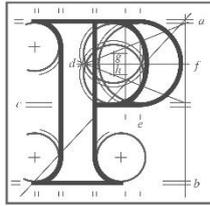


# Inspector's Report



An  
Coimisiún  
Pleanála

**500505-GC-25**

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<b>Development</b>	Permission for development which consists of: change of use of existing first floor unit from light industrial and associated uses (as approved under Planning Ref. No. 452/95) to office use,
<b>Location</b>	Unit N3 Block D, Oldenway Business Park, Monivea Road, Galway
<b>Planning Authority</b>	Galway City Council
<b>Planning Authority Reg. Ref.</b>	25/60301
<b>Applicant(s)</b>	BOS Creative and Digital Strategy Ltd.
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Refuse
<b>Type of Appeal</b>	First Party
<b>Appellant(s)</b>	BOS Creative and Digital Strategy Ltd.
<b>Observer(s)</b>	None.
<b>Date of Site Inspection</b>	2026/03/14
<b>Inspector</b>	Jimmy Green

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## 1.0 Site Location and Description

- 1.1. The site is located at Unit N3, Block D, Oldenway Business Park, Monivea Road, Galway, circa 3.5km north east of Eyre Square, Galway City Centre.
- 1.2. The site constitutes the upper (first floor) of an existing warehouse unit with its own-door ground floor direct access from the car parking area at the front. The ground floor of the unit is currently occupied by a motorcycle importer showroom. Unit N3 is long and narrow and irregular in shape ranging in internal width from c. 5.4m to c. 6.9m and in length from c.23.3m to 24.7m.
- 1.3. The unit forms part of Block D of the Oldenway Business Park, which is a commercial park consisting of three large 2-storey blocks of industrial units. There is a broad range of unit uses and formats within the Business Park, predominantly based on motor vehicle detailing, garages/vehicle maintenance, engineering works, retail and laundromat units, at ground floor with a number and range of uses in upper floors including religious uses, childcare, meetings rooms, martial arts centre, and other ancillary offices and commercial uses.
- 1.4. The business park is served via communal car parking along the frontage of all units as well as parking at the front and rear of the park itself. The business park is accessed off the R339 Monivea Road which runs to the south. The N6 Bothar na dTreabh borders the business park to the north although there is no access of this national route. There is a large car dealership to the west, Ballybrit Upper Industrial Estate to the east and residential development (Castle Park) to the south of the Oldenway Business Park.

## 2.0 Proposed Development

- 2.1. The proposed development constitutes the change of use of the first-floor space of a unit that was originally granted permission in 1995 for light industrial and associated uses. The subject unit is stated as being approximately 143m<sup>2</sup> in area. Full planning permission is sought for the change of use from its currently consented light industrial and associated use to office accommodation. No external changes or signage is associated with the proposed development. The appeal documentation states that

the change of use would enable the unit to be occupied for administrative, professional, or technology-related office activities.

### 3.0 **Planning Authority Decision**

#### 3.1. **Decision**

- 3.1.1. The planning authority (Galway City Council) refused permission for the proposed development for one reason as stated below:

*“It is considered the proposed change of use from light industrial and associated uses to office use on I zoned lands to provide for enterprise, industry and related uses is not a use which contributes to and is compatible with the I industrial land use zoning objective as specified under section 11.2.5 industrial I Land use zoning objective of the city development plan 2023-2029. The proposed development therefore would be contrary to the I industrial land use zoning objective and the policy of the city development plan to retain and protect these I industrial zoned lands to accommodate industrial uses and services for the economic needs of the city which can come under threat from higher value uses including general office use. The proposed development would conflict with the policies of the city development plan and would therefore be contrary to the proper planning and sustainable development of the area.”*

#### 3.2. **Planning Authority Reports**

The following reports are on the Galway City Council file.

##### 3.2.1. The Planning Report:

- Notes the planning history on site, confirms that there has been no pre-planning consultations and that no third party objections or observations have been received.
- Concludes that no Appropriate Assessment issues arise due to the location of the proposal within an established industrial park and urban area.
- Concludes that EIA is not required as there is no real likelihood of significant effects.

- References Galway City Council Development Plan (GCCDP) policy noting that office uses are limited to certain office types on I Industry zoned lands which are zoned primarily for general industry, light industry, and manufacturing. Main office use remains focused on the City Centre to reflect the prime role of this area and the creation of synergies between retail offices and general offices and the contribution these make to the vibrancy and viability of urban space.
- Office uses tend to be high density workplaces and the most suitable locations are those that have access to public transport and active modes of travel.
- Lists the uses which contribute to and are compatible with the Land use zoning objective, which include light/general industry, warehousing, car parking, specialist office-based industries of a business/technology nature, childcare. Also lists uses which may contribute to the zoning objectives dependent on the location and scale of development which include 'shop, office, restaurant, or recreational buildings all of which are ancillary to the use of land for industrial and related uses, specialist offices, and large-scale indoor recreation.
- Clarifies section 6.3.6 of the GCCDP classifies specialist office as offices having a corporate nature and technology driven focus, and that they have a high density of employment and have capacity to develop further and expand in business parks such as those located at Ballybrit, Ragoon, Parkmore, Tuam Road and Monivea Road.
- States that 'Upon review of applicant's company details on-line, it appears that the proposed office will be for web design and development, IT system development, e-commerce development integration, digital and creative marketing strategy and custom web applications. Therefore it cannot be defined as specialist office under the definition of the CDP, nor can it be defined as an ancillary office associated with the use of the land for industrial related uses.
- Concludes by recommending refusal for the reason listed at 3.1 above.

### 3.2.2. Other Technical Reports

- Report from the Building Control section noting that all works must be carried out in accordance with the Second Schedule to the Building Regulations, Technical Guidance Documents Parts A-M.

### 3.3. **Prescribed Bodies**

None

### 3.4. **Third Party Observations**

None

## 4.0 **Planning History**

4.1. There are a number of planning applications within the Oldenway Business Park, the most relevant to the current case include the following:

- **452/95** – Permission granted by Galway Corporation for commercial development to include the uses as follows – light industrial processes, manufacturing, warehousing, wholesale distribution centre and car storage. Condition no. 4 of that consent states that ‘the uses for the units shall be confined to those as described in the application. The precise use of each unit shall be agreed in writing with the Planning Authority prior to the occupation of each unit.
- **04/613** – Permission for change of use of Unit J2 from use ancillary to light industrial and associated uses (as approved under 452/95) to office use. Permission refused for two reasons, the first stating that offices are only acceptable if they are ancillary to the primary light industrial use, and the failure to provide adequate car parking.
- **04/430** - Permission for (a) retention of subdivision of existing ground floor unit G1 and first floor unit G2 (as approved under Planning Ref. No. 452/95) each into two units together with associated elevational and internal changes, and (b) change of use of part of first floor unit G2 from light industrial and associated uses (as approved under Planning Ref. No. 452/95) to office use. Initial Galway City Council decision issued a split decision granting permission for (a) but recommended refusal for (b). Final decision that issued did not include the schedule 2 refusal reason. Appellant has stated that this decision was appealed under ABP PL.61.211782 and the refusal reason for the change of use overturned (however, ABP records indicate that reference 211782 relates to an application in Bellmullet, Co. Mayo.)

## 5.0 Policy Context

### 5.1. Galway City Development Plan 2023-2029

5.1.1. The Galway City Development Plan 2023-2029 (CDP) was adopted in January 2023 and sets out policies and guidance for the sustainable development of Galway City.

5.1.2. The site of the proposed development is zoned “I – Industrial”, the objective of this zoning designation is ‘To provide for Enterprise, Industrial and related uses.’ Section 11.2.5 of the CDP lists the following as examples of uses that are compatible with and contribute to the zoning objective:

- Light industry, General industry, Warehousing, storage and wholesale trade (except where a significant purpose of the development is the provision of on-site servicing) to the public and where such provision is more appropriately located within CI zones/other zonings, Car parking (including heavy vehicle parking), Specialist office based industries of a business/technology nature, Accommodation for the Traveller Community, Childcare facilities, and Specialist industry.

The following are listed as examples of uses which may contribute to the zoning objective dependent on the ‘I’ location and scale of development:

- Shop, office, restaurant or recreational buildings, all of which are ancillary to the use of land for industrial and related uses, Outdoor recreation, Large-scale indoor recreation, Public utilities, Specialist offices, Waste management facility, Public transportation facility.

5.1.3. The GCCDP also contains several specific objectives for ‘I’ zones throughout the City, none of these relate to the subject site. Although the Commission should note that the appellant refers to the specific objective related to the I lands at Ballybrit which provides for change of use to general office that is non-technology based will be open to consideration where it will not be dedicated to grouped professional services and where it can be demonstrated that car parking can be provided at a level of one space per 50m<sup>2</sup>.

5.1.4. Specialist offices are described in section 6.3.6 of the GCCDP as follows

*‘Office use includes for a broad range of activity. It can include direct services to the public such as professional, financial, business or can have more of a corporate nature and technology driven focus classed as specialist offices. With increased trends towards a knowledge based, digitised economy there is increasing overlap between these types.’*

The same section of the plan goes on to clarify that the larger technology type office evolving from manufacturing models are located on the fringe of business parks and the more general office types are located in the city centre, which is where the main focus of such developments should remain. The City Plan has identified several city centre and near city centre sites that are suitable for large scale development that can accommodate large floorplate office developments.

5.1.5. Policy 6.6.2 relates to the office sector and encourages innovation in the workplace through digitisation, remote and flexible work practices and support hub working.

5.1.6. Section 11.1 of the GCCDP introduces the zoning provisions and states that *‘Provision is made for a flexible application of standards and guidelines, in particular circumstances where the proposed development is otherwise consistent with the proper planning and sustainable development of the area and achieves high architectural urban design quality.’*

*The achievement of the policies and the objectives of the Plan and the encouragement of good design, rather than the mechanistic application of development standards, will be the aim of development management.’*

## 5.2. **The National Planning Framework**

The National Planning Framework (First Revision – April 2025) sets out a number of National Policy Objectives (NPOs) which include the following:

**NPO 4:** A target of half (50%) of future population and employment growth will be focused in the existing five cities and their suburbs.

**NPO 14:** Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets that can accommodate changing roles and functions, increased residential population and employment activity, enhanced levels of amenity and design and placemaking quality, in order to sustainably influence and support

their surrounding area to ensure progress toward national achievement of the UN Sustainable Development Goals.

**NPO 20:** In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.

### 5.3. **Natural Heritage Designations**

No European designations apply to the site and there are none within its immediate vicinity.

The nearest European Sites are as follows:

- Galway Bay Complex SAC [Site Code Site Code: 000268], – c.2km southwest of the proposed development
- Inner Galway Bay SPA[Site Code Site Code: 004031], – c.2km southwest of the proposed development
- Lough Corrib SPA [Site Code Site Code: 004042], - 4.9km northwest of the proposed development.
- Lough Corrib SAC [Site Code Site Code: 000297], – c.2km west of the proposed development.

## 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**

The first party appeal sets out the following:

- The Planning Authority's interpretation of the zoning objective is overly restrictive and fails to take account of the nuanced policies within the plan which accommodate certain office uses in 'I' zones.
- Precedent case 04/430 (ABP Ref. PL61.211782) is cited as being relevant as it relates to a change of use of first floor units within Block D of the Oldenway Business Park. The appellant states that the inspectors report in relation to that decision stated the following and there has been no material change in planning policy since 2005 that would justify reversing this position:

*“Having regard to the established mixed commercial character of Oldenway Business Park, the limited scale of the office component, its location on the first floor, and the absence of any material contravention of the zoning objective to provide for industry, enterprise and related uses, I consider the proposed offices acceptable in principle”.<sup>1</sup>*

- The CDP lists 'specialist office' and offices 'ancillary to industrial and related uses' as open for consideration.
- The 'I' zoning objective is 'to provide for Enterprise, Industrial and related uses', notably 'enterprise' is a broad term encompassing a wide range of business, technology and office-based activities. General offices are not explicitly prohibited, instead the plan emphasises compatibility and contribution to the overall objective.
- Repurposing an underutilised first floor unit enhances enterprise without displacing industrial functions and the proposed use falls within categories that are permitted at this location.
- The specific provisions in the CDP relating to Ballybrit 'I' zoning north of the N6 are referenced.
- Oldenway Business Park has not operated as a purely industrial estate for many years and functions as a hybrid commercial/ industrial/ employment

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<sup>1</sup> The Commission should note that reference to this appeal could not be found on the internal mapping system nor the internal search function. I note that this is an old reference number and the case is from in excess of 25 years ago, The available documentation in relation to this reference has been sourced from Galway city councils planning record and is discussed in section 4 of this recommendation above.

area consistent with modern business park evolution. The proposed office change of use would complement existing industrial tenants and contribute to Galway's role as a regional growth centre under the NPF.

- The proposal enhances climate action policies by promoting low carbon development through efficient building use no new construction is involved. Furthermore, the sites close proximity to bus routes on the Monivea Road and local residential areas will encourage sustainable commuting.
- As a first-floor unit it is less suitable for industrial activities due to access constraints making office conversion a practical solution to vacancy.
- The appellant goes on to sight similar changes that have been approved at other locations throughout Galway City<sup>2</sup>.
- The proposal involves no external changes accordingly there will be no visual or amenity impacts on the area.
- Traffic generation would be minimal with existing parking sufficient. The planning authority has not identified any specific threats to industrial viability the proposed first floor change of use would incur for the business park or the broader industrial zoned lands of Galway City.

## 8.0 Assessment

8.1. The primary area of consideration in relation to the appeal centres on whether the principle of offices at this location is acceptable under the provisions of the CDP. The unit is within an established park which has a wide variety of units and uses in place. Some units are smaller in scale, and occupy ground floor levels only, while others are larger and occupy both ground and first floors while others still only occupy the first floor level and are unrelated to the ground floor use. The subject unit is almost residual in nature and is located at the back of the business park, over an existing motorcycle import dealership.

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<sup>2</sup> Both cases cited (ABP-303001-18 – Liosbaun, and ABP-318308-23, Tuam Road) relate to lands that were zoned CI and not I, although the appellant states that the same rationale applies i.e., office uses that contribute to enterprise are acceptable.

- 8.2. Many units within the vicinity deal with vehicle maintenance, bodyshop works and light engineering which has led to car parking areas outside units being taken up with vehicles that are being worked on or being used as ad-hoc activity/works areas. The broad mix of uses and activities establishes the character of the business park and the various blocks within it. The three blocks have their own established characters with each block having a slightly different range of compatible uses that contribute to the whole without adversely impacting the overall functionality of the area.
- 8.3. The subject unit is at first floor level, is not connected to the existing ground floor use (i.e. it has its own existing standalone entrance to the upper floor) and is at the very rear of the business park at the end of its access road. The subject change of use is small in scale and will not interfere with, nor alter the established character of the business park. The location is effectively a residual unit to the rear, which while visible from Bothair na dTreabh is not directly accessible from it, nor is the location a landmark or focal point within the wider area or even the business park itself. There are a number of larger scale light industrial units within the park which function well and establish their own character, and I consider that the proposed change of use will not alter or affect the functionality of the park nor alter its established character.
- 8.4. As stated the subject unit is at first floor level and it is difficult to identify a light industrial use which would be suitable to accommodate at this location given the fact that the upper floor is segregated from the ground floor floorspace. Given the nature of the works, and the location of the unit I consider that the proposed change of use is appropriate at this location. I acknowledge the decision taken by the Planning Authority and the consistent approach it has taken in relation to previous decisions in resisting the change of use to offices within the business park, however, in this instance given the almost residual nature of the subject unit at the rear of the park, its small scale, and the wide range of uses that are in place I do not consider that the proposed development will have an adverse impact or alter the character of the business park nor limit the ability of existing uses in the vicinity to continue to operate and function. I consider that the proposed use can assimilate effectively at this location and will not prejudice the use of the wider area for continued light industrial use.

- 8.5. I do note the concerns of the Planning Authority in relation to the pressure light industrial areas may come under for higher-order uses such as offices, and while I consider the current proposal to be acceptable, any future changes of use within this business park will have to be dealt with on their own merits in terms of car parking provision and impacts on established neighbouring units. In this regard I note that the Commission may share the concerns of the Planning Authority in terms of the proposed use, and while my consideration of this matter is set out above, should the Commission have concerns the option to refuse permission for the proposed development remains open. Should the Commission be so minded the refusal reason issued by the Planning Authority as quoted above in section 3.1 of this recommendation could be used.
- 8.6. I note that car parking seems to be available throughout the business park and that there does not appear to be any significant concern in this regard, however, further changes of use may need to establish/confirm overall car parking standards per unit that are available. The application site boundary includes three car parking spaces, which I consider appropriate given the scale of the proposed change of use, I also note that the provision of car parking was not raised as an issue in the refusal reason that issued from the planning authority.
- 8.7. The subject change of use is very small scale (c.143m<sup>2</sup>), and I also note that the subject works will not result in any material contravention of the CDP. In this regard I consider that the use of the upper floor area as offices will contribute to the overall zoning objective which is to 'Provide for enterprise, industrial and related uses', furthermore I acknowledge that office uses are not precluded at this location under the provisions of the development plan and that offices which are ancillary to the use of land for industrial and related uses, as well as specialist offices are listed within the CDP as examples of uses which may contribute to the zoning objective. I consider that the small scale change of use proposed is compatible with the zoning objective and will contribute to the advancement and development of enterprise at this location. I do note that car parking requirements for offices are higher than those for light industrial units, however, I consider that sufficient car parking is available and that the three car parking spaces included within the application boundary are sufficient in the current context. I also note, however, that further subdivision of the unit could lead to an inappropriate intensification of office use and accordingly an

appropriate condition to preclude subdivision should be imposed in the interests of proper planning and sustainable development.

## 9.0 **AA Screening**

- 9.1. No European designations apply to the site and there are none within its immediate vicinity. Having regard to the nature and scale of the proposed development, a change of use of existing first floor of an existing light industrial and ancillary use building within a long-established business park set within an urban and serviced area, and the distance from the nearest European site; no Appropriate Assessment issues arise. Therefore, it is not considered that the proposed development would be likely to have a significant effect, individually, or in combination with other plans or projects, on a European site.

## 10.0 **Water Framework Directive**

- 10.1. The subject site is located within the serviced urban area of Galway City, with Lough Corrib c. 3km to the West and Galway Bay c.2km to the southeast. The proposed development constitutes a change of use of the first floor of an existing building within a fully serviced business park. No water deterioration concerns were raised in the planning appeal, nor in the reports of the Planning Authority.
- 10.2. I have assessed the change of use application and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively. The reason for this conclusion is due to the small scale and nature of the development, and the distance from nearest water bodies.

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

11.1. I am recommending that the planning authority's decision to refuse planning permission for the change of use be overturned and granted permission by the Commission.

## 12.0 Reasons and Considerations

Having regard to:

- National Policy Objectives 4, 14 and 20 of the National Planning Framework – (First Revision – April 2025).
- The policies and objectives of the Galway City Development Plan 2023-2029
- The planning history of the site
- The established uses of the existing units within Oldenway Business Park and
- The nature and scale of the development,

it is considered that, subject to compliance with the conditions set out below, the development proposed would be acceptable in terms of zoning, layout, and design, and would not seriously injure the amenities of the area and is in keeping with the existing activities and functions in the general vicinity of the site. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## 13.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

2. This change of use from light industrial to office use is consented in relation to Unit N3, Block D, Oldenway Business Park as shown on the submitted plans and details. This unit shall be operated as a single office unit and no further sub-division or sub-letting of this unit is consented.

**Reason:** In the interest of clarity, and to ensure orderly development.

3. 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 Bord 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.”

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Jimmy Green

Senior Planning Inspector

18<sup>th</sup> March 2026

### Appendix 1: Form 1 EIA Pre-Screening

<b>Case Reference</b>	500505-GC-25
<b>Proposed Development Summary</b>	Permission for development which consists of: change of use of existing first floor unit from light industrial and associated uses to office use.
<b>Development Address</b>	Unit N3 Block D, Oldenway Business Park, Monivea Road, Galway
<b>IN ALL CASES CHECK BOX / OR LEAVE BLANK</b>	
<b>1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?</b>	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q.2.
	<input type="checkbox"/> 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)	
<b>2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?</b>	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. <b>EIA is mandatory. No Screening required. EIAR to</b>	<b>State the Class here</b> N/A

<p><b>be requested. Discuss with ADP.</b></p>	
<p><input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3</p>	
<p><b>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?</b></p>	
<p><input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. <b>No Screening required.</b></p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. <b>EIA is Mandatory. No Screening Required</b></p>	<p><b>State the Class and state the relevant threshold</b></p>
<p><input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.  <b>Preliminary examination required. (Form 2)</b> <b>OR</b> <b>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</b></p>	<p><b>State the Class and state the relevant threshold</b> 10(b)(iv) Infrastructure Projects – 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.</p>

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

Inspector: \_\_\_\_\_

Date: \_\_\_\_\_

## Appendix 2: Form 2 - EIA Preliminary Examination

<b>Case Reference</b>	500505-GC-25
<b>Proposed Development Summary</b>	Permission for development which consists of: change of use of existing first floor unit from light industrial and associated uses to office use.
<b>Development Address</b>	<b>Unit N3 Block D, Oldenway Business Park, Monivea Road, Galway</b>
<b>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</b>	
<b>Characteristics of proposed development</b>  (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).	The development involves the change of use of existing/established floorspace within a fully serviced and established business park. There are no construction activities proposed, the change of use has a small footprint, does not require demolition works, does not require the use of substantial natural resources, nor give rise to significant risk of pollution or nuisance. The development, by virtue of its type and nature, does not pose a risk of major accident, will not give rise to significant waste, emissions or pollutants, and/or disaster, or is vulnerable to climate change. It presents no risks to human health.
<b>Location of development</b> (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity	The development is situated within a fully serviced and long-established business park in an urban area, is fully serviced in terms of foul/surface drainage with existing access roads in place. There are no construction activities proposed and nor are there waterbodies or protected sites in the immediate vicinity. The development is removed from sensitive natural habitats, designated sites and landscapes of identified

<p>of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	<p>significance in the County Development Plan. The nearest European sites are</p> <ul style="list-style-type: none"> <li>▪ Galway Bay Complex SAC (Site Code: 000268), c. 2000m southwest.</li> <li>▪ Lough Corrib SAC (Site Code: 000297), c.2,000m to the west.</li> <li>▪ Inner Galway Bay SPA (Site Code: 004031), c.2000m to the southwest.</li> <li>▪ Lough Corrib SPA (Site Code: 004042), c.4,900m to the west.</li> </ul> <p>It is considered that no Appropriate Assessment issues arise, and it is not considered that the proposed development would be likely to have a significant effect, individually, or in combination with other plans or projects, on any European Site.</p>
<p><b>Types and characteristics of potential impacts</b></p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p><b>Having regard to the characteristics of the development and the sensitivity of its location, consider the potential for SIGNIFICANT effects, not just effects.</b></p> <p>The site is in an urban location within an existing and long established commercial district. The proposal is for the change of use of approximately 143m<sup>2</sup> of existing floorspace at a first floor level. There are no construction works proposed, the location is removed from sensitive habitats/features and there will be a limited magnitude and spatial extent of effects and absence of in-combination effects. Accordingly, I consider that there is no potential for significant effects on the environmental factors listed in section 171A of the Act.</p>

<b>Conclusion</b>	
<b>Likelihood of Significant Effects</b>	<b>Conclusion in respect of EIA</b>
<b>There is no real likelihood of significant effects on the environment.</b>	<b>EIA is not required.</b>

**Inspector:** \_\_\_\_\_ **Date:** \_\_\_\_\_