



ENVIROPLAN CONSULTING
LIMITED

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Title

Natura Impact Statement

Development Description

"Permission is sought by Graphite Fusion Ltd for the construction of a Residential Development at Renmore, Galway City. The development will consist of:

1. Construction of 82 no. residential units across 12 no. building blocks and 2 no. detached houses as follows;

- a. Block A consists of a 1-3 storey building, comprising of a 3 no. 2 bed ground floor apartments, 2 no. 2 bed upper floor apartments and 1 no. first floor 1 bed apartment.
 - b. Block B consists of a 3 storey building, comprising of 7 no. 1 bed ground floor apartments and 7 no. 2 bed upper floor apartments,
 - c. Block C consists of a 3 storey building, comprising of 4 no. 1 bed ground floor apartments and 4 no. 2 bed no. upper floor apartments,
 - d. Block D consists of a 3 storey building, comprising of 7 no. 1 bed ground floor apartments and 8 no. 2 bed upper floor apartments, with integrated bin store and integrated bike store,
 - e. Block E consists of a 2 ½ storey building, comprising of 4 no. 3 bed terraced houses,
 - f. Block F consists of a 2 ½ storey building, comprising of 3 no. 3 bed terraced houses,
 - g. Block G consists of a 2 ½ storey building, comprising of 3 no. 3 bed terraced houses,
 - h. Block H consists of a 2 storey building, comprising of 3 no. 2 bed ground floor apartments and 3 no. 2 bed no. upper floor apartments, with integrated bin store and integrated bike store.
 - i. Block I consists of a 2 storey building, comprising of 4 no. 1 bed ground floor apartments and 4 no. 1 bed no. upper floor apartments,
 - j. Block J consists of a 2 ½ storey building, comprising a staggered terrace of 7 no. 3 bed houses,
 - k. Block K consists of a 2 ½ storey building, comprising of 3 no. 3 bed terraced houses,
 - l. Block L consists of a 2 ½ storey building, comprising of 3 no. 3 bed terraced houses,
 - m. 2 No. 2 storey 4 bedroom detached houses.
2. Provision of vehicular and pedestrian entrance off Gleann Rua road (L-50378 road) to the south-east, including 2 no. pedestrian crossings,
3. Provision of 2 no. pedestrian connections with Murrough Drive and Beach Avenue respectively,
4. Revised boundary treatments and revised site boundaries,
5. Provision of public open space areas (to include for play spaces), private open space areas, bicycle parking, footpaths, public lighting, hard and soft landscaping,
6. Provision of Car parking to include for EV ducting to all spaces for future electric charging points,
7. Proposed Connection to existing mains water infrastructure,
8. Proposed on-site surface water drainage arrangements and connection to existing storm sewer network,
9. Proposed connection to sewer network, together with all associated site works and services.
- A Natura Impact Statement will be submitted to the planning authority with this application."

Location

Renmore, Galway City

Applicants

Graphite Fusion Ltd

Prepared by:

Edel Hardiman (B. Sc) in consultation with
James O' Donnell (BA, MRUP, Dip APM)

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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 Graphite Fusion Ltd who are applying for planning permission to Galway City Council for the "construction of a Residential Development at Renmore, Galway City. The development will consist of:

1. Construction of 82 no. residential units across 12 no. building blocks and 2 no. detached houses as follows;
 - a. Block A consists of a 1-3 storey building, comprising of a 3 no. 2 bed ground floor apartments, 2 no. 2 bed upper floor apartments and 1 no. first floor 1 bed apartment.
 - b. Block B consists of a 3 storey building, comprising of 7 no. 1 bed ground floor apartments and 7 no. 2 bed upper floor apartments,
 - c. Block C consists of a 3 storey building, comprising of 4 no. 1 bed ground floor apartments and 4 no. 2 bed no. upper floor apartments,
 - d. Block D consists of a 3 storey building, comprising of 7 no. 1 bed ground floor apartments and 8 no. 2 bed upper floor apartments, with integrated bin store and integrated bike store.
 - e. Block E consists of a 2 ½ storey building, comprising of 4 no. 3 bed terraced houses,
 - f. Block F consists of a 2 ½ storey building, comprising of 3 no. 3 bed terraced houses,
 - g. Block G consists of a 2 ½ storey building, comprising of 3 no. 3 bed terraced houses,
 - h. Block H consists of a 2 storey building, comprising of 3 no. 2 bed ground floor apartments and 3 no. 2 bed no. upper floor apartments, with integrated bin store and integrated bike store.
 - i. Block I consists of a 2 storey building, comprising of 4 no. 1 bed ground floor apartments and 4 no. 1 bed no. upper floor apartments,
 - j. Block J consists of a 2 ½ storey building, comprising a staggered terrace of 7 no. 3 bed houses,
 - k. Block K consists of a 2 ½ storey building, comprising of 3 no. 3 bed terraced houses,
 - l. Block L consists of a 2 ½ storey building, comprising of 3 no. 3 bed terraced houses,
 - m. 2 No. 2 storey 4 bedroom detached houses.
2. Provision of vehicular and pedestrian entrance off Gleann Rua road (L-50378 road) to the south-east, including 2 no. pedestrian crossings,
3. Provision of 2 no. pedestrian connections with Murrough Drive and Beach Avenue respectively,
4. Revised boundary treatments and revised site boundaries,
5. Provision of public open space areas (to include for play spaces), private open space areas, bicycle parking, footpaths, public lighting, hard and soft landscaping,
6. Provision of Car parking to include for EV ducting to all spaces for future electric charging points,
7. Proposed Connection to existing mains water infrastructure,

8. Proposed on-site surface water drainage arrangements and connection to *existing* storm sewer network,
9. Proposed connection to sewer network, together with all associated site works and services.

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The site for the proposed development lies 525 meters (straight line measurement) to the north of the Galway Bay Complex SAC (Site code: 000268) and Inner Galway Bay SPA (Site code: 004031). These sites have been designated under the EU Habitats Directive. Therefore, it is necessary that the potential impacts of the proposed works be assessed by the competent authority, in accordance with Article 6 of the Habitats Directive and Birds Directive. 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.

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 14th of May 2025 by Edel Hardiman (Consultant Ecologist).

This Stage 2 NIS has been informed by the Stage 1 AA Screening Report, which concluded that construction phase impacts on the Natura 2000 network could not be ruled out at that stage. Due to the large scale of the proposed development and the proximity to the Galway Bay Complex SAC and Inner Galway Bay SPA Natura 2000 sites, indirect impacts during the construction phase cannot be ruled out. As per the precautionary principle, considering the High Groundwater Vulnerability on site, construction works could result in the pollution of groundwater via the percolation of polluting materials through the limestone bedrock underlying the site, which could indirectly impact on the Qualifying Interests associated with the Galway Bay Complex SAC and Inner Galway Bay SPA 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 14th of May 2025 by Edel Hardiman (B.Sc.). Edel 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.

1.3 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 a residential development at Renmore, Galway City, for the "construction of a Residential Development at Renmore, Galway City. The development will consist of:

1. Construction of 82 no. residential units across 12 no. building blocks and 2 no. detached houses as follows;
 - a. Block A consists of a 1-3 storey building, comprising of a 3 no. 2 bed ground floor apartments, 2 no. 2 bed upper floor apartments and 1 no. first floor 1 bed apartment.
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 - d. Block D consists of a 3 storey building, comprising of 7 no. 1 bed ground floor apartments and 8 no. 2 bed upper floor apartments, with 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).

2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.1 Site Location

The site for the proposed development is located within Renmore, Galway City. The application site is a greenfield infill urban site that is surrounded with residential developments. Murrough Drive housing estate is to the north, Beach Avenue and Beach Close housing estate is to the south, while Gleann Rua is located across the road to the east. The Galway to Dublin Railway Main Line is located to approximately 170 meters to the south of the site.

2.2 Characteristics of Proposed Development

“Permission is sought by Graphite Fusion Ltd for the construction of a Residential Development at Renmore, Galway City.

The development will consist of:

1. *Construction of 82 no. residential units across 12 no. building blocks and 2 no. detached houses as follows;*
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A Natura Impact Statement will be submitted to the planning authority with this application.”

The development site comprises an overall area of 1.7524 hectares. A map showing the site location is provided as **Figure 2.1**.



Fig 2.1 – Indicative extent of application site in relation to Galway Bay Complex SAC and Inner Galway Bay SPA.

3 CHARACTERISTICS OF THE EXISTING ENVIRONMENT

3.1 Habitats

A walkover survey of the site was conducted on the 14th of May 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* (Fossit 2000) and correlated with any Annex I habitats if applicable.

The site for the proposed development is located within Renmore, Galway City. The application site is a greenfield infill urban site that is surrounded with residential developments. Murrough Drive housing estate is to the north, Beach Avenue and Beach Close housing estate is to the south, while Gleann Rua is located across the road to the east. The Galway to Dublin Railway Main Line is located to approximately 170 meters to the south of the site. The site currently consists of 3 no. fields bounded by hedgerows and treelines. There are no hydrological waterbodies on site. The site is 1.7524 hectares in size.

The site itself consists of improved agricultural grassland (GA1) with hedgerows (WL1) and periodic treelines (WL2) enclosing and bisecting the site. As the site is used for agricultural purposes, mainly grazing horses, this is not an ecologically diverse site. Vegetation noted during the site visit include Hawthorn (*Crataegus monogyna*), Brambles (*Rubus fruticosus*), Common nettle (*Urtica dioica*), Oxeye Daisy (*Leucanthemum vulgare*), Creeping Buttercup (*Ranunculus repens*), and Dock leaves (*Rumex Obtusifolius*).



Figure 4.1 Habitat map of the indicative site layout



Plate 4.1 Looking east from the west of the site



Plate 4.2 Looking northeast from the south of the site



Plate 4.3 Looking north from the south of the site



Plate 4.4 Looking south from the center of the site



Plate 4.5 Looking east from the center of the site

3.2 Fauna

Birds identified on site during the visit on the 14th of May 2025 include Jackdaw (*Corvus monedula*), Blackbird (*Turdus merula*), Goldfinch (*Carduelis carduelis*), Starling (*Sturnus vulgaris*), and Common Gull (*Larus canus*).

No Qualifying interests of the Galway Bay Complex SAC or the Inner Galway Bay SPA were recorded on site.

4 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 Birds 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.

4.1 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...'

5. 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 21st of August 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 neighboring areas.
- The planning section of the Galway City Council's website was consulted for information on local planning applications.
- Various other publications and websites were consulted for supporting information (see References section)

European sites within the zone of likely effects of the project were identified. The Natura 2000 sites, Galway Bay Complex SAC and Inner Galway Bay SPA, were screened in. In the absence of construction phase mitigation, indirect impacts/effects cannot be ruled out during the construction phase of development. Due to the large scale of the proposed development and the proximity to the Galway Bay Complex SAC and Inner Galway Bay SPA Natura 2000 sites, indirect impacts during the construction phase cannot be ruled out. As per the precautionary principle, considering the High Groundwater Vulnerability on site, construction works could result in the pollution of groundwater via the percolation of polluting materials through the limestone bedrock underlying the site, which could indirectly impact on the Qualifying Interests associated with the Galway Bay Complex SAC and Inner Galway Bay SPA in the absence of mitigation measures.

Table 5.1 lists all European Sites within the zone of likely effect. The site synopsis and conservation objectives of these sites, as per the NPWS website (www.npws.ie), were considered at the time of preparation of this report. Details of these sites, including their distance from the proposed development, are provided in Table 5.1.

Table 5.1 Determination of European Sites within the Likely Zone of Impact

European Site	Qualify Interests/Special Conservation Interests for which the European Site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie)	Conservation Objectives	Zone of Likely Impact Determination
<p>Galway Bay Complex SAC Site code: 000268</p> <p>Approximately 525 meters from the proposed development.</p>	<ul style="list-style-type: none"> • 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>Glauco-Puccinellietalia maritimae</i>) [1330] • 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] 	<p>Detailed conservation objectives for this site were reviewed as part of the assessment and are available at www.npws.ie</p>	<p>The proposed works are located approximately 525 meters (straight line measurement) to the north of the European Site and following preliminary assessment it is considered to be within the Likely Zone of Impact.</p>

European Site	Qualify Interests/Special Conservation Interests for which the European Site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie)	Conservation Objectives	Zone of Likely Impact Determination
<p>Inner Galway Bay SPA Site code: 004031</p> <p>Approximately 525 meters from the proposed development.</p>	<ul style="list-style-type: none"> • 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] • 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] • Common Tern (<i>Sterna hirundo</i>) [A193] • Wigeon (<i>Mareca penelope</i>) [A855] • Sandwich Tern (<i>Thalasseus sandvicensis</i>) [A863] • Wetland and Waterbirds [A999] 	<p>Detailed conservation objectives for this site were reviewed as part of the assessment and are available at www.npws.ie</p>	<p>The proposed works are located approximately 525 meters (straight line measurement) to the north of the European Site and following preliminary assessment it is considered to be within the Likely Zone of Impact.</p>

6 MITIGATION AND BEST PRACTICE MEASURES

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

Construction Phase:

6.1 Site Set Up

- A solid fence shall 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 shall 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.
- An Ecological Clerk of Works shall be appointed prior to the commencement of any works on site to ensure the mitigation measures are complied with.

6.2 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, gravel, and soils shall be stored on level terrain and shall be covered during heavy rainfall periods in order to prohibit the mobilisation of sediments.
- Any infill 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.

6.3 Air Quality Dust and Emissions

- Dust and mal odours shall be kept to a minimum.
- The site shall be dampened down as necessary to minimise 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.

6.4 Refueling, 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 bunded during the construction stage of the development.

6.5 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.

6.6 Groundwater Contamination

- All direct discharges of pollutants into groundwater are prohibited.
- Drip trays shall 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 shall be kept close to storage areas. Staff will be trained on how to use spill kits correctly.
- Damaged, or leaking drums shall 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.

6.7 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 water courses. 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 stockpiles.
- Water from excavations shall be pumped to land and allowed to settle, or passed through silt traps, before returning into the watercourse.

- 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.

6.8 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.

7 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.

7.1 Assessment with regard to each of the European Sites located within the Likely Zone of Impact

Table 7.1 provides the assessment with regard to each of the European Sites located within the Likely Zone of Impact. The Galway Bay Complex SAC and Inner Galway Bay SPA are within the Likely Zone of Impact.

Table 7.1 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 Approximately 525 meters from the proposed development.	There is no potential for direct effects/impacts on the Qualifying Interests of the European Site. The proposed works are entirely outside the boundary of the European Site.	Due to the large scale of the proposed development and the proximity to the Natura 2000 site, indirect impacts during the construction phase cannot be ruled out. As per the precautionary principle, considering the High Groundwater Vulnerability on site, construction works could result in the pollution of groundwater via the percolation of polluting materials through the limestone bedrock underlying the site, which could indirectly impact on the Qualifying Interests associated with the Galway Bay Complex SAC in the absence of mitigation measures. Best practice and mitigation measures are outlined in Section 6 of this report. In particular, it should be noted that groundwater contamination preventative	With the proposed mitigation in place as stated in Section 6, there is no potential for impact on this European site. No potential for adverse effect.

European Site	Pathways for Direct Effects	Pathways for Indirect Effects	Potential for adverse effects on the European Site
		measures will be exercised with extreme caution to protect the integrity of the SAC.	
<p>Inner Galway Bay SPA Site code: 004031 Approximately 525 meters from the proposed development.</p>	<p>There is no potential for direct effects/impacts on the Qualifying Interests of the European Site. The proposed works are entirely outside the boundary of the European Site.</p>	<p>Due to the large scale of the proposed development and the proximity to the Natura 2000 site, indirect impacts during the construction phase cannot be ruled out. As per the precautionary principle, considering the High Groundwater Vulnerability on site, construction works could result in the pollution of groundwater via the percolation of polluting materials through the limestone bedrock underlying the site, which could indirectly impact on the Qualifying Interests associated with the Inner Galway Bay SPA, in the absence of mitigation measures.</p> <p>Best practice and mitigation measures are outlined in Section 6 of this report. In particular, it should be noted that groundwater contamination preventative measures will be exercised with extreme caution to protect the integrity of the SPA.</p>	<p>With the proposed mitigation in place as stated in Section 6, there is no potential for impact on this European site. No potential for adverse effect.</p>

8 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 21st of August 2025.

The following local planning applications were granted within a 300m radius of the site in the past 5 years.

- **PI ref: 20205** - *Permission is sought for the development which will consist of the construction of an extension to the side of the existing dwelling house and all ancillary site works*
- **PI ref: 21263** - *Permission for development which will consist of construction of a single storey extension to the front and rear, two storey extension to the rear and to the side of existing dwelling house*
- **PI ref: 2018** - *Permission for the retention of (1) The provision of a Signage Structure erected on the roof of the retail unit. (2) The provision of a 24/7 External Laundromat Unit facility on the forecourt*
- **PI ref: 2014** - *Chead lomlán Pleanála do phinniúr liathróid láimhe dhá stór, móide na cóiríochtaí breise bainteacha, ceangail le serbhísí reatha, agus na hoibreacha suímh a bhaineann*
- **PI ref: 21283** - *Permission for development which will consist of a ground floor extension to the front/rear of their property with new first floor extension to the side over existing front room and utility*
- **PI ref: 20315** - *Permission for development which will consist of the demolition of existing utility room and boiler house and to construct a single storey extension to the rear of the existing dwelling house*
- **PI ref: 20236** - *Permission for development which will consist of change of use from commercial unit to ground floor apartment and all associated site works*
- **PI ref: 20210** - *Permission is sought for the development which will consist of the construction of new single storey extensions to the front and rear of existing two storey dwelling with alterations to elevations and associated site works*

9 CONCLUDING STATEMENT

9.1 Characteristics of the Site and Development

This report details the results of an Appropriate Assessment carried out for the “construction of a Residential Development at Renmore, Galway City. The development will consist of:

1. Construction of 82 no. residential units across 12 no. building blocks and 2 no. detached houses as follows;
 - a. Block A consists of a 1-3 storey building, comprising of a 3 no. 2 bed ground floor apartments, 2 no. 2 bed upper floor apartments and 1 no. first floor 1 bed apartment.
 - b. Block B consists of a 3 storey building, comprising of 7 no. 1 bed ground floor apartments and 7 no. 2 bed upper floor apartments,
 - c. Block C consists of a 3 storey building, comprising of 4 no. 1 bed ground floor apartments and 4 no. 2 bed no. upper floor apartments,
 - d. Block D consists of a 3 storey building, comprising of 7 no. 1 bed ground floor apartments and 8 no. 2 bed upper floor apartments, with integrated bin store and integrated bike store.
 - e. Block E consists of a 2 ½ storey building, comprising of 4 no. 3 bed terraced houses,
 - f. Block F consists of a 2 ½ storey building, comprising of 3 no. 3 bed terraced houses,
 - g. Block G consists of a 2 ½ storey building, comprising of 3 no. 3 bed terraced houses,
 - h. Block H consists of a 2 storey building, comprising of 3 no. 2 bed ground floor apartments and 3 no. 2 bed no. upper floor apartments, with integrated bin store and integrated bike store.
 - i. Block I consists of a 2 storey building, comprising of 4 no. 1 bed ground floor apartments and 4 no. 1 bed no. upper floor apartments,
 - j. Block J consists of a 2 ½ storey building, comprising a staggered terrace of 7 no. 3 bed houses,
 - k. Block K consists of a 2 ½ storey building, comprising of 3 no. 3 bed terraced houses,
 - l. Block L consists of a 2 ½ storey building, comprising of 3 no. 3 bed terraced houses,
 - m. 2 No. 2 storey 4 bedroom detached houses.
 - n. Provision of vehicular and pedestrian entrance off Gleann Rua road (L-50378 road) to the south-east, including 2 no. pedestrian crossings,
2. Provision of 2 no. pedestrian connections with Murrough Drive and Beach Avenue respectively,
3. Revised boundary treatments and revised site boundaries,
4. Provision of public open space areas (to include for play spaces), private open space areas, bicycle parking, footpaths, public lighting, hard and soft landscaping,
5. Provision of Car parking to include for EV ducting to all spaces for future electric charging points,
6. Proposed Connection to existing mains water infrastructure,

7. Proposed on-site surface water drainage arrangements and connection to *existing* storm sewer network,
8. Proposed connection to sewer network, 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 lies 525 meters (straight line measurement) to the north of the Galway Bay Complex SAC (Site code: 000268) and Inner Galway Bay SPA (Site code: 004031). It is not expected that the proposed development, will give rise to any direct impacts on the Natura 2000 sites in question.

- a) *Is the project directly connected with or necessary to the management of the site?*

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

- 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 impact on any European site in any regard.

9.2 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 indirect impacts/effects on Galway Bay Complex SAC and Inner Galway Bay SPA were identified in the form of potential groundwater contamination during construction phase activities. This report has provided an assessment of all potential pathways for direct impacts/effects and indirect impacts/effects on European Sites. Surface water runoff must be monitored and controlled for the entirety of the construction phase. For additional mitigation measures and best practice measures please see Section 6 above. Any identified potential pathways for impacts/effects are robustly blocked through the mitigation and best practice measures proposed, 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, mitigation measures and a suitability assessment of the lands for development of this type.

- The works themselves will involve little disturbance or disruption to the ecological processes in the area during construction, operation, or decommissioning.
- The predicted indirect impact/effect of groundwater contamination will be mitigation through the measures implemented in Section 6.

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 14th of May 2025.
- Desk study of relevant ecological information.

9.3 Concluding Statement

With the implementation of the best practice and mitigation measures described in Section 6 of this report, it is not expected that the proposed development will give rise to any direct, indirect, or secondary impacts on the Galway Bay Complex SAC and Inner Galway Bay SPA.

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