

2 BACKGROUND TO THE PROPOSED DEVELOPMENT

2.1 Site of the Development

2.1.1 Site Location

The site of the development is located in the townland of Moneyduff and Oranhill, approximately 590m south of the centre of Oranmore, Co. Galway. Oranmore is positioned along the inner shoreline of Galway bay, c.7km east of Galway city (Figure 2.1 and aerial image on Figure 2.2). The area is characterised by existing and emerging residential development. The subject lands are located to the south of a well-established residential area of predominantly single storey bungalows (Beech Grove/Park). A modern housing development comprising detached and semi-detached residential units is located to the south of the subject lands (including Orancourt, Oranhill Road/Drive). A modern apartment block containing three floors is located further to the south west of the subject lands. An Bord Pleanála have permitted development for 61 no. residential units on lands located immediately south of the proposed site which have not been constructed to date (see An Bord Pleanála reference PL 61.246315 for further details). The application site has direct frontage onto the Orancourt Road. The N67 runs in a north south direction to the east of the application site. The permitted North- South Oranmore Distributor Road forms the eastern site boundary. While some individual chapters may focus on the site of the main housing development, the impact assessment in each chapter does take account of the full site boundary as shown in Figure 2.1 and 2.2, which includes the connection to Irish water services, to the north east of the main site.

2.1.2 Site Access

The development site is to be accessed from the existing roundabout constructed on the N67 road via the link road permitted on the land to the west of the application site. In order to create an appropriate sense of arrival it is proposed that an elegant crescent arrangement of housing is placed centrally on the new entrance point to the site. Continued access to the rest of the development is between the crescent on an axial route which is terminated by the proposed childcare facility.

To the west of the development site is the site of a proposed hotel and 161 dwelling housing development (granted 1st December 2010 under ABP Ref PL 07.237219 / GCC PL Ref P09/1925) which is not yet constructed. The application was extended by GCC PL Ref 15/1334 and will expire on 20th December 2020. Included in the application is the provision of the access road from the existing roundabout on the N67 and the provision of the north - south road which straddles the boundary between the site of this application and the site to the east. See Figure 2.3.

Map Legend

 Site Boundary



MAP TITLE: Site Location		MAP NO.: Figure 2.1	SCALE: 1:25,000
PROJECT TITLE: 170831a - Moneyduff SHD		DATE: 15-06-2018	
DRAWING BY: John Staunton	CHECKED BY: Michael Watson	ISSUE NO.: 170831a-2018.06.15-D1	
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Map Legend

 Site Boundary



	MAP TITLE: Site Location		MAP NO.: Figure 2.2	SCALE: 1:6,000
	PROJECT TITLE: 170831a - Moneyduff SHD			DATE: 15-06-2018
	DRAWING BY: John Staunton	CHECKED BY: Michael Watson	ISSUE NO.: 170831a-2018.06.15-D1	
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Figure 2.3: Proposed Development in context of Road Network Infrastructure Permitted under GCC PR 09/1925; ABP Ref 07.237219 & 15/1334.

An agreement is in place between the applicant, Arlum Ltd, and the adjoining owner, Roykeel Ltd, for the construction of the access road from the existing roundabout, the north-south road and the proposed roundabout where the two proposed roads meet. The applicant is the registered owner of the property described in Folio 121724F. The property described in Folio 121724F has the benefit of appurtenant rights of way, wayleave and other easements, rights and privileges, allowing access and egress to and from the public road, as specified in Land Registry Instrument Numbers D2017LR138723K and D2017LR138726P, registered as appurtenant rights at Entry Nos. 1 and 2, Part 1 (A) of Folio 121724F County Galway. Subject to the provisions of the said Instruments, the applicant Arlum Ltd has an entitlement to construct the roads and services necessary for development of the above property. See **Appendix 2-1** for details.

Galway County Council (Michael Timmons, Director of Planning and Valerie Loughnane, Senior Planner) confirmed in a meeting with the applicant on 25th January 2018 that there is no planning issue which would prevent the adjoining owner, Roykeel Ltd (or Arlum Ltd acting on their behalf) completing the access road under Phase 1 of the existing Pl Ref 15/1334 planning permission. See **Appendix 2-2** for a note of the meeting.

2.1.3 Physical Characteristics of Site and Surrounding Lands

The proposed site has an area of 8.7 ha and is currently uncultivated land with evidence of rough grazing of horses. The proposed site comprises several fields containing stone walls and hedgerows. The site boundaries are composed of a mixture of concrete block wall, dry stone walls and hedging. Overhead lines run along the south-western boundary of the site.

The proposed site has an elevation ranging between approximately 3.4 and 12.8m OD (Ordnance Datum). The overall local topography generally slopes from east to west with deposited fill located in mounds around the site creating artificial high points. The dominant land use on the bordering land is residential housing to the north, an environmental reserve to the west and an empty site and further residential uses to the south and greenfield site to the east.

Lands to the east consist of a greenfield site which currently enjoy planning permission under PL07.237219 /GCC Planning Ref: 09/1925 as extended under Plan ref: 15/1334. The N67 runs in a north south direction further east.

The site is located immediately east of the Galway Bay Complex Special Area of Conservation (SAC) and Proposed National Heritage Area (pNHA) (site code 000268) and approximately 500 metres to the east of lands designated under the Inner Galway Bay Special Protection Area (SPA) (site code 04031). Cregganna Marsh SPA (site code 004142) and NHA is located approximately 300 metres south of the proposed application site.

The Millpot Stream flows west from the land to the west of the proposed site, and continues west, discharging into Oranmore Bay ~295m downstream. The proposed development site does not contain any mapped watercourses.

2.2 Planning History

A review of the online planning register of Galway County Council indicates that there is a previous SHD application and a historical application on the proposed site, details of which are provided below:

- ABP-301952-18: Arlum Ltd applied for planning permission to develop a Strategic Housing Development scheme comprising 212 no. residential units, creche, new vehicular and pedestrian access at Moneyduff, Oranhill, Oranmore, Co. Galway. Permission was refused on the 3rd October 2018 based on ecological reasons.
- Historical Planning Reference 6429: No details available on the online planning file.
- Other relevant planning history:
Planning Enforcement EN15/104: Unauthorised sign. No further details available on the online planning file.

2.3 Strategic Planning Context

2.3.1 National Planning Policy Context

2.3.1.1 National Planning Framework

The Department of Housing, Planning, Community and Local Government recently published the National Planning Framework (NPF) entitled '*Ireland 2040*' to succeed the NSS. The NPF comprises the Government's proposed long-term strategic planning framework to guide national, regional and local planning and investment decisions over the next 25 years. The NPF is a high-level document which provides a framework for future development and investment in Ireland, providing a long-term and place-based aspect to public policy and investment, and aiming to coordinate sectoral areas such as housing, jobs, transport, education, health, environment, energy and communications, into an overall coherent strategy.

2.3.1.2 Planning Policy Statement 2015

The Department of Environment, Community and Local Government's (DECLG) *Planning Policy Statement 2015* encourages Planning Authorities to engage in active land management by leading and managing the development process and ensuring that land zoned for development comes into use in accordance with Development Plan/Local Area Plan policy and in tandem with supporting infrastructure.

The policy statement acknowledges that creating a consolidated urban form fosters the development of compact neighbourhoods and a critical mass which contributes to the viability of economic, social, and transport infrastructure.

2.3.1.3 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas

The '*Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas*'¹ and the accompanying '*Urban Design Manual: A Best Practice Guide*'² (2009) set out the criteria on planning for sustainable neighbourhoods under four main themes, namely, provision of community facilities, efficient use of resources, amenity or quality of life issues and conservation of the built and natural environment.

The Guidelines advocate an urban design and quality-led approach to creating urban densities will be promoted, where the focus will be on creating sustainable urban villages and neighbourhoods. A varied typology of residential units is promoted within neighbourhoods in order to encourage a diverse choice of housing options in terms of tenure, unit size, building design and to ensure demographic balance in residential communities.

Section 6.2 of the Department of Environment *Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)* recommends:

"In order for small towns and villages to thrive and succeed, their development must strike a balance in meeting the needs and demands of modern life but in a way that is sensitive and responsive to the past".

Section 6.11 of the Guidelines sets out the density standards for edge of centre sites:

'The emphasis will be on achieving successful transition from central areas to areas at the edge of the smaller town or village concerned. Development of such sites tend to be predominantly residential in character and given the transitional nature of such sites, densities to a range of 20-35 dwellings per hectare will be appropriate including a wide variety of housing types from detached dwellings to terraced and apartment style accommodation'.

Furthermore, Section 6.10 states:

"The emphasis in designing and considering new proposals should be on achieving good quality development that reinforces the existing urban form, makes effective use of premium centrally located land and contributes to a sense of place by strengthening for example the street pattern or creating new

¹ Available on: <http://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload,19164,en.pdf>

² Available on: <http://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload,19216,en.pdf>

streets. While a 22 metre separation distance between opposing above ground floor windows is normally recommended for privacy reasons, this may be impractical and incompatible with infill development. In these cases, innovation and flexibility will be essential in the interpretation of standards so that they do not become inflexible obstacles to the achievement of an attractive village and small town character in new development”.

2.3.1.4 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities

The DECLG published the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities*³ in March 2018. The new guidelines are the result of an updating of previous Departmental guidelines published in 2015 and have been prepared, taking account of up-to-date evidence of projected future housing demand, the overall policy context of Rebuilding Ireland and the National Planning Framework, as well as circumstances prevailing in the housing market.

The focus of this guidance is on the apartment building itself and on the individual units within it. The 2018 guidelines specify planning policy requirements for:

- General locational consideration;
- Apartment mix within apartment schemes;
- Internal space standards for different types of apartments;
- Dual aspect ratios;
- Floor to ceiling height;
- Apartments to stair/lift core ratios;
- Storage spaces;
- Amenity spaces including balconies/patios;
- Car parking; and
- Room dimensions for certain rooms

2.3.1.5 Design Manual for Urban Roads and Streets

Design Manual for Urban Roads and Streets⁴ (DMURS) was published by the Department of Transport, Tourism and Sport and the Department of Environment, Community and Local Government in April 2013. DMURS provides guidance relating to the design of urban roads and streets. DMURS encourages designers to give due consideration to creating a ‘sense of place’ which is of core significance to the creation of safe and more integrated street designs. The guidance document notes that four interlinked characteristics influence the sense of place within a street, including:

- Connectivity: The creation of vibrant and active places requires pedestrian activity. This in turn requires walkable street networks that can be easily navigated and are well connected.
- Enclosure: A sense of enclosure spatially defines streets and creates a more intimate and supervised environment. A sense of enclosure is achieved by orientating buildings toward the street and placing them along its edge. The use of street trees can also enhance the feeling of enclosure.

³ Available on:

http://www.housing.gov.ie/sites/default/files/publications/files/design_standards_for_new_apartments_-_guidelines_for_planning_authorities_2018.pdf

⁴ Available on: [http://www.housing.gov.ie/sites/default/files/migrated-](http://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C32672%2Cen.pdf)

[files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C32672%2Cen.pdf](http://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C32672%2Cen.pdf)

- **Active Edge:** An active frontage enlivens the edge of the street creating a more interesting and engaging environment. An active frontage is achieved with frequent entrances and openings that ensure the street is overlooked and generate pedestrian activity as people come and go from buildings.
- **Pedestrian Activity/Facilities:** The sense of intimacy, interest and overlooking that is created by a street that is enclosed and lined with active frontages enhances a pedestrian's feeling of security and well-being. Good pedestrian facilities (such as wide footpaths and well-designed crossings) also make walking a more convenient and pleasurable experience that will further encourage pedestrian activity.

The DMURS guidance emphasises that these four characteristics represent the basic measures that should be established in order to create people friendly streets that facilitate more sustainable neighbourhoods.

2.3.1.6 Childcare Facilities Guidelines for Planning Authorities

In all new housing areas over 75 units, the provision of one childcare facility with a minimum of 20 childcare spaces is required, in line with the Ministerial Guidelines for Planning Authorities on Childcare Facilities (DECLG 2001) and to create sustainable residential neighbourhoods. With regard to larger housing developments, Section 2.4 of the guidelines state planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary.

2.3.2 Regional Planning Policy Context

2.3.2.1 Draft Regional Spatial and Economic Strategy

In October 2017, the Minister for Housing, Planning and Local Government directed that the three Regional Assemblies commence the preparation of the Regional Spatial and Economic Strategies (RSES) for their individual regions, as a replacement to the Regional Planning Guidelines 2010-2022. The Draft RSES for the Northern and Western Region (NWRA) was published on the 19th November 2018 for public consultation. The purpose of the RSES is to support the implementation of the National Planning Framework and the economic policies and objectives of the Government by providing long-term strategic planning and economic framework for the development of the region of a period between 12 years and 20 years. A Draft Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly (NWRA RSES) was published on November 19, 2018.

Metropolitan Area Strategic Plans (MASP) were also included for five cities, including Galway City, and it forms part of the RSES document. Their purpose is to provide high level long term strategic development focus on areas such as the identification of strategic growth areas, infrastructure, regeneration, the location of housing, employment and metropolitan scale amenities.

2.3.2.2 Regional Planning Guidelines for the West 2010 – 2022

The Regional Planning Guidelines (RPGs) for the West Region 2010 – 2022 provide a framework for long-term strategic development in the West Region, which comprises the administrative areas of Galway County Council, Galway City Council, Mayo County Council and Roscommon County Council. The current RPGs were adopted in October 2010 and are set within the context of national planning policy, including the National Spatial Strategy, providing a statutory link between national and local planning policy

and objectives. RPGs have become much more influential within the planning policy hierarchy with the enactment of the Planning and Development (Amendment) Act 2010, which requires all relevant Development Plans to comply with the RPGs.

The RPGs set out the aims for the West Region through a number of strategic policies and objectives, including in relation to Economic Development, Population and Housing, Transport and Infrastructure, Environment and Amenities, Social Infrastructure and Community Development.

The RPGs have given effect to national population targets assigned by the Department of the Environment, Community and Local Government, by designating a maximum target at County level and a minimum target at Hub level. The RPS provide for the growth of the County towards a target population of up to 198,500 persons by 2022.

Key regional planning policy objectives include the following:

- **SPG4** encourages appropriate growth in rural towns and villages and promotes villages as an attractive alternative to rural one-off housing.
- **SPG 6** supports and emphasis on quality of life through sustainable urban design, diversity and quality of housing stock, employment and recreational facilities.
- **SPG 9** encourages the consolidation of existing urban footprints of towns and the city region through supporting the sustainable reuse of brownfield lands and redevelopment/regeneration opportunities in order to increase densities.

2.3.3 Local Planning Policy Context

2.3.3.1 Galway County Development Plan 2015-2021

The proposed site is governed by the policies and provisions contained in the Galway County Development Plan 2015-2021 (CDP). The extant plan was adopted by the Elected Members of Galway County Council on 26th January 2015 and became operative on 23rd February 2015.

The CDP sets out an overall strategy for the proper planning and sustainable development of the functional area of Galway County Council. Chapter 2 sets out the overarching Spatial Strategy of the County, references the development options considered for the growth and details the preferred development option chosen. It details the Core Strategy, including the statutorily required Map and Core Strategy Table and sets out the application of regional population targets to the Core Strategy and the settlement hierarchy determined as part of the Spatial Strategy. It also outlines the policies and objectives in relation to the Core and Settlement Strategy for the County.

The Core Strategy is an integral component of the Spatial Strategy. It transposes the population targets for Galway set out in the Regional Planning Guidelines and allocates them throughout the County, which in turn determines the Settlement Hierarchy and provides a rationale for the amount and location of land proposed to be zoned.

The plan lists Oranmore as a 'Key Town'. In relation to the settlement strategy 'Objective SS 5 – Development of Key Towns' states:

- **SS 5 – Development of Key Towns**

Support the development of the key towns of the County as outlined in the Core Strategy and Settlement Strategy in order to sustain strong, vibrant urban centres which act as important drivers for the local economies, reduces travel demand and supports a large rural hinterland, while providing a complementary role to the hub town of Tuam and the smaller towns and villages in the County.

The growth allocation for Oranmore is 1,170 people with 363 dwellings for the period of the County Development Plan 2015-2021. Oranmore forms part of the Galway Metropolitan Area (GMA) and the Galway Transportation and Planning Study Area (GTPS).

Other pertinent objectives include:

- **Objective UHO 2 – Social and Specialist Housing:**

‘Implement Part V provisions as per the Planning and Development Act, 2000 (as amended) and any subsequent amendments to the Part V provision to reflect Government policy.’

- **Objective UHO 7 – High Quality/Mix and Sensitive Design:**

‘Ensure that new developments are responsive to their site context and in keeping with the character, amenity, heritage, environment and landscape of the area. New development proposals will be required to complement the existing character of the town centre/area in terms of scale, height, massing, building line, housing mix, urban grain and definition and through high quality design and layout proposals for buildings and structures.’

- **Objective UHO 8 – Urban Design:**

‘Promote the use of sustainable urban design principles and approaches that will help to create high quality built and natural environments appropriate to the context and landscape setting of the specific area, having regard to the guidance contained in the Sustainable Residential Development in Urban Areas Guidelines 2009, the accompanying Urban Design Manual 2009 (or any updated version) and the Design Manual for Urban Roads & Streets (2013) (including any superseding document).’

- **Objective UHO 11 – Development Densities**

‘Galway County Council shall ensure that the density of new development is appropriate to the particular land use zone and/or site context, is in keeping with the existing development pattern of the area, does not unduly impact on the amenities of the area and results in a positive relationship between existing development and any adjoining public spaces. The development of higher density development shall be promoted in appropriate locations, such as suitable sites within the town/village centre and adjacent to public transport facilities, where such development is compatible with heritage and urban design objectives, infrastructure capacity and environmental considerations. New development shall also have regard to the ‘Sustainable Residential Development in Urban Areas’ Guidelines (or any updated/superseding document).’

2.3.3.2 Galway Transportation and Planning Study

The Galway Transportation and Planning Study (GTPS) was adopted in 1999 and later updated in 2003. This strategy sets out the spatial planning and transportation strategy for the future of the GTPS area.

Oranmore is located within the GTPS area and is subject to the development policies and controls that apply in this area under the Galway CDP.

2.3.3.3 Oranmore Local Area Plan 2012-2022

The proposed site is governed by the policies and provisions contained in Oranmore Local Area Plan 2012-2022 (LAP), which was adopted 24th September 2012. Pursuant to Section 19 (1) (d) of the *Planning and Development Act 2000* (as amended) on the 22nd May 2017 the Council resolved to defer the sending of a notice under Section 20 (3) (a) (i) of the Act of 2000 and publishing a notice under Section 20 (3) (a) (ii) for a period not exceeding 5 years. Therefore, the current Oranmore LAP has been extended and will be operative until 2022.

The LAP is underpinned by a strategic vision, intended to guide the future growth and development of Oranmore in a sustainable manner, achieving the overall objectives set out for the town in the Galway County Development Plan, in a way that reflects the existing character and amenity of the area, the surrounding landscape, heritage, environment and improves the quality of life of residents and the local community.

The application site is located in an area zoned 'R1' – Residential (Phase 1) and 'OS' – Open Space/Recreation and Amenity, within the current *Oranmore LAP 2012-2022*. Lands identified as 'R1' are allocated for short term-medium term growth.

2.4 Scoping and Consultation

2.4.1 Scoping Document

Scoping is the process of determining the content, depth and extent of topics to be covered in the environmental information to be submitted to a competent authority for projects that are subject to an Environmental Impact Assessment (EIA). This process is conducted by contacting the relevant authorities and Non-Governmental Organisations (NGOs) with interest in the specific aspects of the environment likely to be affected by the proposal. These organisations are invited to submit comments on the scope of the EIA and EIAR and the specific standards of information they require. Consultees are invited to contribute to the EIA process by suggesting baseline data, survey techniques and potential impacts that should be considered as part of the EIA process and in its preparation. Comprehensive and timely scoping helps ensure that the EIAR refers to all relevant aspects of the proposed development and its potential effects on the environment. In this way, scoping not only informs the content and scope of the EIAR, it also provides a feedback mechanism for the proposed design itself.

A scoping letter providing details of the application site and the proposed development, was prepared by McCarthy Keville O'Sullivan Ltd. and circulated on 1st June 2018 to the agencies, NGOs and other relevant parties listed in Table 2.1.

McCarthy Keville O'Sullivan Ltd. requested the comments of the relevant personnel/bodies in their respective capacities as consultees with regards to the EIA process.

2.4.2 Scoping Responses

Table 2.1 lists the responses received to the scoping document circulated on 1st June 2018. Copies of all scoping responses received are included in Appendix 2-3 of this EIAR. The recommendations of the consultees have informed the EIA process and the contents of the EIAR. If further responses are received, the comments of the consultees will be considered to further to assist documenting any impacts the development may have had on the surrounding environment during its lifetime.

The responses of the consultees are summarised below and in Table 2.1.

Table 2.1 Scoping Consultees

No.	Consultee	Response
1	An Taisce	No response
2	BirdWatch Ireland	Email acknowledgement on 5 th June 2018
3	Department of Agriculture, Food and the Marine	No response
4	Department of Culture, Heritage and the Gaeltacht	Email acknowledgement on 1 st and 5 th June 2018
5	Galway County Council (Economic Development & Planning Department)	No response
6	Galway County Council (Transportation and Infrastructure Department)	No response
7	Galway County Council (Environmental Section)	No response
8	Galway County Council (Heritage Officer)	No response
9	Failte Ireland	Email response on 15 th June 2018
10	Geological Survey of Ireland	No response
11	Health Service Executive West	No response
12	Inland Fisheries Ireland	No response
13	Irish Peatland Conservation Council	No response
14	Irish Water	No response
15	Irish Wildlife Trust	No response
16	Office of Public Works	No response
17	The Heritage Council	No response
18	Transport Infrastructure Ireland	No response
19	ESB Networks	Email acknowledgement on 5 th June 2018
20	National Transport Authority	Email acknowledgement on 1 st June 2018

2.4.2.1 Birdwatch Ireland

An email was received with thanks for the scoping letter. No comment was given.

2.4.2.2 Department of Culture, Heritage and the Gaeltacht

An email was received confirming receipt of the scoping letter. No comment was given.

2.4.2.3 National Transport Authority

An automatic email was received confirming receipt of the scoping letter. No comment was given.

2.4.2.4 ESB Networks

An automatic email was received confirming receipt of the scoping letter. A further email was received to state that it was forwarded to the correct contact. No comment was given.

2.4.2.5 Fáilte Ireland

An email was received confirming receipt of the scoping letter. Also attached was a copy of Fáilte Ireland’s Guidelines for the treatment of tourism in an EIAR.

2.4.3 Stage 3 Pre-SHD Application Consultation

As part of the planning process, some additional pre-application consultation was carried out, the responses to which are accounted for in this EIAR. Table 2.2 lists these consultation responses and they are provided in full as Appendix 2-4.

Table 2.2 Scoping Consultees

No.	Consultee	Response
1	Irish Water	Letter received 29 th January 2019
2	Department of Culture, Heritage and the Gaeltacht – Nature Conservation	Electronic letter response on 29 th January 2019
3	Department of Culture, Heritage and the Gaeltacht – Archaeology	Electronic letter response on 29 th January 2019
4	National Parks and Wildlife Service	Meeting on 27 th February 2019

2.5 Cumulative Impact Assessment

This Environmental Impact Assessment Statement (EIAR) includes a description of likely significant impacts of the project, includes an assessment of cumulative impacts that may arise. The factors considered in relation to cumulative effects include human beings, flora and fauna, soil, water, climatic factors, landscape, cultural heritage and material assets.

The potential for cumulative impacts arising from the proposed development in combination with other projects has therefore been fully considered throughout this Environmental Report. This section of the Environmental Report provides an overview of other projects located within the wider area that have been considered within the cumulative impact assessments.

2.5.1 Methodology for the Cumulative Assessment of Projects

The potential for cumulative effects to arise from the proposed development was considered in the subject areas of human beings, flora and fauna, soil, water, climatic factors, landscape, cultural heritage and material assets. To comprehensively consider potential cumulative impacts, the final section of each relevant section within this Environmental Report includes a cumulative impact assessment where appropriate.

The potential cumulative impact of the proposed residential development and other relevant developments has been carried out with the purpose of identifying what influence the proposed development will have on the surrounding environment when considered cumulatively and in combination with relevant permitted, proposed and constructed projects in the vicinity of the proposed site.

The Cumulative Impact Assessments (CIA) of projects has four principle aims:

1. To establish the range and nature of existing projects within the cumulative impact study area of the proposed residential development.
2. To summarise the relevant projects which have a potential to create cumulative impacts.
3. To establish anticipated cumulative impact findings from expert opinions within each relevant field. Detailed cumulative impact assessments are included in each relevant section of the EIAR.
4. To identify the projects that hold the potential for cumulative interaction within the context of the proposed development and discard projects that will neither directly or indirectly contribute to cumulative impacts.

Assessment material for this cumulative impact assessment was compiled on the relevant developments within the vicinity of the proposed development. The material was gathered through a search of the Galway County Council online Planning Register, reviews of relevant Environmental Report, or Environmental Impact Assessment Report (EIAR) documents, planning application details and planning drawings, and served to identify past and future projects, their activities and their environmental impacts. These projects are summarised in Section 2.5.2 below.

2.5.2 Projects Considered in Cumulative Assessment

The comprehensive review of the Galway County Council planning register documented relevant general development planning applications within the vicinity of the proposed works, most of which relate to the provision and/or alteration of dwelling units. The following developments have been included in the context of the cumulative assessment.

Residential Development Oranhill – Pl Ref 15/1107 / ABP Ref PL 07.246315

Thomas Considine, Patrick Sweeney and Ronnie Greene applied to Galway County Council for planning permission for development of 68 two storey houses and associated works. An Bord Pleanála granted permission for the development following a third party appeal on the 25th July 2018 subject to 17 no. conditions. The site adjoins the proposed development to the south.

Residential Development Oranhill – Pl Ref 09/1925/ ABP PL 07.237219

James Cannon applied for permission to Galway County Council for development of a proposed hotel and 161 no. units. The development was granted by AN Bord Pleanála. The permission was extended by Roykeel Ltd, Brian and Fidelma Loughran under Pl Ref 15/1334. The site adjoins the proposed development to the east.

Residential Development Moneyduff – Pl Ref 09/2055 / ABP PL 07.237409

Pat and Liam Malone applied to Galway County Council for permission for 38 no. dwelling units and associated works. An Bord Pleanála granted permission following a third party appeal on 22/05/2018 subject to 13 no. conditions. The permission was extended under Pl Ref 17/980. The site is located approximately 130m to the north west of the proposed development.

Residential Development Frenchfort – Pl Ref 17/1268

Ardstone Homes applied to Galway County Council for permission to construct 86 no. units and associated works. Galway County Council issued notification of their decision to grant the development subject to 19 conditions on 7th June 2018. The site is located approximately 1km north of the proposed development.

Mixed Use Development Oranhill – Pl Ref 19/44

Edmonton Developments Limited applied to Galway County Council for the redevelopment of an existing infill and brownfield site to provide for a mixed use development comprising of 22 no. residential units and 1 no. commercial unit, new pedestrian and vehicular access from the Oranhill road and all associated site development works and services. The application was submitted to Galway County Council on the 16th January 2019. Galway County Council requested further information on 8th March 2019. The site is located directly to the west of the proposed development.

Also considered as part of the cumulative impact assessment are local small scale developments such as construction of or alterations to single houses.

Each chapter of the EIAR includes a cumulative impact assessment of the proposed development with other planned projects in the immediate area, which primarily relates to the permitted development adjacent to the proposed development site. Where relevant the EIAR also takes account of other small developments within the area.