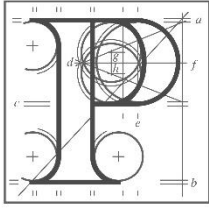


# Inspector's Report



An  
Coimisiún  
Pleanála

**500575-GY-26**

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<b>Development</b>	Permission for a main vehicular entrance of 4.3 metres with pillars measuring 1.9 metres height and pedestrian gate of 1 metre with pillars measuring 1.25 metres. Steel gates will be galvanised and painted black.
<b>Location</b>	Cleaghmore, Lower Mount Pleasant Avenue Ballinasloe, Co. Galway
<b>Planning Authority</b>	Galway County Council
<b>Planning Authority Reg. Ref.</b>	2561707
<b>Applicant(s)</b>	Derek Moloney and Rebecca Cullen
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Refuse
<b>Type of Appeal</b>	First Party
<b>Appellant(s)</b>	Derek Moloney and Rebecca Cullen
<b>Observer(s)</b>	None.
<b>Date of Site Inspection</b>	2026/03/16
<b>Inspector</b>	Jimmy Green

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## 1.0 Site Location and Description

- 1.1. The site is located in located at Cleaghmore, Mount Pleasant Avenue Ballinasloe, Co. Galway.
- 1.2. The site is currently a vacant plot, c.0.077ha in area within Ballinalsoe (lands have been zoned for residential use) and is bounded on two sides by roads. The R348 regional road (Sarsfield Road) bounds the site to the north at a location where the 50kmph speed limit applies, while Mount Pleasant Avenue (L-46059) a local narrow cul-de-sac road with a signposted 30kmph speed limit runs along the eastern boundary. There are no footpaths along any of the site frontages.
- 1.3. The site is undeveloped and seems to have been recently cleared of rough scrub, vegetation and planting. The site has no vehicular access point and is currently under rough scrub and is surrounded by a low natural stone wall.
- 1.4. The site is in an area that is generally residential in nature with large 2-storey, detached and semi-detached dwellings along Mount Pleasant Avenue (of which 4 no. are on the register of protected structures-RPS). The dwelling immediately neighbouring the site of the proposed development on Mount Pleasant Avenue is not on the RPS although it has been identified in the NIAH.
- 1.5. To the northeast there are some large floor format discount/hardware retail units (Chadwicks and Mr. Price) while to the immediate east is Duggan Park GAA grounds. The west of the site is also characterised by two storey dwellings.
- 1.6. The cast iron post-box set into the stone wall on the site frontage onto Mount Pleasant Avenue is on the RPS (RPS no.3111).

## 2.0 Proposed Development

- 2.1. The proposed development constitutes the provision of a main vehicular entrance 4.3m wide with pillars measuring 1.9m high and a pedestrian gate, 1 metre wide with pillars measuring 1.25m. Steel gates are proposed for both the vehicular and pedestrian entrances which will be galvanised and painted black.

## 3.0 Planning Authority Decision

### 3.1. Decision

- 3.1.1. The planning authority (Galway County Council) refused permission for the proposed development for two reasons as stated below:

- “1 In the absence of any justification for the removal of the historic and existing local stone wall and mature vegetation and for the creation of a new entrance gate into an urban greenfield site, in the immediate vicinity of a cast iron post box recorded on the NIAH (Ref. 30333036) and a listed Protected Structure (3111), the Planning Authority is not satisfied that the replacement with a new block wall and contemporary black galvanised gates onto the local road is appropriate. The proposal is considered to be contrary to DM Standard 47: Field Patterns, Stone Walls, Trees and Hedgerows and DM Standard 58: Protected or Proposed Protected Structures which seeks to protect features that contribute to the character and visual amenity of the area. The proposed development is therefore considered premature and contrary to the principles of proper planning and sustainable development.*
- 2. The Planning Authority are not satisfied that the proposed development of a new entrance onto the local road meets sightline requirements of the Galway County Development Plan 2022-2028 and therefore poses a road and traffic safety risk. In addition, the proposed high block walls of over 1 metre in height are not in accordance with the Development Management Standards and the Planning Authority therefore have traffic safety concerns regarding proposed inappropriate sightlines and inhibited visibility due to high walls and obstructions. The proposal therefore is not in accordance with DM Standard 28: Sight Distances Required for Access onto National, Regional, Local and Private Roads and is therefore not considered in accordance with sustainable planning and 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:

- Acknowledges that there has been no pre-planning discussions.

- Cites the general policies of the County Development Plan 2022-2028 ('the CDP')
- Cites specific Development Management standards relating to sight distances (DM Standard 28), field patterns, stone walls, tress and hedgerows (DM Standard 47), protected structures (DM Standard 58), and archaeological conservation and preservation (DM Standard 61).
- States that the site is in greenfield condition and located within the settlement of Ballinasloe, zoned residential in the Ballinasloe LAP 2022 – 2028.
- Notes the presence of RPS 3111 at the corner of the site on the front boundary wall. RPS 3111 is a wall mounted cast-iron post box c.1870, with royal cypher of Queen Victoria, set in rubble limestone and still in use.
- Note that the neighbouring building along Mount Pleasant Avenue is also a NIAH protected building. (In this regard the Commission should note that while the neighbouring dwelling 'Ashling' is listed in the NIAH it is not included in the Record of Protected Structures).
- The Planning Report states that Mount Pleasant Avenue is a sensitive and historically protected urban area with many NIAH protected structures in the vicinity of the site.
- Confirms no third-party submissions or observations were received.
- Confirms no appropriate assessment issues arise, furthermore no environmental impact assessment nor flood risk assessment is required.
- Reference is made to condition no. 7 of Pl. Ref. 15/382 which states that the existing roadside boundaries shall be retained in their entirety except where removal for the construction of an entrance to serve the dwelling is required and goes on to require that side walls and piers proposed be constructed of natural stone or similar and shall be tied into the roadside boundary. Furthermore, the condition states that no works shall interfere with the existing post box protected structure, and that entrance gates shall open inwards only.
- Notes that the cast-iron post box is not illustrated on elevational drawings and therefore it is not in accordance with DM standard 58 and that the planning authority is therefore not amenable to the proposed new development which would comprise the removal of historic and existing local stone wall and the mature vegetation to be

replaced with a new block wall and contemporary black galvanized gates onto the local road.

- The planning report also notes that sight lines have not been shown and raises concerns that the proposed development will constitute a road and traffic safety risk
- Concludes by recommending refusal for the two reasons listed at 3.1 above.

### 3.2.2. Other Technical Reports

- Report from the TII requesting the Planning Authority to have regard to official policy in relation to proposals impacting on national roads. (In this regard the Commission should note that the site is on zoned lands within the speed limits of Ballinalsoe and that neither of the roads which border the landholding are national roads).

### 3.3. **Prescribed Bodies**

None

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

None

## 4.0 **Planning History**

4.1. There are two relevant previous planning applications in relation to the subject site, these are:

- **PI. Ref. 08/9069:** Permission granted to Terrence, Patrick and Brendan Malloy to construct 3 no. two-storey dwelling houses with roof lights pedestrian and vehicular entrances and ancillary services on the site of the current proposal. Two of the dwellings were semi-detached with access onto the Regional/Sarsfield Road, the other was detached with vehicular access onto Mount Pleasant Avenue. The approved drawings showed the post box being retained and the original stone boundary wall to be conserved and consolidated, with selected sections removed to accommodate openings.
- **PI. Ref. 15/382** – Outline permission granted to Patrick, Brendan and Terrence Molloy for the construction of a detached two-storey dwelling on the subject site at the corner of Mount Pleasant Avenue and Sarsfield Road. The

plans for this outline consent showed the two-storey dwelling fronting onto Mount Pleasant Avenue with vehicular and pedestrian access being provided. The planners report on this permission noted that sightlines are good in both directions and the access arrangements proposed are similar to existing properties along this avenue. Condition no. 7 of this consent stated as follows:

- 7(a) The existing road boundary shall be retained in its entirety except where its removal is required for the construction of an entrance to serve the dwelling. Side walls and piers of the proposed entrance shall be constructed of natural stone or similar and shall be tied into the existing roadside boundary all to the satisfaction of the planning authority.
- (b) No works shall interfere with the existing protected structure RPS 3111 post box located to the most southern edge of the roadside boundary.
- (c) The entrance gates shall open inwards only.

## 5.0 Policy Context

### 5.1. Galway County Development Plan 2022-2028

5.1.1. Galway County Development Plan 2022-2028 was adopted in May 2022. There are a number of DM standards quoted in the decision of the planning authority in relation to the proposed development these are:

- DM Standard 28 – Sight distances required for access onto national, regional, local and private roads. The sight distances sought and discussed are primarily relating to national and regional roads, as well as local roads with traffic safety being of primary concern.
- DM Standard 47 – Field patterns, Stone walls, Trees and Hedgerows, states ‘Field patterns and associated stone walls, trees and hedgerows are an important part of the visual and environmental quality of rural<sup>1</sup> areas and their

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<sup>1</sup> Emphasis added by author.

removal and replacement with block walls and fencing leads to urban features in a rural environment. It can also have an effect on wildlife and lead to the removal of valuable hedgerows upon which wildlife depends'. This DM standard goes on to encourage the retention of existing features, minimum interventions on boundaries, additional planting and hedgerow retention.

- DM Standard 58 - Protected or Proposed Protected Structures. States that as a minimum requirement the Planning Authority requires planning applications for works to protected structures to have regard to the relevant guidelines, and notes that the inclusion of a structure in the RPS does not preclude appropriate use or development. In relation to development on site adjoining a protected structure it is a requirement to demonstrate that the works will have no adverse impacts on the character or integrity of the protected structure or views to and from it.

## 5.2. **Ballinasloe Local Area Plan 2022-2028**

- 5.2.1. The Ballinasloe Local Area Plan 2022 – 2028 (LAP) was adopted in May 2022. Under the provisions of the LAP the subject site is zoned as 'Existing Residential and Infill Residential'. The policy objective for this zone is 'to protect and improve residential amenities of existing residential areas'. The description of this land use zone is 'to provide for house improvements, alterations, extensions and appropriate infill residential development in accordance with principles of good design and protection of residential amenity development'. Under the provisions of the LAP the site is not subject to any site-specific objectives, is not shown to be within an area of flood risk, and is not within an Architectural Conservation Area. In terms of consideration of architectural heritage or protected structures the LAP defers to the policies of the CDP.

## 5.3. **Natural Heritage Designations**

No European designations apply to the site. The nearest European site is the River Suck Callows SPA [Site Code 004097] which is located c. 310 metres to the north. The Ballinasloe Esker pNHA lies c.215m to the south west.

## 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:

- Maintaining the existing historic structure is important to the appellants. Intention is to ensure that any works align with the established pattern of neighboring gardens and houses along the road respecting the traditional appearance of the area.
- At present the site is in poor condition and the boundary wall in particular is unsafe and unsightly requiring urgent repair and restoration to prevent further deterioration.
- The subject works are required in order to provide safe and proper access so that the urgently required repair and restoration works necessary to make the boundary structurally sound, visually appropriate, and in keeping with the local context can be carried out.
- The proposed development seeks to deliver a safe and functional access point while respecting the historic character of the site's boundary and its surrounding context.
- Sections of the stone wall and vegetation are structurally compromised and require intervention, of particular concern as the boundary wall onto the Sarsfield Road.

- The proposal has been deliberately designed to avoid impact on the cast-iron post box (RPS 3111). In this regard:
  - No physical alteration or encroachment occurs to the protected structure.
  - The proposed entrance is sufficiently offset from the protected structure to avoid visual intrusion.
  - The use of a simple recessive gate design ensures no architectural competition or mimicry in line with good conservation principles.
- In relation to DM standard 47 (Stone Walls, Trees and hedgerows)
  - Only the minimum necessary portion of wall is altered to facilitate a safe access.
  - Existing stone will be reused to retain local material character.
  - There is currently no mature vegetation on site.
- In relation to DM standard 58 (Protected or Proposed Protected Structures)
  - The proposed development does not alter key views or diminish the setting of the structure.
  - The scale and materials proposed are modest and neutral, and the intervention is minor in nature and in keeping with the areas surrounding Sarsfield Road.
- In relation to sight lines the necessary visibility can be achieved at the proposed access point. The local road is lightly trafficked with modest design speeds and the vegetation within the visibility splays will be removed to ensure unobstructed sight lines can be provided.
- In relation to boundary wall height all pillars within the visibility splay can be reduced, stepped, or tapered, to the below 1 metre if required by the Commission. Pillars were designed to reflect the style of other entrances on Mount Pleasant Avenue and the appellant has stated they are willing to adjust the design if required. The proposed gates are in keeping with those of other properties in the vicinity.

- The proposed entrance complies with the intent of DM standard 28 as it provides improved and safer access than the existing arrangements, adequate sight distances can be provided and the intervention is proportionate to the traffic characteristics.

## 8.0 Assessment

8.1. The primary concerns in relation to this appeal are:

- Whether the principle of the proposed development is acceptable at this location,
- Whether the works have an adverse impact or effect on the protected structure and general amenity of the area, and
- Whether the proposed works constitute a traffic hazard.

8.2. In terms of the principle of the proposed development, I note that there is no means of vehicular or pedestrian access into the subject site at present. The site is not currently under any beneficial use, and it appears to have been recently cleared of the vegetation, scrub and some immature trees that were in place. The lands are zoned for residential development and are within the speed limits and development envelope of Ballinalsee. The proposed pedestrian and vehicular gates are being provided onto Mount Pleasant Avenue, which is a local cul-de-sac road and not the Sarsfield (Regional) Road which is the busier of the two potential means of access. The applicant has stated that the gates are required to facilitate safe access to the site to allow further works to render the boundary structurally sound, visually appropriate and in keeping with the local context. In this regard I note that the application for permission does not provide for any further works to the site or its boundary other than those related to the provision of the vehicular and pedestrian gates. No other works are set out in the application documentation nor have any further works been referenced in the development description. I also note that the existing wall as it currently stands is very much in keeping with the local context and is visually appropriate at this location. Notwithstanding this, however, on balance, I consider that the provision of vehicular and pedestrian access to the site is appropriate in principle as there is a justifiable need to gain access to the site,

although it is unfortunate that the applicant did not provide additional detail as to the proposed design interventions as part of the application documentation.

- 8.3. In terms of the impact of the proposed works on the post-box, which is a protected structure (RPS 3111), here again it is unfortunate that given the acknowledged and long-established presence of this protected structure, that the appellant has not provided more detail in terms of its location subject to the works, details of the protective measures that will be applied to ensure that no impacts arise from the proposed development, nor consideration of how the new gate/access points will interact with the structure. I note the planning history of the site and the fact that permission has previously been granted at this location for more significant forms of development in the context of the RPS being present. Again, it is unfortunate that given the known presence and importance of the RPS that neither the applicants nor their advisors considered it appropriate to include further detail in this regard in terms of the nature of the interventions to the existing wall, materials used and their relationship to the RPS, and in this context I can understand the decision that issued from the planning authority. I also note that in the appeal the appellants have demonstrated that they are open to amendments to the proposal and have stated that the ‘...maintenance of the existing historic stone structure is extremely important to us’, as well as clarifying a willingness to accept any conditions considered appropriate. In this context, having regard to the nature of the subject works and the planning history of the site I consider that appropriate conditions can be imposed to ensure that the works will not interfere with the protected structure and amenities of the area.
- 8.4. In relation to the potential for the works to constitute a traffic hazard, Mount Pleasant Avenue is subject to 30km speed limit and is a cul-de-sac with no footpath. The site is also proximate to a junction, and as such traffic speeds at this location on Mount Pleasant Avenue are slow. I note sightlines have not been provided, however, the appellant has confirmed that they are willing to keep all works, gates and pillars to under 1m in height which would ensure that there will be no encroachment in relation to visibility across the site. In this context, I do not consider that the proposed development constitutes a traffic hazard and I am satisfied that the imposition of a condition restricting heights of works will serve the dual purposes of ensuring traffic

safety and further minimising impact both on the amenities of the area and the protected structure.

- 8.5. I am satisfied that appropriate conditions can be imposed to ensure that the proposed development can be provided at this location while safeguarding the protection of amenities and traffic safety and also respecting the setting of the protected structure. In the interests of clarity the need to impose strict conditions on the nature and extent of works is arising from the lack of detail provided in the application documentation. The appellant has provided statements to address the issues raised in the decision of the planning authority but has not provided any significant design details to address the previous conditions imposed on development at this site, notably condition no. 7 of 15/832 (Section 4.1 of this recommendation above refers). In the absence of detailed design considerations I recommend conditions framing the extent of consented works are imposed, however, I acknowledge that should more detailed designs and details be provided as part of a separate future planning application works beyond the parameters set out and framed in my recommended conditions below may be considered appropriate.
- 8.6. Should the Commission continue to have concerns in relation to the proposed development and consider that a refusal should issue, please note that such a decision should focus on the potential for adverse impact on the RPS on the basis of information that has been provided. I do not consider that the proposed development constitutes a traffic hazard, and the Commission should note that the provisions of DM standard 47 as set out in the CDP and quoted in the decision of the Planning Authority relates to rural boundaries, while this is an urban area. Furthermore, the wall surrounding the site while visually pleasing is not subject to specific protection under the terms of the CDP.

## 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, the provision of a vehicular and pedestrian gate within a long-established urban fully 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 Ballinasloe. The proposed development constitutes the provision of gates within an existing wall. No water deterioration concerns were raised in the planning appeal, nor in the reports of the Planning Authority.
- 10.2. I have assessed the 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 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. The reason for this conclusion is due to the small scale and nature of the development, and the distance from nearest water bodies.
- 10.3. 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:

- The policies and objectives of the Galway County Development Plan 2022-2028
- The policies and objectives of the Ballinasloe Local Area Plan 2002-2028
- The planning history of the site
- The established development pattern in the vicinity, 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, nor adversely affect traffic safety, nor the setting or character of the protected structure (RPS 3111). 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. 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. The proposed development shall be amended as follows:
  - (a) The existing boundary walls shall be retained in their entirety except where removal is required for the construction of the vehicular and pedestrian entrances to the site (i.e. no new walls, or side walls are permitted under this consent).
  - (b) No works shall be carried out within 5 metres of the protected structure (reference RPS 3111) and detailed provisions shall be put in place to ensure

the protected structure, its setting, and character are adequately safeguarded during the construction phase.

- (c) No part of the pillars or gates here permitted shall exceed 1m in height when measured from the roadside.
- (d) Any pillars required for the entrances here permitted shall be constructed of natural stone or similar and shall be tied into the existing roadside boundary to the satisfaction of the Planning Authority. The stone from the existing wall will be used, where possible, unless otherwise agreed.
- (d) The vehicular and pedestrian gates shall open inwards only and shall be finished in a manner that contributes to the setting to the satisfaction of the Planning Authority.

Revised drawings and details showing compliance with these requirements and the nature of proposed finishes shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development and the development will be carried out in accordance with these agreed revised plans.

**Reason:** In the interests of visual and residential amenity, and to ensure the protection of the character and amenity of the Protected Structure (RPS Ref. 3111).

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

2<sup>nd</sup> April 2026

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

<b>Case Reference</b>	500757-GY-26
<b>Proposed Development Summary</b>	Permission for a main vehicular entrance of 4.3 metres with pillars measuring 1.9 metres height and pedestrian gate of 1 metre with pillars measuring 1.25 metres..
<b>Development Address</b>	Cleaghmore, Lower Mount Pleasant Avenue Ballinasloe, Co. 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 be requested. Discuss with ADP.</b>	<b>State the Class here</b> N/A
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	

<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>
<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></p>	
<p>Yes <input type="checkbox"/></p>	<p><b>Screening Determination required (Complete Form 3)</b></p>

No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)
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Inspector: \_\_\_\_\_

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

## Appendix 2: Form 2 - EIA Preliminary Examination

<b>Case Reference</b>	500505-GY-26
<b>Proposed Development Summary</b>	Permission for a main vehicular entrance and pedestrian gate. Steel gates will be galvanised and painted black
<b>Development Address</b>	Cleaghmore, Lower Mount Pleasant Avenue Ballinasloe, Co. Galway
<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 provision of a vehicular and pedestrian gate in a fully serviced urban area. The proposed works have a small footprint, and will require minimal demolition of an existing wall, 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, nor is it 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 urban area, proximate to the town centre of Ballinasloe. There are minimal construction activities proposed and there are no waterbodies or protected sites on the site or in the immediate vicinity. The development is removed from sensitive natural habitats, designated sites and landscapes of identified significance in the County Development Plan.

<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>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 urban area. The proposed works are small in scale with the location 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>
<p><b>Conclusion</b></p>	
<p><b>Likelihood of Significant Effects</b></p>	<p><b>Conclusion in respect of EIA</b></p>
<p><b>There is no real likelihood of significant effects on the environment.</b></p>	<p><b>EIA is not required.</b></p>

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