives rise to significant risk of pollution or nuisance. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. The site is not at risk of flooding and presents no risks to human health.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and	The development is a small residential infill proposal on zoned lands in an established residential area. This site is not located on, in or adjacent to any ecologically sensitive sites and does not have the potential to impact any such sites. There are no protected landscapes, sites of historic, cultural or

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).	archaeological significance within or immediately adjacent the site. Having regard to the location of the lands, and the nature and scale of the development there is no potential to significantly affect environmental sensitives in the area, including protected structures
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 modest nature of the proposed development, its location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential 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:

AA Screening Determination

Screening for Appropriate Assessment Test for likely significant effects	
Case Reference Number: 500348-GC-25	
Step 1: Description of the project and local site characteristics	
Brief description of project	The appeal site relates to an undeveloped plot of land extending to 0.540Ha at An Phairc Mhor, Parkmore, Castlegar Galway. The lands lie to the east of the Tuam Road (N83) and are accessed from a narrow, local road, ending in a cul-de-sac approximately 460m to the south-west. The area is characterised by single dwellings on large plots with recently constructed contemporary infill residential estates to the north and west.
Brief description of development site characteristics and potential impact mechanisms	The appeal site and lands to the immediate south and north of the local access road are zoned Objective R <i>'To provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods'</i>. Residential is listed as a use which is compatible with and which contributes to the zoning objective. The development comprises 4 no. detached dwelling houses aligning east-west, served by a single access from the public road and by an area of communal open space. The appeal site is c0.7km from the Terryland River IE_WE_30T010500 to the south west. The site is within the Corrib Water Framework Directive Catchment ID_30. The Ground Water Body is the Clare-Corrib IE_WE_G_0020.
Screening report	No

Natura Impact Statement	No			
Relevant submissions	N/A			
The planning authority undertook Appropriate Assessment Screening, concluding that no Appropriate Assessment issues arose as the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on Natura 2000 sites.				
Step 2. Identification of relevant European sites using the Source-pathway-receptor model				
Numerous European sites were identified as being located within a potential zone of influence of the proposed development. There is no ecological justification for such a wide consideration of sites, and I have included those sites with any possible ecological connection or pathway in this screening determination.				
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
Lough Corrib SPA (Site Code 004042)	Pochard (Aythya ferina) [A059] Tufted Duck (Aythya fuligula) [A061] Common Scoter (Melanitta nigra) [A065] Hen Harrier (Circus cyaneus) [A082] Coot (Fulica atra) [A125] Golden Plover (Pluvialis apricaria) [A140]	c.4.2km	No direct hydrological/ecological link between the appeal site and Lough Corrib SPA	No

	Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Common Gull (<i>Larus canus</i>) [A182] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194] Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) [A395] Shoveler (<i>Spatula clypeata</i>) [A857] Gadwall (<i>Mareca strepera</i>) [A889] Wetland and Waterbirds [A999]			
Inner Galway Bay SPA (Site Code 004031)	Black-throated Diver (<i>Gavia arctica</i>) [A002] Great Northern Diver (<i>Gavia immer</i>) [A003] Cormorant (<i>Phalacrocorax carbo</i>) [A017] Grey Heron (<i>Ardea cinerea</i>) [A028]	c.2.1km	No direct hydrological/ecological link between the appeal site and Inner Galway Bay SPA	No

Light-bellied Brent Goose (<i>Branta bernicle hrota</i>) [A046]			
Teal (<i>Anas crecca</i>) [A052]			
Red-breasted Merganser (<i>Mergus serrator</i>) [A069]			
Ringed Plover (<i>Charadrius hiaticula</i>) [A137]			
Golden Plover (<i>Pluvialis apricaria</i>) [A140]			
Lapwing (<i>Vanellus vanellus</i>) [A142]			
Dunlin (<i>Calidris alpina</i>) [A149]			
Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]			
Curlew (<i>Numenius arquata</i>) [A160]			
Redshank (<i>Tringa totanus</i>) [A162]			
Turnstone (<i>Arenaria interpres</i>) [A169]			
Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]			

	Common Gull (<i>Larus canus</i>) [A182] Common Tern (<i>Sterna hirundo</i>) [A193] Wigeon (<i>Mareca penelope</i>) [A855] Sandwich Tern (<i>Thalasseus sandvicensis</i>) [A863] Wetland and Waterbirds [A999]			
Lough Corrib SAC (Site Code 000297)	Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110] Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> [3130] Hard oligo-mesotrophic waters with benthic vegetation of <i>Chara</i> spp. [3140] Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i>	c.1.9km	No direct hydrological/ecological link between the appeal site and Lough Corrib SAC	No

	and Callitricho-Batrachion vegetation [3260] Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) [6210] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410] Active raised bogs [7110] Degraded raised bogs still capable of natural regeneration [7120] Depressions on peat substrates of the Rhynchosporion [7150] Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> [7210] Petrifying springs with tufa formation (Cratoneurion) [7220]			
--	---	--	--	--

Alkaline fens [7230]			
Limestone pavements [8240]			
Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]			
Bog woodland [91D0]			
Margaritifera margaritifera (Freshwater Pearl Mussel) [1029]			
Austropotamobius pallipes (White-clawed Crayfish) [1092]			
Petromyzon marinus (Sea Lamprey) [1095]			
Lampetra planeri (Brook Lamprey) [1096]			
Salmo salar (Salmon) [1106]			
Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]			
Lutra lutra (Otter) [1355]			

	<i>Najas flexilis</i> (Slender Naiad) [1833] <i>Hamatocaulis vernicosus</i> (Slender Green Feather-moss) [6216]			
Galway Bay Complex SAC (Site Code 000268)	Mudflats and sandflats not covered by seawater at low tide [1140] Coastal lagoons [1150] Large shallow inlets and bays [1160] Reefs [1170] Perennial vegetation of stony banks [1220] Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</i>) [1330] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] Turloughs [3180]	c.2.1km	No direct hydrological/ecological link between the appeal site and Galway Bay Complex SAC	No

	<i>Juniperus communis</i> formations on heaths or calcareous grasslands [5130] Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6210] Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> [7210] Alkaline fens [7230] Limestone pavements [8240] <i>Lutra lutra</i> (Otter) [1355] <i>Phoca vitulina</i> (Harbour Seal) [1365]			
There are no water courses on the appeal site. The closest watercourse is the River Terryland 010 IE_WE_30T010500 which is c. 0.7km south-west of the appeal site and which connects with the River Corrib IE_WE_30C020600 north of Quincentenary Bridge. Surface water from communal areas will discharge to soakaway located in the area of open space to the north-west of the site. Stormwater from roofs, car parking /driveways and footpaths will discharge to soakaways in the rear garden of each dwelling. A bypass interceptor will be installed prior to final discharge of storm water to the soakaway.				

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

AA Screening Matrix

Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
Site 1: Lough Corrib SPA (Site Code 004042) Pochard (Aythya ferina) [A059] Tufted Duck (Aythya fuligula) [A061] Common Scoter (Melanitta nigra) [A065] Hen Harrier (Circus cyaneus) [A082] Coot (Fulica atra) [A125] Golden Plover (Pluvialis apricaria) [A140] Black-headed Gull (Chroicocephalus ridibundus) [A179]	Direct: No hydrological / ecological connection Indirect Localised, temporary, low magnitude impacts from noise, dust and construction related emissions during construction	I consider that best practice construction measures will serve to protect groundwater. At construction stage, it is considered that standard surface/soiled water management best practice construction measures would be sufficient to prevent the possibility of silt, sediment, soils, hydrocarbons and other construction pollutants entering surface waters. Similarly, during the operational stage, I consider that the design features proposed, including the collection of surface water within the appeal site boundaries by means of SuDs features is sufficient to manage surface water generated by the development. The nature, scale and extent of the proposed works, the location within an extant residential area, the absence of a direct hydrological/ecological link, the implementation of standard construction techniques and distance from receiving features connected with the SPA make it highly unlikely that the proposed development could generate impacts of a

Common Gull (Larus canus) [A182] Common Tern (Sterna hirundo) [A193] Arctic Tern (Sterna paradisaea) [A194] Greenland White-fronted Goose (Anser albifrons flavirostris) [A395] Shoveler (Spatula clypeata) [A857] Gadwall (Mareca strepera) [A889] Wetland and Waterbirds [A999]		magnitude that could affect species within the SPA for the QI's listed.
	Likelihood of significant effects from proposed development (alone) No	
	If No, is there likelihood of significant effects occurring in combination with other plans or projects? No	
	Impacts	Effects
Site 2 Inner Galway Bay SPA (Site Code 004031)	Direct: No Indirect No	I consider that best practice construction measures will serve to protect groundwater. At construction stage, it is considered that standard surface/soiled water management best practice construction measures would be sufficient

Black-throated Diver (<i>Gavia arctica</i>) [A002] Great Northern Diver (<i>Gavia immer</i>) [A003] Cormorant (<i>Phalacrocorax carbo</i>) [A017] Grey Heron (<i>Ardea cinerea</i>) [A028] Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Teal (<i>Anas crecca</i>) [A052] Red-breasted Merganser (<i>Mergus serrator</i>) [A069] Ringed Plover (<i>Charadrius hiaticula</i>) [A137] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Lapwing (<i>Vanellus vanellus</i>) [A142]		to prevent the possibility of silt, sediment, soils, hydrocarbons and other construction pollutants entering surface waters. Similarly, during the operational stage, I consider that the design features proposed, including the collection of surface water within the appeal site boundaries by means of SuDs is sufficient to manage surface water generated by the development. The nature, scale and extent of the proposed works, the location within an extant residential area, the absence of a direct hydrological/ecological link, the implementation of standard construction techniques and distance from receiving features connected with the SPA make it highly unlikely that the proposed development could generate impacts of a magnitude that could affect species within the SPA for the QI's listed.
---	--	---

Dunlin (<i>Calidris alpina</i>) [A149] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Curlew (<i>Numenius arquata</i>) [A160] Redshank (<i>Tringa totanus</i>) [A162] Turnstone (<i>Arenaria interpres</i>) [A169] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Common Gull (<i>Larus canus</i>) [A182] Common Tern (<i>Sterna hirundo</i>) [A193] Wigeon (<i>Mareca penelope</i>) [A855] Sandwich Tern (<i>Thalasseus sandvicensis</i>) [A863]		
---	--	--

Wetland and Waterbirds [A999]		
	Likelihood of significant effects from proposed development (alone) No	
	If No, is there likelihood of significant effects occurring in combination with other plans or projects? No	
*Where a restore objective applies it is necessary to consider whether the project might compromise the objective of restoration or make restoration more difficult.		
	Impacts	Effects
Site 3 Lough Corrib SAC (Site Code 000297) Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110] Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or Isoeto-Nanojuncetea [3130]	Direct: No Indirect No	I consider that best practice construction measures will serve to protect groundwater. At construction stage, it is considered that standard surface/soiled water management best practice construction measures would be sufficient to prevent the possibility of silt, sediment, soils, hydrocarbons and other construction pollutants entering surface waters. Similarly, during the operational stage, I consider that the design features proposed, including the collection of surface water within the appeal site boundaries by means of SuDs is sufficient to manage surface water generated by the development. The nature, scale and extent of the proposed works, the location within an extant residential area, the absence of a direct hydrological/ecological link, the implementation of standard construction

Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. [3140] Water courses of plain to montane levels with the Ranunculation fluitantis and Callitricho-Batrachion vegetation [3260] Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) [6210] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410] Active raised bogs [7110] Degraded raised bogs still capable of natural		techniques and distance from receiving features connected with the SAC make it highly unlikely that the proposed development could generate impacts of a magnitude that could affect species within the SAC for the QI's listed.
---	--	---

regeneration [7120] Depressions on peat substrates of the Rhynchosporion [7150] Calcareous fens with Cladium mariscus and species of the Caricion davallianae [7210] Petrifying springs with tufa formation (Cratoneurion) [7220] Alkaline fens [7230] Limestone pavements [8240] Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] Bog woodland [91D0] Margaritifera margaritifera (Freshwater Pearl Mussel) [1029]		
--	--	--

Austropotamobius pallipes (White-clawed Crayfish) [1092] Petromyzon marinus (Sea Lamprey) [1095] Lampetra planeri (Brook Lamprey) [1096] Salmo salar (Salmon) [1106] Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303] Lutra lutra (Otter) [1355] Najas flexilis (Slender Naiad) [1833] Hamatocaulis vernicosus (Slender Green Feather-moss) [6216]		
No	Likelihood of significant effects from proposed development (alone) No	
No	If No, is there likelihood of significant effects occurring in combination with other plans or projects?	

	No	
*Where a restore objective applies it is necessary to consider whether the project might compromise the objective of restoration or make restoration more difficult.		
Site 4 Galway Bay Complex SAC (Site Code 000268) Mudflats and sandflats not covered by seawater at low tide [1140] Coastal lagoons [1150] Large shallow inlets and bays [1160] Reefs [1170] Perennial vegetation of stony banks [1220] Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] Salicornia and other annuals colonising mud and sand [1310]	Direct: No Indirect No	I consider that best practice construction measures will serve to protect groundwater. At construction stage, it is considered that standard surface/soiled water management best practice construction measures would be sufficient to prevent the possibility of silt, sediment, soils, hydrocarbons and other construction pollutants entering surface waters. Similarly, during the operational stage, I consider that the design features proposed, including the collection of surface water within the appeal site boundaries by means of SuDs is sufficient to manage surface water generated by the development. The nature, scale and extent of the proposed works, the location within an extant residential area, the absence of a direct hydrological/ecological link, the implementation of standard construction techniques and distance from receiving features connected with the SAC make it highly unlikely that the proposed development could generate impacts of a magnitude that could affect species within the SAC for the QI's listed.

Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] Turloughs [3180] Juniperus communis formations on heaths or calcareous grasslands [5130] Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) [6210] Calcareous fens with Cladium mariscus and species of the Caricion davallianae [7210] Alkaline fens [7230]		
---	--	--

Limestone pavements [8240] Lutra lutra (Otter) [1355] Phoca vitulina (Harbour Seal) [1365]		
	Likelihood of significant effects from proposed development (alone) No	
	If No, is there likelihood of significant effects occurring in combination with other plans or projects? No	
*Where a restore objective applies it is necessary to consider whether the project might compromise the objective of restoration or make restoration more difficult.		
Step 4: Conclude if the proposed development could result in likely significant effects on a European site		
I conclude that the proposed development (alone) would not result in likely significant effects on Lough Corrib SPA (Site Code 00402), Inner Galway Bay SPA (Site Code 004031) Galway Bay Complex SAC (Site Code 000268) Lough Corrib SAC (Site Code 000297). The proposed development would have no likely significant effect in combination with other plans and projects on any European site(s). No further assessment is required for the project. No mitigation measures are required to come to these conclusions.		
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 the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on Lough Corrib SPA (Site Code 00402), Inner Galway Bay SPA (Site Code 004031) Galway Bay Complex SAC (Site Code 000268) Lough Corrib SAC (Site Code 000297) 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:

- Nature and scope of the works- small scale and infill nature of the development
- Separation distance from the nearest water bodies and lack of hydrological/ ecological connections.
- Taking into account the determination of the Planning Authority.

Appendix 4: WFD IMPACT ASSESSMENT STAGE 1: SCREENING

Step 1: Nature of the Project, the Site and Locality

An Coimisiún Pleanála Ref No.	PL-500348-GC-25	Townland, address	An Phairc Mhor Parkmore Castlegar Galway
Description of project		Construct 4 no. two-storey detached dwelling houses and all associated site development works.	
Brief site description, relevant to WFD Screening,		Infill site within an established residential area on lands zoned R Residential under the Galway City Development Plan 2023-2029.	
Proposed surface water details		Surface water runoff will be directed to a 225mm dia. uPVC storm sewer in the main access road and surface water from communal areas including roads and footpaths will discharge by gravity to a soakaway in the open space to the northwestern. Stormwater from roofs, car parking /driveways and footpaths will discharge to soakaways in the rear garden of each dwelling. A bypass interceptor will be installed prior to final discharge of storm water to the soakaway.	
Proposed water supply source & available capacity		Pre-Connection Enquiry correspondence on file from Uisce Éireann dated 31 st March 2025 confirms a water connection is feasible subject to a c. 30m extension enabling connection with a180mm diameter water main on Tuam Road.	
Proposed wastewater treatment system & available capacity, other issues		Pre-Connection Enquiry correspondence on file from Uisce Éireann dated 31 st March 2025 confirms a wastewater connection is feasible, with a c. 30m extension required to connect the scheme to an existing 300mm diameter foul sewer on Tuam Road	

Others?			Not applicable			
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	c.0.7km to south west.	River Terryland_010 IE_WE_30T010500	Moderate	At Risk		Surface water runoff will be directed to a 225mm dia. uPVC storm sewer in the main access road and surface water from communal areas including roads and footpaths will discharge by gravity to a soakaway in the open space to the northwestern. Stormwater from roofs, car parking /driveways and footpaths will discharge to soakaways in the rear garden of each dwelling. A bypass interceptor will be installed prior to final discharge of storm water to the soakaway.

							Sewage will discharge to the public mains.
Groundwater Waterbody	Underneath site	Clare-Corrib IE_WE_G_0020	Good	Not at Risk			Water arising on site can seep into the groundwater particularly during the construction phase when the bare soil is exposed.
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.	River	River Terryland_010 IE_WE_30T010 500	Foul drainage connects to the public system. Surfacewater disposal is to soakaways. A bypass interceptor will be installed prior to final discharge of storm water to the soakaway.	Siltation, pH (Concrete) Hydrocarbon spillages	Standard Construction Practices	No	Screened out

2.	Ground Water	Clare-Corrib IE_WE_G_0020	Drainage into ground water	Hydrocarbons /Cement products spillages discharging into groundwaters	None Standard Construction Practices	No	Screened out
OPERATIONAL PHASE							
3.	Surface	Terryland River IE_WE_30T01500	Foul drainage connects to the public mains. Surfacewater disposal is to soakaways. A bypass interceptor will be installed prior to final discharge of storm water to the soakaway.	None	Pre- Connection Enquiry response from UE confirming feasibility of connection to public sewer.	No	Screened out
4.	Ground Water	Clare-Corrib IE_WE_G_0020	No pathway exists	None	None	No	Screened out
DECOMMISSIONING PHASE							
5.	N/A						