



ENVIROPLAN CONSULTING
LIMITED

December '25
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Title

Natura Impact Statement

Development Description

"The development will consist of:

1. Construction of 48 no. own door apartments across 5 no. Duplex building blocks;
 - a. Block 01 consists of a 1-3 storey building, comprising of a 1 no. 2 storey 2 bed apartment, 2 no. 2 bed ground floor apartments, 1 no. 3 bed ground floor apartment, 3 no. 3 bed upper floor apartments, integrated bin store and integrated bike store.
 - b. Block 02 consists of a 3 storey building, comprising of 4 no. 2 bed ground floor apartments, 4no. 3 bed upper floor apartments, integrated bin store and integrated bike store
 - c. Block 03 consists of a 3 storey building, comprising of 5 no. 2 bed ground floor apartments, 5no. 3 bed upper floor apartments.
 - d. Block 04 consists of a 3 storey building, comprising of 6 no. 1 bed ground floor apartments, 1 no. 2 bed ground floor apartment, 7no. 2 bed upper floor apartments, 1no. 3 bed upper floor apartment, integrated bin store and integrated bike store.
 - e. Block 05 consists of a 3 storey building, comprising of 4 no. 2 bed ground floor apartments, 4no. 3 bed upper floor apartments, integrated bin store and integrated bike store.
2. Upgrading of existing vehicular entrance and access road including road setback along Ragoon road frontage and provision of footpaths,
3. Establishment of a right of way across the site to also serve an existing house to the south-west of the site (Eircode H91ECC6),
4. Revised boundary treatment and revised site boundaries,
5. Partial demolition of existing shed,
6. Provision of public open space areas (to include for play spaces), private open space areas, bicycle parking, footpaths, public lighting, hard and soft landscaping,
7. Car parking including dedicated EV charge spaces, ducting to all spaces for future electric charging points,
8. Proposed connection to existing mains water infrastructure, and on-site surface water drainage arrangements,
9. Proposed connection to sewer network including provision for on-site pumping station, together with all associated site works and services.

A Natura Impact Statement will be submitted to the planning authority with this application"

Location

Mincloon, Ragoon Road, Galway City

Applicants

Leadlane (Mincloon) Ltd

Prepared by:

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1. Introduction

1.1 Background

This Stage 2 Natura Impact Statement (Appropriate Assessment Report) has been prepared by Edel Hardiman (B.Sc) in consultation with James O' Donnell, Planning Consultant (BA, MRUP, Dip APM) on behalf of Leadlane (Mincloon) Ltd who are applying for planning permission to Galway City Council for "the construction of a Residential Development at Mincloon, Ragoon road, Galway City. The development will consist of:

1. Construction of 48 no. own door apartments across 5 no. Duplex building blocks;
 - a. Block 01 consists of a 1-3 storey building, comprising of a 1 no. 2 storey 2 bed apartment, 2 no. 2 bed ground floor apartments, 1 no. 3 bed ground floor apartment, 3 no. 3 bed upper floor apartments, integrated bin store and integrated bike store.
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A Natura Impact Statement will be submitted to the planning authority with this application."

The application site is located 1.7 km to the north of the Galway Bay Complex SAC and 1.8 km to the north of the Inner Galway Bay SPA. This report provides the information necessary for the competent authority to complete an Appropriate Assessment of the potential impacts of the proposed works on sites of European importance in the area. This report has also had regard to the provisions of the March 2021 publication entitled “OPR Practice Note PN01- Appropriate Assessment Screening for Development Management.”

The current project is not directly connected with, or necessary for, the management of any European Site.

The assessment in this report is based on a desk study, and a field survey undertaken on the 19th of August 2025 by Edel Hardiman (BSc).

This Stage 2 NIS has been informed by the Stage 1 AA Screening Report, which concluded that indirect impacts on the nearby Natura 2000 network could not be ruled out at that stage. In the absence of best practice and mitigation measures, the proposed development could potentially affect the integrity of the Natura site through impacts/effects due to surface water runoff potentially impacting the Natura 2000 sites; Galway Bay Complex SAC and Inner Galway Bay SPA. Considering this, indirect impacts cannot be ruled out during the construction phase in the absence of mitigation measures.

This Report has been prepared in accordance with the European Commission guidance document Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites: Methodological Guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC (EC, 2001) and the Department of the Environment’s Guidance on the Appropriate Assessment of Plans and Projects in Ireland (December 2009, amended February 2010).

1.2 Statement of Authority

A baseline ecological survey was undertaken on the 19th of August 2025 by Edel Hardiman (BSc). Edel Hardiman is a qualified ecologist and has obtained a Bachelor’s degree in Environmental Science (BSc Hons) at the University of Galway. Edel has completed Appropriate Assessment Screening Reports, Natura Impact Statements, Ecological Impact Assessments, Bat Survey Reports and Environmental Impact Assessment Screening Reports for a wide range of public and private sector projects. She has conducted Bird Surveys and Bat Surveys in the Republic of Ireland. She is a registered member of CIEEM.

James O’ Donnell is a qualified Town Planner and Project Manager with over 25 years planning experience in both the public and private sector in the west of Ireland, including 6 years experience as a local authority planning officer. James has particular experience in the project management and delivery of a wide range of complex planning applications requiring environmental and ecological assessment, in accordance with the requirements of the EU Habitats Directive and EIA Directives.

2. Screening for Appropriate Assessment

The screening exercise will be conducted in line with the recommendations and protocol set out in the Guidance from the Commission (EC, 2002). This protocol involves a four-stage process to complete an Appropriate Assessment. At each stage, the findings of certain issues and tests will determine whether the next stage in the process is required.

The four stages in the Appropriate Assessment process are outlined below:

Stage 1: Screening

This step consists of examining the likely potential impacts of a project or plan, alone or in combination with other projects, upon a Natura 2000 site or sites, and considers whether these impacts may be considered significant. If no significant impacts are foreseen, then a 'finding of no significant effects' (FONSE) statement is issued to the appropriate authority, and the process is complete. If the effects are considered significant or their significance is unknown, then the process moves on to Stage 2.

Stage 2: Appropriate Assessment

Where the screening process has identified potential impacts which are considered significant or unknown, this process examines these potential impacts in detail, in relation to the conservation interests of the Natura 2000 site or sites. Mitigation measures may be suggested to reduce the likelihood or severity of these impacts. If the impacts are still considered to be significant or unknown after this stage is complete, then alternative solutions must be considered (Stage 3).

This Natura Impact Statement represents an **Appropriate Assessment** for planning permission for *"the construction of a Residential Development at Mincloon, Ragoon road, Galway City. The development will consist of:*

1. *Construction of 48 no. own door apartments across 5 no. Duplex building blocks;*
 - a. *Block 01 consists of a 1-3 storey building, comprising of a 1 no. 2 storey 2 bed apartment, 2 no. 2 bed ground floor apartments, 1 no. 3 bed ground floor apartment, 3 no. 3 bed upper floor apartments, integrated bin store and integrated bike store.*
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Stage 3: Assessment of Alternative Solutions

‘If the potential impacts are still considered to be significant or unknown after the appropriate assessment stage, then alternative ways of implementing the project are considered at this stage. If no alternative solutions are possible, then it is considered whether the project or plan may go ahead regardless, if imperative reasons of overriding public interest (IROPI) are found’.

Stage 4: Imperative Reasons of Overriding Public Interest (IROPI)

If significant negative impacts on the Natura 2000 site are unavoidable, and no alternative solutions may be found, then this stage involves the consideration of whether the project or plan may go ahead despite these effects, for ‘imperative reasons of overriding public interest’ (IROPI).

3. Description of the Proposed Development

3.1 Site Location

The application site is located along the Ragoon Road to the west of Galway City. The Slí na Craobhe housing estate is to the west of the site and the Driseog housing estate is to the south of the site. The Rath Lao housing estate is to the south. There are several one-off residential dwellings to the north of the site.

3.2 Characteristics of Proposed Development

"Permission is sought by Leadlane (Mincloon) Ltd for the construction of a Residential Development at Mincloon, Ragoon road, Galway City. The development will consist of:

1. *Construction of 48 no. own door apartments across 5 no. Duplex building blocks;*
 - a. *Block 01 consists of a 1-3 storey building, comprising of a 1 no. 2 storey 2 bed apartment, 2 no. 2 bed ground floor apartments, 1 no. 3 bed ground floor apartment, 3 no. 3 bed upper floor apartments, integrated bin store and integrated bike store.*
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Natura Impact Statement for site at Mincloon, Rahoon Road, Galway City.
A Natura Impact Statement will be submitted to the planning authority with this application”

The development site comprises an overall area of 1.352 ha. A map showing the site location is provided as **Figure 3.1**.



Figure 3.1: Indicative Location of Application Site (Source- <https://gis.epa.ie/EPAMaps/AAGeoTool>)

4. Characteristics of the Existing Environment

4.1 Habitats

A walkthrough of the site was conducted on the 19th of August 2025. The NRA publication *Ecological Surveying Techniques for Protected Flora and Fauna* was used as a guide for surveying. Habitats were classified according to the information in *A Guide to Habitats in Ireland* (Fossitt 2000), and correlated with any Annex I habitats if applicable.

The application site is located along the Ragoon Road to the west of Galway City. The Slí na Craoibhe housing estate is to the west of the site and the Driseog housing estate is to the south of the site. The Rath Lao housing estate is to the south. There are several one-off residential dwellings to the north of the site.

Listed habitats as informed by the 19th of August 2025, field survey follows:

- GA1 – Improved agricultural grassland
- BL1 – Stone walls and other stonework
- BL3 – Buildings and artificial surfaces
- WS1 – Scrub
- WL1 – Hedgerows
- WL2 – Treelines

The application site is a relatively flat site and is an improved agricultural grassland (GA1). Stone walls (BL1) border the site and there is an existing road (BL3) in use to the west of the site. Hedgerows (WL1) and scrub (WS1) is present throughout the grassland. There is a treeline (WL2) to the northeast of the site. There is a drain (FW4) to the east of the site.

As the site is used for agricultural purposes, this is not an ecologically diverse site. Vegetation noted during the site visit include Gorse (*Ulex europaeus*), Hawthorn (*Crataegus monogyna*), Brambles (*Rubus fruticosus*), Common nettle (*Urtica dioica*), Creeping Buttercup (*Ranunculus repens*), Thistles (*Cirsium spp*), Red clover (*Trifolium pratense*) and Dock leaves (*Rumex Obtusifolius*).

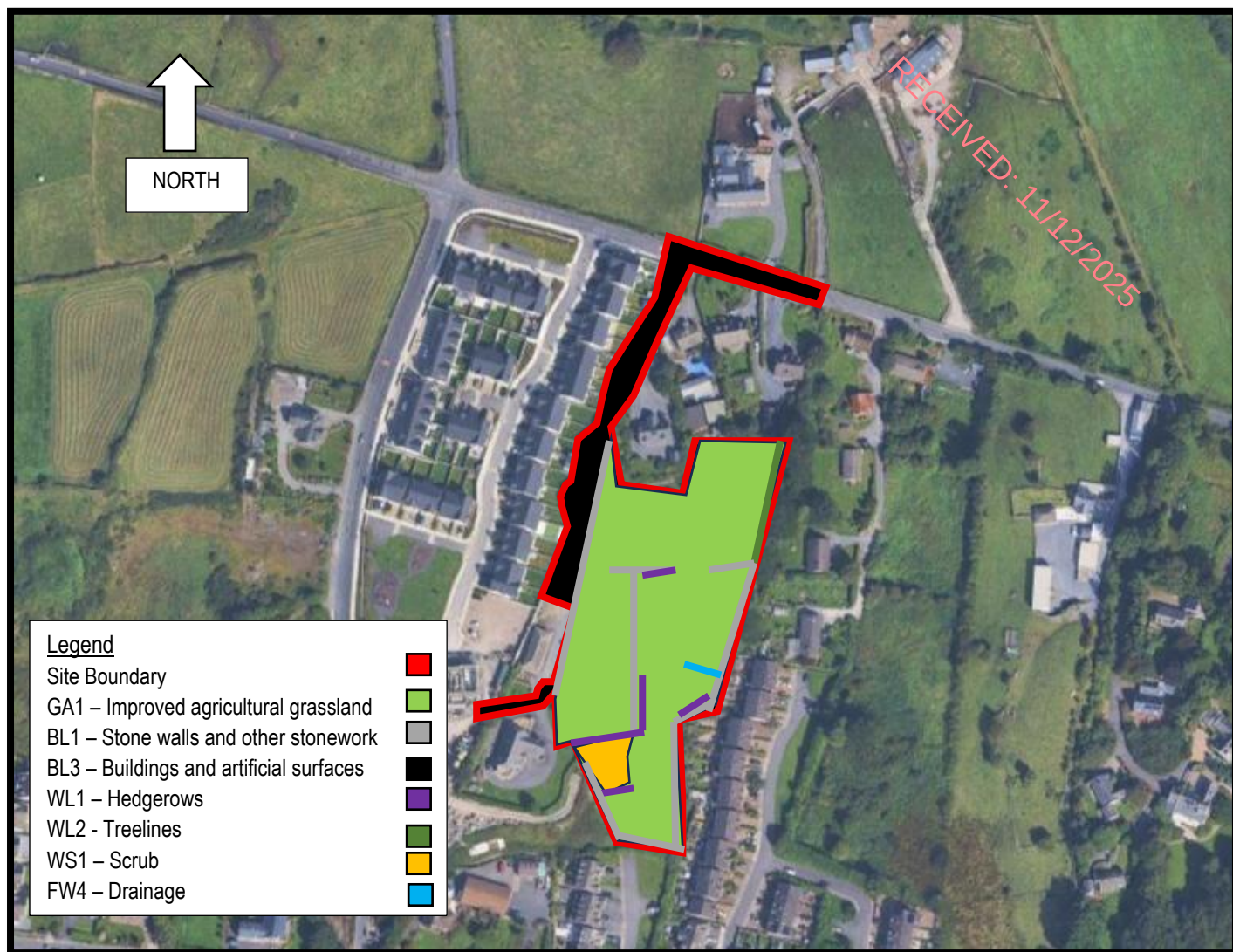


Plate 4.1 Habitat map of proposed site



Plate 4.1 Looking west from the east of the site



Plate 4.2 Looking south from the center of the site



Plate 4.3 Looking east from the west of the site



Plate 4.4 Looking north from the west of the site

4.2 Fauna

Bird species noted on the application site during the site survey on the 19th of August 2025 include Barn swallow (*Hirundo rustica*) and Magpies (*Pica pica*).

5. EU Nature Conservation Legislation and Natura 2000 Sites.

There are three main types of designation for nature conservation in Ireland: Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Natural Heritage Areas (NHAs). NHAs are designated under the Irish Wildlife Act 1976 (amended 2000). SACs and SPAs are designated under European legislation, the EU Habitats Directive 92/43/EEC (transposed into Irish law in the European Union (Natural Habitats) Regulations, 1997 as amended in 1998 and 2005) and the EU Habitat Directive 79/409/EEC, respectively. These European designated sites (SACs and SPAs) are also known as Natura 2000 sites. This means that they are part of the Natura 2000 Network, a network of important ecological sites across the European Union.

Sites are designated on the basis of the presence of certain 'Qualifying Features', i.e. the habitats listed under Annex I and the species listed under Annex II of the EU Habitats Directive.

Once a site is designated as a SAC/SPA and publicly advertised it is legally protected and becomes a proposed candidate SAC (pcSAC) or proposed candidate SPA (pcSPA). A three-month period follows during which landowners may lodge an objection to the designation. Details of each proposed SAC and proposed SPA are then given to the EU Commission, and thereafter the site is called a "candidate SAC" or "candidate SPA". Once the sites are approved by the commission, they are formally designated by the Minister.

5.1 Appropriate Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites

Due to the proximity of the proposed development site to a Natura 2000 site, an Appropriate Assessment may be required under the Habitats Directive 92/43/EEC, Article 6(3) and (4), Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites. Such assessments are required where it is identified that a proposed plan or project could have significant impact on a Natura 2000 site. Articles 6(3) and (4) of the Directive, state the following:

6.3 'Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to Appropriate Assessment of its implications for the site in view of the site's conservation objectives... the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned....'

6.4 'If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest... the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected...'

6. European Sites in the likely Zone of Impact of the Proposed Development

A desktop study was conducted examining online and GIS spatial datasets for Surface Water Catchments and European designated sites on the 15th of September 2025. Information from the site was gleaned from the following source:

- The National Park and Wildlife website www.npws.ie was consulted for details of protected sites and rare and protected species in the area.
- The Geological Survey of Ireland (GSI) was consulted for information on the soils, geology and hydrology of the site.
- The website catchments.ie was used to review information on groundwater
- Relevant Development Plans and Local Area Plans in the neighbouring areas.
- The planning section of the Galway City Council's website was consulted for information on local planning applications.

European sites within the zone of likely effects of the project were identified. Natura 2000 sites, Galway Bay Complex SAC and Inner Galway Bay SPA, was screened in as construction phase mitigation is required. There is potential for contaminated surface water runoff potentially impacting the Natura 2000 sites; Galway Bay Complex SAC and Inner Galway Bay SPA. Considering this, indirect impacts cannot be ruled out during the construction phase in the absence of mitigation measures.

Table 6.1- European Sites within the zone of likely effect.

European Site	Qualify Interests/Special Conservation Interests for which the European Site has been designated (Sourced www.npws.ie)	Conservation Objectives	Zone of Likely Impact Determination
Galway Bay Complex SAC Site code: 000268	• Mudflats and sandflats not covered by seawater at low tide [1140] • Coastal lagoons [1150] • Large shallow inlets and bays [1160] • Reefs [1170] • Perennial vegetation of stony banks [1220] • Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] • Salicornia and other annuals colonising mud and sand [1310] • Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) [1330]	Detailed conservation objectives for this site were reviewed as part of the assessment.	The proposed works are located 1.7 km north of the Galway Bay Complex SAC. Following preliminary assessment, it is considered to be within the Likely Zone of Impact.

	• Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] • Turloughs [3180] • Juniperus communis formations on heaths or calcareous grasslands [5130] • Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6210] • Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> [7210] • Alkaline fens [7230] • Limestone pavements [8240] • <i>Lutra lutra</i> (Otter) [1355] • <i>Phoca vitulina</i> (Harbour Seal) [1365]		RECEIVED: 11/12/2025
Inner Galway Bay SPA Site code: 004031	• Black-throated Diver (<i>Gavia arctica</i>) [A002] • Great Northern Diver (<i>Gavia immer</i>) [A003] • Cormorant (<i>Phalacrocorax carbo</i>) [A017] • Grey Heron (<i>Ardea cinerea</i>) [A028] • Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] • Wigeon (<i>Anas penelope</i>) [A050] • Teal (<i>Anas crecca</i>) [A052] • Red-breasted Merganser (<i>Mergus serrator</i>) [A069] • Ringed Plover (<i>Charadrius hiaticula</i>) [A137] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Lapwing (<i>Vanellus vanellus</i>) [A142] • Dunlin (<i>Calidris alpina</i>) [A149] • Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] • Curlew (<i>Numenius arquata</i>) [A160] • Redshank (<i>Tringa totanus</i>) [A162] • Turnstone (<i>Arenaria interpres</i>) [A169] • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] • Common Gull (<i>Larus canus</i>) [A182] • Sandwich Tern (<i>Sterna sandvicensis</i>) [A191] • Common Tern (<i>Sterna hirundo</i>) [A193] • Wetland and Waterbirds [A999]	Detailed conservation objectives for this site were reviewed as part of the assessment.	The proposed works are located 1.8 km north of the Inner Galway Bay SPA. Following preliminary assessment, it is considered to be within the Likely Zone of Impact

7. Mitigation and Best Practice Measures

The following best practice measures will be adhered to during the construction of the proposed development. These are an integral part of the design of the project and are considered standard procedure. These guidelines must be read in conjunction with the “*Preliminary Construction Environmental Management Plan*” prepared by Enviroplan Consulting Limited and submitted as part of this planning application.

7.1 Site Set Up

- A solid fence will be erected around the perimeter of the proposed development site prior to the commencement of construction works. This will create a solid boundary between the site and the surrounding area.
- All works will be located within the confines of these fences. No works will take place outside the fences to prevent damage to areas outside the necessary development footprint.
- Sedimats will be placed along the small drain to the east of the site. These sedimats are to remain in place for the entirety of the construction phase (See Figure 7.1 below).



Fig 7.1. An example of the sedimat to be placed along waterways before the commencement of works on site.

7.2 Earthworks

- Works such as soil excavations, soil depositing or soil stripping shall not take place immediately following periods of heavy or prolonged rainfall.
- All stockpile areas of sand, gravels and soils shall be stored on level terrain and shall be covered during heavy rainfall periods in order to prohibit the mobilization of sediments.
- If gravel or handstand materials are being brought onsite ensure that the source is free of invasive species such as Japanese Knotweed, *Gunnera* and *Rhododendron*.
- Any invasive species identified within the application site are to be removed and treated by a licensed and trained specialist to prevent the spread of invasive species. This measure is to be carried out prior to any construction work on the application site.

7.3 Air Quality Dust and Emissions

- Dust and mal odors will be kept to a minimum.
- The site shall be dampened down as necessary to minimize windblown dust when necessary or during periods of dry weather.
- Dust suppression equipment must be used when point source emissions are likely.
- No Burning of materials will be allowed onsite.
- Care will be taken from the commencement of the project that the deposition of debris on local roads is kept to a minimum.

7.4 Refuelling, fuel and hazardous materials storage

- All machinery maintenance and re-fueling shall be carried out off-site. Spill kits for contaminants such as fuels oils and lubricants must be used.
- All petroleum products are to be banded during the construction stage of the development.

7.5 Environmental Approvals and Licenses

- Appropriate waste permits will be provided to and retained by the supervising engineer for the completion of demolition / waste disposal file.

7.6 Water Contamination

- All direct discharges of pollutants into groundwater are prohibited.
- Drip trays must be utilized for all machinery on site and monitoring undertaken to ensure that there is no risk of overflowing and that they are adequately sized to deal with the specific element of machinery that they are protecting against.
- Site storage will be on an impervious base within a secondary containment system such as a bund.
- A spill kit with sand or earth will be kept close to storage areas. Staff will be trained on how to use spill kits correctly.
- Damaged, or leaking drums will be removed from site immediately and disposed of via a registered waste disposal contractor.
- No concrete or cleaning water shall enter soil or the adjacent waterway.
- Construct systems to collect, convey, treat and attenuate the surface water runoff generated by the proposed development.

7.7 Drainage and Water Quality

- The works shall be planned and executed in accordance with Environmental Protection Agency Guidelines.
- Wash water from on-site mixers or lorries shall be disposed of appropriately off site.

- The contractor must ensure that operations do not give rise to the discharge of large quantities of dirty water into the watercourses. Measures must be in place to ensure that silt will not be allowed to enter the water system.
- To prevent run off from stripped ground, banks are to be placed on the downstream side of stock piles.
- Good site management will ensure that surface water and groundwater will be protected from accidental contamination.
- Washing out of concrete trucks shall not be permitted within the site and must be conducted in hard standing areas.
- Works with concrete shall be done during dry conditions for a period sufficient to cure the concrete (at least 48 hours).
- Concrete pours shall occur in contained areas.
- Portable toilets and sanitary facilities will be provided for site use.
- Plant will be re-fueled away from watercourses.
- All site operatives will have immediate access to spill kits when machinery is being used.

7.8 Noise Control Measures

- While increased levels of background noise are unavoidable during the demolition and construction phase of any project, measures will be implemented to reduce the number of noise-generating activities occurring concurrently.
- A copy of the EPA 'Guidance Note for Noise: License Applications, Surveys and Assessments in Relation to Scheduled Activities (NG4)' will be available on site for the duration of the works and will be referred to as required during the works.
- Channels of communication will be established between the Contractor, local authority and residents.
- Machines shall be turned off when not in use.
- Noise shall be dampened where possible.

8. Assessment of Likely Effects on European Sites

Any likely direct or indirect effects of the proposed development, both alone and in combination with other plans and projects, on European Sites by virtue of the following criteria: size and scale, land-take, distance from the European Site or key features of the site, resource requirements, emissions, excavation requirements, transportation requirements and duration of construction and operation have been considered in this assessment.

Table 8.1 Assessment of pathways for potential adverse effects on the integrity of European Sites within the Zone of Likely Impact of the Proposed Works

European Site	Pathways for Direct Effects	Pathways for Indirect Effects	Potential for adverse effects on the European Site
Galway Bay Complex SAC (Site code: 000268) Located 1.7 km south of the site	The proposed works are located entirely outside the boundary of the European Site.	In the absence of best practice and mitigation measures, the proposed development could potentially affect the integrity of the Natura site through impacts/effects due to surface water runoff during construction activities. Best practice and mitigation measures are outlined in Section 7 of this report.	With the proposed mitigation in place, there is no potential for impact on this European site. No potential for adverse effect.
Inner Galway Bay SPA (Site code: 004031) Located 1.8 km south of the site	The proposed works are located entirely outside the boundary of the European Site.	In the absence of best practice and mitigation measures, the proposed development could potentially affect the integrity of the Natura site through impacts/effects due to surface water runoff during construction activities. Best practice and mitigation measures are outlined in Section 7 of this report.	With the proposed mitigation in place, there is no potential for impact on this European site. No potential for adverse effect.

9. Likely Cumulative Impact of the Proposed Development on European Sites, in-combination with other plans and projects

The proposed development was considered in combination with other plans and projects in the area that could result in cumulative effects on European Sites.

The online planning system for Galway City Council, was consulted on the 12th of September 2025. It was ascertained that the following local planning applications have been granted within a 300m radius of the site in the past 5 years.

- **PI ref – 2460069** - *“Permission for a development which consists of the construction of a storage shed and all associated site works”*
- **PI ref – 2560115** - *“Permission for development which consists of: the retention and completion to previously granted planning permission ref: 23/157 at Clybaun Road and Mincloon Cross, Galway”*
- **PI ref – 23157** - *“Permission for development which consists of the provision of 2no. 3-storey duplex buildings; - Duplex block No. 1 will contain 15 no. units, comprising 1no. 1-bedroom apartment, 6no. 2-bedroom apartments, 2no. 2-bedroom maisonettes, 6no. 3-bedroom maisonettes and integrated bin & bicycle stores, - Duplex block No.2 will contain 14no. units, comprising 1no. 1-bedroom apartment, 5no. 2-bedroom apartments, 2no. 2-bedroom maisonettes, 6no. 3-bedroom maisonettes, integrated bin stores and crèche, -Provision of connection to existing internal road, surface parking and landscaping, along with all ancillary site works and services”*
- **PI ref – 20140** - *“Permission for development which will consist of (a) to convert and extend existing garage to connect to existing dwelling house, (b) to use proposed garage conversion/extension as self-contained residential unit, and (c) to include all associated site development works.”*

Due to the scale and extent of the permitted developments in the area as set out above, together with the fact that the housing development under Planning Reference no. 23157 has been completed, no cumulative/ in-combination impacts are anticipated.

10. Concluding Statement

10.1 Characteristics of the Site and Development

This report details the results of an Appropriate Assessment carried out for the proposed development for "the construction of a Residential Development at Mincloon, Ragoon road, Galway City. The development will consist of:

1. Construction of 48 no. own door apartments across 5 no. Duplex building blocks;
 - a. Block 01 consists of a 1-3 storey building, comprising of a 1 no. 2 storey 2 bed apartment, 2 no. 2 bed ground floor apartments, 1 no. 3 bed ground floor apartment, 3 no. 3 bed upper floor apartments, integrated bin store and integrated bike store.
 - b. Block 02 consists of a 3 storey building, comprising of 4 no. 2 bed ground floor apartments, 4no. 3 bed upper floor apartments, integrated bin store and integrated bike store
 - c. Block 03 consists of a 3 storey building, comprising of 5 no. 2 bed ground floor apartments, 5no. 3 bed upper floor apartments.
 - d. Block 04 consists of a 3 storey building, comprising of 6 no. 1 bed ground floor apartments, 1 no. 2 bed ground floor apartment, 7no. 2 bed upper floor apartments, 1no. 3 bed upper floor apartment, integrated bin store and integrated bike store.
 - e. Block 05 consists of a 3 storey building, comprising of 4 no. 2 bed ground floor apartments, 4no. 3 bed upper floor apartments, integrated bin store and integrated bike store.
2. Upgrading of existing vehicular entrance and access road including road setback along Ragoon road frontage and provision of footpaths,
3. Establishment of a right of way across the site to also serve an existing house to the south-west of the site (Eircode H91ECC6),
4. Revised boundary treatment and revised site boundaries,
5. Partial demolition of existing shed,
6. Provision of public open space areas (to include for play spaces), private open space areas, bicycle parking, footpaths, public lighting, hard and soft landscaping,
7. Car parking including dedicated EV charge spaces, ducting to all spaces for future electric charging points,
8. Proposed connection to existing mains water infrastructure, and on-site surface water drainage arrangements,
9. Proposed connection to sewer network including provision for on-site pumping station, together with all associated site works and services.

A Natura Impact Statement will be submitted to the planning authority with this application."

The site for the proposed development is located 1.7 km to the north of the Galway Bay Complex SAC and 1.8 km to the north of the Inner Galway Bay SPA. With the addition of mitigation measures, it is not expected that the proposed development will give rise to any direct impacts on the Natura 2000 sites in question.

Is the project directly connected with or necessary to the management of the site?

- a) The project is not directly connected with or necessary to the management of the Galway Bay Complex SAC and Inner Galway Bay SPA.
- b) Cumulative Impact Assessment - Are there any other projects or plans that together with the project being assessed could affect the site?

A search in relation to plans and projects that may have the potential to result in cumulative impacts on European sites was carried out as part of the Appropriate Assessment Process. As detailed above in **Section 8**, the proposed development will have no individual or in-combination impacts on any European site in any regard.

10.2 Assessment of Significance of Effects

Describe how the project is likely to affect the Natura 2000 sites

- a) The project as planned will not adversely affect the integrity of any European site. During the assessment, pathways for potential significant effects on the Galway Bay Complex SAC and Inner Galway Bay SPA due to surface water runoff were identified. This report has provided an assessment of all potential pathways for direct impacts or indirect impacts on European Sites. Any identified potential pathways for impact are robustly blocked by way of mitigation, avoiding the potential for any adverse impacts via any of the pathways identified.
- b) Explain why these effects are not considered significant
 - There will be no negative direct impacts or reduction in Annex I habitat area or Annex II species within any European Site.
 - There will be no reduction in key habitats supporting populations of Annex II species and no reduction in the populations of any Annex II species.
 - Any potential pathways for impact have been blocked through good design, and a suitability assessment of the lands for development of this type.

Data Collected to Carry Out Assessment

In preparation of the report, the following sources were used to gather information:

- Review of NPWS Site Synopses and Conservation Objectives for European sites.
- Site Visit on the 19th of August 2025.
- Desk study of relevant ecological information.

10.3 Concluding Statement

With the implementation of mitigation and best practice measures as outlined in **Section 7** of this report it can be concluded that there is no potential for impact on the European sites.

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Appendix A – Site Layout Plan

