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Michael Leahy B.Arch., M.R.U.P., Dip Plng. & Env. Law, F.R.I.A.I., M.I.P.I., A.o.U.

The Secretary

An Bord Pleanála

64 Marlborough St.

Dublin 1.

AN BORD PLEANÁLA	
15 th November 2022	
LDG-	059154-22
ABP-	
16 NOV 2022	
Fee: €	220
Type:	Cheque
Time:	
By:	post

Referral under section 5 of the planning act

Matter of referral: whether the construction of an agricultural shed for which an appropriate assessment screening report has been carried out at Rossadillisk, Cleggan, Co. Galway is development and is exempted development.

Details of declaration by planning authority (Galway County council): reference number ED22/58, dated 24th of October 2022, declared that the development in question is not exempted development. (Copy declaration enclosed- **Appendix 1**).

Name and address of person taking the referral: Mr Tom Termini of 12 Eastwood, Finglas, Dublin 11.

Name and address of agents acting on behalf of the person taking the referral: Leahy Planning Ltd., Mill Road House, Mill Road, Ennis

Address to which correspondence is to be sent: Leahy Planning Ltd., Mill Road House, Mill Road, Ennis

Fee included with referral: €220. (Type R1, fees and charges guide issued by an Bord Pleanála).

Final date for making referral: 20th November 2022 (date of declaration: 24th October 2022).

Dear Sir/Madame,

On behalf of our client **Mr Tom Termini**, we wish to refer the above declaration of the planning authority to the Board for determination in accordance with section 5 of the Planning Act. Details as required under section 127 of the Planning Act are indicated above.

We believe that the works in question should be considered as Exempted Development and the main grounds for making this referral are as follows;

1. The proposed development comes within the remit of the Class 9 exemption under schedule 2 of part 3 of the Regulations.
2. The proposed development is not de-exempted by virtue of any requirement to carry out an Appropriate Assessment.
3. There are no other reasons within the planning Act why the proposal could be considered to be de-exempted, and the reasons given in the planning authority's documentation are not valid.

We would also point out that the proposed development is supported by the provisions of the Galway development plan and is suitable to its area which is primarily agricultural.

1. Description.

The development is an agricultural shed of 93 m². It is proposed to be used in Mr Termini's beekeeping and honey production operation. Its total height is 7.9m. Drawings illustrating the proposal are attached as are photographs, given that the building has already been commenced (**Appendix 2**).

2. History.

Having carefully checked the exempted development regulations, Mr Termini satisfied himself that he was entitled to build the shed without planning permission and proceeded to do so. During the course of construction, he was contacted by Galway County council planning department who considered that the building may not be exempted development, and he subsequently sought a declaration under Section 5 on the matter from Galway County Council.

This referral was taken under ref No. ED 21/54 of Galway County council. A declaration issued by Galway County Council (copy attached- **Appendix 3**) which declared that the development was not exempted development. The planners' report on which this declaration was based gave as the sole reason for considering the proposal as not being exempted development that an Appropriate Assessment was required.

We would point out that this conclusion was reached by the planning authority without any evidence of its having carried out a stage 1 assessment or screening report.

In proposing to resolve the matter with a view to lodging an application for retention and completion Mr Termini engaged the services of Messrs Delichon Ecology to prepare an Appropriate Assessment. They carried out a screening report and concluded that Appropriate Assessment is not required. Mr Termini then found himself in a somewhat strange position of being required to apply for planning permission for something on the basis of its having required Appropriate Assessment after he had just established that in fact no such Appropriate Assessment was required.

For that reason, this firm advised him to lodge a second referral to the planning authority, this time specifically referring to the fact that a screening report had been carried out.

This second referral and declaration is now the subject of this referral to an Bord Pleanála.

3. Basis for considering the proposal as being development which is exempted development:

It is clear from section 2 of the planning Act that the proposal constitutes works and constitutes development.

Under article 6 of the Planning and Development Regulations as amended, certain works set out Schedule 2 of the regulations are deemed to be exempted development. The class 9 exemption, schedule 2 part 3, provides for a barn or store or other structure not having a gross floorspace exceeding 300 square metres, which is the case in this instance. Such structure is to be used for purposes of agriculture, which is the case in the present building, it shall not in aggregate provide for storage units in excess of 900 m² of gross floorspace within a single farm holding, which is the case, it shall not be situated within 10 m of a public road which is the case, it shall not be situated within 100 m of any house, which is the case, and it is not proposed to use painted metal sheeting for external finishes which is also the case. It shall be under 8m in height (which it is) if closer than 100 m to the public road.

Therefore, the development is exempted development unless it is de-exempted under other provisions of the Act or Regulations.

3.1. Not De-Exempted by virtue of need to provide Appropriate Assessment.

The proposal is not located within an SAC or other European site. Further, as a storage shed, it does not produce any effluent or other deleterious run-off.

It is however in proximity to a number of SACs and to that end Mr Termini had a screening report prepared.

An essential part of determining whether an Appropriate Assessment is required is of course the carrying out of an Appropriate Assessment screening report or stage 1 assessment. This is made very clear under the methodological guidance issued by the European Commission concerning Article 6.3 of the Habitats Directive (see below).

The attached screening report, prepared by Messrs Delichon Ecology, satisfactorily establishes that Appropriate Assessment is not required for this proposal as it is not likely to have significant effects on a Natura Site (See **Appendix 4**).

4. Examination of the reasons given by the planning authority for their declaration that the proposal is not exempted development.

4.1. The declaration itself does not give satisfactory reasons for its conclusion other than stating that the planning authority has reached its conclusion. In this regard we would point out the section 5(2)(a) of the Act requires the planning authority in issuing its declaration to give "*the main reasons and considerations on which its decision is based*".

Other than simply referring to the sections of the Act to which it had regard, the planning authority gave no account of its reasons or considerations, and we therefore believe that this declaration is not valid and should not be further considered by the Board in determining this referral.

However, lest the Board does not agree with this position, we refer to the planner's report which seems to have formed the basis of the declaration, and that seems to provide two reasons why the planning authority concluded that the development was not exempted development.

The first is that as the screening report had been carried out, that the de-exemption provided for under article 9(1)(a)(viiB) would apply.

This sub- article states:

(viiB) comprise development in relation to which a planning authority or An Bord Pleanala is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,

The planning authority seems to have concluded that as a screening report was carried out, and as this is defined as a stage 1 of the process of Appropriate Assessment, that the above de-exemption shall apply. We would suggest this is a completely illogical position to take having regard to the wording outlined above.

Firstly, it takes no account of the word “require” in the above wording. There is clearly no established requirement to carry out an Appropriate Assessment in this instance. The fact that my client carried out, under his own initiative, a screening report does not establish a requirement. Further, the only way to determine definitively whether there is a requirement to carry out a full Appropriate Assessment is to conduct a screening report. The council’s position that in determining whether or not an Appropriate Assessment is required, one has automatically engaged in the process of carrying out an Appropriate Assessment, is Kafkaesque in its illogicality.

Further, an Appropriate Assessment is only completed once all the stages have been carried out. This is not the case in this instance and the council’s position that conducting of a stage 1 Appropriate

Assessment process constitutes an Appropriate Assessment is clearly not in accordance with the council directive.

Secondly, the above wording indicates that the de-exemption shall only apply once an appropriate assessment is required for a development because *"it would be likely to have a significant effect on a European site"*. The screening report in fact concluded the direct opposite and indicated that the proposal would not be likely to have a significant effect on a European site and that it would therefore not be necessary to conduct a full appropriate assessment.

The European Commission has given methodological guidance on the AA process (EC, 2002) and this has been adopted in the 2009 document *Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities*, issued by the Department of the Environment, which gives guidance to planning authorities on the process of appropriate assessment for projects and plans. This document clearly states that stage 1 assessment is a "screening for AA" (See Paragraph 3.1). The document also makes clear that an AA cannot be carried out without the production of a Natura Impact Statement. Further to the completion of the screening report in this case, it was determined that the production of such a statement or proceeding to stage II was not necessary as no serious impacts were considered likely on a European site.

- 4.2. The second reason for de-exemption given in the planners' report suggested that the proposal is de-exempted by virtue of article 9(1)(a)(vi) of the Regulations, which states as follows:

"(vi) interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of

a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan.....”

Again, we would suggest that the council’s conclusion derives from an incorrect reading of the above text. It is clear from the text that in order for any de-exemption to apply there has to be a specific objective in regard preservation of a view or prospect, or a specific objective in regard to the protection of a particular character of landscape. The Planners’ report indicates that the landscape in question is a Class 3 designated rural landscape with the sensitivity rating of “special”. This however does not constitute a specific objective as is clearly required under the above sub-article of the regulations. In the above quotation from the regulations the term “*character of the landscape*” is clearly qualified by the phrase “*the preservation of which is an objective of the development plan*”. Unless the planning authority can point to a specific objective of the development plan which seeks the preservation of all such landscapes free of development then it cannot claim that the above quoted de-exemption applies in this case. If it were to do so, it would be a simple matter for any planning authority to prohibit any exempted development purely on the basis that it interfered with a landscape, and this would clearly frustrate the legislative purpose of allowing certain developments to be exempted development.

- 4.2.1. We would also point out that there many examples within the local area, and within the indicated landscape, of sheds of a similar size and nature to that proposed which have been constructed, generally for agricultural or for storage purposes. We attach as **Appendix 5** a variety of photographs of such sheds which have been taken by Mr Termini on 12th of November 2022.

All of these were taken within 2.2 km of the location of the proposed development.

It is difficult to see therefore how the planning authority can argue that any small shed of the type proposed by Mr Termini is a material breach of the development plan or that it can *"interfere with the character of the landscape..... the preservation of which is an objective of the development plan"*.

5. General support for the proposal under the development plan.

The proposal is an agricultural shed in an agricultural area. The Galway County Council development plan clearly states its support for agriculture. The proposal is located in Cleggan, and under Section 7(a) of the plan the area of Cleggan is listed. Section 7(a) affirms as follows ;

"The open countryside provides for rural economies and rural communities, based on agriculture, forestry, tourism and rural enterprise."

It is clear therefore that the provision of shed for agricultural purposes (beekeeping) is entirely consonant with the development plan.

6. Conclusion.

We have established in the foregoing that the proposal is exempt under Article 6, class 9 of the Regulations. The planning authority's position in regard to appropriate assessment is clearly not a logical position to take and is clearly not the intent either of the habitats directive or the legislation enabling it.

Nor is the planning Authority's position consonant with article 9 of the regulations. As there is no specific objective in the development plan for the preservation of this area of land it cannot be argued that the proposal is de-exempted under 9(1)(a)(vi).

We do not find any other grounds within either the Act or the Regulations which would suggest that the proposal is not exempted.

We therefore urge an Bord Pleanála to confirm that the proposal is development which is exempted development.

Yours sincerely,



Michael Leahy

For Leahy Planning Ltd. on behalf of Mr Tom Termini

Encl:

Cheque for €220

Appendixes

Appendixes

Appendix 1: Copy of declaration the basis of current referral and Planner's Report

Appendix 2: Drawings showing location and nature of development together with photographs and application form for declaration

Appendix 3: Copy of declaration issued on 23rd June 2021 together with Planners Report

Appendix 4: Report of screening for Appropriate Assessment by Messers Delichon Ecology

Appendix 5: Photographs of sheds taken by Mr Termini in the immediate locality (within 2.2km radius) on 12th of November 2022

Appendix 1

Copy of declaration the basis of current referral and Planner's Report



Bosca Poist Uimhir 27,
Aras an Chontae,
Cnoc na Radharc,
Gaillimh

Telephone: (091) 509308
Email: planning@galwaycoco.ie
Web: www.galway.ie

Comhairle Chontae na Gaillimhe
Galway County Council

Tom Termini
C/o Leahy Planning Ltd,
Mill Road House,
Mill Road,
Ennis,
Co. Clare

24th October, 2022

RE: Declaration of Exempted Development under section 5 of the Planning & Development Act 2000

ED22/58— *For the erection of a shed at Rossadillisk, Cleggan, Co. Galway.*

DECISION – NOT EXEMPTED DEVELOPMENT

A Chara,

I refer to the above application which was received by this office on the 27th September, 2022

The Planning Authority, in considering this Section 5 application, had regard particularly to

- (a) The definition of "works" set out in Section 2 of the Planning and Development Act 2000 (as amended).
- (b) The definition of "development" set out in Section 3 of said Planning and Development Act.
- (c) Section (3) of said Planning and Development Act.
- (d) Section 4 (1) (h) & (4) of said Planning and Development Acts.
- (e) Article 6(1) of said Planning and Development Regulations.
- (f) Article 9(1)(a) subsections (i), (vi), (vii), (viiB) & (viiC) of said Planning and Development Regulations.
- (g) 'Class 9' of Schedule 2 Part 3 of the 2001 Planning and Development Regulations.
- (h) Documents submitted from the referrer in this Section 5 application.

The Planning Authority, in exercise of the powers conferred on it by Section 5 of the 2000 Planning Act (as amended), hereby decides that:

The proposed construction of an Agricultural Storage Building (92m²) at Rossadillisk, Cleggan, Co. Galway is development and is **not exempted development** under Article 9(1) (a) (vi) & (viiB) of the Planning and Development Regulations 2001 (as amended).

Please note that you may appeal this decision to **An Bord Pleanála** within four weeks of the issue of this declaration on payment of the prescribed fee.

Our Ref: ED 22/58

Mise le meas



Robert Lydon
Planning & Sustainable Development Unit

PLANNER'S REPORT

File Ref: ED 22/58

Applicant: Tom Termini.

Location: Rossadillisk, Cleggan, Co. Galway.

Section 5 of the Planning and Development Act 2000 (as amended)

If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of the Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.

Proposed – Application

Whether the construction of an Agricultural Storage Building (92m²) at Rossadillisk, Cleggan, Co. Galway is or is not development or, is or is not exempted development within the meaning of the Planning and Development Acts, 2000 (as amended) and Planning and Development Regulations, 2001 (S.I. No. 600 of 2001) (as amended).

Site Location

The site is in the townland of Rossadillisk, off the Local Road L-11038-0, 2km west of Cleggan village.

Relevant Legislation

The following excerpts from current planning legislation are relevant to the assessment of this referral.

2000 Planning and Development Act

Section 2 of the Planning and Development Act, 2000 defines the terms used within the act and states that

"Works" includes any act or operation of construction, excavation, demolition, extension or alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes...

and

"structure" means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined,

Section 3(1) states:

"in this act 'development' means except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land."

Section 4 sets out the types of works that while considered 'development', can be

considered 'exempted development' for the purposes of the Act. (The 2001 Planning Regulations as amended derive from this section and designate further works as being exempted development for the purposes of the act)

2001 Planning and Development Regulations (as amended)

Article 6 deems the development set out in Schedule 2 to be exempted development. Column 1 describes the development which can be considered exempted development, while Column 2 describes the conditions and limitations applicable to such exemption. Part 3 sets out exemptions for rural areas.

'Class 9' and its conditions/limitations are as follows:

Works consisting of the provision of any store, barn, shed, glass-house or other structure, not being a type specified in class 6, 7 or 8 of this Part of the Schedule, and having a gross floor space not exceeding 300 square metres.

1. No such structure shall be used for any purpose other than the purpose of agriculture or forestry but excluding the housing of animals or the storing of effluent.
2. The gross floor space of such structures together with any other such structures situated within the same farmyard complex or complex of such structures or within 100 metres of that complex shall not exceed 900 square metres gross floor space in aggregate.
3. No such structure shall be situated within 10 metres of any public road.
4. No such structure within 100 metres of any public road shall exceed 8 metres in height.
5. No such structure shall be situated within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner, and, as may be appropriate, the occupier or person in charge thereof.
6. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.

Article 9 (1) (a) sets out general restrictions on exemption, stating that "Development to which article 6 relates shall not be exempted development for the purposes of the Act if the carrying out of such development would..." before going on to list a number of applicable circumstances.

Planning Assessment:

The applicant is seeking written opinion from the Planning Authority under Section 5 of the Planning and Development Act, 2000 (as amended), as to whether the proposed construction of an Agricultural Storage Building (92m²) at Rossadillisk, Cleggan, Co. Galway is or is not development or, is or is not exempted development within the meaning of the Planning and Development Acts, 2000 (as amended) and Planning and Development Regulations, 2001 (S.I. No. 600 of 2001) (as amended).

Planning History:

No planning history.

Galway County Development Plan, 2022-2028:

Landscape:

The site is located within a Class 3 designated rural landscape, which has a landscape sensitivity rating of 'Special'.



Appropriate Assessment:

The application site is located on a site outside any Natura 2000 site; however, it is situated within 15km of the following Natura 2000 sites (18):

- SAC:Connemara Bog Complex SAC
- SAC:Tully Lough SAC
- SAC:Tully Mountain SAC
- SAC:The Twelve Bens/Garraun Complex SAC
- SAC:Rusheenduff Lough SAC
- SAC:West Connacht Coast SAC
- SAC:Kingstown Bay SAC
- SAC:Slyne Head Peninsula SAC
- SAC:Inishbofin And Inishshark SAC
- SAC:Slyne Head Islands SAC
- SAC:Aughrusbeg Machair And Lake SAC
- SAC:Omev Island Machair SAC
- SAC:Barnahallia Lough SAC
- SPA:Illaunnaon SPA
- SPA:High Island, Inishshark and Davillaun SPA
- SPA:Cruagh Island SPA
- SPA:Connemara Bog Complex SPA
- SPA:Inishbofin, Omev Island and Turbot Island SPA

The site is located circa 90m south of West Connacht Coast SAC (site code: 002998) which is a designated European sites for rare and threatened flora and fauna (i.e. Natura 2000 network) protected under the EU Habitats Directive (92/43/EEC) & EU Birds Directive (79/409/EEC, as amended by Directive 2009/147/EC) and the European Communities (Natural Habitats) Regulations 1997, as amended by the European Communities (Birds and Natural Habitats) Regulations 2011 and part XAB of the Planning and Development, 2000 as amended.

The Local Authority notes the inclusion of the 'Screening for Appropriate Assessment', the Local Authority considers this an equivalent document to an 'Appropriate Assessment: Stage 1 Screening' under the EU directive, and so the proposed would not satisfy Article 9 (1) (a) subsection (viiB):

"comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,"

Proposed Works:

The proposed works include the construction of a Agricultural Storage Building (92m²).

Nature of the Development:

The construction of an Agricultural Storage Building (92m²) falls within the scope of 'works' as defined by the 2000 Act. As such, the construction of an Agricultural Storage Building (92m²) is 'development' for the purposes of the legislation.

In the first instance, it is consistent with 'Class 9' of Schedule 2 Part 3 of the 2001 Planning and Development Regulations, as amended, and is also consistent with the conditions/limitations of that class, as set out in the schedule, in that:

- No such structure shall be used for any purpose other than the purpose of agriculture or forestry but excluding the housing of animals or the storing of effluent.
- The gross floor space of such structures together with any other such structures situated within the same farmyard complex or complex of such structures or within 100 metres of that complex shall not exceed 900 square meters gross floor space in aggregate.
- No such structure shall be situated within 10 metres of any public road.
- No such structure within 100 metres of any public road shall exceed 8 metres in height.
- No such structure shall be situated within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner, and, as may be appropriate, the occupier or person in charge thereof.
- No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.

Opinion:

Having regard to the above, in particular the nature of the proposed works in conjunction with the Sections 2, 3, 4(1)(h) & 4(4) of the Planning and Development Act 2000 (as amended) and Articles 9(1) (a) (vi),(vii), (viiB) & (viiC) of the Planning and Development Regulations 2001 (as amended), it is considered that the development would constitute development under Section 3 of the Planning and Development Act 2000 (as amended).

Having considered the works proposed the planning authority is of the opinion that the construction of an Agricultural Storage Building (92m²) would fall within 'Class 9' of Schedule 2 Part 3 of the 2001 Planning and Development Regulations.

However, the location of the works proposed, beside the West Connacht Coast SAC, would not satisfy Article 9 (1) (a) subsection (viiB):

"comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,"

Secondly, as stated above, the Local Authority considers the 'Screening for Appropriate Assessment' an equivalent document to a 'Appropriate Assessment: Stage 1 Screening', under the EU directive, and so the proposed would not satisfy Article 9 (1) (a) subsection (viiB) for a second reason.

Thirdly, a visual inspection of the works to date, makes it clear the proposed would not satisfy Article 9 (1) (a) subsection (vi).

'interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,'

the works as proposed are therefore considered to be not exempted development as per the criteria set out in Article 9(1) (a) (vi) & (viiB) of the Planning and Development Regulations 2001 (as amended)

Recommendation:

The Planning Authority, in considering this Section 5 application, had regard particularly to

- (a) The definition of "works" set out in Section 2 of the Planning and Development Act 2000 (as amended).
- (b) The definition of "development" set out in Section 3 of said Planning and Development Act.
- (c) Section (3) of said Planning and Development Act.
- (d) Section 4 (1) (h) & (4) of said Planning and Development Acts.
- (e) Article 6(1) of said Planning and Development Regulations.
- (f) Article 9(1)(a) subsections (i), (vi), (vii), (viiB) & (viiC) of said Planning and Development Regulations.
- (g) 'Class 9' of Schedule 2 Part 3 of the 2001 Planning and Development Regulations.
- (h) Documents submitted from the referrer in this Section 5 application.

The Planning Authority, in exercise of the powers conferred on it by Section 5 of the 2000 Planning Act (as amended), hereby decides that:

The proposed construction of an Agricultural Storage Building (92m²) at Rossadillisk, Cleggan, Co. Galway is development and is **not exempted development** under Article 9(1) (a) (vi) & (viiB) of the Planning and Development Regulations 2001 (as amended).


Prepared By: Robert Lydon, Technician Gr 2, Planning

Counter-signed By: Alan O' Connell, Senior Executive Planner

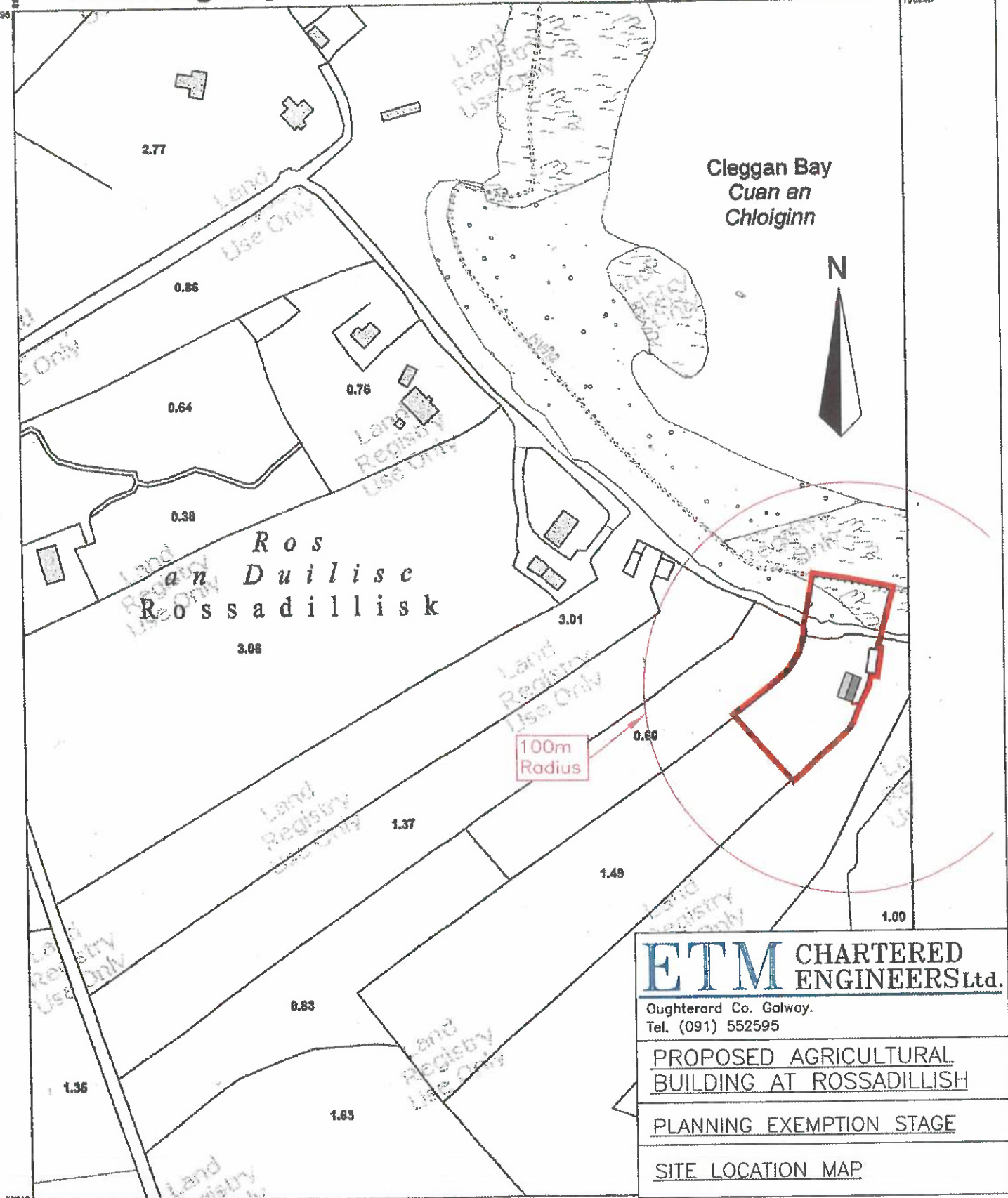
Director's/Manager's Recommendation

Decided By: Michael Owens, Director of Services

Appendix 2

Drawings showing location and nature of development together with photographs
and application form for declaration

Land Registry Compliant map



0 20 40 60 80 Metres
0 30 60 90 120 150 Feet

OUTPUT SCALE: 1:2,500

LED AND PUBLISHED BY:
Ordnance Survey Ireland,
100, K Park,
Dublin 8,

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The representation on this map
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ETM CHARTERED ENGINEERS Ltd.

Oughterard Co. Galway.
Tel. (091) 552595

PROPOSED AGRICULTURAL
BUILDING AT ROSSADILLISH

PLANNING EXEMPTION STAGE

SITE LOCATION MAP

GALWAY O.S.S. : 2655-B

SCALES : 1 : 2500

DATE : May 2021

CYAL50177980
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LOR NO : 2464

NOTE:

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IMPERIAL DIMENSIONS ARE FOR REFERENCE ONLY

THIS DRAWING HAS BEEN PREPARED FOR
PLANNING PERMISSION PURPOSES ONLY AND
SHOULD NOT BE USED FOR CONSTRUCTION.

EXISTING
ACCESS
ROAD



12.5 M.

PROPOSED
AGRICULTURAL
BUILDING

NOTE:

SITE SHOWN OUTLINED IN RED

SITE AREA = 0.36Ha = 0.89 Acres

ETM CHARTERED ENGINEERS Ltd.

Oughterard Co. Galway.
Tel. (091) 552595

PROPOSED AGRICULTURAL
BUILDING AT ROSSADILLISH

PLANNING EXEMPTION STAGE

PROPOSED SITE LAYOUT

CLIENT : T. Termini

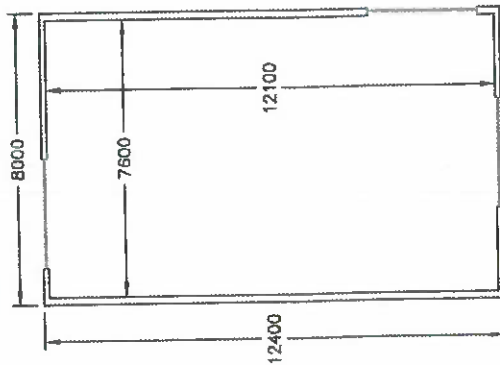
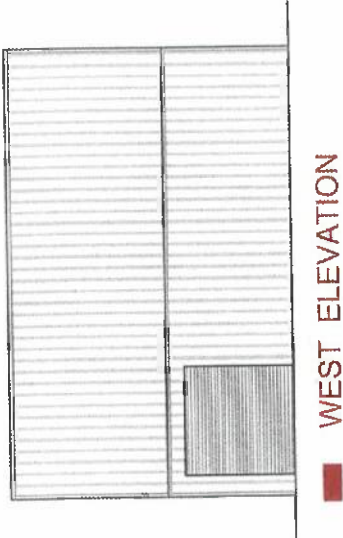
SCALES : 1 : 500

DATE : May 2021

Job No.: 2464 Drawing No.: 2464/10/P

Drawn. By: MC Sheet No.:

Rev. No.: Rev. Date:



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ENGINEERS Ltd.

Oughterard Co. Galway.
Tel. (091) 552595

PROPOSED AGRICULTURAL
BUILDING AT ROSSADILLISH

PLANNING EXEMPTION STAGE

EXISTING BUILDING DRAWING

CLIENT : T. Termini

SCALES : 1 : 200

DATE : May 2021

Job No.:	2464	Drawing No.:	2476/6/P
Drawn By:	MC	Sheet No.:	
Rev. No.:	P	Rev. Date.:	



Photograph of property as exists on site.

Iarratas ar dhearbhu maidir le
forbairt dhiolmhaithe faoi Alt 5
den Acht um Pleanail agus
Forbairt 2000



Comhairle Chontae na Gaillimhe
Galway County Council

Application for Declaration of
Exempted Development under
Section 5 of the Planning and
Development Act 2000

Tá an fhoirm seo le fáil i gcló mór chomh maith

This form is also available in large print

Tá míle fáilte an fhoirm seo a líonadh i nGaeilge

1. Mionsonraí faoin iarratasóir		1. Applicant details
Ainm	Name	Tom Termini
Seoladh	Address	12 Eastwood Finglas Dublin
Cód Poist	Postcode	D11YY6X
Teileafón	Telephone	0830430988
Ríomhphost	Email	termini@bluedog.net

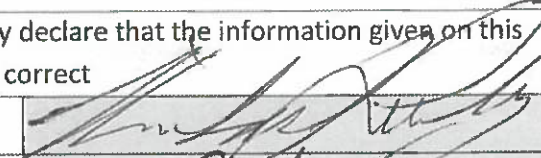
2. Mionsonraí faoin bhforbairt bheartaithe		2. Proposed development details
Tuairisc iomlán	Full description	Provision of agricultural storage building 92sqm (already commenced)

Más méadú ar theach cónaithe atá i gceist, cuir isteach achair urláir		If an extension to a dwellinghouse, please include floor areas
(i) méadú beartaithe	(i) Proposed extension	mcr/sqm
(ii) struchtúir reatha	(ii) Existing structure	mcr/sqm
(iii) spás oscailte príobháideach ar gcúl	(iii) Rear private open space	mcr/sqm

Más forbairt í a bhaineann le Garáiste/Bothán/Stóras etc a chur in airde, luaigh an méid seo a leanas, le do thoil:		If for the erection of Garage/Shed/Store etc., please include the following:
(i) garáiste/bothán/stóras etc beartaithe	(i) Proposed garage/shed/store etc	92 mcr/sqm
(ii) struchtúir reatha	(ii) Existing structure	mcr/sqm
(iii) spás oscailte príobháideach ar gcúl	(iii) Rear private open space	mcr/sqm

I gcás aon foirgneamh /fhoirgnimh atá le coimeád ar an láithreán, nó i gcás athraithe ar úsáid na maoine		For any building(s) to be retained on site, or for a change of use of the property
Léirigh an úsáid reatha	Please indicate the existing use	Agricultural storage building

Doiciméid atá le cur in éineacht leis an bhfoirm iarratais seo (cuir isteach tic (✓) le do thoil)	Documents to be included with this application form (please tick✓)
Léarscáil de shuíomh an láithreáin Scála 1:1000 nó 1:2500	Site location map Scale 1:1000 or 1:2500 <input checked="" type="checkbox"/>
Léarscáil de leagan amach an láithreáin Scála 1:200 nó 1:500	Site layout map Scale 1:200 or 1:500 <input checked="" type="checkbox"/>
Pleananna urláir & ingearchlónna	Floor plans & elevations <input checked="" type="checkbox"/>
Táille (€80)	Fee (€80) <input checked="" type="checkbox"/>

Dearbhaím leis seo go bhfuil an fhaisnéis a thugtar ar an bhfoirm seo ceart		I hereby declare that the information given on this form is correct
Síniú (iarratasóir/gníomhaire)	Signature (applicant/agent)	
Dáta	Date	20 Oct 2022

Seol an fhoirm ar ais chuig: An tAonad Pleanála & Forbartha Inmharthana Comhairle Chontae na Gaillimhe Áras an Chontae Cnoc na Radharc Gaillimh.	Return to: Planning & Sustainable Development Unit Galway County Council Áras an Chontae Prospect Hill Galway	Tel. (091) 509308 Fax (091) 509199 planning@galwaycoco.ie www.gaillimh.ie www.galway.ie
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Appendix 3

Copy of declaration issued on 23rd June 2021 together with Planners Report

Áras an Chontae,
Cnoc na Radharc, Gaillimh,
H91 H6KX.

Áras an Chontae,
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Timpeallacht & Tréidliacht
Environment & Veterinary
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Mótarcháin
Motor Taxation
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Clár na dToghthóirí
Register of Electors
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Seirbhísi Uisce
Water Services
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Pobal & Fiontar
Community & Enterprise
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community@galwaycoco.ie

Pleanáil
Planning
(091) 509 308
planning@galwaycoco.ie

Leabharlann
Library
(091) 562 471
info@galwaylibrary.ie



Our Ref: ED 21/54

Tom Termini,
c/o ETM Chartered Engineers Ltd.,
Oughterard,
Co. Galway

Comhairle Chontae na Gaillimhe
Galway County Council

23rd June, 2021

RE: Declaration of Exempted Development under section 5 of the Planning & Development Act 2000

ED21/54 – proposed construction of an Agricultural Storage Building (100m²)

DECISION – NOT EXEMPTED DEVELOPMENT

A Chara,

I refer to the above application which was received by this office on the 21st May 2021

The Planning Authority, in considering this Section 5 application, had regard particularly to:

- (a) The definition of "works" set out in Section 2 of the Planning and Development Act 2000 (as amended).
- (b) The definition of "development" set out in Section 3 of said Planning and Development Act.
- (c) Section (3) of said Planning and Development Act.
- (d) Section 4 (1) (h) & (4) of said Planning and Development Acts.
- (e) Article 6(1) of said Planning and Development Regulations.
- (f) Article 9(1)(a) subsections (i), (vi), (vii), (viiB) & (viiC) of said Planning and Development Regulations.
- (g) 'Class 9' of Schedule 2 Part 3 of the 2001 Planning and Development Regulations.
- (h) Documents submitted from the referrer in this Section 5 application.

The Planning Authority, in exercise of the powers conferred on it by Section 5 of the 2000 Planning Act (as amended), hereby decides that:

The proposed construction of an Agricultural Storage Building (100m²) at Rossadillisk, Cleggan, Co. Galway is development and is **not exempted development** under Article 9(1) (a) (viiB) of the Planning and Development Regulations 2001 (as amended).

Mise le meas


Robert Lydon
Planning & Sustainable Development Unit



PLANNER'S REPORT

File Ref: ED 21/54

Applicant: Tom Termini.

Location: Rossadillisk, Cleggan, Co. Galway.

Section 5 of the Planning and Development Act 2000 (as amended)

If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of the Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.

Proposed – Application

Whether the construction of an Agricultural Storage Building (100m²) at Rossadillisk, Cleggan, Co. Galway is or is not development or, is or is not exempted development within the meaning of the Planning and Development Acts, 2000 (as amended) and Planning and Development Regulations, 2001 (S.I. No. 600 of 2001) (as amended).

Site Location

The site is in the townland of Rossadillisk, off the Local Road L-11038-0, 2km west of Cleggan village.

Relevant Legislation

The following excerpts from current planning legislation are relevant to the assessment of this referral.

2000 Planning and Development Act

Section 2 of the Planning and Development Act, 2000 defines the terms used within the act and states that

“Works” includes any act or operation of construction, excavation, demolition, extension or alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes...

and

“structure” means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined,

Section 3(1) states:

“in this act ‘development’ means except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.”

Section 4 sets out the types of works that while considered ‘development’, can be

considered 'exempted development' for the purposes of the Act. (The 2001 Planning Regulations as amended derive from this section and designate further works as being exempted development for the purposes of the act)

2001 Planning and Development Regulations (as amended)

Article 6 deems the development set out in Schedule 2 to be exempted development. Column 1 describes the development which can be considered exempted development, while Column 2 describes the conditions and limitations applicable to such exemption. Part 3 sets out exemptions for rural areas.

'Class 9' and its conditions/limitations are as follows:

Works consisting of the provision of any store, barn, shed, glass-house or other structure, not being a type specified in class 6, 7 or 8 of this Part of the Schedule, and having a gross floor space not exceeding 300 square metres.

1. No such structure shall be used for any purpose other than the purpose of agriculture or forestry but excluding the housing of animals or the storing of effluent.
2. The gross floor space of such structures together with any other such structures situated within the same farmyard complex or complex of such structures or within 100 metres of that complex shall not exceed 900 square metres gross floor space in aggregate.
3. No such structure shall be situated within 10 metres of any public road.
4. No such structure within 100 metres of any public road shall exceed 8 metres in height.
5. No such structure shall be situated within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner, and, as may be appropriate, the occupier or person in charge thereof.
6. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.

Article 9 (1) (a) sets out general restrictions on exemption, stating that "Development to which article 6 relates shall not be exempted development for the purposes of the Act if the carrying out of such development would..." before going on to list a number of applicable circumstances.

Planning Assessment:

The applicant is seeking written opinion from the Planning Authority under Section 5 of the Planning and Development Act, 2000 (as amended), as to whether the proposed construction of an Agricultural Storage Building (100m²) at Rossadillisk, Cleggan, Co. Galway is or is not development or, is or is not exempted development within the meaning of the Planning and Development Acts, 2000 (as amended) and Planning and Development Regulations, 2001 (S.I. No. 600 of 2001) (as amended).

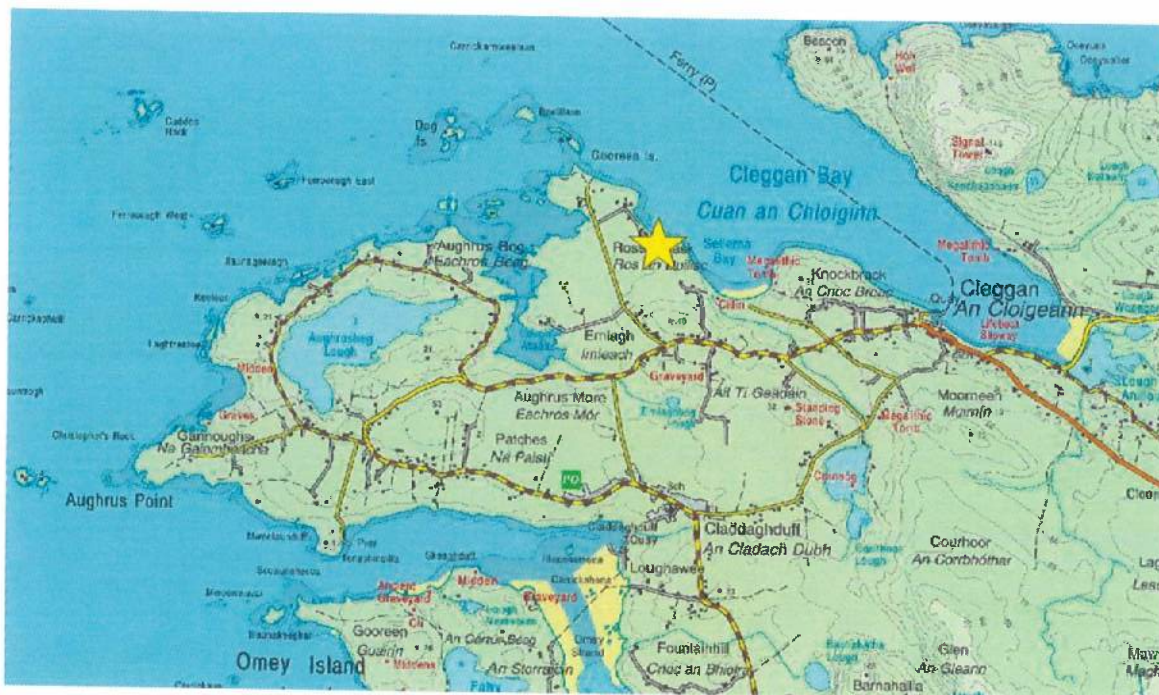
Planning History:

No planning history.

Galway County Development Plan, 2015-2021:

Landscape:

The site is located within a Class 4 designated rural landscape, which has a landscape sensitivity rating of 'Special'.



Appropriate Assessment:

The application site is located on a site outside any Natura 2000 site; however, it is situated within 15km of the following Natura 2000 sites (18):

- SAC:Connemara Bog Complex SAC
- SAC:Tully Lough SAC
- SAC:Tully Mountain SAC
- SAC:The Twelve Bens/Garraun Complex SAC
- SAC:Rusheenduff Lough SAC
- SAC:West Connacht Coast SAC
- SAC:Kingstown Bay SAC
- SAC:Slyne Head Peninsula SAC
- SAC:Inishbofin And Inishshark SAC
- SAC:Slyne Head Islands SAC
- SAC:Aughrusbeg Machair And Lake SAC
- SAC:Omev Island Machair SAC
- SAC:Barnahallia Lough SAC
- SPA:Illaunnaanoon SPA
- SPA:High Island, Inishshark and Davillaun SPA
- SPA:Cruagh Island SPA
- SPA:Connemara Bog Complex SPA
- SPA:Inishbofin, Omev Island and Turbot Island SPA

The site is located circa 90m south of West Connacht Coast SAC (site code: 002998) which is a designated European sites for rare and threatened flora and fauna (i.e. Natura 2000 network) protected under the EU Habitats Directive (92/43/EEC) & EU Birds Directive (79/409/EEC, as amended by Directive 2009/147/EC) and the European Communities (Natural Habitats) Regulations 1997, as amended by the European Communities (Birds and Natural Habitats) Regulations 2011 and part XAB of the Planning and Development, 2000 as amended.

Proposed Works:

The proposed works include the construction of a Agricultural Storage Building (100m²).

Nature of the Development:

The construction of an Agricultural Storage Building (100m²) falls within the scope of 'works' as defined by the 2000 Act. As such, the construction of an Agricultural Storage Building (100m²) is 'development' for the purposes of the legislation.

In the first instance, it is consistent with 'Class 9' of Schedule 2 Part 3 of the 2001 Planning and Development Regulations, as amended, and is also consistent with the conditions/limitations of that class, as set out in the schedule, in that:

- No such structure shall be used for any purpose other than the purpose of agriculture or forestry but excluding the housing of animals or the storing of effluent.
- The gross floor space of such structures together with any other such structures situated within the same farmyard complex or complex of such structures or within 100 metres of that complex shall not exceed 900 square meters gross floor space in aggregate.
- No such structure shall be situated within 10 metres of any public road.
- No such structure within 100 metres of any public road shall exceed 8 metres in height.
- No such structure shall be situated within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner, and, as may be appropriate, the occupier or person in charge thereof.
- No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.

Opinion:

Having regard to the above, in particular the nature of the proposed works in conjunction with the Sections 2, 3, 4(1)(h) & 4(4) of the Planning and Development Act 2000 (as amended) and Articles 9(1) (a) (vi),(vii), (viiB) & (viiC) of the Planning and Development Regulations 2001 (as amended), it is considered that the development would constitute development under Section 3 of the Planning and Development Act 2000 (as amended).

Having considered the works proposed the planning authority is of the opinion that the construction of an Agricultural Storage Building (100m²) would fall within 'Class 9' of Schedule 2 Part 3 of the 2001 Planning and Development Regulations.

However, the location of the works proposed, beside the West Connacht Coast SAC and inside a 'Sensitivity Class: 4-Special' landscape, would not satisfy Article 9 (1) (a) subsection (viiB):

"comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,'

the works as proposed are therefore considered to be not exempted development as per the criteria set out in Article 9(1) (a) (viiB) of the Planning and Development Regulations 2001 (as amended)

Recommendation:

The Planning Authority, in considering this Section 5 application, had regard particularly to

- (a) The definition of "works" set out in Section 2 of the Planning and Development Act 2000 (as amended).
- (b) The definition of "development" set out in Section 3 of said Planning and Development Act.
- (c) Section (3) of said Planning and Development Act.
- (d) Section 4 (1) (h) & (4) of said Planning and Development Acts.
- (e) Article 6(1) of said Planning and Development Regulations.
- (f) Article 9(1)(a) subsections (i), (vi), (vii), (viiB) & (viiC) of said Planning and Development Regulations.
- (g) 'Class 9' of Schedule 2 Part 3 of the 2001 Planning and Development Regulations.
- (h) Documents submitted from the referrer in this Section 5 application.

The Planning Authority, in exercise of the powers conferred on it by Section 5 of the 2000 Planning Act (as amended), hereby decides that:

The proposed construction of an Agricultural Storage Building (100m²) at Rossadillisk, Cleggan, Co. Galway is development and is **not exempted development** under Article 9(1) (a) (viiB) of the Planning and Development Regulations 2001 (as amended).

Prepared By: _____
Robert Lydon, Technician Gr 2, Planning

Counter-signed By: _____
Alan O' Connell, Senior Executive Planner

Director's/Manager's Recommendation

Decided By: _____
Michael Owens, Director of Services

Appendix 4

Report of screening for Appropriate Assessment by Messers Delichon Ecology



Delichon Ecology

Tom Termini / Bluedog CSL
Screening for Appropriate Assessment

Proposed Agricultural Building and associated groundworks Rossadillisk, Cleggan, Co. Galway



Screening for Appropriate Assessment

Prepared By:



Delichon Ecology

Prepared For:

Tom Termini / Bluedog CSL



Screening for Appropriate Assessment

Revision	Document Number	Description	Prepared by	Checked by	Date
Draft	10_2021	Screening for Appropriate Assessment	ED	ED	26/04/2021
Final	10_2021	Screening for Appropriate Assessment	ED	ED	29/04/2021



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1. INTRODUCTION

Delichon Ecology have been commissioned by Tom Termini to carry out a Screening for Appropriate Assessment of groundworks in preparation for siting of an agricultural building at Rossadillisk, Cleggan, Co. Galway. The location of the agricultural building is presented in **Figure 1-1**.

This Screening for Appropriate Assessment (AA) has been prepared to provide the competent authority, Galway County Council, with the relevant scientific information to conduct the Appropriate Assessment (AA). This information will allow Galway County Council to determine, in view of best scientific knowledge, if the proposed project, individually or in combination with other plans and projects is likely to have a significant effect on a European site and, where necessary, to ascertain whether or not the proposed project would adversely affect the integrity of a European site.

1.1 Legislative Context for Appropriate Assessment

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, better known as “The Habitats Directive”, provides legal protection for habitats and species of European importance. Articles 3 to 9 provide the legislative means to protect habitats and species of Community interest through the establishment and conservation of an EU-wide network of sites known as Natura 2000.

Natura 2000 sites are defined under the Habitats Directive (Article 3) as a coherent European ecological network of special areas of conservation, composed of sites hosting the natural habitat types listed in Annex I and habitats of the species listed in Annex II, shall enable the natural habitat types and the species' habitats concerned to be maintained or, where appropriate, restored at a favourable conservation status in their natural range. In Ireland, these sites are designated as European Sites and include Special Protection Areas (SPAs), established under the EU Birds Directive (79/409/EEC, as codified by 2009/147/EC) for birds and Special Areas of Conservation (SACs), established under the Habitats Directive 92/43/EEC for habitats and species.

The Habitats Directive has been transposed into Irish law by Part XAB of the Planning and Development Act, 2000 - 2015 and the European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477/2011) as amended.

Articles 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to adversely affect the integrity of European Sites (Annex 1.1).

Article 6(3) establishes the requirement for Appropriate Assessment (AA):

Any plan or project not directly connected with or necessary to the management of the [Natura 2000] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, 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 and, if appropriate, after having obtained the opinion of the general public.



Article 6(3) of the Habitats Directive, transposed into Irish Law relevant to this project includes Part XAB of the Planning and Development Act, 2000-2019 and the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended).

Natura 2000 sites in Ireland (herein referred to as European sites) that form part of the Natura 2000 network of protected sites include Special Areas of Conservation (SACs) designated due to their significant ecological importance for species and habitats protected under Annexes I and II respectively of the Habitats Directive, and Special Protected Areas (SPAs), designated for the protection of populations and habitats of bird species protected under the EU Birds Directive (Council Directive 2009/409/EEC). Features for which SACs and SPAs are designated are termed Qualifying Interests and Special Conservation Interests respectively. Collectively, Qualifying Interests and Special Conservation Interests are herein referred to as Qualifying Features.

As the proposed project is not directly connected with or necessary to the management of any European Site, Galway County Council as the competent authority, is obliged to assess, in view of best scientific knowledge, if the proposed development, individually or in combination with other plans or projects, is likely to have a significant effect on European Sites.

The staged assessment process undertaken to meet Article 6(3) obligations is described in **Section 2** below.



Delichon Ecology

Tom Termini / Bluedog CSL
Screening for Appropriate Assessment

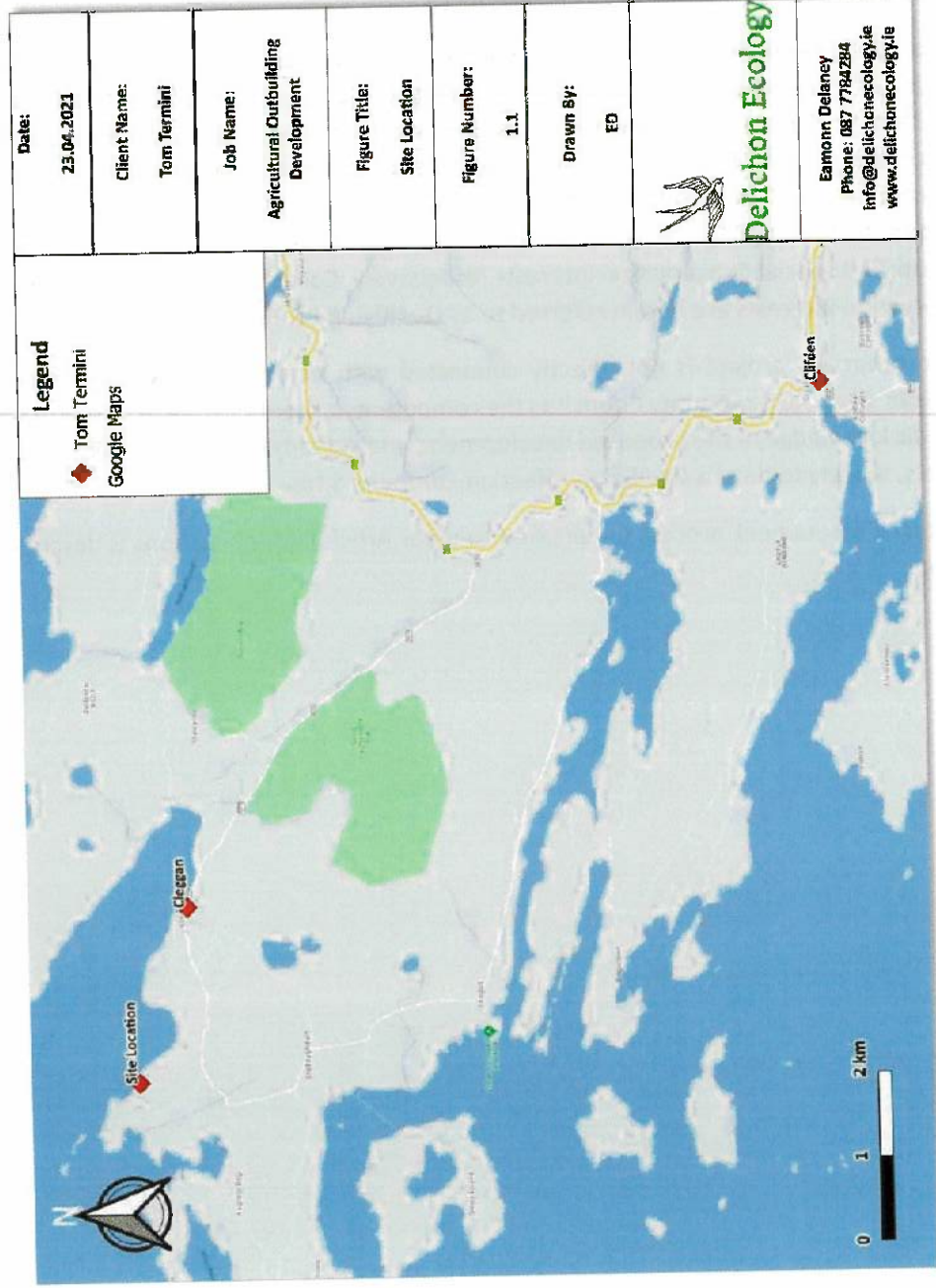


Figure 1-1: Location of Proposed Development Site



2 METHODOLOGY

2.1.1 Stage 1 – Screening for Appropriate Assessment

Screening is the process that addresses and records the reasoning and conclusions in relation to the first two tests of Article 6(3):

Whether a plan or project is directly connected to or necessary for the management of the site, and whether a plan or project, alone or in combination with other plans and projects, is likely to have significant effects on a European site in view of its conservation objectives.

If the effects are deemed to be significant, potentially significant, or uncertain, or if the screening process becomes overly complicated, then the process must proceed to Stage 2 (AA). Screening should be undertaken without the inclusion of mitigation, unless potential impacts clearly can be avoided through the modification or redesign of the plan or project, in which case the screening process is repeated on the altered plan. The greatest level of evidence and justification will be needed in circumstances when the process ends at screening stage on grounds of no impact.

2.1.2 Stage 2 – Appropriate Assessment (Natura Impact Statement)

The aim of Stage 2 of the AA process is to identify any adverse impacts that the plan or project might have on the integrity of relevant European sites. As part of the assessment, a key consideration is 'in combination' effects with other plans or projects. Where adverse impacts are identified, mitigation measures can be proposed that would avoid, reduce or remedy any such negative impacts and the plan or project should then be amended accordingly, thereby avoiding the need to progress to Step 3.

This stage considers whether the plan or project, alone or in combination with other projects or plans, will have adverse effects on the integrity of a European site, and includes any mitigation measures necessary to avoid, reduce or offset negative effects. The proponent of the plan or project will be required to submit a Natura Impact Statement, i.e. the report of a targeted professional scientific examination of the plan or project and the relevant European sites, to identify and characterise any possible implications for the site in view of the site's conservation objectives, taking account of in-combination effects. This should provide information to enable the public authority to carry out the AA.

The information required in a Natura Impact Statement, is outlined in Regulation 42(5) (a) of the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477/2011) as amended, as follows:

A Natura Impact Statement shall, in addition to addressing the issues referred to in the interpretation contained in Regulation 2(1), include such information or data as the public authority considers necessary, and specifies in a notice given under paragraph (3), to enable it to ascertain if the plan or project will affect the integrity of the site.

Where appropriate, a Natura Impact Statement shall include, in addition—

- i. the alternative solutions that have been considered and the reasons why they have not been adopted,



- ii. the imperative reasons of overriding public interest that are being relied upon to indicate that the plan or project should proceed notwithstanding that it may adversely affect the integrity of a European site,
- iii. the compensatory measures that are being proposed.

If the assessment is negative, i.e. adverse effects on the integrity of a site cannot be excluded, then the process must proceed to Stage 3, or the plan or project should be abandoned. The competent authority must make a determination to that effect before proceeding to the next stage.

2.1.3 Guidance

This Screening for AA and NIS report has been prepared with regard to the relevant provisions of the EU Council Directive 92/43/EEC and Ireland's EU (Birds and Natural Habitats) Regulations 2011 (as amended).

The methodology followed for this assessment has had regard to the following guidance and legislation:

- DoEHLG (2009, rev. 2010) Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities. Department of the Environment, Heritage and Local Government;
- European Commission (EC) (2018), Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats Directive' 92/43/EEC, Office for Official Publications of the European Communities, Luxembourg. European Commission;
- EC (2002) Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC, Office for Official Publications of the European Communities, Luxembourg. European Commission;
- EC (2007a) Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission. European Commission;
- EC, (2007b), Guidance document on the strict protection of animal species of Community interest under the Habitats Directive 92/43/EEC. European Commission;
- EC (2013) Interpretation Manual of European Union Habitats. Version EUR 28. European Commission;
- Chartered Institute of Ecology and Environmental Management (CIEEM) Version 1.1 (September 2019), Guidelines for Ecological Impact Assessment in the UK and Ireland;
- NPWS (2013a), The Status of EU Protected Habitats and Species in Ireland. Habitat Assessments Volume 2. Version 1.0. Unpublished Report, National Parks and Wildlife Services. Department of Arts, Heritage and the Gaeltacht, Dublin, Ireland;
- NPWS (2013b), The Status of EU Protected Habitats and Species in Ireland. Species Assessments Volume 3, Version 1.0. Unpublished Report, National Parks and Wildlife Services. Department of Arts, Heritage and the Gaeltacht, Dublin, Ireland;
- Office of the Planning Regulator (OPR) (2021) Practice Note PN01 - Appropriate Assessment Screening for Development Management.



- The European Communities (Birds and Natural Habitats) Regulations 2011 as amended;
- The Planning and Development Act 2000-2021;
- The Planning and Development Regulations 2001-2021; and
- Recent Irish and European case law on the Habitats Directive.

2.1.4 Information Consulted for this Report

This assessment has been informed by the following sources of data:

- Information on the location, nature and design of the proposed project as provided by the client;
- Department of Housing, Planning, Community and Local Government (DHPCLG) online land-use mapping (www.myplan.ie/en/index.html);
- Office of Public Works (OPW) National Flood Hazard Mapping website (www.floodmaps.ie)
- Environmental Protection Agency (EPA) geoportal mapping tool (<https://gis.epa.ie/EPAMaps/>);
- National Parks and Wildlife Service protected site and species information and data (<https://www.npws.ie/protected-sites>);
- National Biodiversity Data Centre (www.biodiversityireland.ie); and
- Ordnance Survey of Ireland mapping and aerial photography (www.osi.ie).



3 STAGE 1 – SCREENING FOR APPROPRIATE ASSESSMENT

This section provides the information required for the competent authority (Galway County Council) to undertake a Screening for AA and determine in view of best scientific knowledge, whether the proposed works, individually or in combination with other plans and projects, is likely to have a significant effect on the European site. Specifically, it aims to:

- Provide information on, and assess the potential for the proposed works to significantly impact on European sites; and
- Determine whether the activities proposed, alone or in combination with other projects, are likely to have significant effects on European sites in view of their Conservation Objectives.

This screening assessment provides information to address the following elements:

1. Description of the plan or project, and local site or plan area characteristics. The description covers the full scope of the proposed plan or project (i.e. deconstruction phase and operational phase).
2. Description of the receiving environment setting of the proposed plan or project and its surrounds.
3. Identification of relevant European sites within the projects the potential Zone of Influence (Zoi). A preliminary assessment to determine connectivity between the proposed works and receptors (i.e. European sites and/ or features for which the sites are designated). Where connectivity exists, the receptors in question are brought forward in the screening assessment process.
4. For receptors that exhibit potential connectivity to the proposed work a screening assessment is undertaken to establish whether the plan or project is likely to have a direct, indirect or cumulative effect on receptors based on a consideration of likely impacts (i.e. an assessment of significance of effect).
5. Screening statement with conclusions on whether or not an AA is necessary for the relevant a Qualifying Feature.

3.1 Project Description

The following sequence of events charts the works completed at Tom Termini's site to date.

- Groundworks at the site commenced and were completed in November 2020.
- Initial works included securing and upgrading the access track serving the proposed outbuilding site. This comprised sourcing 3" to 4" cut stone from a local quarry and laying this material on top of the in-situ access track / pathway in the area which comprised outcropping bedrock and trampled grassland habitat. The access track upgrade incorporated the positioning of a High Density Polyethelene (HDPE) pipe to allow unimpeded flow from a channel located south of the access track.
- Once the access track had been secured, the grass / turve material adjoining the outbuilding footprint was removed and secured along the site margins. This material has since secured



and re-established. There was no stockpiling or removal of topsoil during the proposed works and there is currently no exposed topsoil within the site.

- Following turve redistribution, the outbuilding footprint was infilled with 3"to 4" cut stone, identical to that used for the access road. This served as a working platform foundation / footprint for the proposed outbuilding structure. This area is sited atop the previous structures bottom plate (perimeter foundation), consisting of a minimal footprint located on top of the original farm building.
- Once the foundation was in place, shuttering materials were secured to facilitate the construction of a central concrete column and eight concrete pier structures, each 1 meter square. The central column and piers will serve as a foundation for the proposed prefabricated portable outbuilding structure.
- These structures were secured using shuttering, pouring cement into the shutter, thereby avoiding the release of concrete to the nearby and surrounding environment.
- No other works were completed on this property to date.
- It is proposed to secure a prefabricated outbuilding structure onto this foundation. The structure, a prefabricated steel shed, is required to support works associated with the construction and maintenance of wooden apiaries, which will be located south of the proposed prefabricated structure. The building will serve as temporary storage of raw product (honey, wax, propolis), a managed environment for processing of the consumables, and a secure facility for equipment, tools, and a warm and dry changing area for the beekeepers. There will be no wastewater or emissions from the agricultural building during its construction or operational phases.

This development will be located upon pastoral land at Rossadillisk, Cleggan, Co. Galway. The prefabricated design structure is presented in **Appendix A**.

3.2 European Sites within the Project Zone of Influence

This stage of the screening for AA process describes European Sites within the Zone of Influence (Zoi) of the proposed project. A 15km buffer zone of influence (Zoi) has been chosen as a precautionary measure, to ensure that all potentially affected European Sites are included in the screening process, which is in line with Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (DoEHLG, 2009, rev. 2010).

The integrity of a European Site (referred to in Article 6.3 of the EU Habitats Directive) is determined based on the Conservation Status of the features (habitats and/ or species) for which SACs and SPAs are designated. The Qualifying Interests (QI) and Special Conservation Interests (SCIs) for protected sites have been obtained through a review of the Conservation Objectives documents available from the NPWS website www.npws.ie.

There are seventeen European sites located within 15km of the proposed works (See **Figure 3.1**), these are as follows:

- West Connacht Coast SAC (002998);
- Aughrusbeg Machair and Lake SAC (001228);
- Barnhallia Lough SAC (002118);



- Kingstown Bay SAC (002265);
- Omev Island Machair SAC (001309);
- Slyne Head Peninsula SAC (002074);
- Slyne Head Islands SAC (000328);
- Connemara Bog Complex SAC (002034) ;
- Twelve Bens / Garraun Complex SAC (002031);
- Tully Lough SAC (002130);
- Tully Mountain SAC (000330);
- Rusheenduff Lough SAC (001311);
- Inishbofin and Inishshark SAC (000278);
- Inishbofin, Omev and Turbot Island SPA (004231);
- Cruagh Island SPA (004170);
- High Island, Inishshark and Davillan SPA (004144); and
- Connemara Bog Complex SPA (004181).

The assessment of connectivity between the European Sites and the proposed works follows the potential source-pathway-receptor model, which identifies the source of likely significant impacts, if any, the pathway (land, air, hydrological, hydrogeological pathways, etc) along which those impacts may be transferred from the source to the receiving environmental receptors (i.e. European Sites and/or features for which the sites are designated).

Where it is evident that there is no connectivity between the proposed work and receptors (i.e. European Sites and/or features for which, the sites are designated), the receptors are excluded from the AA process. Similarly, where connectivity exists between the proposed work and receptors but is deemed not to result in likely significant effects to the receptor, the receptor can be screened out (i.e. likely significant effects to receptors excluded; receptor not considered further in AA process).

In contrast to the above, where it is not possible to exclude likely significant effects on the basis of best scientific knowledge, a more detailed scientific assessment of the proposed works is required which focuses on the European Sites likely to be affected and the relevant designated feature in question.



Figure 3-1 shows the European sites within 15km of the proposed agricultural building while

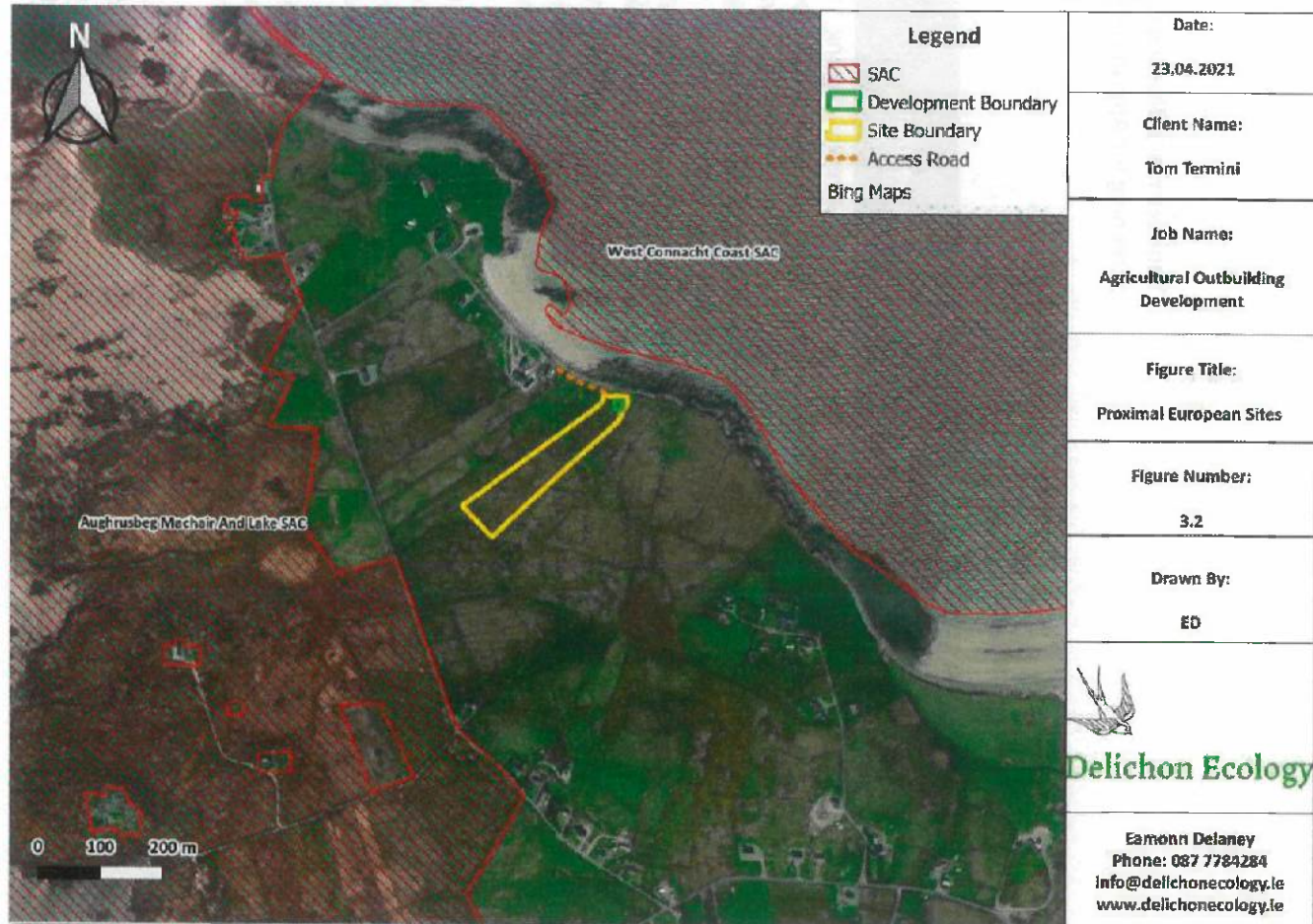


Figure 3-2 displays the European sites in closer proximity to the agricultural building site. Table 3-1 provides details on the distance and connectivity of European Sites within 15km of the agricultural building site.



Table 3-1: European Sites within the proposed development's Zone of Influence

Site Name and Code	Qualifying Features / Special Conservation Interest Species	Distance from proposed development footprint	Connectivity
West Connacht Coast SAC (002998)	1349 Common Bottlenose Dolphin <i>Tursiops truncatus</i>	65m north	There are no vectors directly linking the completed groundworks and proposed agricultural building to this European Site; e.g. watercourses, waterbodies or groundwater conduits. Surface water drainage for the surrounding environment is likely to migrate to the coastline north of the site, which supports West Connacht Coast SAC. The nature and scale of the proposed works, the distance between the proposed agricultural building and this European Site and the dilutional capacity of the receiving waterbody remove the potential for significant effects to this European Site via surface water drainage patterns.
Aughrusbeg Machair and Lake SAC (001228)	3130 Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoetes</i> Nanajuncetea 4010 Northern Atlantic wet heaths with <i>Erica tetralix</i>	410m south-west (nearest straight line distance) and 750m north-west via Cleggan Bay coastal waterbody.	There are no vectors directly linking the completed groundworks and proposed agricultural building to this European Site; e.g. watercourses, waterbodies or groundwater conduits. Surface water drainage for the surrounding environment is likely to migrate to the coastline north of the site, which supports West Connacht Coast SAC, that in turn is adjoined by Aughrusbeg Machair and Lake SAC ca. 750m north-west of the site. The nature and scale of the proposed works, the distance between the completed groundworks, the proposed agricultural building and this European Site and the dilutional capacity of the receiving waterbody remove the potential for significant effects to this European Site via surface water drainage patterns.



Site Name and Code	Qualifying Features / Special Conservation Interest Species	Distance from proposed development footprint	Connectivity
Barnhallia Lough SAC (002118)	3130 Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or Isoetes-Nanojuncetea 1833 Slender Naiad <i>Najas flexilis</i>	3.1km south-east	No potential for connectivity due to distance and the absence of viable ecological vectors.
Kingstown Bay SAC (002265)	1160 Large shallow inlets and bays	4.6km south	No potential for connectivity due to distance and the absence of viable ecological vectors.
Omey Island SAC (001309)	1395 Petalwort <i>Petalophyllum ralfsii</i> 21A0 Machairs (* in Ireland) 3140 Hard oligo-mesotrophic waters with benthic vegetation of <i>Chara</i> spp.	2.2km south	No potential for connectivity due to distance and the absence of viable ecological vectors.
Slyne Peninsula (002074)	1150 Coastal lagoons 1160 Large shallow inlets and bays 1170 Reefs 1210 Annual vegetation of drift lines 1220 Perennial vegetation of stony banks 1330 Atlantic salt meadows (Glauco-Puccinellietalia maritimae) 1395 Petalwort <i>Petalophyllum ralfsii</i> 1410 Mediterranean salt meadows (Juncetalia maritimi) 1833 Slender Naiad <i>Najas flexilis</i> 2110 Embryonic shifting dunes	9.5km south	No potential for connectivity due to distance and the absence of viable ecological vectors.



Site Name and Code	Qualifying Features / Special Conservation Interest Species	Distance from proposed development footprint	Connectivity
	<p>2120 Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes)</p> <p>21A0 Machairs (* in Ireland)</p> <p>3110 Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae)</p> <p>3140 Hard oligo-mesotrophic waters with benthic vegetation of <i>Chara</i> spp.</p> <p>4030 European dry heaths</p> <p>5130 <i>Juniperus communis</i> formations on heaths or calcareous grasslands</p> <p>6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites)</p> <p>6410 <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae)</p> <p>6510 Lowland hay meadows (<i>Alopecurus geniculatus</i>, <i>Sanguisorba officinalis</i>)</p> <p>7230 Alkaline fens</p>		
Slyne Islands (000328) Head SAC	<p>1170 Reefs</p> <p>1364 Grey Seal <i>Halichoerus grypus</i></p>	12.10km south	No potential for connectivity due to distance and the absence of viable ecological vectors.



Site Name and Code	Qualifying Features / Special Conservation Interest Species	Distance from proposed development footprint	Connectivity
Connemara Bog Complex (002034)	<p>1065 Marsh Fritillary <i>Euphydryas aurinia</i></p> <p>1106 Salmon Salmo salar</p> <p>1150 Coastal lagoons</p> <p>1170 Reefs</p> <p>1355 Otter <i>Lutra lutra</i></p> <p>1833 Slender Naiad <i>Najas flexilis</i></p> <p>3110 Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae)</p> <p>3130 Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or Isoetes-Nanojuncetea</p> <p>3160 Natural dystrophic lakes and ponds</p> <p>3260 Water courses of plain to montane levels with the Ranuncullion fluitantis and Callitriche-Batrachion vegetation</p> <p>4010 Northern Atlantic wet heaths with <i>Erica tetralix</i></p> <p>4030 European dry heaths</p> <p>6410 <i>Malinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae)</p> <p>7130 Blanket bogs (* if active bog)</p> <p>7140 Transition mires and quaking bogs</p>	12.3km south-east	No potential for connectivity due to distance and the absence of viable ecological vectors.



Site Name and Code	Qualifying Features / Special Conservation Interest Species	Distance from proposed development footprint	Connectivity
	7150 Depressions on peat substrates of the Rhynchosporion 7230 Alkaline fens 91A0 Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles		
Twelve Bens / Garraun Complex SAC (002031)	1029 Freshwater Pearl Mussel <i>Margaritifera margaritifera</i> 1106 Salmon <i>Salmo salar</i> 1355 Otter <i>Lutra lutra</i> 1833 Slender Naiad <i>Najas flexilis</i> 3110 Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) 3130 Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or Isoetes-Nanojuncetea 4060 Alpine and Boreal heaths 7130 Blanket bogs (* if active bog) 7150 Depressions on peat substrates of the Rhynchosporion 8110 Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) 8210 Calcareous rocky slopes with chasmophytic vegetation 8220 Siliceous rocky slopes with chasmophytic	11.5km south-east	No potential for connectivity due to distance and the absence of viable ecological vectors.



Site Name and Code	Qualifying Features / Special Conservation Interest Species	Distance from proposed development footprint	Connectivity
Tully Lough SAC (002130)	vegetation 91A0 Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles 3130 Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or Isoetes-Nanojuncetea 1833 Slender Naiad <i>Najas flexilis</i>	10.3km north-east	No potential for connectivity due to distance and the absence of viable ecological vectors.
Tully Mountain SAC (000330)	4030 European dry heaths 4060 Alpine and Boreal heaths	8.1km north-east	No potential for connectivity due to distance and the absence of viable ecological vectors.
Rusheenduff Lough SAC (001311)	3130 Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or Isoetes-Nanojuncetea 1833 Slender Naiad <i>Najas flexilis</i>	10km north-east	No potential for connectivity due to distance and the absence of viable ecological vectors.
Inishbofin and Inishshark SAC (000278)	1150 Coastal lagoons 1364 Grey Seal <i>Halichoerus grypus</i> 3110 Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) 4010 Northern Atlantic wet heaths with <i>Erica tetralix</i> 4030 European dry heaths	5.4km north	No potential for connectivity due to distance and the absence of viable ecological vectors.
Inishbofin, Omey and Turbot Island SPA (004231)	A122 Corncrake <i>Crex crex</i>	6.3km north/north-west	No potential for connectivity due to distance and the absence of viable ecological vectors.



Site Name and Code	Qualifying Features / Special Conservation Interest Species	Distance from proposed development footprint	Connectivity
Cruagh Island SPA (004170)	A013 Manx Shearwater <i>Puffinus puffinus</i> A045 Barnacle Goose <i>Branta leucopsis</i>	5.5km south-west	No potential for connectivity due to distance and the absence of viable ecological vectors.
High Island, Inishshark and Davillan SPA (004144)	A009 Fulmar <i>Fulmarus glacialis</i> A045 Barnacle Goose <i>Branta leucopsis</i> A194 Arctic Tern <i>Sterna paradisaea</i>	8.0km north-west	No potential for connectivity due to distance and the absence of viable ecological vectors.
Connemara Bog Complex SPA (004181)	A017 Cormorant <i>Phalacrocorax carbo</i> A098 Merlin <i>Falco columbarius</i> A140 Golden Plover <i>Pluvialis apricaria</i> A182 Common Gull <i>Larus canus</i>	13.9km south-east	No potential for connectivity due to distance and the absence of viable ecological vectors.



3.2.1 Summary of Connectivity Analysis

The completed groundworks and proposed agricultural building do not support direct connectivity to European Sites via ecological or environmental vectors. The site is located 65 metres south of the West Connacht Coast SAC and 410m north-east of Aughrusbeg Machair and Lake SAC.

Surface water drainage for the groundworks and the proposed agricultural building are likely to migrate to the coastline north of the site via overland flow, which is designated as part of West Connacht Coast SAC ca. 65m north of the high water (tide) mark. The coastal waterbody comprising the West Connacht Coast SAC in turn provides indirect and remote connectivity to Aughrusbeg Machair and Lake SAC, 750m north-west of the site.



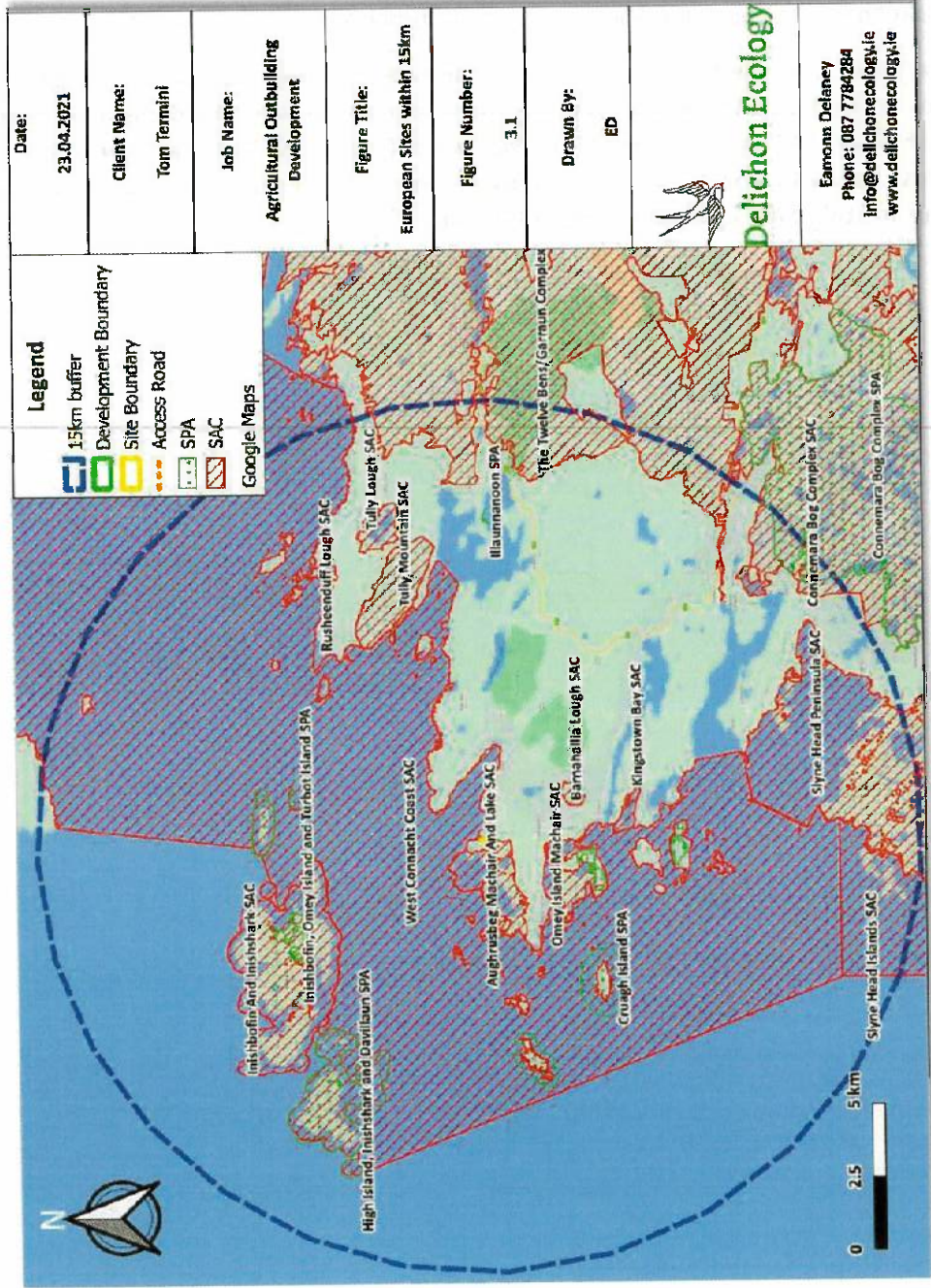


Figure 3-1: European Sites within 15km of the proposed agricultural building



Figure 3-2: European Sites within proximity of the proposed agricultural building



3.2.2 European Site Descriptions

Site descriptions for European Sites within the project ZOI are presented below.

3.2.2.1 West Connacht Coast SAC (Site Code: 002998)

This site consists of a substantial area of marine waters lying off the coasts of Counties Mayo and Galway in the west of Ireland. Comprising two parts, in its northern component the site extends from the coastal waters off Erris Head westwards beyond Eagle Island and the Mullet Peninsula in Co. Mayo. From there it extends southwards immediately off the coast as far as the entrance to Blacksod Bay. In its southern component, the site stretches from Clare Island and the outer reaches of Clew Bay at Old Head and continues southwards off the Mayo coast to the Connemara coast near Clifden and Ballyconneely, Co. Galway. Predominantly coastal in nature, the site extends westwards into Atlantic continental shelf waters up to approximately 7-11 km from the mainland, although in its southern component it remains mostly inshore of the main islands: Clare Island, Inishturk, Inishbofin and Inishshark. Its area contains subtidal waters fringing these and other islands, as well as islets and rocky skerries off the Co. Mayo and Co. Galway coasts. The waters of the West Connacht Coast represent an exceptional area of key conservation importance for Bottle-nosed Dolphin in Ireland (NPWS, 2014).

3.2.2.2 Aughrusbeg Machair and Lake SAC (Site Code: 001228)

Aughrusbeg Machair and Lake is located about 2 km west of Cleggan, Co. Galway. It is a large coastal site with a diversity of habitats, including machair and a nutrient poor lake. Omev granite is the main bedrock in the area. For its relatively small area, Aughrusbeg Machair and Lake has a high level of habitat diversity and is of significant conservation value, in particular for its good examples of lowland oligotrophic lake and wet heath, both habitats which are listed on Annex I of the E.U. Habitats Directive (NPWS, 2013).

3.2.3 Conservation Objectives of European Sites

European and national legislation places a collective obligation on Ireland and its citizens to maintain at favourable conservation status areas designated as SAC and SPA. The Government and its agencies are responsible for the implementation and enforcement of regulations that will ensure the ecological integrity of these sites.

Favourable conservation status of a habitat is achieved when:

- Its natural range, and area it covers within that range, are stable or increasing; and
- The specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future; and
- The conservation status of its typical species is favourable.

The favourable conservation status of a species is achieved when:

- Population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats;
- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future; and
- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.



The integrity of a European site (referred to in Article 6.3 of the EU Habitats Directive) is determined based on the conservation objectives and of the site. The Qualifying Interests (QI) and Special Conservation Interests (SCI) are obtained through a review of the most recently published (web-published or otherwise) Conservation Objective supporting documents and Site Specific Conservation Objectives documents (where available) for the European site.

3.2.3.1 Conservation Objectives of proximal European Sites

The Qualifying habitats and species for those European Sites within the project ZOI are listed in **Table 3-1**. Further details on Conservation Objectives for these European Sites are provided below.

West Connacht Coast SAC

The Site Specific Conservation Objectives for West Connacht Coast SAC are provided in the Conservation Objectives document available on the NPWS website, as follows; https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO002998.pdf.

The Conservation Objectives West Connacht Coast SAC have been drafted to protect Common Bottlenose Dolphin (*Tursiops truncatus*) the species of Qualifying Interest associated within this SAC. The species specific attribute and measures are reproduced from the Conservation Objectives supporting document for West Connacht Coast SAC and are reproduced below.

Attribute	Measure	Target
Access to suitable habitat	Number of artificial barriers	Species range within the site should not be restricted by artificial barriers to site use.
Disturbance	Level of impact	Human activities should occur at levels that do not adversely affect the bottlenose dolphin population at the site

Citation: NPWS (2015) Conservation Objectives: West Connacht Coast SAC 002998. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.

Aughrusbeg Machair and Lake SAC

The generic conservation objectives for Aughrusbeg Machair and Lake SAC are provided in the Conservation Objectives document available on the NPWS website, as follows; https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO001228.pdf.

Citation: NPWS (2021) Conservation objectives for Aughrusbeg Machair and Lake SAC [001228]. Generic Version 8.0. Department of Housing, Local Government and Heritage.



4 EXISTING ENVIRONMENT

4.1 Site Description

A site walkover survey was completed at the proposed agricultural building site on the morning of April 10th, 2021 to inform this Screening for Appropriate Assessment.

The groundworks and proposed agricultural building footprint are located upon wet grassland (GS4)¹ comprising common rush (*Juncus effusus*), yellow iris (*Iris pseudacrous*), creeping bent (*Agrostis stolonifera*), meadow buttercup (*Ranunculus acris*) and common sorrel (*Rumex acetosa*). Lands within the ownership boundary located to the south / south-west of the development footprint support rushy wet grassland and poor flush (PF2) on peat substrate. In addition to common rush (*Juncus effusus*), species include purple moor grass (*Molinia caerulea*), water horsetail (*Equisetum fluviatile*), purple loosestrife (*Lythrum salicaria*), devil's bit scabious (*Succisa pratensis*), creeping thistle (*Cirsium arvense*), lesser spearwort (*Ranunculus flammula*), angelica (*Angelica sylvestris*) and creeping buttercup (*Ranunculus repens*). Topography within the site bounds and the overall land holding is predominantly low-lying and flat.

A narrow, sinuous and seasonal channel supporting very low flows is located to the south of the development and follows a north-west to north direction through the site before entering Cleggan Bay north of the site's north-western boundary. The channel margins support water mint (*Mentha aquatica*), yellow iris, creeping buttercup, water horsetail and angelica. Two giant rhubarb (*Gunnera tinctoria*) plants are located on the western margins of this watercourse, near the site's north-western boundary. These plants are located outside of the development footprint and will not be disturbed as part of the ongoing operation of the agricultural building.

The access track serving the site is made up of a routinely used right of way / access track that supports coastal calcareous grassland (GS1) comprising red fescue (*Festuca rubra*), bare soil (ED2) and outcropping rock (ER1). The access track is adjoined by a dry stone wall to the south. The nearby coastal fringes of Cleggan Bay correspond with the sheltered rocky shore (LR3) habitat classification and include bedrock, boulders and accumulations of mixed cobbles.

Photographs of the site and its immediate surrounds are presented below.

¹ Habitat codes follow the Alphanumeric habitat classification as described in Fossitt, J. (2000) *A Guide to Habitats in Ireland*. Heritage Council, Kilkenny.

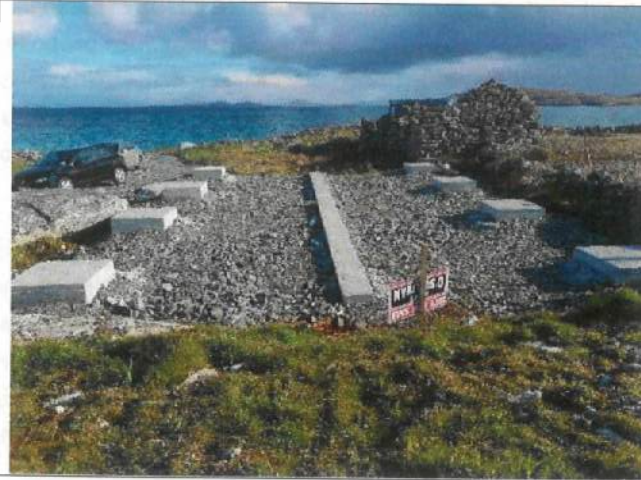


Image 4-1: Foundation footprint of the proposed agricultural building



Image 4-2: Access track serving the proposed agricultural building site



Image 4-3: Wet grassland and poor flush located south of the site, outside of the proposed site boundary

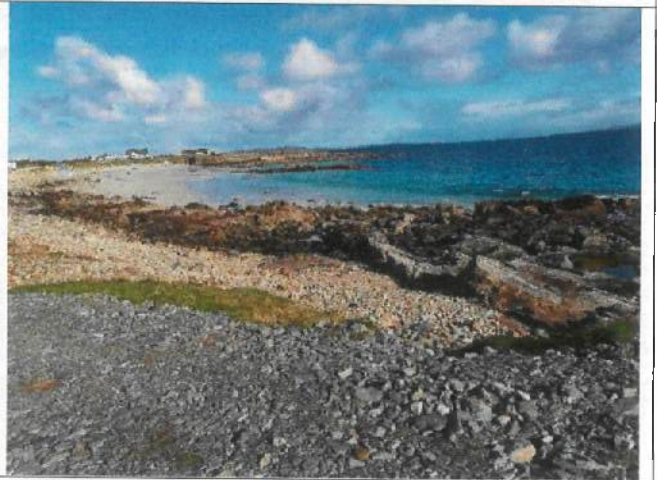


Image 4-4: Nearby areas of Cleggan Bay

4.2 Flooding

A search of the Office of Public Works (OPW) National Flood Hazard Mapping website (www.floodmaps.ie) was performed to obtain information on the flood history in the vicinity of the study area. There were no flood events within the footprint or the immediate vicinity of the proposed agricultural building.

The Flood Info database (www.floodinfo.ie) was also consulted to identify Predictive Flood Risk Areas (PFRA) mapped as part of the Catchment Flood Risk Assessment and Management (CFRAM) programme for the study area. Interrogation of the mapping database confirms that the study site is not located within an area currently mapped as a PFRA.



4.3 Geology, Hydrology and Hydrogeology

The Geological Survey of Ireland (GSI) online database² was consulted for available edaphic, geological and hydrological information of the site and its environs. The underlying bedrock of the proposed agricultural building is part of the Lakes Marble Formation which comprises Marbles, metavolcanics, schists, grits. The groundwater vulnerability of the site is classified as “Extreme” and “X – rock at or near the surface”. There GSI online mapviewer and Geographical Information System datasets do not identify karst features within the proposed agricultural building or its immediate surrounds.

The study site is located within the ‘Letterfrack Marbles’ GroundWater Body (GWB) (IE_WE_G_0015). This is a poorly productive aquifer composed primarily of low transmissivity rocks. Most of the groundwater flux is likely to be in the uppermost part of the aquifer. This GroundWater Body was classified as Good Status in 2018³. Groundwater and surfacewater interactions of this GroundWater Body is described as follows *‘Flow paths are likely to be up to 150 m with groundwater discharging rapidly to the streams crossing the aquifer, and to small springs and seeps. Overall, the flow directions are expected to be to the west.’*⁴.

The site is fringed to the north by the Cleggan Bay coastal waterbody. Cleggan Bay is part of the Western Atlantic Seaboard (HAs 32;33;34) (IE_WE_250_0000) coastal waterbody classified on the Environmental Protection Agency mapviewer⁵ as being not at risk from water borne pollution.

² GSI Online database: <https://www.gsi.ie/en-ie/data-and-maps/Pages/default.aspx>

³ Ground Waterbody WFD Status 2013-2018 <https://gis.epa.ie/EPAMaps/>

⁴Source: [https://secure.dccae.gov.ie/GSI_DOWNLOAD/Groundwater/Reports/GWB/LetterfrackMarblesGWB.p
df](https://secure.dccae.gov.ie/GSI_DOWNLOAD/Groundwater/Reports/GWB/LetterfrackMarblesGWB.pdf)

⁵ <https://gis.epa.ie/EPAMaps/>



5 SCREENING FOR APPROPRIATE ASSESSMENT

Table 5-1 presents Screening Assessment Criteria considering the proposed development.

Table 5-1: Screening Assessment Criteria

Screening Assessment Criteria Screening Questions	Impacts
Describe the individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the European Sites.	<p>The proposed works do not support direct connectivity to European sites, therefore there will be no impacts to European Sites in this regard.</p> <p>Given the proximity, there is the remote potential for indirect connectivity and consequent impacts to the nearby Cleggan Bay via overland flow. Cleggan Bay supports the West Connacht Coast SAC and Aughrusbeg Machair and Lake SAC.</p> <p>The nature and scale of the proposed works are minor and involve the use of inert locally sourced stone to provide site access and a platform for the agricultural building. The groundworks completed to date were retained to the development footprint. Foundation works to install a central concrete column and marginal piers were shuttered, ensuring controlled works with concrete and no run-off to the surrounding environment. Minimal, localised run-off of aggregates may have occurred during the groundworks completed. Any such run-off is likely to have been minimal and localised, due to the scale of the works and the works practices implemented. Any potential run-off would have been assimilated into receiving environment and the nearby areas of Cleggan Bay, a large coastal waterbody. The agricultural building will comprise a prefabricated unit that will be lifted into place onto the in-situ foundation. This shed will act as a holding facility. There will be no outputs or emissions from this building once operational.</p> <p>Given the nature of the proposed works and the dilutional capacity of the Cleggan Bay coastal waterbody (which provides connectivity to the West Connacht Coast SAC and Aughrusbeg Machair and Lake SAC) there will be no impact and consequent effect to European Sites as a result of the completed groundworks and proposed agricultural building.</p> <p>Furthermore, West Connacht Coast SAC is designated for common bottlenose dolphin (<i>Tursiops truncatus</i>), an aquatic marine species. Site specific conservation objectives have been published for this European Site and its</p>



Screening Assessment Criteria Screening Questions	Impacts
	component species of Qualifying Interest (See Section 3.2.3.1). These relate to providing common bottlenose dolphin access to suitable habitat and the avoidance of disturbance impacts. The proposed works will not deter access to suitable habitat for common bottlenose dolphin, nor will it result in disturbance (direct or indirect) for this species of Qualifying Interest.
Likely direct, indirect or secondary impacts of the project on the European Sites:	
• Size and Scale	The size and scale of the proposed works are small when compared with the surrounding environment and the size of European Sites within the project Zone of Influence.
• Land Take	The proposed development will not result in land-take to European Sites.
• Distance from European Sites or Key Features of the Site	The proposed development will not result in land-take to European Sites. Cleggan Bay is located north of the proposed agricultural building and supports the West Connacht Coast SAC which in turn provides indirect and remote connectivity to Aughrusbeg Machair and Lake SAC, 750m north-west of the site. Given the nature of the proposed works and the dilutional capacity of the Cleggan Bay coastal waterbody (which provides connectivity to the West Connacht Coast SAC and by extension Aughrusbeg Machair and Lake SAC) there will be no impact and consequent effect to European Sites as a result of the completed groundworks and proposed agricultural building.
• Resource Requirements	The proposed agricultural building will require use of standard construction methods. The use of these materials will not contribute to significant negative effects to European Sites within the project Zol.
• Emissions	Dust emissions during the groundworks are unlikely as these were completed in November 2020, when precipitation and air moisture would have reduced the generation and dispersal of dust. There will be no wastewater or production emissions from the agricultural building during its operational phase.
• Excavation Requirements	Localised and very minor excavations within the proposed agricultural building have been completed. The findings of the site walkover survey confirmed that excavations and excavation materials have been retained to the project footprint, with no run-off or erosion to the receiving environment, including Cleggan Bay. There was no significant effects to European Sites as a result of excavations undertaken. No further excavations are required.



Screening Assessment Criteria Screening Questions	Impacts
<ul style="list-style-type: none">• Transport Requirements	Transport requirements for the proposed groundworks and agricultural building are minor, intermittent and small scale. This included delivery of cut stone material and construction materials and machinery to prepare the access road and development foundation. The prefabricated agricultural building will be delivered on flat bed vehicle and lifted into place. Transport during the proposed operational phase will be intermittent comprising single visits by a car or small van.
<ul style="list-style-type: none">• Duration of construction, operation and decommissioning	Duration of construction was short term; i.e. 1 month (November 2020). Subsequent works to secure the agricultural building will be short term and intermittent and will not exceed 2 months. The project's operational phase will be medium to long term; i.e. >20 years.
<ul style="list-style-type: none">• Cumulative impact with other plans and projects in the area	As part of the Appropriate Assessment, in addition to the proposed development, other relevant projects and plans in the area must also be considered at this stage. These plans and projects are considered further in this respect in Table 5-2 below.



Table 5-2: In-combination Effects associated with the proposed development

Programmes, Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Potential for In-combination Effects
Galway County Development Plan 2015-2021	<p>Strategic Objectives</p> <p>Objective DS 6 – Natura 2000 Network and Habitats Directive Assessment</p> <p>Protect European sites that form part of the Natura 2000 network (including Special Protection Areas and Special Areas of Conservation) in accordance with the requirements in the EU Habitats Directive (92/43/EEC), EU Birds Directive (2009/147/EC), the Planning and Development (Amendment) Act 2010, the European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011) (and any subsequent amendments or updated legislation) and having due regard to the guidance in the Appropriate Assessment Guidelines 2010 (and any updated or subsequent guidance). A plan or project (e.g. proposed development) within the plan area will only be authorised after the competent authority (Galway County Council) has ascertained, based on scientific evidence, Screening for Appropriate Assessment, and/or a Habitats Directive Assessment where necessary, that:</p> <p>a) The plan or project will not give rise to significant adverse direct, indirect or secondary effects on the integrity of any European site (either individually or in combination with other plans or projects); or</p> <p>b) The plan or project will have significant adverse effects on the integrity of any European site (that does not host a priority natural habitat type/and or a priority species) but there are no alternative solutions, and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and</p>	<p>A number of strategies, policies and objectives are set out in the <i>Galway County Development Plan 2015-2021</i> with the aim of protection of the counties natural heritage and biodiversity.</p> <p>A number of policies and objectives provide for the protection of the integrity of sites designated under European and National legislation and ecological works. The Natural Heritage objective (NHB-1) highlights the council's policy to support the protection, conservation and enhancement of natural heritage and biodiversity, including the protection of the integrity of European sites.</p> <p>The adherence and implementation of this plan within the Development Plan area will ensure that European Sites are protected, and that Appropriate Assessment is undertaken for all plans, projects or programmes that have the potential for significant effects to European Sites.</p>



Programmes, Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Potential for In-combination Effects
	<p>undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000; or</p> <p>c) The plan or project will have a significant adverse effect on the integrity of any European site (that hosts a natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons for overriding public interest, restricted to reasons of human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000 sites.</p> <p>Natural Heritage Policies</p> <p>Policy NHB 1 – Natural Heritage and Biodiversity</p> <p>It is the policy of Galway County Council to support the protection, conservation and enhancement of natural heritage and biodiversity, including the protection of the integrity of European sites, that form part of the Natura 2000 network, the protection of Natural Heritage Areas, proposed Natural Heritage Areas Ramsar Sites, Nature Reserves, Wild Fowl Sanctuaries and Conamara National Park (and other designated sites including any future designations) and the promotion of the development of a green/ ecological network within the plan area, in order to support ecological functioning and connectivity, create opportunities in suitable locations for active and passive</p>	



Programmes, Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Potential for In-combination Effects
	recreation and to structure and provide visual relief from the built environment.	
	<p>Policy NHB 4 – Water Resources Protect, conserve and enhance the water resources of the County, including, rivers, streams, lakes, wetlands, springs, turloughs, surface water and groundwater quality, as well as surface waters, aquatic and wetland habitats and freshwater and water dependant species and seek to protect and conserve the quality, character and features of inland waterways by controlling developments close to navigable and non-navigable waterways.</p>	
	<p>Policy NHB 7 – Invasive Species It is a policy of the Council to support measures for the prevention and eradication of invasive species. This will include the dissemination of information to raise public awareness, the adoption of codes of practices/standard biosecurity measures in normal Local Authority activities, consultation with relevant stakeholders, the promotion of the use of native species in amenity planting and landscaping and the recording of invasive/non native species as the need arises and resources permit.</p>	
	<p>Natural Heritage Objectives</p> <p>Objective NHB 1 – Protected Habitats and Species Support the protection of habitats and species listed in the Annexes to and/or covered by the <i>EU Habitats Directive (92/43/EEC) (as amended)</i> and the <i>Birds Directive (2009/147/EC)</i>, and regularly occurring-migratory birds and their</p>	



Programmes, Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Potential for In-combination Effects
	<p>habitats and species protected under the <i>Wildlife Acts 1976-2000</i> and the <i>Flora Protection Order</i>.</p> <p>Objective NHB 6 – Protection of Bats and Bats Habitats</p> <p>Seek to protect bats and their roosts, their feeding areas, flight paths and commuting routes. Ensure that development proposals in areas which are potentially important for bats, including areas of woodland, linear features such as hedgerows, stonewalls, watercourses and associated riparian vegetation which may provide migratory/foraging uses shall be subject to suitable assessment for potential impacts on bats. This will include an assessment of the cumulative loss of habitat or the impact on bat populations and activity in the area and may include a specific bat survey. Any assessment shall be carried out by a suitably qualified professional and where development is likely to result in significant adverse effects on bat populations or activity in the area, development will be prohibited or require mitigation and/or compensatory measures, as appropriate.</p>	
<p>River Basin Management Plan for Ireland 2018 – 2021</p>	<p>Public Consultation on the River Basin Management Plan (RBMP) for Ireland (2018 – 2021), began in February 2017, and the final plan was published on 17th April 2018. The document (Chapter 4) sets out the condition of Irish waters and a summary of status for all monitored waters in the 2013 – 2015 period, including a description of the changes since 2007 – 2009. Nationally, both monitored river water bodies and lakes at high or good ecological status, appear to have declined by 3% since 2007 – 2009; nevertheless, this figure does not reflect a significant number of improvements and dis-improvements across these waters since 2009. Provisional figures from the EPA suggest that approximately 900 river water bodies and lakes have either improved or dis-</p>	<p>The implementation of the RBMP seeks compliance with the environmental objectives set under the plan, which will be documented for each water body. This includes compliance with the European Communities (Surface Waters) Regulations S.I. No. 272 of 2009 (as amended). The implementation of the RBMP and achievement or maintenance of environmental objectives which will be set for the receiving water bodies will have a positive impact on water</p>



Programmes, Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Potential for In-combination Effects
	<p>improved. In addition, the previously observed long term trend of decline in the number of high-status river sites has continued.</p> <p>Chapter 5 of the RBMP presents results of the catchment characterisation process, which identifies the significant pressures on each water body that is <i>At Risk</i> of not meeting the environmental objectives of the WFD. Importantly, the assessment includes a review of trends over time to see if conditions were likely to remain stable, improve or deteriorate by 2021. This work was presented in the RBMP for water bodies nationally, which had been characterised. 1,460 water bodies were classed <i>At Risk</i> out of a total of 4,829, or 30%. An assessment of significant environmental pressures found that agriculture was the most significant pressure, accounting for 53% of the water bodies that are <i>At Risk</i>. Urban waste water, hydromorphology and forestry were also significant pressures amongst others.</p>	<p>dependent habitats and species within European sites.</p>
<p>Inland Fisheries Ireland Corporate Plan 2016 -2020</p> <p>The Inland Fisheries Act 2010.</p>	<ul style="list-style-type: none"> To ensure that Ireland's fish populations are managed and protected to ensure their conservation status remains favourable. That they provide a basis for a sustainable world class recreational angling product, and that pristine aquatic habitats are also enjoyed for other recreational uses. To develop and improve fish habitats and ensure that the conditions required for fish populations to thrive are sustained and protected. 	<p>The implementation and compliance with key environmental issues and objectives of this corporate plan will result in positive in-combination effects to European sites. The implementation of this corporate plan will have a positive impact for biodiversity of inland fisheries and ecosystems. It will not contribute to in-combination or cumulative impacts with the proposed development.</p>



Programmes, Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Potential for In-combination Effects
	<ul style="list-style-type: none"> To grow the number of anglers and ensure the needs of IFI's other key stakeholders are being met in a sustainable conservation focused manner. <p>EU (Quality of Salmonid Waters) Regulations 1988. All works during development and operation of the project must aim to conserve fish and other species of fauna and flora habitat; biodiversity of inland fisheries and ecosystems and protect spawning salmon and trout.</p>	
<p>Local Planning Applications</p>	<p>A search of Galway County Council's online planning enquiry database⁶ was undertaken to identify other projects and plans consented within the past five years that are proximal or within the proposed development area. A small number of applications for dwellings, dwelling extensions and associated structures with granted planning permission were noted. These small-scale projects are not likely to cause effects to European sites when considered in combination with the current proposal under examination, either during the construction or operational phase. There is therefore no potential for significant in-combination effects of these developments with proposed development.</p>	<p>Adherence to the policies and objectives of the Galway County Development Plan 2015-2021 ensure that local planning applications and subsequent grant of planning comply with the core strategy of proper planning and sustainability and with the requirements of relevant EU Directives and environmental considerations, there is no potential for adverse in-combination effects on European Sites.</p>

⁶ <http://gccapps.galway.ie/gis/cocomaps/>



5.1.1 Conclusion of Cumulative Impact Assessment

Provided adherence to the overarching policies and objectives of the plans and programmes and best practice and mitigation measures are implemented for individual projects, there is no potential for the mentioned plans and projects to have a cumulative impact to European sites, in combination with the proposed development.

Screening Assessment Criteria is further assessed in **Table 5-3** below.

Table 5-3: Screening Assessment Criteria

Screening Assessment Criteria	
Screening Questions	
Describe any likely changes to the site arising as a result of the following	
Reduction of Habitat	The proposed development will not result in a reduction of habitat associated with European Sites within the project Zone of Influence.
Disturbance to Key Species	The proposed development will not result in the disturbance of key species associated with European Sites within the project Zone of Influence.
Habitat or Species Fragmentation	The proposed agricultural building will not result in habitat or species fragmentation to European Sites within the project Zone of Influence.
Reduction in Species Diversity	The proposed agricultural building will not result in the reduction in species diversity to European Sites within the project Zone of Influence.
Changes in Key Indicators of Conservation Value	The proposed development will not contribute to changes in Key Indicators of Conservation Value to European Sites within the project Zone of Influence.
Climate Change	The proposed agricultural building will not result in significant negative effects contributing to climate change that could in turn affect the conservation objectives of those European Sites within the project Zol.
Describe any likely impacts on the European Sites as a whole in terms of Interference with key relationships that define the structure and function of the site;	The nature and scale of the proposed works are minor and involve the use of inert locally sourced stone to provide site access and a platform for the agricultural building. The groundworks completed to date were retained to the development footprint. Foundation works to install a central concrete column and marginal piers were shuttered, ensuring controlled works with concrete and no run-off to the surrounding environment. The agricultural building will comprise a prefabricated unit that will be lifted into place onto the in-situ foundation. This shed will act as a holding facility. There will be no



Screening Assessment Criteria Screening Questions	
	<p>outputs or emissions from this building once operational.</p> <p>Given the nature of the proposed works and the dilutional capacity of the Cleggan Bay coastal waterbody (which provides connectivity to the West Connacht Coast SAC and Aughrusbeg Machair and Lake SAC) there will be no impact and consequent effect to European Sites as a result of the completed groundworks and proposed agricultural building.</p>
Provide Indicators of Significance as a result of the identification of effects set out above in terms of;	
Loss	There will be no direct or indirect loss of habitats or species of European Sites within the project footprint of its Zol.
Fragmentation	There will be no direct or indirect loss of habitats or species of European Sites within the project Zol.
Disruption	There will be no direct or indirect disruption or disturbance of habitats or species of European Sites within the project Zol.
Disturbance	<p>The nature and scale of the proposed works are minor and involve the use of inert locally sourced stone to provide site access and a platform for the agricultural building. The groundworks completed to date were retained to the development footprint. Foundation works to install a central concrete column and marginal piers were shuttered, ensuring controlled works with concrete and no run-off to the surrounding environment. The agricultural building will comprise a prefabricated unit that will be lifted into place onto the in-situ foundation. This shed will act as a holding facility. There will be no outputs or emissions from this building once operational.</p>
Changes to Key Elements of the Site	<p>The proposed agricultural building will not contribute to Changes to Key Elements of European Sites within the project Zone of Influence.</p> <p>The nature and scale of the proposed works are minor and involve the use of inert locally</p>



Screening Assessment Criteria Screening Questions	
	<p>sourced stone to provide site access and a platform for the agricultural building. The groundworks completed to date were retained to the development footprint. Foundation works to install a central concrete column and marginal piers were shuttered, ensuring controlled works with concrete and no run-off to the surrounding environment. Run-off during the groundworks are likely to have been associated with particulate matter such as sediments and fine aggregates. Any such run-off is likely to have been minimal and localised, due to the scale of the works and the works practices implemented. Any potential run-off would have been assimilated into receiving environment and the nearby areas of Cleggan Bay, a large coastal waterbody. The agricultural building will comprise a prefabricated unit that will be lifted into place onto the in-situ foundation. This shed will act as a holding facility. There will be no outputs or emissions from this building once operational.</p> <p>Given the nature of the proposed works and the dilutional capacity of the Cleggan Bay coastal waterbody (which provides connectivity to the West Connacht Coast SAC and Aughrusbeg Machair and Lake SAC) there will be no impact and consequent effect to European Sites as a result of the completed groundworks and proposed agricultural building.</p> <p>Furthermore, West Connacht Coast SAC is designated for common bottlenose dolphin (<i>Tursiops truncatus</i>), an aquatic marine species. Site specific conservation objectives have been published for this European Site and its component species of Qualifying Interest (See Section 3.2.3.1). These relate to providing common bottlenose dolphin access to suitable habitat and the avoidance of disturbance impacts. The proposed works will not deter access to suitable habitat for common bottlenose dolphin, nor will it result in disturbance for this species of Qualifying Interest.</p>

Screening Assessment Criteria Screening Questions	
Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts are not known	Given the nature of the proposed works and the dilutional capacity of the Cleggan Bay coastal waterbody (which provides connectivity to the West Connacht Coast SAC and Aughrusbeg Machair and Lake SAC) there will be no impact and consequent effect to European Sites as a result of the completed groundworks and proposed agricultural building.

5.2 Screening for AA Conclusion

This screening for AA identifies and assesses potential significant effects which are likely to occur as a result of a proposed agricultural building (and associated groundworks) at Rossadillisk, Cleggan, Co. Galway. The screening identified seventeen European sites within a 15km radius of the proposed residential development. There is the remote potential for indirect connectivity and consequent impacts to the nearby Cleggan Bay via overland flow. Cleggan Bay supports the West Connacht Coast SAC and Aughrusbeg Machair and Lake SAC.

Through an assessment of the source-pathway-receptor model, which considered the Zol of effects from the proposed agricultural building and the potential in-combination effects with other plans or projects, the following findings have been reached:

- The completed groundworks and proposed agricultural building are not directly connected with, or necessary to, the management of any European site;
- The nature and scale of the proposed works are minor and involve the use of inert locally sourced stone to provide site access and a platform for the agricultural building. The groundworks completed to date were retained to the development footprint. Given the nature of the proposed works and the dilutional capacity of the Cleggan Bay coastal waterbody (which provides connectivity to the West Connacht Coast SAC and Aughrusbeg Machair and Lake SAC) there will be no impact and consequent effect to European Sites as a result of the completed groundworks and proposed agricultural building.
- West Connacht Coast SAC is designated for common bottlenose dolphin (*Tursiops truncatus*), an aquatic marine species. Site specific conservation objectives have been published for this European Site and its component species of Qualifying Interest (See **Section 3.2.3.1**). These relate to providing common bottlenose dolphin access to suitable habitat and the avoidance of disturbance impacts. The proposed works will not deter access to suitable habitat for common bottlenose dolphin, nor will it result in disturbance for this species of Qualifying Interest.
- The completed groundworks and proposed agricultural building will not give rise to likely significant effects on the qualifying interests of any European Site, in view of best scientific knowledge and in view of the conservation objectives of the European Sites concerned.



On the basis of objective scientific information, this Screening for Appropriate Assessment finds that the completed groundworks and proposed agricultural building, either individually or in combination with other projects and plans, is not likely to have a significant effect on any European Site.



APPENDIX A – PROPOSED AGRICULTURAL BUILDING

General Notes	
A	ISSUED FOR APPROVAL
	ISSUED FOR

Project Name and Address

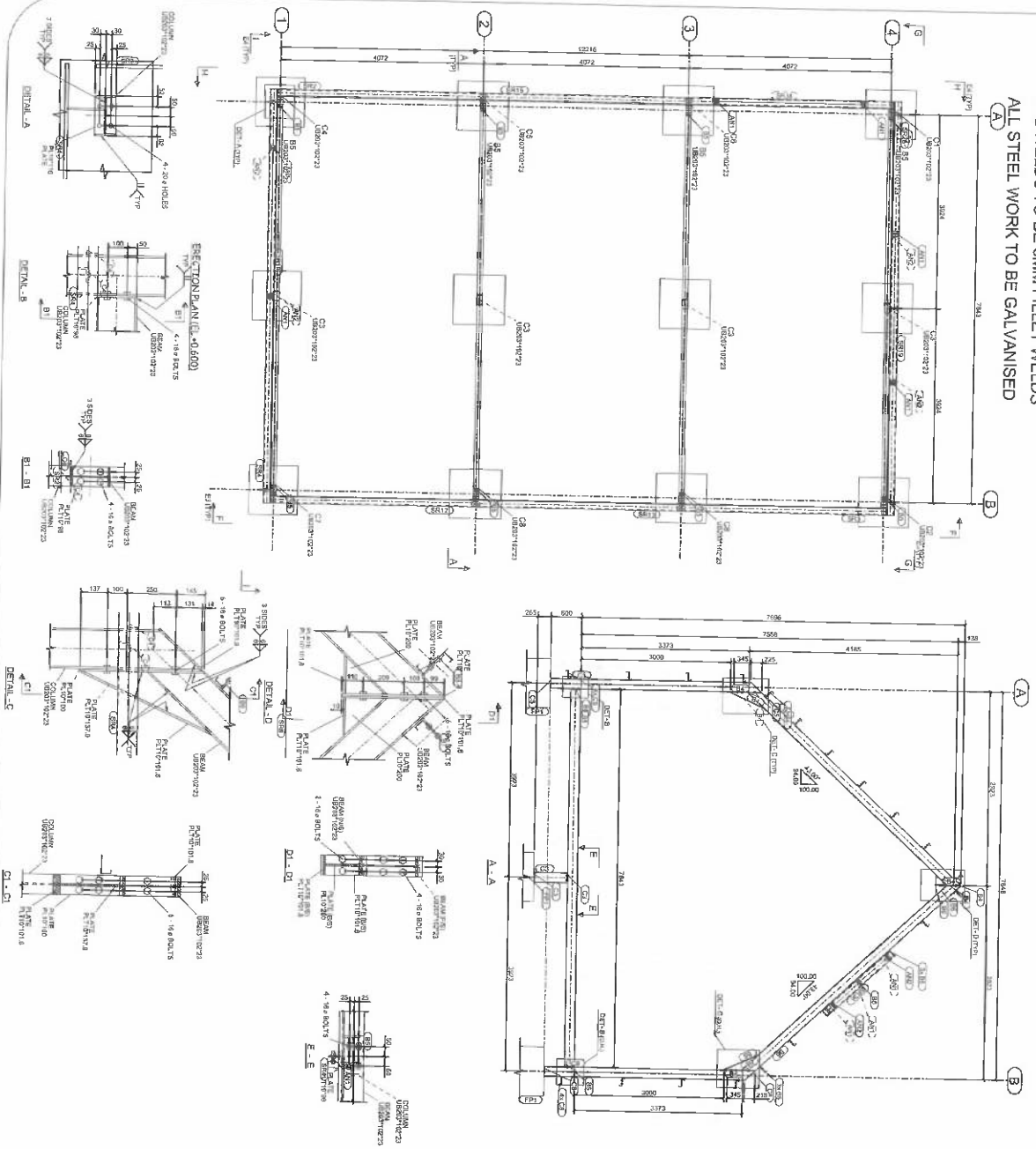
F.O. ASHBI PRODUCTS LTD
 POLYESTER INDUSTRIAL ESTATE
 CO. GALWAY
 D99B6 26119
 001 4135856
 EMAIL: INFO@FOULTS.BEAMLE.COM

Project Name and Address

SHED

TITLE SHEET	DATE	BY
SHED	04/11/2007	ALL WORK EXCZ
SCALE		

ALL STEELWORK TO BE S355-JR
ALL WELDS TO BE 6MM FILLET WELDS
ALL STEEL WORK TO BE GALVANISED



General Notes	
A	ISSUED FOR APPROVAL
11.08.2020	
Project Name and Address	
F.S.G. GREEN PRODUCTS LTD POLYURETHANE INDUSTRIAL ESTATE CASTLETON S20 9JN 01909 1111 0844 138938 EMAIL: FS@PRODUCTS@MAIL.COM	
Project Name and Address	
SHEED	
Drawn	Checked
12	ALL WORK EX. C2
Scale	

The image displays two architectural drawings of a building's structural frame. The top drawing is a plan view (H.H.) showing a rectangular layout with dimensions 8296 (width) and 4172 (depth). It features a grid of columns and beams, with various structural details and annotations. The bottom drawing is a section view (A-B) showing a cross-section of the building, including a sloped roof structure and dimensions 8296 (width) and 4172 (depth). It also features a grid of columns and beams, with various structural details and annotations.

A	ISSUED FOR APPROVAL	7.8.05.20
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SHED

TRAILER	Sheet
80210093	EA
Date: 11/01/2020	
Revised	

ALL WORK EX C2

Appendix 5

Photographs of sheds taken by Mr Termini in the immediate locality (within 2.2km radius) on 12th of November 2022

