

Preliminary Environmental Impact Assessment Screening Report

Proposed Construction
Compound and Associated
Haul Route - Ballymoneen
Road, Co. Galway





DOCUMENT DETAILS

Client: **Cairn Homes**

Project Title: **Proposed Construction Compound and Associated Haul Route - Ballymoneen Road, Co. Galway**

Project Number: **220137**

Document Title: **Preliminary Environmental Impact Assessment Screening Report**

Document File Name: **Preliminary EIASR F - 2026.02.20 - 220137**

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Rev	Status	Date	Author(s)	Approved By
01	Final	20/02/2026	EC	VK

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1.

INTRODUCTION

MKO have been commissioned by Cairn Homes to carry out a Preliminary Environmental Impact Assessment Screening. This screening will accompany the Section 5 application to Galway City Council for a proposed Temporary Compound Area, which includes a temporary haul route, to facilitate the construction of the consented Large-Scale Residential Development (LRD) under Reg. Ref. 2460270 / ACP¹ Ref. 321970, as amended by Reg. Ref. 2560285 (herein referred to as “Proposed Development”).

With respect to the Proposed Development, this Section 5 application seeks a declaration from Galway City Council on the following:

“That the proposed temporary construction compound area to the north of the application site is exempted development under Class 16 of the provisions of the Planning and Development Regulations 2001 (as amended).”

The proposed Temporary Compound Area will comprise various structures, works, plants, and machinery. All elements associated with the works will be fully removed, and the lands will be reinstated upon completion of the construction phase.

The purpose of this Preliminary Environmental Impact Assessment Screening Report (EIASR) is to ascertain whether the Proposed Development is considered as a class of development requiring an Environmental Impact Assessment (EIA) having regard to Schedule 5 (Parts 1 and 2) of the Planning and Development Regulations 2001 (as amended) and to assess whether further detailed screening is required.

The reports consulted for this Preliminary EIASR include the following:

- Appropriate Assessment Screening Report (AASR), MKO, 2026;
- Ballymoneen Construction Management Plan, Cairn Homes, 2026;
- Construction and Environmental Management Plan (CEMP), Tobin, 2024;
- Galway City Development Plan (GCDP), Galway City Council, 2023;
- High Level Programme, Cairn Homes, 2024;
- Traffic and Transport Assessment (TTA), Tobin, 2024.

1.1

Statement of Authority

This report has been prepared by Eleanor Chapman and reviewed by Valerie Kendall, both of MKO. Eleanor is a Graduate Environmental Scientist with MKO. Eleanor holds a Degree in Geographical and Archaeological Sciences from University College Cork. Prior to taking up her position with MKO in September 2025, Eleanor has undertaken ecology-based work including desktop research involving accessing and writing findings from National Biodiversity Centre databases, EPA web maps, Historic Environment Viewer and Geological Survey of Ireland, preparation of baseline descriptions of the environment, used QGIS to prepare baseline maps, and undertaken ecological surveys. Eleanor has undertaken research projects and fieldwork involving water testing and macroinvertebrate kick sampling as well as spatial analysis through GIS. Eleanor’s key strengths are in QGIS mapping, baseline report writing, understanding of key environmental and archaeological legislation. Since joining MKO, Eleanor has joined the General Environment Team and worked on a series of projects including Environmental Impact Assessment Screening Determination Reports and Traffic Infrastructure Ireland Road Projects.

¹ An Coimisiún Pleanála

Valerie Kendall is a Senior Environmental Scientist with MKO with 15 years of experience in the environmental sector—10 in Atlantic Canada and 5 in Ireland. Valerie holds a Master of Environmental Science and a Bachelor of Science (Hon) with a Biology Major, from Memorial University, of St. John's, Newfoundland, Canada. Valerie joined MKO in January 2023 bringing her experience in providing biological expertise and project management for Canadian and provincial environmental assessment projects, national environmental effects and impact assessment programmes, regulatory biomonitoring programmes, habitat offsetting plans, and a range of biological studies. Her experience also includes environmental management related to the use of aircraft de-icing fluids and wastewater treatment in Canada and internationally, and regulatory water quality assessments, in particular with a leading laboratory in Nova Scotia, Canada. Since relocating to Ireland in 2020, Valerie has expanded her skill set to include Environmental Impact Assessments and Ecological Impact Assessments according to EU Directives with MKO. She has also contributed to the scientific development of freshwater biomonitoring programmes in accordance with the Water Framework Directive. Valerie has collaborated with clients in numerous sectors including renewables, quarry and aggregates, public infrastructure, water utility and waste management, while maintaining relationships with government, industry, and academic clients to successfully deliver on a wide range of projects. Valerie's key strengths and area of expertise encompass aquatic ecology and biomonitoring, extending to scientific research related to the development of national coastal management strategies and national freshwater biomonitoring programmes. Valerie has co-authored several peer-reviewed scientific and management-related publications. Within MKO, Valerie's multidisciplinary background and strong academic foundation allow her to play a key role in the management and development of environmental impact assessment projects for a range of sectors in Ireland.

1.2

Site Context

The Proposed Development site is located to the west of Ballymoneen Road (L5024), in townlands of Keeraun (An Caorán) and Ballynahown East (Baile na hAbhann Thoir), Galway City, Co. Galway. The lands to the north and west of the Proposed Development site are primarily comprised of agricultural pastures and a small number of residential houses. The lands to the south of the site consist of an area comprised of residential developments. Ballymoneen Road (L5024) and residential houses are located to the east of the Proposed Development site. The Irish Transverse Mercator (ITM) coordinates for the approximate site centre are X 125249, Y 225557.

The Proposed Development comprises a Temporary Construction Compound (approximately 1.69 hectares (ha)) and associated haul route (approximately 200 m in length, equating to 0.13 ha) to support the construction phase of the consented LRD. While the entire Temporary Compound Area including the temporary haul route extends beyond the originally permitted application boundary, it remains fully contained within the overall landholding under the ownership of Cairn Homes.

The total area of approximately 1.82 ha for which this application applies (Proposed Development site) is fully assessed within this Preliminary EIASR. Under the GCDP 2023-2029, the lands on which the Proposed Development is situated are zoned as Residential. The Proposed Development is necessary to enable and support the construction of the consented LRD.

As set out in the AASR prepared by MKO, the habitats recorded within the Proposed Development site consist of buildings and artificial surfaces, wet grassland, spoil and bare ground, stone walls and other stonework, scrub, and exposed siliceous rock. No invasive species listed under the Third Schedule of the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011), nor under the First Schedule of the European Union (Invasive Alien Species) Regulations 2024 (S.I. No. 374 of 2024), were identified within the Proposed Development site.

The Proposed Development site is neither located within, nor situated in close proximity to any designated European Sites. The nearest Designated European Site (i.e., Special Area of Conservation (SAC), Special Protection Area (SPA)) is the Galway Bay Complex SAC [000268], located approximately 1.3 km north of the Proposed Development site.

The Proposed Development is located entirely within the Water Framework Directive (WFD) Catchment 31, Galway Bay North. Within this catchment, the site is located in the Knock[Furbo]_SC_010 sub-catchment. There are no mapped watercourses or waterbodies within the Proposed Development site.

The nearest WFD-designated waterbody is the Outer Galway Bay Coastal waterbody. This waterbody is classified with a WFD Risk Score of “Not at Risk”, indicating low levels of pressure or risk and a high likelihood of maintaining or achieving good ecological status. The site also lies within the Spiddal Groundwater Body (IE_WE_G_0004). This groundwater body has been classified as having ‘good’ status in the 2019-2024 WFD Groundwater Monitoring Programme.”

The bedrock underlying the Proposed Development site consists of Megacrystic pink/grey monzogranite forming part of the Errisbeg Townland Granite geological unit. Subsoil coverage across the site is predominantly characterised by surface bedrock, with the exception of the eastern section of the site, bordering Ballymoneen Road, where granite till occurs.

There are no sites or structures listed in the National Inventory of Architectural Heritage (NIAH) or the Sites and Monuments Record (SMR)² within the Proposed Development site nor within a 500 m radius of the site. The nearest recorded monument site is a Quarry (SMR Ref: GA093-004), located approximately 790 metres northwest of the Proposed Development site.

1.3

Legislative Context

The requirement for EIA originates from Council Directive 85/337/EEC (as amended by Directives 97/11/EC, 2003/35/EC, and 2009/31/EC) and subsequently codified and replaced by Directive 2011/92/EU of the European Parliament and the Council on the assessment of the effects of certain public and private projects on the environment. This Directive was further amended by Directive 2014/52/EU, which is now referred to as the amended EIA Directive.

The EIA Directive has been transposed into Irish Law through the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended). The most recent update to this transposition was effected by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018), which came into operation on 1 January 2019.

The mandatory requirement for an EIA is generally based on certain project categories as set out in Annex I and Annex II of the amended EIA Directive. Annex I projects require a mandatory EIA due to their nature and scale while Annex II projects may require an EIA depending on their characteristics, location, and potential environmental impacts.

In Ireland, these categories are reflected in Schedule 5, Part 1 and Part 2 of the Planning and Development Regulations 2001 (as amended), which sets out the classes of development that fall within the scope of Part 10 of the Planning and Development Act 2000 (as amended). Part 1 corresponds to Annex I and lists developments for which an EIA is automatically required. Part 2 corresponds to Annex II and includes developments subject to specified thresholds and criteria for EIA consideration.

Under this legislative framework, planning authorities are required to undertake an EIA screening to determine whether a public or private proposed development is likely to have significant effects on the environment and therefore requires an EIA prior to the granting of development consent.

² Department of Housing, Heritage and Local Government. *Historic Environment Viewer*. Available at: <https://heritagedata.maps.arcgis.com/apps/webappviewer/index.html?id=0c9eb9575b544081b0d296436d8f60f8>

A mandatory EIA is required where a proposed development meets or exceeds the thresholds or criteria set out in Schedule 5, Part 1 or Part 2 of the Planning and Development Regulations 2001 (as amended). In such cases, the obligation to prepare an EIAR is automatic, and a screening determination is not required, as the development is not considered sub-threshold.

Where a proposed development falls within a class listed in Schedule 5 but does not meet the specified thresholds, it is considered a sub-threshold development. In these circumstances, the planning authority must undertake a Preliminary Examination of the nature, size, or location of the development. If there is significant and realistic doubt regarding the likelihood of significant environmental effects, the authority must proceed to a Screening Determination, applying the criteria set out in Schedule 7 of the Regulations.

The European Commission's '*Environmental Impact Assessment of Projects: Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU)*' (2017), provides further clarification on the screening process. It outlines the criteria for determining the need for an EIA, based on the characteristics of the project, its location, and the type and characteristics of potential environmental impacts.

Furthermore, the Department of Housing, Planning and Local Government's document, *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment* (August 2018) state:

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

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

*Where, based on the information submitted with the application and any other supplementary information received, the competent authority, having considered the nature, size and location of the proposed development in the context of the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended), forms the view that there is **significant and realistic doubt** in regard to the likelihood of significant effects on the environment, **the competent authority must proceed to a further examination to determine whether EIA is required.** This requires the applicant to submit the information specified in **Schedule 7a** to the Planning and Development Regulations 2001 (as amended) in order to facilitate a formal screening determination."³*

This report presents a Preliminary Examination prepared by MKO to support the Approving Authority in progressing through the EIA screening process, in accordance with the relevant planning legislation and guidance. This assessment follows a three-step approach:

³ Department of Housing, Planning and Local Government (2018) *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*, August 2018, p. 15.

Step 1: Pre-screening

Determine whether the proposed development falls within a class of development listed in Schedule 5 of the Planning and Development Regulations 2001 (as amended) which would require an EIA, either mandatory or subject to further screening assessment.

Step 2: Preliminary Examination

Where the development is sub-threshold, conduct a preliminary examination of the nature, size, and location of the Proposed Development to assess whether there is a real likelihood of significant effects on the environment.

Step 3: Screening Determination

If the preliminary examination identifies uncertainty or potential for significant environmental effects, a more detailed screening is undertaken. This involves the submission and review of information as specified in Schedule 7A of the Planning and Development Regulations 2001 (as amended) to facilitate a formal screening determination by the Approving Authority.

2.

PRELIMINARY SCREENING ASSESSMENT

2.1

Step 1 – Pre-Screening

Table 1 - Pre-Screening

Proposed Development Details			
Site Location	The Proposed Development is located in townlands of Keeraun (An Caorán) and Ballynahown East (Baile na hAbhann Thoir), Galway City, Co. Galway. The lands to the north and east of the Proposed Development site are primarily comprised of agricultural pastures and a small number of residential houses. The lands to the south of the site consist of an area comprised of residential developments. Ballymoneen Road (L5024) and residential houses are located to the east of the site. The Irish Transverse Mercator (ITM) coordinates for the approximate site centre are X 125249, Y 225557.		
Proposed Development Description	The Proposed Development consists of a Temporary Construction Compound and associated haul route forming part of a consented LRD. The LRD is located to the south-west of Ballymoneen Road (L5024). The Temporary Construction Compound is located to the north of the boundary of the LRD. The haul route spans a length of approximately 200 m and is situated to the north of the LRD, originating perpendicular to Ballymoneen Road (L5024). The total site area proposed for the works is approximately 1.82 ha. The Proposed Development is transient in nature, intending to be removed and fully reinstated upon completion of the LRD.		
1. Does the Development constitute a class of development requiring EIA, having regard to Schedule 5 of the Regulations? (Yes/No)?	Yes: ✓		
	No:		
2. If YES, is the development meeting or exceeding a threshold set out in Part 1 or Part 2, Schedule 5 of the Planning & Development Regulations? (Yes/No)?	Yes:		
	No: ✓		
Threshold	Comment	Result	
Exceeds	n/a	EIAR Required	n/a
Is Equal to	n/a		n/a
No Threshold	n/a		
Sub Threshold	✓	Preliminary Examination for EIA	✓

	Screening Required	
Pre-screening Conclusion		
Development is not within Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations. EIA/Screening <i>is not</i> required	n/a	
Development is within Part 1 or Part 2 Schedule 5 of the Planning and Development Regulations and is greater than, equal to, or there is no threshold. EIA <i>is</i> required; however, see below conclusion.	The Proposed Development is considered urban and private road development. The Proposed Development falls within: Class 10(b)(iv) of Part 2 of the Schedule 5 of the Planning and Development Regulations 2001 (as amended): <i>“Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere”.</i> The Proposed Development site comprises an area of approximately 1.82 ha. The Proposed Development is not located within a Business District. For the purposes of this paragraph, <i>“business district”</i> is defined in the Planning and Development Regulations as a district within a city or town in which the predominant land use is retail or commercial use. The Proposed Development is below the threshold of 10 ha for a development in a built-up area and below the threshold of 20 ha for a development elsewhere. The Proposed Development is below the thresholds of Class 10(b)(iv). It also falls within Class 10(dd) of Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended), which includes: <i>“All private roads which would exceed 2000 metres in length”</i> The Proposed Development includes the construction of a temporary haul route that will not exceed the 2000 metres in length threshold, being approximately 200 metres. Therefore, the Proposed Development is below the threshold of Class 10(dd) (2000 metres for private roads).	
Development is within Part 1 or Part 2 Schedule 5 of the Planning and	Although the Proposed Development does not exceed the thresholds of Class 10(b)(iv) and Class 10(dd) of Part 2, Schedule 5 of the Planning and Development Regulations	

Development Regulations but is less than the threshold. Preliminary Examination <u>is</u> required; however, see corresponding conclusion.	2001 (as amended), it falls within the scope of these Part 2 classes and must therefore be considered under Class 15 of Part 2, Schedule 5. Class 15 applies to: <i>“Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.”</i> Accordingly, the Proposed Development must be screened under Class 15 to determine whether it is likely to give rise to significant environmental effects in the context of Schedule 7 criteria. The Proposed Development does not align with any other project classes listed in Schedule 5 of the Planning and Development Regulations 2001 (as amended). Accordingly, the requirement to prepare an EIAR is not automatically triggered. In accordance with Article 103 and 120 of the Planning and Development Regulations 2001 (as amended), the Proposed Development has been assessed to determine whether it constitutes a sub-threshold development. A Preliminary Examination has been completed to assess whether the project is likely to have significant effects on the environment, and to determine whether a Screening Determination is required.
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If the Proposed Development is not of a class requiring EIA, it is not necessary to proceed to Steps 2 and 3 and the pre-screening process can be signed, printed, and placed on the Part 8 file.

If the Proposed Development requires a Preliminary Examination to determine if an EIA Screening is required, the assessment will proceed to Step 2.

2.2

Step 2 – Preliminary Examination

The following Preliminary Examination is based on professional expertise and experience, with regard to the 'Source - Pathway - Receptor' model, as appropriate. The examination is carried out in accordance with the criteria set out in Schedule 7 to the Planning and Development Regulations 2001 (as amended).

Table 2 - Preliminary Examination

Preliminary Examination		
Size, Location, Nature	Yes / No / Uncertain	Comment
Size: Is the size of the development exceptional in the context of the existing environment? Are there cumulative considerations having regard to other existing and/or permitted projects?	No	The Proposed Development comprises the provision of a Temporary Construction Compound and associated haul route for the consented Ballymoneen Road LRD. The Proposed Development will facilitate the construction of the consented LRD. The overall site area is approximately 1.82 ha, which is far below the EIA thresholds of 10 ha for urban development in built-up areas and 20 ha for development elsewhere, as set out under Class 10(b)(iv) of Part 2, Schedule 5 of the Planning and Development Regulations 2001 (as amended). The 2 ha threshold applicable to business districts is not relevant in this instance, as the site is not located within a business district. The proposal is also far below the EIA threshold of the 2,000 metres for private roads under Class 10(dd) of Part 2 Schedule 5, with the temporary haul route extending approximately 200 metres in length. According to the GCDP 2023-2029, the land in which the Proposed Development is located is zoned as Residential. The zone description is further clarified as the following: <i>“To provide residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.”</i> The Proposed Development is in compliance with the GCDP 2023-2029 as the construction compound and associated haul route are necessary to enable the construction of the consented LRD. A TTA, prepared by TOBIN for the consented LRD, considers committed developments in the vicinity of the

		Proposed Development (being located within/adjacent to the consented LRD). The identified developments are as follows: ➤ Clybaun Road, Mincloon Cross, Galway (Pl. Ref. 23/157) ➤ Lenabower Rd, Cappagh Road, Galway (Pl. Ref. 23/118) ➤ Ballymoneen Road, Galway (Pl. Ref. 22/91) The assessment showed that the existing priority junctions and roundabouts are forecast to operate within capacity for the opening year (2026) and design year (2041). According to the High-Level Programme by Cairn Homes, the Proposed Development is expected to be removed upon completion of construction works in 2027. The TTA and The High-Level Programme show that the Proposed Development will not result in the existing priority junctions and roundabouts exceeding capacity during its operation. The AASR prepared by MKO assessed other plans and projects in the surrounding area to determine the potential to result in cumulative or in-combination effects on European sites when considered alongside the Proposed Development. The AASR identified the relevant plans and projects and evaluated their potential to interact with the Proposed Development. The AASR concluded that: <i>“No pathway or mechanism for the Proposed Works to result in any likely significant effect on any European Site, was identified when considered on its own during the assessment process and therefore, there is no potential for it to contribute to any such effects when considered in-combination with any other development.”</i> For the purposes of this Preliminary EIA Screening, the same plans and projects have been considered cumulatively with the Proposed Development in terms of their potential to give rise to significant effects on the environment. Given the modest scale of the Proposed Development, the temporary nature and duration of the works, and the absence of any identified impact pathways, it can be concluded that there is no potential for the Proposed Development to contribute to cumulative or in-combination impacts with any other developments as listed in the accompanying AASR.
Location:	No	The Proposed Development is surrounded by residential houses and developments, agricultural

Is the proposed development located on, in, adjoining, or have the potential to impact on a sensitive site or location? Does the proposed development have the potential to affect other significant environmental sensitivities in the area?		pastures and bordered by a road (Ballymoneen Road/L5025). The Proposed Development comprises the Temporary Construction Compound (approximately 1.69 ha) and associated haul route (approximately 200 m/ 0.13 ha) in order to facilitate the construction phase of the consented LRD. The AASR prepared by MKO states that the Proposed Development site is located in proximity to the following European Designated Sites: ➤ Approximately 1.3 km north of Galway Bay Complex SAC [000268] ➤ Approximately 3.3 km southwest of Lough Corrib SAC [000297] ➤ Approximately 8.3 km east of Connemara Bog Complex SAC [002034] ➤ Approximately 11 km southeast of Ross Lake and Woods SAC [001312] ➤ Approximately 14.6 km north of East Burren Complex SAC [001926] ➤ Approximately 14.7 km southeast of Gortnandarragh Limestone Pavement SAC [001271] ➤ Approximately 14.9 km northeast of Black Head-Poulsallagh Complex SAC [000020] ➤ Approximately 1.8 km north of Inner Galway Bay SPA [004031] ➤ Approximately 3.4 km southwest of Lough Corrib SPA [004042] ➤ Approximately 12.5 km west of Cregganna Marsh SPA [004181] ➤ Approximately 12.8 km east of Connemara Bog Complex SPA [004181] The AASR concluded that: <i>“It is concluded beyond reasonable scientific doubt, in view of best scientific knowledge, on the basis of objective information and in light of the conservation objectives of the relevant European sites, that the Proposed Works, individually or in combination with other plans and projects, will not have a likely significant effect on any European Site.”</i> There are no NIAH or SMR listed sites within the Proposed Development site, or within a 500 m radius of the site, as confirmed through the Historic Environment Viewer. The nearest recorded feature is a Quarry (SMR Ref: GA093-004), located approximately 790 metres northwest of the Proposed Development site. Therefore, the potential for impacts on archaeology and architectural heritage is considered to be very limited.
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		The Proposed Development is not located on, in, or adjoining any environmentally sensitive or designated site, and no pathways for interaction with sensitive receptors have been identified. Given the nature, scale, and duration of the Proposed Development, together with the separation distance from any recorded sites of archaeological and architectural interest, and the absence of any pathways for potential impact on European Designated Sites, it is considered unlikely that the Proposed Development would give rise to any direct or indirect impacts on such features.
Nature of the development: Is the nature of the proposed development exceptional in the context of the existing environment? Will the development result in the production of any significant waste, or result in significant emissions or pollutants?	No	All proposed works will be undertaken in accordance with the detailed CEMP prepared by TOBIN for the consented LRD. The CEMP outlines control measures for the protection of the environment along with waste management measures to be implemented during the construction phase. Waste, where it arises, will be source-segregated to maximise re-use opportunities, with dedicated on-site waste management areas established in accordance with the CEMP. A Project Environmental Manager will be appointed to oversee and conduct inspections, record waste movements, address and log environmental complaints, and ensure compliance with all environmental measures prescribed in the CEMP. The nature of the Proposed Development is not exceptional within the context of the existing urban environment and relates solely to temporary construction-related infrastructure required to support an already consented LRD. The works will not generate significant levels of waste, emissions, or pollutants, and all construction activities will be managed through the implementation of the project-specific CEMP to ensure appropriate environmental protection measures are in place. As a result, no significant environmental effects are anticipated arising from the nature or characteristics of the Proposed Development.
Preliminary Examination Conclusions		
Based on a preliminary examination of the nature, size or location of the development, is there a real likelihood of significant effects on the environment?		
There is significant and realistic doubt in regard to the	Screening Determination Required	Not required

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

2.3

Summary of Preliminary Examination Findings

The Preliminary Examination, carried out in accordance with Article(s) 103 and 120 of the Planning and Development Regulations 2001 (as amended) has concluded that the Proposed Development does not trigger the requirement for mandatory EIA. Accordingly, a formal EIA Screening (Step 3) is not required.

Having regard to the nature, scale and location of the Proposed Development, including its classification under Class 10(b)(iv) and Class 10(dd) of Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended), and the requirement to consider such projects under Class 15 where sub-threshold development may still give rise to significant environmental effects, it is concluded that the Proposed Development does not meet the criteria for mandatory EIA. Accordingly, the Proposed Development has been assessed against the Schedule 7 criteria and, taking account of the temporary and modest scale of the works, the low environmental sensitivity of the receiving environment, and the absence of any identifiable pathways for significant environmental impacts, it is determined that the Proposed Development is not likely to give rise to significant effects on the environment.

On this basis, an EIA is not required, and it is not necessary to progress to Step 3 of the EIA determination process.

3.

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