

1. INTRODUCTION

1.1 Introduction

This Environmental Impact Assessment Report (EIAR) has been prepared by MKO on behalf of Roscommon County Council (RCC), who intend to apply to An Coimisiún Pleanála (ACP) for permission to redevelop the Hodson Bay waterfront and marina ("Proposed Development") at Barrymore, Co. Roscommon. The Proposed Development will aim to enhance the visitor experience along the Lough Ree shoreline and provide public access to the River Shannon at Barrymore, Co. Roscommon. The location of the site is outlined in Figure 1-1a and Figure 1-1b below.

The Proposed Development for which this planning permission is being sought will include the construction of new Water Sports Pavilion, a redevelopment of the Waterways Ireland-operated existing marina comprising an upgraded breakwater and jetty to increase the marina capacity to approximately 59 berths, public realm upgrades including a landscaped plaza area, playground, nature observation space, picnic areas and wellness meadow, a continuous promenade along the lakeshore, active travel improvements along the L2020 Local Road, and the re-location and expansion of parking areas at the site.

Currently, the Proposed Development site is comprised of an existing Waterways Ireland-operated marina facility, the Baysports water sports facility, areas of land currently owned by Athlone Golf Club, the Hodson Bay Hotel, Roscommon County Council, Inland Properties Ltd and other parties as outlined in the Planning Statement, car parking, the L2020 Local Road, vegetated areas, landscaped public realm areas and an Uisce Éireann pumping station. The area is renowned as a leisure destination and the Hodson Bay Hotel and Athlone Golf Club are adjacent to the Proposed Development site.

MKO is the Environmental Consultant on this project and has been commissioned to prepare this EIAR and a Natura Impact Statement (NIS), which will accompany the planning application for the Proposed Development to be submitted to ACP.

This EIAR assesses all project components of the proposed works that are being submitted within the planning application to ACP. All elements of the proposed works included as part of the planning application are henceforth referred to as the 'Proposed Development' throughout the EIAR.

1.2 Brief Description of the Proposed Development

Planning permission is sought by RCC for the redevelopment of an existing Waterfront and Marina.

The Proposed Development will consist of the following:

- The demolition of the adjacent public toilet block on site and the demolition and temporary relocation of the existing water sports building on site, to provide for the construction of a new Water Sports Pavilion;
- The redevelopment of the Waterways Ireland-operated existing marina including an extension to the existing breakwater and the jetty to increase marina capacity to approximately 59 berths;
- Construction of new landscaped public recreation areas with a playground, nature observation space, picnic areas, benches, bicycle storage and service areas, extensive planting of native trees, outdoor changing, events space and wellness meadow including the development of a continuous promenade along the lakeshore;
- Active travel and site access improvements including provision of traffic calming measures and a 3 m wide shared cycle / pedestrian pathway along the L2020 Local Road, 2 no. of bus set down locations, upgraded signage, lighting, and road marking;
- Extension of the existing parking provision in the area to provide 156 no. additional car parking spaces, 30 no. Electric Vehicle (EV) spaces, 28 no. accessible parking spaces, 3 no. dedicated bus parking bays within the northern carpark and 3 no. dedicated boat trailer parking bays adjacent to the marina.

- All ancillary works including site clearance, boundary treatments, associated public lighting, bin storage, hard and soft landscaping, site drainage upgrades, connections to existing utilities to include foul and surface water drainage, water supply, electrical & telecommunications networks. Boundary treatments involve upgrades to the existing golf course boundary safety netting (between 3 m to 20 m in height) and fencing.

A full description of the Proposed Development is detailed in Chapter 4 of this EIAR.

1.2.1 References to Proposed Development

For the purposes of this EIAR, where the 'Proposed Development' is referred to, this relates to all the project components described in detail in Chapter 4 of this EIAR. Where 'the site' is referred to, this relates to the primary study area for the Proposed Development. Generally, the study area extends beyond the planning application site boundary depending on the requirements of individual assessments. For assessment purposes, each chapter will indicate the study area used for that topic which may extend beyond the defined EIAR Study Area. The EIAR Study Area represents the primary area of study and not necessarily areas where proposed works will occur as part of the Proposed Development.

1.3 The Applicant

Roscommon County Council (RCC) is the applicant for and is progressing the Proposed Development. RCC manages and maintains several tourism and recreational attractions throughout the county of Roscommon. RCC intends to strengthen the significance of Hodson Bay as one of the main tourism/recreational attractions in County Roscommon and regionally through the proposed waterfront park redevelopment. RCC envisage that the Proposed Development at Hodson Bay will provide high-quality recreation facilities for both the surrounding population and visitors to the area, enhancing opportunities to be active in nature and improve both physical and visual connectivity with the River Shannon and Lough Ree.

Waterways Ireland is one of six North/South Implementation Bodies established under the British-Irish Agreement of 1998, formally established in 1999. It is the cross-border navigational authority responsible for the management, maintenance, development and promotion of over 1000 kilometres of inland navigable waterways, principally for recreational purposes. The waterways under its remit are the:

- Lower Bann Navigation
- Erne System
- Shannon-Erne Waterway
- Royal Canal
- Shannon Navigation
- Grand Canal
- Barrow Navigation
- Ulster Canal

Waterways Ireland is responsible for a range of infrastructure assets including navigation channels, embankments, towpaths, adjoining lands, harbours, jetties, fishing stands, bridges, culverts, aqueducts, overflows, locks, sluices and lock houses along with buildings and archives. Office headquarters are located in Emmiskillen, with regional offices in Carrick-on-Shannon, Dublin and Scariff.

1.4 Need for the Proposed Development

With the redevelopment of the Hodson Bay waterfront, RCC will realise the following objectives;

- Creating a visitor experience at Hodson Bay: address capacity constraints at the existing marina, improve the visitor experience and dwell time through the provision of the high-quality facilities proposed.

- Providing a redeveloped water sports/activity centre and additional facilities to provide a unique immersive play experience at Hodson Bay.
- Enhancing opportunities to be active in nature and improve both physical and visual connectivity with the River Shannon and Lough Ree.
- Creating a better interface with the Hodson Bay waterfront and improvement of the quality of the buildings and public space.

The amenities at Hodson Bay make a significant contribution to economic development in Roscommon and the Proposed Development offers a flagship tourism facility for the Hodson Bay area with potential to accommodate new boating traffic – in turn bringing additional visitors to the area.

The Hodson Bay location has proved very attractive for groups and individuals seeking an exciting and entertaining experience on the water. There has been a particular interest amongst school and corporate groups as the facilities are ideal for this market. The Proposed Development offers an opportunity to reimagine the existing water sports facilities at Hodson Bay. The existing facility has been successful in establishing the location as a water sports area, but the facilities are not at the standard currently expected at quality water parks.



Map Legend

— Site Boundary

Drawing Title

Site Location

Project Title

Hodson Bay Waterfront Park and Marina
Redevelopment, Co. Roscommon

Drawn By

EC

Checked By

KM

Project No.

241220

Drawing No.

Figure 1-1a

Scale

1:10,000

Date

31.07.2026

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Map Legend

Site Boundary

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Drawing Title

Site Location (Aerial Map)

Project Title

Hodson Bay Waterfront Park and Marina
Redevelopment, Co. Roscommon

Drawn By

EC

Checked By

KM

Project No.

241220

Drawing No.

Figure 1-1b

Scale

1:10,000

Date

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1.5 Legislative Context

1.5.1 Introduction

The consolidated European Union (EU) Directive 2011/92/EU (the Environmental Impact Assessment Directive) on the assessment of the effects of certain public and private projects on the environment, has been transposed into Irish planning legislation by the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended. Directive 2011/92/EU was amended by Directive 2014/52/EU, which has been transposed into Irish law with the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018). Most of the provisions of the new regulations came into operation on the 1st of September 2018 with a number of other provisions coming into operation on the 1st of January 2019.

Accordingly, this EIAR has been prepared in compliance with the Environmental Impact Assessment (EIA) Directive as amended by Directive 2014/52/EU and Irish implementing legislation, including Part X of the Planning and Development Act 2000, as amended and Planning and Development Regulations 2001 (S.I. No. 600 of 2001), as amended in particular as amended by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018).

The European Union Directive 2011/92/EU, amended by EU Directive 2014/52/EU on the assessment of the effects of certain public and private projects on the environment (the ‘EIA Directive’), requires Member States to ensure that a competent authority carries out an assessment of the likely significant effects of certain types of projects, as listed in the Directive, prior to development consent being given for the project. The EIA of the Proposed Development will be undertaken by An Coimisiún Pleanála as the competent authority, in compliance with the provisions of EU and Irish law and guidance.

This EIAR complies with the EIA Directive in terms of the structure and content of the information required.

Article 5 of the EIA Directive provides that, where an EIA is required, the developer shall prepare and submit an environmental impact assessment report (EIAR) previously referred to as an Environmental Impact Statement (‘EIS’). The information to be provided by the developer shall include at least:

- a) A description of the project comprising information on the site, design, size and other relevant features of the project;*
- b) A description of the likely significant effects of the project on the environment;*
- c) A description of the features of the project and/or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;*
- d) A description of the reasonable alternatives studied by the developer, which are relevant to the project and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the project on the environment;*
- e) A non-technical summary of the information referred to in points (a) to (d); and (f) any additional information specified in Annex IV relevant to the specific characteristics of a particular project or type of project and to the environmental features likely to be affected.*

In addition, article 94 of Schedule 6 to, the Planning and Development Act 2000 to 2019 sets out the information to be contained in an EIAR, with which this EIAR complies.

MKO was appointed as environmental consultant on the project and commissioned to prepare this EIAR in accordance with the requirements of the EIA Directive as amended by Directive 2014/52/EU.

1.5.2 EIA Screening

The relevant classes/scales of development that require EIA are set out in Parts 1 and 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended.

Section 172 of the Planning & Development Act 2000, as amended, provides the legislative basis for EIA. It states the following:

“An environmental impact assessment shall be carried out by a planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either:

- 1. the proposed development would be of a class specified in –*
 - (i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either*
 - I. such development would exceed any relevant quantity, area or other limit specified in that Part, or*
 - II. no quantity, area or other limit is specified in that Part in respect of the development concerned,*

or

- (ii) Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either –*
 - I. such development would exceed any relevant quantity, area or other limit specified in that Part, or*
 - II. no quantity, area or other limit is specified in that Part in respect of the development concerned,*

Accordingly, Schedule 5 of the Planning & Development Regulations 2001, as amended sets out a number of classes and scales of development that require EIA. The Proposed Development is considered to be sub-threshold, when assessed against the various relevant classes of Schedule 5 of the Planning & Development Regulations 2001, as amended.

Sub-threshold Assessment

Section 172 of the Planning & Development Act 2000, as amended, also sets out the basis for EIA for developments which may not be of a scale included in Schedule 5 of the Planning & Development Regulations 2001, as amended. This allows a consenting authority to carry out an EIA where it is of the opinion that the proposed development is likely to have a significant effect on the environment.

In this context, the consideration of ‘significant effect’ should consider the nature, size, and location of a proposed development.

Class 15 of Schedule 5 of the Planning and Development Regulations 2001 as amended provides for EIA for sub-threshold developments, where the Proposed Development would be likely to have significant effects on the environment. This states the following:

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.

Where a project is of a specified type but does not meet or exceed the applicable threshold then the likelihood of the project having significant effects on the environment needs to be considered. This is done by reference to the criteria specified in Annex III of the EIA Directive 2014/52/EU.

The Proposed Development is located adjacent to, and partially within, the Lough Ree Special Protection Area (SPA) and Special Area of Conservation (SAC), which are designated European sites and constitute a highly sensitive ecological receptor of international importance.

The Proposed Development comprises a range of interrelated elements, including the construction of a Water Sports Pavilion, redevelopment and extension of the existing marina (including breakwater and jetty works), active travel infrastructure, car parking provision, and public realm and landscaping works along the lakeshore.

While the Proposed Development does not exceed the relevant thresholds set out in Schedule 5 of the Planning and Development Regulations 2001 (as amended), it falls within classes of development which may give rise to significant environmental effects, including infrastructure and recreational developments involving in-water works and shoreline modification.

Having regard to the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended), the nature, scale and complexity of the Proposed Development, and in particular its sensitive location within and adjacent to designated European sites, there is potential for significant effects on the environment. These include potential impacts on aquatic ecology, designated habitats and species, water quality, landscape and visual amenity, and increased human activity and disturbance.

In this context, and in accordance with the requirements of the EIA Directive as transposed into Irish law, the Proposed Development is considered to constitute sub-threshold development that is likely to have significant effects on the environment. The EIAR provides information on the receiving environment and assesses the likely significant effects of the project and proposes mitigation measures to avoid or reduce these effects. The function of the EIAR is to provide information to allow the competent authority to conduct the Environmental Impact Assessment (EIA) of the Proposed Development.

1.5.3 EIA Guidance

The Environmental Protection Agency (EPA) published its *Guidelines on the Information to be Contained in Environmental Impact Assessment Reports*¹ in May 2022, which is intended to guide practitioners preparing an EIAR in line with the requirements set out in the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018).

In preparing this EIAR regard has also been taken of the provisions of the *Guidelines for Planning Authorities and An Bord Pleanála on Carrying out Environmental Impact Assessment*², published by the Department of Housing, Planning and Local Government (DHPLG) in August 2018 to the extent these guidelines are relevant having regard to the enactment of the revised EIA Directive.

The European Commission (EC) also published several guidance documents in December 2017 regarding the Environmental Impact Assessment of Projects (EIA Directive as amended by 2014/52/EU) including *Guidance on Screening*³, *Guidance on Scoping*⁴ and *Guidance on the preparation of the Environmental Impact Assessment Report*⁵. MKO has prepared the EIAR in accordance with these guidelines also.

1.6 Purpose and Scope of the EIAR

The purpose of this EIAR is to document the current state of the environment in the vicinity of the Proposed Development site and to quantify the likely significant effects of the Proposed Development on the environment. The compilation of this document served to highlight any areas where mitigation measures may be necessary in order to protect the surrounding environment from the possibility of any negative effects arising from the Proposed Development.

It is important to distinguish the EIA to be carried out by the Planning Authority, from the EIAR accompanying the planning application. The EIA is the assessment carried out by the competent authority, which includes an examination that identifies, describes and assesses in an appropriate manner, in the light of each individual case and in accordance with Articles 4 to 11 of the EIA Directive, the direct and indirect effects of the Proposed Development on the following:

- a) population and human health

¹ Environmental Protection Agency (EPA), 2022. *Guidelines on the Information to be Contained in Environmental Impact Assessment Reports*. May 2022. Environmental Protection Agency.

² Department of Housing, Planning and Local Government (DHPLG), 2018. *Guidelines for Planning Authorities and An Bord Pleanála on Carrying out Environmental Impact Assessment*. Department of Housing, Planning and Local Government.

³ European Commission, 2017. *Guidance on Screening*. European Commission.

⁴ European Commission, 2017. *Guidance on Scoping*. European Commission.

⁵ European Commission, 2017. *Guidance on the Preparation of the Environmental Impact Assessment Report*. European Commission.

- b) biodiversity, with particular attention to species and habitats protected under Directive 92/43/EEC and Directive 2009/147/EC
- c) land, soil, water, air and climate
- d) material assets, cultural heritage and the landscape
- e) the interaction between the factors referred to in points (a) to (d)

1.7

Structure and Content of the EIAR

1.7.1

General Structure

This EIAR uses the grouped structure method to describe the existing environment, the potential impacts of the Proposed Development thereon and the proposed mitigation measures. Background information relating to the Proposed Development, consultation undertaken and a description of the Proposed Development are presented in separate sections. The grouped format sections describe the impacts of the Proposed Development in terms of human beings and population, flora and fauna, soils and geology, water, air and climate, noise, landscape, cultural heritage and material assets such as traffic and transportation, together with the interaction of the foregoing. All EIAR chapters will assess the Proposed Development for cumulative effects with regard to their relevant discipline in their respective chapter.

The chapters of this EIAR are as follows:

1. Introduction
2. Background to the Proposed Development
3. Consideration of Reasonable Alternatives
4. Description of the Proposed Development
5. Population & Human Health
6. Biodiversity
7. Geology and Soils
8. Hydrology & Hydrogeology
9. Air
10. Climate
11. Noise and Vibration
12. Cultural Heritage
13. Landscape and Visual
14. Material Assets - including Traffic
15. Vulnerability to Major Accidents and Natural Disasters
16. Interaction of the Foregoing
17. Schedule of Commitments

The EIAR also includes a Non-Technical Summary (NTS), which is a condensed and easily comprehensible version of the EIAR document. The NTS is laid out in a similar format to the main EIAR document and comprises a description of the Proposed Development followed by the existing environment, impacts and mitigation measures presented in the grouped format.

1.7.2

Description of Likely Significant Effects and Impacts

The classification of impacts in this EIAR follows the definitions provided in the Glossary of Impacts contained in the following guidance documents produced by the Environmental Protection Agency (EPA) and EC:

- *Guidelines on the Information to be Contained in Environmental Impact Assessment Reports* (EPA, May 2022)⁶.

⁶ *Guidelines on the Information to be Contained in Environmental Impact Assessment Reports* (EPA, May 2022)

➤ *Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impact Assessment Report (EC, 2017)*⁷.

As stated in the *Guidelines on the Information to be Contained in Environmental Impact Assessment Reports*⁷ (EPA, May 2022), an assessment of the likely impacts of a development is a statutory requirement of the EIA process. The statutory criteria for the presentation of the characteristics of potential impacts requires that potential significant impacts are described with reference to the extent, magnitude, complexity, probability, duration, frequency, reversibility and trans-boundary nature (if applicable) of the impact.

Table 1-1 presents the glossary of impacts as published in the EPA guidance documents. Standard definitions are provided in this glossary, which permit the evaluation and classification of the quality, significance, duration and type of impacts associated with a Proposed Development on the receiving environment. The use of pre-existing standardised terms for the classification of impacts ensures that the EIA employs a systematic approach, which can be replicated across all disciplines covered in the EIAR. The consistent application of terminology throughout the EIAR facilitates the assessment of the Proposed Development on the receiving environment.

Each effect is described in terms of its quality, significance, extent & context, probability, duration & frequency, and type, where possible. A 'Do-Nothing' effect is also predicted in respect of each environmental theme in the EIAR. Residual effects are also presented following any impact for which mitigation measures are prescribed. The remaining effect types are presented as required or applicable throughout the EIAR. Any potential interactions between the various aspects of the environment assessed throughout this EIAR are presented in Chapter 16: Interaction of the Foregoing.

Table 1-1 Impact Classification Terminology (EPA, 2022)

Impact Characteristic	Term	Description
Quality	Positive	A change which improves the quality of the environment
	Neutral	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
	Negative	A change which reduces the quality of the environment
Significance	Imperceptible	An effect capable of measurement but without significant consequences
	Not significant	An effect which causes noticeable changes in the character of the environment but without significant consequences.
	Slight	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities
	Moderate	An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends
	Significant	An effect, which by its character, magnitude, duration or intensity alters a sensitive aspect of the environment
	Very significant	An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment

⁷ *Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impact Assessment Report (EC, 2017)*

Impact Characteristic	Term	Description
	Profound	An effect which obliterates sensitive characteristics
Extent & Context	Extent	Describe the size of the area, number of sites and the proportion of a population affected by an effect
	Context	Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions
Probability	Likely	Effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented
	Unlikely	Effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented
Duration and Frequency	Momentary	Effects lasting from seconds to minutes
	Brief	Effects lasting less than a day
	Temporary	Effects lasting less than a year
	Short-term	Effects lasting one to seven years
	Medium-term	Effects lasting seven to fifteen years
	Long-term	Effects lasting fifteen to sixty years
	Permanent	Effect lasting over sixty years
	Reversible	Effects that can be undone, for example through remediation or restoration
	Frequency	Describe how often the effect will occur. (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually)
Type	Indirect	Impacts on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway
	Cumulative	The addition of many minor or significant effects, including effects of other projects, to create larger, more significant effects.
	‘Do Nothing’	The environment as it would be in the future should the subject project not be carried out
	Worst Case’	The effects arising from a project in the case where mitigation measures substantially fail

Impact Characteristic	Term	Description
	Indeterminable	When the full consequences of a change in the environment cannot be described
	Irreversible	When the character, distinctiveness, diversity, or reproductive capacity of an environment is permanently lost
	Residual	Degree of environmental change that will occur after the proposed mitigation measures have taken effect
	Synergistic	Where the resultant effect is of greater significance than the sum of its constituents

1.8

Project Team

The companies and staff listed in Table 1-2 were responsible for completion of the EIAR in respect of the Proposed Development. Further details regarding project team members are provided below.

The EIAR project team comprises a multidisciplinary team of experts with extensive experience in the assessment of projects and in their relevant area of expertise. The qualifications and experience of the principal staff from each company involved in the preparation of this EIAR are summarised in Section 1.8.1 below. Each chapter of this EIAR has been prepared by a competent expert in the subject matter. Further details on project team expertise are provided in the Statement of Authority at the beginning of each impact assessment chapter.

Table 1-2 below details the companies and staff that were responsible for completion of the EIAR:

Table 1-2 Companies and Staff Responsible for EIAR Completion

Consultants	Principal Staff Involved in Project	EIAR Input
MKO Tuam Road, Galway, H91 VW84	Michael Watson Eoin O'Sullivan Feargal Lennon Karen Mulryan Killian McGovern Catherine Johnson Pamela Harty Anjali Swaminathan Michael Lough Corey Cannon Sarah Mullen Aran von der Geest Moroney Niamh Rowan David Culleton Jack Workman Rachel Smith James Crean Joseph O'Brien Damian Brosnan Colin Fitzgerald Bébhinn Anders	Project Managers, Scoping and Consultation, Preparation of Natura Impact Statement, EIAR Report Chapters: 1. Introduction 2. Background to the Proposed Development 3. Consideration of Reasonable Alternatives 4. Description of the Proposed Development 5. Population & Human Health 6. Biodiversity 7. Land, Soils and Geology 8. Hydrology & Hydrogeology 9. Air 10. Climate 11. Noise 13. Landscape & Visual 15. Risk of Major Accidents 16. Interaction of the Foregoing 17. Schedule of Mitigation

Consultants	Principal Staff Involved in Project	EIAR Input
CIVIC Engineers	Aisling Murphy Shay Graham	Preparation of EIAR Section 14. Material Assets - Traffic and Transport
Rubicon Archaeology	Rachel Morgan-James	Archaeological Impact Assessment and preparation of Section 12: Cultural Heritage

1.8.1 Project Team Members

1.8.1.1 MKO

Michael Watson – Environmental Director

Michael Watson is a Director and head of the Environment Team in MKO. Michael has over 20 years' experience in the environmental sector. Following the completion of his Master's Degree in Environmental Resource Management, Geography, from National University of Ireland, Maynooth he worked for the Geological Survey of Ireland and then a prominent private environmental & hydrogeological consultancy prior to joining MKO in 2014. Michael's professional experience includes managing Environmental Impact Assessments, EPA License applications, hydrogeological assessments, environmental due diligence and general environmental assessment on behalf of clients in the wind farm, waste management, public sector, commercial and industrial sectors nationally. Michael's key strengths include project strategy advice for a wide range and scale of projects, project management and liaising with the relevant local authorities, Environmental Protection Agency (EPA) and statutory consultees as well as coordinating the project teams and sub-contractors. Michael is a key member of the MKO senior management team and as head of the Environment Team has responsibilities to mentor various grades of team members, foster a positive and promote continuous professional development for employees. Michael also has a Bachelor of Arts Degree in Geography and Economics from NUI Maynooth, is a Member of IEMA, a Chartered Environmentalist (CEnv) and Professional Geologist (PGeo).

Eoin O'Sullivan – Project Director - Environmental

Eoin O'Sullivan is a Senior Environmental Consultant and Project Director at MKO with over 15 years of experience in the assessment of a wide range of energy and infrastructure related projects and working in the fields of environmental and human health risk assessment, waste management, waste policy and permitting. Eoin holds a BSc (Hons) in Environmental Science & Technology and a MSc in Environmental Engineering. Eoin's key strengths include project strategy advice for a wide range and scale of projects, project management and liaising with the relevant local authorities, Environmental Protection Agency (EPA) and statutory consultees as well as coordinating the project teams and sub-contractors. Eoin is a Chartered Member of the Chartered Institute of Water and Environmental Management and Chartered Environmentalist with the Society of Environment.

Feargal Lennon –Project Environmental Scientist

Feargal Lennon is a Project Environmental Scientist with MKO with over 3 years of experience in environmental consultancies. Feargal holds MSc in Environmental Resource Management from University College Dublin. Over his time at MKO Feargal has developed strong skills in environmental fieldwork, report writing and project management. Feargal has contributed to a wide range of projects over his time with MKO preparing Environmental Impact Assessments, Construction and Environmental Management Plans, and Construction Waste Management Plans. Feargal has been involved in a variety of projects including greenways, quarries, waste facilities, industrial and residential developments. Through his work on projects such as the Dexcom Athenry Pharmaceutical Plant and Ulster Canal restoration project, Feargal has gained extensive experience in coordinating and preparation of EIARs.

Karen Mulryan – Senior Environmental Scientist

Karen is a Senior Environmental Scientist with MKO with over 10 years' experience in the consultancy sector. Karen holds a BA International in Archaeology from NUI Galway and a MSc in Archaeology from the University of Edinburgh. Karen's professional consultancy experience comprises project management, environmental impact assessment reporting and peer reviewing, site selection, feasibility assessment, client liaison and stakeholder engagement. Karen's project management and EIA coordination experience includes large scale renewable energy developments, specifically wind and solar, grid infrastructure, large scale flood relief schemes and residential developments. Karen holds memberships with the Chartered Institute for Archaeologists (ACIfA) and the Institute of Archaeologists of Ireland (IAI).

Killian McGovern – Environmental Scientist

Killian McGovern is an Environmental Scientist with MKO with over six years of experience in private and public sector positions. Killian holds a B.SC in Environmental Science from NUIG. Killian has experience working in Environmental Clerk of Works (ECoW) management covering day-to-day monitoring, oversight, auditing and reporting of the implementation of all planning and environmental requirements for on-site wind farm developments covering projects nationwide and waste remediation/pharmaceutical related sites. Killian has experience in investigating hydrocarbon spills and chemical contamination related to construction, pharmaceutical and private sector activities. This experience also extends into environmental field sampling, database management, geographic information systems and data analysis. Killian's key areas of experience are in ECoW management, field sampling, water quality monitoring, environmental auditing, investigation of contaminated land and remediation. Since joining MKO, Killian also has experience in the preparation of Construction Environmental Management Plans, Construction and Demolition Management Plans, EIAR chapters and EIA screenings. Killian is part of a large multi-disciplinary team and works to produce operational compliance reports and monitoring reports for MKO.

Catherine Johnson – Project Environmental Scientist

Catherine is a Climate Practitioner and Project Environmental Scientist with MKO with over three years of private consultancy experience and expertise in climate and sustainability matters. Catherine has expertise in greenhouse gas assessments, international climate law and policy, earth science, and sustainability/ESG processes. Catherine possesses skills in mapping and design, which complement her experience in preparing comprehensive reports for EIAs with a particular focus on climate change. Catherine holds a BSc in Earth and Ocean Science and a LLM in Global Environment and Climate Change Law. Prior to joining MKO in 2022, Catherine worked as an Environmental Social Governance (ESG) analyst for Acasta in Edinburgh. Catherine has expertise regarding international climate law and policy, earth processes, ocean science, and sustainability/ESG. Catherine has been involved in a myriad of environmental service offerings at MKO including EIA Screenings and Reports, climate and sustainability related work and renewable energy infrastructure projects, including both onshore and offshore wind energy developments.

Pamela Harty – Project Director - Planning

Pamela is a Project Director with MKO with over 16 years of experience in both private practice and local authorities. Prior to taking up her position with MKO in 2015, Pamela worked as a Senior Planner with SLR Consulting Ltd. and held previous posts with Moray Council in Scotland, the Heritage Council of Ireland, Kilkenny Borough Council and North Tipperary County Council. A chartered member of both the Irish Planning Institute and Royal Town Planning Institute, Pamela has project managed a range of strategy and development projects across the Ireland and the UK. Pamela has extensive experience in strategic planning, regeneration, development consultancy, statutory plan preparation, environmental impact assessment, community engagement, urban design and masterplanning. Pamela's key strengths and areas of expertise are in project management, development management/masterplanning, socio economic impact assessments and collaborative planning. Since joining MKO Pamela has been involved as a senior Planning Consultant on a significant range of energy infrastructure, commercial, student housing and Large-Scale Residential Development schemes. Within MKO Pamela plays a large role in

the management and confidence building of junior members of staff and works as part of a large multi-disciplinary team to produce EIA Reports.

Anjali Swaminathan –Project Planner

Anjali Swaminathan is a Chartered Town Planner and full member of the Irish Planning Institute with over four years' experience in private practice. She holds a Master's in Regional & Urban Planning (MRUP) from University College Dublin, a Master of Science in Economics (Urban Development), and a Bachelor of Commerce in Cost Accounting from India. Before joining MKO in December 2024, Anjali worked as a Senior Consultant with KPMG Future Analytics in Dublin. Her expertise spans development management and planning consents, statutory plan preparation (including Part 8, Part 10, and LRD processes), project management, master planning, socio-economic profiling, and impact assessments. Since joining MKO, Anjali has managed planning applications for residential, mixed-use, and tourism projects, including securing permission for the Yew Point Ecotourism Project and coordinating submissions for Primark and other landmark developments. She brings strong technical knowledge and proven experience in delivering complex planning projects across Ireland.

Michael Lough – Planning Practitioner

Michael Lough is a Planner with MKO with over 2 years of experience in both private practice and the semi-state energy sector. Michael holds a BSc (Hons) in City Planning and Environmental Policy from University College Dublin. Prior to taking up his position with MKO in August 2025, Michael worked as a Graduate Planner with the ESB, working on a range of projects including housing, tourism, solar farm, wind farm, substation, and electric vehicle charging infrastructure developments. Throughout his career Michael has gained experience in the preparation of planning reports and strategies, submission of planning applications, submission of planning compliance and the preparation of planning site assessment reports to inform development viability of sites. Michael holds Affiliate membership with the Royal Town Planning Institute with a view to obtaining Associate membership in mid-2026.

Corey Cannon – Project Director - Ecology

Corey is Project Director (Ecology) with MKO. She is a Chartered Ecologist (CEcol) and full member of the Chartered Institute of Ecology and Environmental Management (CIEEM) with over 13 years' professional experience. Corey holds a BSc in Zoology from Queen Mary University of London and an MSc in Biodiversity Survey from the University of Sussex. Prior to taking up her position with MKO in October 2023, Corey worked as a Principal Ecologist with Jacobs (Dublin office) for over 8 years and held previous posts with LUC and The Ecology Consultancy in London. Corey has strong generalist ecology field skills in terrestrial and riparian environments (with a particular interest in botany and bat ecology) and through her experience can demonstrate undertaking a range of ecological surveys including habitat, invasive and protected species survey, delivering initial site appraisals and identification of ecological constraints. Key areas of expertise include Ecological Impact Assessments (EcIA), Preliminary Ecological Appraisals (PEAs) and Appropriate Assessment (AA). She has undertaken ecological assessments and surveys on a variety of project types (e.g. road and rail schemes, waste, water and housing) involving survey, mitigation and enhancement. Within MKO Corey is responsible for overall management of the general ecology team alongside Sarah Mullen, providing technical input on all ecological aspects of our projects from inception through to planning. Outside of her professional role Corey is involved with voluntary initiatives. She helped reform the Dublin Bat Group in 2018. She is also a committee member to CIEEM's Ireland Members Network.

Sarah Mullen – Project Director - Ecology

Sarah is a Project Director (Ecology) with MKO with over 7 years' experience in ecological consultancy. Sarah holds a B.Sc. (Hons) in Botany, an M.Sc. in Biodiversity and Conservation and a Ph.D. in Botany. Prior to taking up her position with MKO in September 2018, Sarah worked as an Ecologist with Ryan Hanley Ltd. where she gained experience in multidisciplinary ecological surveys, ecological impact assessment and appropriate assessment. Since joining MKO Sarah has been responsible for the management, co-ordination and undertaking of flora, fauna and habitat surveys for a range of projects including large-scale energy infrastructure projects, residential and commercial developments, tourism

projects and biodiversity monitoring and restoration projects. She has overseen the preparation of ecological reports to accompany planning applications including Ecological Impact Assessments, Stage 1 and Stage 2 Appropriate Assessment reports, Invasive Species Management Plans and Biodiversity/Habitat Management Plans. She currently oversees the general Ecology team at MKO. Sarah's key strengths and areas of expertise are in terrestrial flora and fauna ecology, including vegetation surveys, habitat mapping, invasive species surveys, mammal surveys, Appropriate Assessment and Ecological Impact Assessment. She holds membership with the Chartered Institute of Ecology and Environmental Management.

Aran von der Geest Moroney – Senior Ecologist

Aran von der Geest Moroney is a Senior Ecologist with MKO having joined the company in February 2021 and having over 5 years' experience in professional ecological consultancy. Aran holds a first-class honours BSc (Hons) in Ecology and Environmental Biology from University College Cork. Aran has also completed a Level 8 Special Purpose Award in Digital Mapping and GIS. Aran's key strengths and areas of expertise are wintering bird surveying and identification, freshwater macroinvertebrate identification and sampling, freshwater pearl mussel surveying, white-clawed crayfish surveying, electric fishing, bat surveys, GIS, habitat mapping, preparation of Stage 1 and Stage 2 Appropriate Assessment reports and Ecological Impact Assessment. Since joining MKO, Aran has been involved in a range of mixed use, residential, industrial, nature restoration, public services, wind energy and forestry projects. Aran has carried out a wide range ecological field surveys in accordance with NRA Guidelines, bat surveys, bird surveys, recording vegetation relevés and freshwater quality analysis using bioindicators. Aran has provided supervision as an ecological clerk of works in residential and wastewater infrastructure projects. Aran is trained in carrying out bat surveys, non-volant mammal surveys, bird surveys, freshwater pearl mussel surveys, white-clawed crayfish surveys, electric fishing surveys, river condition assessment surveys and in taking vegetation relevés of vascular plants and has experience in habitat identification and habitat mapping. Within MKO, Aran is responsible for independently carrying out and planning a range of ecological field surveys in accordance with NRA Guidelines and carrying out Appropriate Assessment screenings, Natura Impact Statements, Ecological Impact Assessments, Biodiversity chapters for EIARs, Invasive Species Management Plans and Aquatic reports as part of the ecology team. Aran is a member of CIEEM, holds a current Bat Roost Disturbance licence and holds an IFM Certificate in Electric Fishing.

Niamh Rowan – Ecologist

Niamh Rowan is an Aquatic Ecologist at MKO. Niamh holds a first-class honours BSc (Hons) in Biological Sciences from Queen's University Belfast. Prior to taking up her position with MKO in March 2024, Niamh worked as an Assistant Scientific Officer at Loughs agency, and held previous roles as a Scientific writer in Novartis Ireland Ltd. Niamh's key strengths and areas of expertise include freshwater macroinvertebrate surveys and taxonomic identification, white-clawed crayfish surveys, Stage 1 & 2 freshwater pearl mussel surveys, electrofishing surveys, River Hydromorphology Assessment Technique (RHAT) surveys, chemical water parameter monitoring, wintering bird surveys and habitat mapping. preparation of Stage 1 and Stage 2 Appropriate Assessment reports and Ecological Impact Assessment. Since joining MKO, Niamh has been involved in freshwater barrier removal projects and renewable wind energy projects, as well as infrastructure and residential development projects. Within MKO, Niamh is responsible for carrying out a range of both terrestrial and freshwater ecological field surveys, writing Stage 1 and 2 Appropriate Assessment reports, Ecological Impact Assessments and Aquatic Baseline Reports.

David Culleton – Bat Ecologist

David Culleton was a Bat Ecologist with MKO from March 2023 to October 2025. David holds a BSc in Zoology from University College Cork and a MSc in Conservation Behaviour at Atlantic Technological University. He has a range of experience in project management, acoustic sampling, bat habitat appraisal, sound analysis, bat roost identification, data management and mammal and habitat surveying. He is also proficient at GIS, Ecological Impact Assessments (EIAs) and mapping techniques. Since joining MKO, David was involved in bat habitat appraisals, roost assessments, dusk emergence and dawn re-entry bat surveys, static bat detector deployment, sonogram analysis, mapping, impact assessment, mitigation and

report writing. He attended BCI Bat Detector and Survey Training Course. Within MKO, he worked as part of a multidisciplinary team to help in the production of ecological reports and assessments. David is a qualifying member with CIEEM and a member of Bat Conservation Ireland. He also currently holds a Bat Roost Disturbance licence.

Jack Workman – Project Director – Landscape and Visual

Jack Workman is a Project Director with MKO. Jack's primary role at MKO is within the landscape team where he produces the Landscape Visual Impact Assessment (LVIA) chapter of Environmental Impact Assessment reports. Jack holds a BSc. in Psychology and an MSc. in Coastal and Marine Environments (Physical Processes, Policy & Practice) where he was awarded the Prof. Máirín De Valéra distinction in science research award. Prior to taking up his position with MKO, Jack worked as a Geospatial Analyst and Research Assistant with NUIG and also held previous posts in the coastal engineering sector with Royal Haskoning DHV and Saltwater Technologies. Since joining MKO in February 2020, Jack has conducted and project managed all aspects of LVIA for a broad range of commercial infrastructure developments including wind and solar energy projects, grid infrastructure, extraction industry and Strategic Housing Developments. Jack has utilised his specialist knowledge in LVIA to deliver effective consultation during the early-stage design of large infrastructure developments as well as conducting Landscape Capacity Assessments and feasibility studies. Jack holds a membership with the Chartered Institute of Water and Environmental Management, he is an Affiliate member with the British Landscape Institute and is also an active member of the Landscape Research Group.

Rachel Smith – Environmental Scientist – Landscape & Visual Assessment LVIA Professional.

Rachel is a Landscape and Visual Impact Assessment Professional who has been working with MKO since October 2023. Rachel is an Earth & Environmental Science consultant with more than 10 years of professional experience in producing and editing technical scientific reports, and collecting, analysing and reporting environmental data for regulatory compliance in both the US and Ireland, including the utilisation of QGIS mapping, organisation of field work, management of environmental databases and training of environmental science staff. Rachel's primary role at MKO is producing and reviewing the LVIA chapter of EIA reports accompanying Planning Applications for multi-scale onshore renewable energy and non-wind developments. Rachel holds an MSc. in Coastal and Marine Environments (Physical Processes, Policies & Practice) and a BSc. in Geology.

James Crean – Landscape and Visual Impact Assessment (LVIA) Practitioner

James Crean is an LVIA practitioner with MKO. James holds BA (Hons) in Geography & English and Masters in Applied Coastal and Marine Management. James took up his position with MKO in 2023. James' key strengths and areas of expertise are in GIS, remote sensing and report writing. His primary role at MKO is conducting LVIA's and writing the Landscape and Visual chapter of EIA reports. Since joining MKO, James has worked widely on renewable energy infrastructure, commercial, recreational, and residential projects. James is a qualified Unmanned Aerial Vehicle Operator and holds an A1/A3 and A2 drone licence.

Joseph O'Brien – CAD Technician

Joseph O'Brien holds the position of CAD Technician. Joseph holds a BA Honours Level 8 Modelmaking, Design and Digital Effect, Institute of Art Design and Technology (IADT), Dun Laoghaire & City & Guilds Level 3 2D & 3D AutoCAD certificates. Joseph's role entails various wind and solar farm projects which require various skills such as mapping, aerial registration and detailed design drawings for projects. Prior to joining MKO, Joseph worked as a free-lance Modelmaker and CAD Technician. His previous experience included designing various models and props through CAD and then making them for various conventions such as Dublin Comic Con and Arcade Con.

Damian Brosnan – Project Director Acoustics

Damian is Project Director Acoustics with MKO, with over 30 years of experience in both private practice and local authority. Damian holds a BSc from University College Cork and an MSc in Applied Acoustics from the University of Derby. He has completed the Institute of Acoustics Post-Graduate Diploma and now presents tutorials to the next generation of students on Institute courses. Prior to joining MKO, Damian worked as an acoustic consultant, specialising in environmental impact assessment. Previously, Damian worked with Cork County Council's Environment Department.

Damian joined MKO in 2023, heading up the new MKO acoustics unit. The unit has extensive experience in assessing noise impacts associated with industry, quarrying, waste management and renewable energy, as well as a wide variety of other projects, through planning applications, SID applications and the EPA licensing system. The unit also manages compliance monitoring programmes and noise management plans for a large number of clients across a range of sectors, and advises clients faced with acoustic issues such as allegations of excessive noise.

Colin Fitzgerald – Senior Environmental Geologist

Colin Fitzgerald is a Senior Environmental Geologist at MKO with over 12 years of experience in geological and environmental consulting. This experience can be categorised into the disciplines of contaminated land, hydrology, and mineral resources. Colin completed his undergraduate degree (B.Sc. Hons.) in geology from University College Cork and completed a P.G. (Dip.) in environmental engineering from Trinity College Dublin. He is also a Professional Geologist with the Institute of Geologists Ireland. Prior to his current position with MKO, Colin worked as a geologist in gold exploration, heavy minerals mining, and lead mining in Western Australia before joining AECOM in Dublin as an environmental geologist. Colin then joined CDM Smith as a senior geologist before MKO acquired CDM Smith Ireland in 2024. Colin has worked on small and large-scale projects on greenfield and brownfield development sites, providing project management, environmental assessment, and mitigation/remediation design. His key skills include data analysis, site investigation, risk assessment, report writing and communication. Colin has led and managed large project teams since the start of his career and aims to deliver the highest standard of work in a positive and effective project environment.

Bébhinn Anders – Environmental Geologist

Bébhinn Anders is an environmental geologist with MKO with 2 years of experience in the industry sector. Bébhinn holds BA (Hons) in Earth and Ocean Science and a PhD in Sedimentary provenance and geochemistry. Prior to taking up her position with MKO in February 2024, Bébhinn worked as a project geologist with CDM Smith Ireland and held previous roles with University of Galway as a research assistant and as a teaching assistant over a 7-year period. Bébhinn is an environmental geologist with specialist knowledge in sedimentary analysis, geochemistry especially Pb-Pb feldspar and U-Pb dating, site investigations, remediation and monitoring of contaminated lands, groundwater and surface water monitoring, soil characterisation, and knowledge in geo-heritage and historic mine sites. Bébhinn's key strengths and areas of expertise are in environmental monitoring, site investigations, organisation, and data management. Since joining MKO Bébhinn has been involved as an environmental geologist on a range of environmental groundwater and surface water monitoring projects, remediation projects and geoheritage monitoring projects of historic mine sites. Within MKO Bébhinn works as part of a large multi-disciplinary team that focus on hydrogeology, environmental, surface and groundwater monitoring, site investigations and remediation of contaminated lands. Bébhinn is a Member-in-Training with the IGI (Institute of Geologists Ireland).

1.8.1.2 Civic Engineers

Aisling Murphy

Aisling Murphy is Director for Ireland at Civic Engineers and a Chartered Civil Engineer with over 13 years of experience delivering complex infrastructure, public realm, active travel, and regeneration projects across Ireland and internationally. Aisling holds a BE (Hons) in Civil Engineering and is a Chartered Engineer with Engineers Ireland and a Fellow of the Association of Consulting Engineers

Ireland. She specialises in project management, multidisciplinary team coordination, stakeholder engagement and the planning and delivery of sustainable transport, development, and public realm projects. Aisling has led the delivery of a wide range of projects for local authorities. Her key strengths include project strategy, programme management, contract administration, stakeholder liaison and coordinating multidisciplinary teams from concept through planning, detailed design, and construction.

Shay Graham

Shay Graham is a Project Engineer at Civic with over 5 years of experience delivering active travel, public realm and transportation infrastructure projects across Ireland and the UK. Shay holds a BEng (Hons) in Civil Engineering and is a Graduate Member of the Institution of Civil Engineers (GMICE). He specialises in the development of active travel and public realm schemes, including feasibility studies, option appraisals, technical design, stakeholder engagement, and multidisciplinary coordination. Shay has contributed to a range of high-profile urban regeneration and transport projects, including Grow College Green for Dublin City Council, where he is coordinating and developing the access, servicing, movement, and utility proposals. His strengths include engineering design, technical report preparation, project coordination and supporting the delivery of sustainable and people-focused infrastructure solutions.

1.8.1.3 Rubicon Archaeology

Rachel Morgan-James - Archaeologist

Rachel Morgan-James has worked in the commercial heritage sector since 2002, following earlier experience as a planning advisor. She has extensive expertise managing heritage projects within the planning frameworks of Scotland, Wales, England, and Ireland, and has authored and managed numerous cultural heritage environmental impact assessment chapters, desk-based assessments, heritage impact statements, and historic building recordings. A skilled historic buildings specialist, Rachel has also undertaken historic area assessments and authored conservation management plans for listed buildings, successfully guiding client projects through to completion.

1.9 Difficulties Encountered

There were no technical difficulties encountered during the preparation of this EIAR.

1.10 Viewing and Purchasing the EIAR

Copies of this EIAR will be available online, including the Non-Technical Summary (NTS), on the Planning Section of the RCC website, under the relevant Planning Reference Number (to be assigned on lodgement of the application).

<https://www.roscommoncoco.ie/en/services/planning/search-planning-applications/search-planning-applications/>

This EIAR and all associated documentation will also be available for viewing at the offices of RCC. The EIAR may be inspected free of charge or purchased by any member of the public during normal office hours at the following address:

Roscommon County Council
Aras an Chontae
Roscommon
Co. Roscommon
F42 VR98

- The EIAR will also be available to view online via the Department of Housing, Local Government & Heritage EIA Portal, which will provide a link to the planning authority's website



on which the application details are contained. This EIA Portal was recently set up by the Department as an electronic notification to the public of requests for development consent which are accompanied by an EIAR.

<https://www.housing.gov.ie/planning/environmental-assessment/environmental-impact-assessment-eia/eia-portal>