



ENVIRONMENTAL IMPACT ASSESSMENT SCREENING

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Date & Time	07/11/2025
Subject	Kingston Park and Millers Lane – Public Park and Urban Realm Project
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The Environmental Impact Assessment (EIA) Directive (Directive 2011/92/EU) as amended by Directive 2014/52/EU, aims to determine the likely significant effects of a project on the environment. EIA screening determines whether an EIA is required for a specified project.

Schedule 5 of the Planning and Development Regulations 2001–2024 (as amended) identifies development for the purposes Part 10 of the Planning and Development Act 2000, i.e., prescribed classes of development requiring EIA where a development meets or exceeds the thresholds set out under Schedule 5 (Part 1 and Part 2) mandatory EIA is required and, as such, there is no screening determination required. Where a development is of a class included for in Schedule 5 but is sub-threshold, the development shall be subject to a preliminary examination and, if required, a screening to determine if it would, or would not, be likely to have significant effects on the environment.

*The Guidelines for Planning Authorities and An Bord Pleanála on carrying out EIA (August 2018) state: Where, based on a **preliminary examination** of the information submitted with the application and any other supplementary information received, the competent authority concludes that, having considered the nature, size and location of the proposed development, there is no real likelihood of significant effects on the environment, this should be recorded with reasons for this conclusion stated, and no EIA required or formal determination made. The recording of the competent authority's view should be brief and concise, but adequate to inform the public. In many cases this considered view will be included in the planner's/inspector's report on the planning application and this may be cross-referenced in the competent authority's decision. Normally, this will be published at the time of the decision of the competent authority.*

*Where, based on the information submitted with the application and any other supplementary information received, and having considered the nature, size and location of the proposed development in the context of the criteria set out in Schedule 7 to the Planning and Development Regulations 2001 (as amended), **there is a real likelihood of significant effects on the environment, the competent authority must determine that an EIA is required.** The main reasons for this determination should be recorded.*

*Where, based on the information submitted with the application and any other supplementary information received, the competent authority, having considered the nature, size and location of the proposed development in the context of the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended), forms the view that there is **significant and realistic doubt** in regard to the likelihood of significant effects on the environment, **the competent authority must proceed to a further***



*examination to determine whether EIA is required. This requires the applicant to submit the information specified in **Schedule 7a** to the Planning and Development Regulations 2001 (as amended) in order to facilitate a formal screening determination.*

In the event that a formal screening assessment is required, the Lead Section (Local Authority) may need to engage the services of an appropriately qualified consultant (MKO) to assist with same. This EIA Screening Report has been prepared to assist the Lead Section through the following screening stages:

Step 1

Recording whether the project is of a class of development requiring EIA (Pre-Screening).

Step 2

Considering, by way of a preliminary examination, if there is a likelihood of significant effects on the environment.

Step 3

Where necessary, undertaking a more detailed examination, based on the information specified in Schedule 7a, in order to reach a formal screening determination.

Step 1 – Pre-Screening

Proposed Development Details	
Site Location	The Proposed Development comprises two sites in Knocknacarra, Co. Galway. It involves the construction of a public park and urban realm projects located at both Kingston Park and Millers Lane. The total combined area of the two sites where it is proposed to carry out works is 5.87 hectares (ha). Millers Lane is located in the townland of Rahoon, adjacent to the Gateway Shopping Centre and Gaelscoil Mhic Amhlaigh Primary School, approximately 2.5 kilometres (km) west of Galway City Centre. The site, covering approximately 2.44 ha, is accessed via the L-5000 Gort na Bró Road along its western boundary. It comprises two existing football pitches currently in use and an area of unmanaged scrubland to the north. Kingston Park is located approximately 550 metres (m) southwest of Millers Lane, in the townlands of Clybaun and Rahoon. It is adjacent to St. John the Apostle, Knocknacarra National School, existing residential areas, and a proposed large-scale residential development. The site is approximately 3.43 ha in size, and is accessed via the Altan Road and currently consists of two parcels of undeveloped land bisected by a local road. The Irish Transverse Mercator (ITM) coordinates for the approximate site centre for Millers Lane are: X 527031, Y 725263 and Kingston Park are: X 526448, Y 724746.
Proposed Development Description	The Proposed Development as outlined in the Site Notice is as follows: Description of Works at Millers Lane <i>The refurbishment and expansion of the existing park (site area 2.44 ha) located on Millers Lane, including:</i> ➤ <i>Relocation and replacement of the 2 no. existing football pitches with 1 no. new 4-G synthetic turf multi-sport pitch (designed to soccer pitch dimensions) with associated fencing and 6 no. floodlights; and 1 no. new 2G sand filled synthetic multi-sport pitch (designed to hockey pitch dimensions) with associated fencing and 6 no. floodlights.</i> ➤ <i>New two-storey, multi-functional building which includes public and sports team changing rooms, showers and toilets; multi-purpose sports hall; multi-purpose activity rooms; kitchenette; 2 no. viewing terraces; first-aid room; store rooms; plant rooms; reception area, and roof-mounted solar panels.</i> ➤ <i>New public spaces and amenities including fenced children's play areas; internal paths; multi-use games area; climbing wall; calisthenics area; public plaza; pitch spectator areas; equipment storage shed; green space for passive recreation; public lighting; and public seating.</i> ➤ <i>Extensive landscape planting (including native genus and species) and nature-based drainage measures including pollinator friendly raingarden/ bioretention areas and reinforced grass paving, as well as planting areas with typologies including native and naturalised wooded areas, avenue tree planting, clipped hedges, short-flowering meadow, and pollinator friendly perennials.</i> ➤ <i>Relocated vehicular access on the L-5000 Road, 2 no. new active travel accesses from the L-5000 Road; and enhanced pedestrian/ cyclist access from Millers Lane.</i> ➤ <i>27 no. car parking spaces (2 no. standard EV charging spaces, 1 no. accessible spaces, 1 no. combined EV and accessible space, and 1 no. family space), 2 no. coach drop-off spaces with automated access control, 3 no.</i>

<i>motorcycle spaces, and 64 no. cycle spaces (40 no. standard short-term spaces, 2 no. short term cargo-bike spaces, and a secure bike shed with 20 no. standard and 2 no. cargo-bike spaces).</i> Description of Works at Kingston Park: <i>The development of the northern half of the proposed Kingston Park (site area 3.43 ha), including:</i> ➤ <i>The development of 1 no. 4G synthetic turf multi-sport pitch (designed to rugby pitch dimensions) with associated fencing and 6 no. floodlights.</i> ➤ <i>New two-storey, multi-functional building which includes public and sports team changing rooms, toilets, and showers (standard and accessible); double-height general purpose community hall including retractable bleacher seating; multi-purpose activity rooms (including 3 no. rooms offering direct views onto the playing pitch); commentary booth; café and servery; sensory room; first-aid room; store room; plant room; reception area; and roof-mounted solar panels.</i> ➤ <i>New public spaces and amenities including all-ages play area, outdoor classroom / amphitheatre; internal paths; multi-functional gaming area; informal games lawn; boules pitch; calisthenics area; performance space; pedestrian gateway plaza; parks department staff kiosk; refuse store, sports equipment sheds; public lighting; and public seating.</i> ➤ <i>Extensive landscape planting (including native genus and species) and nature-based drainage measures including pollinator-friendly raingarden/ bioretention areas; reinforced grass paving; native hedgerows; short and long flowering meadows; wildflower gardens; native woodland; and pollinator-friendly perennials and shrubs.</i> ➤ <i>Replacement of the existing vehicular site access/ junction on the Altan Road, and modification of new access Road approved under permitted Aquatic Centre Development (Pln. Ref. 24/60370) to account for the layout of this proposed development.</i> ➤ <i>Improvement of existing active travel entrance from Doire Gheal, improved links to the St John Apostle, Knocknacarra National School (via a Safe Routes to School), new active travel accesses from the Altan Road, and provision for 2 no. potential future accesses to the lands to the east (northeast of Kingston Gardens).</i> ➤ <i>50 no. car parking spaces (including 4 no. standard EV charging spaces, 3 no. accessible spaces, 1 no. combined EV and accessible space, and 1 no. age friendly space), 1 no. coach parking space, 1 no. set-down area, 82 no. bicycle spaces (60 no. standard short-term spaces, and a secure bike shed with 20 no. standard and 2 no. cargo-bike spaces), and 2 no. motorcycle spaces. All other associated and ancillary works.</i>		
1. Does the Development constitute a class of development requiring EIA, having regard to Schedule 5 of the Regulations? (Yes/No)	Yes: ✓	
	No:	
2. If YES, is the development meeting or exceeding a threshold set out in Part 1 or Part 2, Schedule 5 of the Planning & Development Regulations? (Yes/No)	Yes:	
	No: ✓	
Threshold	Comment	Result

Exceeds	n/a	No EIA is Required	n/a
Is Equal to	n/a	EIAR Required	n/a
No Threshold	n/a		
Sub Threshold	n/a	Preliminary Examination for EIA Screening Required	✓
Pre-screening Conclusion			
Development is not within Part 1 or Part 2, Schedule 5. EIA/Screening <u>is not</u> required		Project is deemed urban development. This is listed as: Class 10(b)(iv) in Part 2 of the Schedule 5 of the Planning and Development Regulations 2001 (as amended): <i>“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”.</i>	
Development is within Part 1 or Part 2 and is greater than, equal to, or there is no threshold. EIA <u>is</u> required		n/a	
Development is within Part 1 or Part 2 but is less than the threshold. Preliminary Examination <u>is</u> required		The project is sub-threshold Class 10(b)(iv) in Part 2 of the Schedule 5 of the Planning and Development Regulations 2001–2024 (as amended): <i>“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”.</i> The Proposed Development combined site area (inclusive of Millers Lane and Kingston Park) is 5.87 ha. The Proposed Development is not located in a Business District. The Proposed Development (urban development) is below the threshold of 10 hectares for a development in a built – up area/ A Preliminary Examination is being completed under the provisions of Article 103 and 120 of the Planning and Development Regulations 2001–2024 (as amended).	

If the Proposed Development is not of a class requiring EIA, it is not necessary to proceed to Steps 2 and 3. The pre-screening exercise should be signed, printed and placed on the Part 8 file.

If the Proposed Development requires a Preliminary Examination to determine if EIA Screening is required then proceed to Step 2.

Step 2 – Preliminary Examination

A preliminary examination should be based on professional expertise and experience and having regard to the 'Source - Pathway - Receptor' model, where appropriate. The examination should have regard to the criteria set out in Schedule 7 to the Planning and Development Regulations 2001 (as amended).

Preliminary Examination		
Size, Location, Nature	Yes / No / Uncertain	Comment
Size: Is the size of the development exceptional in the context of the existing environment? Are there cumulative considerations having regard to other existing and/or permitted projects?	No	The relevant EIA thresholds can be found in the Planning and Development Regulations 2001–2024, Schedule 5, Class 10(b)(iv). The Proposed Development will involve the creation of a public park and urban realm projects at two sites, Kingston Parks and Millers Lane, which are located approximately 550 m apart. The proposal is significantly lower than the EIA threshold of the 10- and 20-hectare threshold Class(b)(iv)Schedule 5 Part 2. The 2-hectare threshold is not applicable to this site as it is not located in a business district. For the purposes of this paragraph, “<i>business district</i>” is defined in the Planning and Development Regulations as a district within a city or town in which the predominant land use is retail or commercial use. The Galway City Development Plan (GCDP) and the Planning Report (PR) prepared by MKO states that the lands at Millers Lane and Kingston Park are primarily zoned ‘<i>RA – Recreation and Amenity</i>’. The zoning objective of these lands is: <i>“To provide for and protect recreational uses, open space, amenity uses, natural heritage and biodiversity.”</i> As stated in the PR prepared by MKO, the upgrade works at Millers Lane are in line with the ‘<i>RA – Recreation and Amenity</i>’ zoning objective as they seek the development of new public spaces and amenities including one new 2G sand-filled synthetic hockey pitch, one new 4G synthetic turf multi-sport pitch, and a new multi-functional building that can cater for sports and other activities. Further to this, the PR also summarises that the Proposed Development at Kingston Park is in line with the ‘<i>RA – Recreation and Amenity</i>’ zoning objective as it also seeks the development of new public spaces and amenities, inclusive of one new 4G synthetic multi-sport pitch and a new multi-functional building that can cater for sports and other activities. It was also noted in the PR prepared by MKO that a section of the lands west in Kingston Park is zoned ‘<i>CF- Community, Culture and Institutional</i>’ with the objective: <i>“To provide for and facilitate the sustainable development of community, cultural and institutional uses and development of infrastructure for the benefit of the citizens of the city ”</i>

		As stated in the PR prepared by MKO, the ‘<i>CF-Community, Culture and Institutional</i>’ zoning west in Kingston Park relates to the provision of an enhanced gateway into the school, which ties into the proposed active travel routes. Further to this, there are also minor overlaps with ‘<i>R – Residential</i>’ zoning at the Altan Road side of Kingston Park and adjacent to Gort na Bró for Millers Lane. The ‘<i>R – Residential</i>’ zoning objective is: <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> As stated in the PR prepared by MKO, the use of ‘<i>R – Residential</i>’ zoned lands adjacent Gort na Bró at Millers Lane, and Altan Road side of Kingston Park is solely relates to the provision of upgraded roads, including provision for active travel into both parks. Overall, the Proposed Development at Kingston Park and Millers Lane is consistent with the applicable zoning objectives under the GCDP. As summarised in the PR prepared by MKO, the Proposed Development will provide high-quality recreational amenities, improve public access to open space, and support the creation of a urban development. The Natura Impact Statement (NIS) which has been prepared as part of this application has examined plans and projects that may have the potential to result in cumulative/and or in-combination impacts on European sites. The NIS provided a list of the projects that are considered cumulatively with the Proposed Development. Common projects considered include commercial developments, residential developments, recreational/sports clubs and educational institutions. These projects have been considered cumulatively with regards the Proposed Development in terms of whether it would be likely to have significant effects on the environment. It can be concluded that there is no potential for the Proposed Development to contribute to any cumulative impacts when considered in combination with any other developments as listed in the accompanying NIS. This is based on the modest scale of the Proposed Development, the short-term duration of the construction and the limited potential for operational effects.
Location: Is the proposed development located on, in, adjoining, or	No	The Proposed Development site is surrounded by, residential developments, recreational/sports clubs and

have the potential to impact on a sensitive site or location? Does the proposed development have the potential to affect other significant environmental sensitivities in the area?		educational institutions. The Proposed Development comprises two sites in Knocknacarra, Co. Galway. A Natura Impact Statement (NIS) has been prepared by MKO. The NIS carried out for this Proposed Development stated that: <i>“Where the potential for any adverse effect on any European site has been identified, the pathway by which any such effect may occur has been robustly blocked through the use of avoidance, the appropriate design and mitigation measures as set out within this report and its appendices. The measures ensure that the construction and operation of the Proposed Development does not adversely affect the integrity of European Sites.”.</i> And: <i>“Therefore, it can be objectively concluded that the Proposed Development, individually or in-combination with other plans or projects, will not adversely affect the integrity of any European Site”.</i>
Nature of the development: Is the nature of the proposed development exceptional in the context of the existing environment? Will the development result in the production of any significant waste, or result in significant emissions or pollutants?	No	The proposed works will be required to be undertaken in accordance with a detailed Construction Environmental Management Plan (CEMP) prepared by MKO, which outlines mitigations for the protection of the environment along with waste management measures to be implemented during the construction phase. The proposed works will reuse excavated materials in the reinstatement of and landscaping areas where appropriate. Waste, where it arises, will be source segregated to accommodate re-use and recycling opportunities with provisions implemented on site in waste management areas in accordance with the CEMP prepared by MKO which has been prepared for the construction phase. The Proposed Development would not be considered a recognised emitter of greenhouse gases or a source of pollution. Plant and equipment required during the construction phase will use fossil fuels, but the potential impact associated with this is not considered to pose a material environmental impact due to the nature and scale of the works.
Preliminary Examination Conclusions		
Based on a preliminary examination of the nature, size or location of the development, is there a real likelihood of significant effects on the environment?		
There is no real likelihood of significant effects on the environment.	EIA not required.	✓
There is significant and realistic doubt in regard to the likelihood of	Screening Determination Required	Not required

significant effects on the environment.	Schedule 7A information required?	Not required
There is no real likelihood of significant effects on the environment.	EIAR not required.	✓

Summary of Preliminary Examination Findings

The preliminary examination as required by Article(s) 103 and 120 of the Planning and Development Regulations 2001 (as amended) has concluded that formal EIA Screening is not required therefore it is not necessary to proceed to Step 3.