RECEIVED: 05/08/2026

APPENDIX 2-2

SCOPING RESPONSES

Eileen Corley

From: Eileen Corley <ecorley@mkoireland.ie>
Sent: 20 March 2026 10:24
To: gcu@transport.gov.ie
Cc: Tom Madden
Subject: 251145 Proposed LRD at Knocknacarra, Galway Scoping Exercise
Attachments: Depart of Transport - 2026.03.20 - 251145.pdf

RECEIVED: 05/08/2026

Dear Sir or Madam,

MKO has been engaged to carry out an Environmental Impact Assessment Report for a proposed Large Scale Residential Development (LRD) at Knocknacarra, Co. Galway. The Proposed Development is located approximately 3.5 km east of Bearna village and will consist of circa 133 residential dwellings along with open spaces and all other ancillary developments on a site measuring 2.7 hectares.

The details of the applicant and Proposed Development are outlined in the attached scoping document and cover letter.

As part of the scoping exercise for the proposed development, we would welcome any comments in relation to the proposed project.

If you have any queries, please do not hesitate to come back to me. Thank you for your time and attention.

Kind regards,
Eileen.

Eileen Corley
Environmental Scientist
MKO
Tuam Road, Galway, H91 VW84

Offices in Galway and Dublin
mkoireland.ie | +353 (0)91 735 611

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Eileen Corley

To: Transport GCU
Subject: RE: 251145 Proposed LRD at Knocknacarra, Galway Scoping Exercise

RECEIVED: 05/08/2026

From: Transport GCU <GeneralCo-OrdinationUnit@transport.gov.ie>
Sent: 15 April 2026 14:24
To: Eileen Corley <ecorley@mkoireland.ie>
Cc: Transport GCU <GeneralCo-OrdinationUnit@transport.gov.ie>
Subject: FW: 251145 Proposed LRD at Knocknacarra, Galway Scoping Exercise

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Good afternoon,

Please find attached for your consideration observations from Department of Transport in relation a proposed LRD at Knocknacarra, Co. Galway.

Kind regards
Jacqui

Jacqui Traynor
Central Policy, Coordination and Reform
An Roinn Iompair
Department of Transport
Lána Líosain, Baile Átha Cliath, D02 TR60
Leeson Lane, Dublin, D02 TR60
T +353 (0)1 604 1177
gcu@transport.gov.ie www.gov.ie/transport

An Roinn Iompair
Department of Transport

RECEIVED: 05/08/2026

MKO
Tuam Road
Galway
H91 VW84

15th April 2026

Re: 251145 Proposed LRD at Knocknacarra, Galway Scoping Exercise

The Department of Transport welcomes the opportunity to provide observations on the scoping exercise in relation to a proposed Large Scale Residential Development (LRD) at Knocknacarra, Co. Galway.

Regarding active travel, including cycling and walking, the Department would encourage the developer to ensure all active travel requirements are considered and included as part of the design with consideration given to the most recent version of Cycle Design Manual.

The Department also notes in section 5.14.1 that reference is made to the Guidelines for Traffic and Transport Assessments, May 2014 with regards to assessing the potential construction and operation phase effects of the proposed development on the road network. The Department would encourage the author of the EIA Scoping Document to review and consider whether the TII Project Appraisal Guidelines (PAG) Unit 5.0 Scoping of Traffic Modelling (document reference PE-PAG-02014) should also be considered.

Central Policy, Coordination and Reform
An Roinn Iompair
Department of Transport
Lána Líosain, Baile Átha Cliath, D02 TR60
Leeson Lane, Dublin, D02 TR60
T +353 (0)1 604 1177
gcu@transport.gov.ie www.gov.ie/transport

Eileen Corley

From: Eileen Corley <ecorley@mkoireland.ie>
Sent: 20 March 2026 10:25
To: Housing Manager DAU
Cc: Tom Madden
Subject: 251145 Proposed LRD at Knocknacarra, Galway Scoping Exercise
Attachments: Department of Housing, Local Government and Heritage - 2026.03.20 - 251145.pdf

RECEIVED: 05/08/2026

Dear Sir or Madam,

MKO has been engaged to carry out an Environmental Impact Assessment Report for a proposed Large Scale Residential Development (LRD) at Knocknacarra, Co. Galway. The Proposed Development is located approximately 3.5 km east of Bearna village and will consist of circa 133 residential dwellings along with open spaces and all other ancillary developments on a site measuring 2.7 hectares.

The details of the applicant and Proposed Development are outlined in the attached scoping document and cover letter.

As part of the scoping exercise for the proposed development, we would welcome any comments in relation to the proposed project.

If you have any queries, please do not hesitate to come back to me. Thank you for your time and attention.

Kind regards,
Eileen.

Eileen Corley
Environmental Scientist
MKO
Tuam Road, Galway, H91 VW84

Offices in Galway and Dublin
mkoireland.ie | +353 (0)91 735 611

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Eileen Corley

From: Simon Dolan (Housing) <Simon.Dolan@npws.gov.ie>
Sent: 12 June 2026 14:06
To: Eileen Corley
Subject: GPRE105/2026 Pre planning consultation - Scoping Exercise for a proposed Large Scale Residential
Attachments: G Pre00105-2026.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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You don't often get email from simon.dolan@npws.gov.ie. Learn why this is important

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A chara,

Attached please find the Nature Conservation observations.

Regards,



Simon Dolan

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage
Executive Officer
Aonad na nIarratas ar Fhorbairt
Development Applications Unit
Oifigí an Rialtais
Government Offices
Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90
Newtown Road, Wexford, County Wexford, Y35 AP90

An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

RECEIVED: 05/08/2026

Our Ref: G Pre00105/2026
(Please quote in all related correspondence)

12th June 2026

Eileen Corley
MKO
Tuam Road
Galway

Via email: ecorley@mkoireland.ie

Proposed Development: Scoping Exercise for a proposed Large Scale Residential Development (LRD) at Knocknacarra, Co. Galway.

A chara

I refer to correspondence received in connection with the above. Outlined below are heritage-related observations/recommendations co-ordinated by the Development Applications Unit under the stated headings.

Archaeology

The National Monuments Service of the Department of Housing, Local Government and Heritage has reviewed the Environmental Impact Assessment Scoping document provided by the consultants.

The information provided is not sufficiently detailed to allow for a full assessment of the archaeological implications of this proposal, however, the Department notes that an Archaeological, Architectural & Cultural Heritage Impact Assessment (AACHA) is scoped into the proposed EIA process as part of the overall Cultural Heritage Assessment of this proposed large-scale residential development. The supplied methodology indicates that this will incorporate a detailed desktop study, field inspection and impact assessment. In this regard, the NMS awaits the results of the Archaeological, Architectural and Cultural Heritage Assessment (AACHA) and full EIAR for the scheme before commenting further.

Further to the above, and by way of general archaeological advice, please note that whilst the proposed development site (PDS) does not contain recorded archaeological heritage, it is possible that previously unrecorded sub-surface archaeological features / material may exist within the site.

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The PDS itself is located within a wider area of known archaeological settlement and activity (National Monuments Service initial review of the Record of Monuments and Places, www.archaeology.ie and cartographic sources). All of these Recorded Monuments are subject to statutory protection in the Record of Monuments and Places, established under Section 12 of the National Monuments Act 1930-2014. Therefore the AACHA should include an assessment of the possible effects of the proposal on the wider archaeological landscape. It is of importance that the study area for the AACHA should be of sufficient size and extent to support this.

The Department further advises that the following are also carried out (as appropriate) as part of the overall AACHA to ensure a comprehensive assessment of the proposed development:

- The desk-study and field inspection regime should inform:
  - Targeted non-intrusive advance geophysical survey or prospection (such as Ground Penetrating Radar Surveys)
  - Targeted advance archaeological test excavation
- Any and all intrusive advance investigations (such as, but not limited to, ground investigations required for soils/geology/hydrogeology) carried out as part of the EIA or design process should be subject to a programme of archaeological monitoring by a suitably qualified Archaeologist.

The results of these investigations should inform the EIA process and be incorporated within the final EIA Report. The archaeological consultants (John Cronin & Associates) will be able to provide advice and clarification in relation to the preparation of suitably comprehensive assessments as outlined above, with particular regard to the scope and locations for any advance non-intrusive prospection or advance archaeological test excavation that might be appropriate to inform the assessment of this proposed scheme.

The Department awaits the submission of this assessment before commenting further.

You are requested to send further communications to this Department's Development Applications Unit (DAU) at manager.dau@npws.gov.ie where used, or to the following address:

The Manager
Development Applications Unit (DAU)
Government Offices
Newtown Road
Wexford
Y35 AP90

Is mise, le meas

Simon Dolan
Development Applications Unit
Administration

Eileen Corley

From: Eileen Corley <ecorley@mkoireland.ie>
Sent: 20 March 2026 10:26
To: DECC GSI Planning
Cc: Tom Madden
Subject: 251145 Proposed LRD at Knocknacarra, Galway Scoping Exercise
Attachments: Geological Survey Ireland - 2026.03.20 - 251145.pdf

RECEIVED: 05/08/2026

Dear Sir or Madam,

MKO has been engaged to carry out an Environmental Impact Assessment Report for a proposed Large Scale Residential Development (LRD) at Knocknacarra, Co. Galway. The Proposed Development is located approximately 3.5 km east of Bearna village and will consist of circa 133 residential dwellings along with open spaces and all other ancillary developments on a site measuring 2.7 hectares.

The details of the applicant and Proposed Development are outlined in the attached scoping document and cover letter.

As part of the scoping exercise for the proposed development, we would welcome any comments in relation to the proposed project.

If you have any queries, please do not hesitate to come back to me. Thank you for your time and attention.

Kind regards,
Eileen.

Eileen Corley
Environmental Scientist
MKO
Tuam Road, Galway, H91 VW84

Offices in Galway and Dublin
mkoireland.ie | +353 (0)91 735 611

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Eileen Corley

To: DCEE Planning Notifications
Subject: RE: 251145 Proposed LRD at Knocknacarra, Galway Scoping Exercise

RECEIVED: 05/08/2026

From: DCEE Planning Notifications <PlanningNotifications@dcee.gov.ie>
Sent: 24 April 2026 13:51
To: Eileen Corley <ecorley@mkoireland.ie>
Subject: RE: 251145 Proposed LRD at Knocknacarra, Galway Scoping Exercise

You don't often get email from planningnotifications@dcee.gov.ie. Learn why this is important

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Dear Eileen,

Please see attached a submission on behalf of Geological Survey Ireland (a section of the Department of Climate, Energy and the Environment) with regard to the subject entity.

Please send an acknowledgement of receipt to PlanningNotifications@dcee.gov.ie at your earliest convenience.

Kind regards,
Luke Thompson

Luke Thompson, Administrative Officer
Planning Advisory Section

An Roinn, Aeráide, Fuinnimh agus Comhshaoil
Department of Climate, Energy and the Environment

Teach Tom Johnson, Bóthar Haddington, Baile Átha Cliath, D04 K7X4
Tom Johnson House, Haddington Road, Dublin, D04 K7X4

M +353 (0)87 336 7599
luke.thompson@dcee.gov.ie

An Roinn Aeráide, Fuinnimh agus Comhshaoil
Department of Climate, Energy and the Environment

Geological Survey
Suirbhéireacht Gheolaíochta
Ireland | Éireann

RECEIVED: 05/08/2026

Eileen Corley
MKO
Tuam Road,
Galway, H91 VW84

01 April 2026

Re: EIA Scoping Document for Proposed LRD at Knocknacarra, Galway
Your Ref: 251145
Our Ref: 26/56

Dear Eileen,

Geological Survey Ireland is the national earth science agency and is part of the Department of Climate, Energy and the Environment. We provide independent geological information and interpretation and gather various data for that purpose. Please see our website for data availability.

With reference to your email received on the 20 March 2026, concerning the EIA Scoping Document for Proposed LRD at Knocknacarra, Galway, we recommend using our various data sets when conducting the EIAR, SEA, planning and scoping processes for developments, plans and policies. For more detailed information on how to access this data please access 'Data and Maps' Data & Maps (gsi.ie) on our 'Geoscience for planning' webpage. Use of our data or maps should be attributed correctly (please refer to each individual dataset's metadata for correct attribution).

For specific data available for Environmental Assessment and Planning topics please follow this link [Data by Environmental Assessment and Planning Topic (gsi.ie)], where you will find our data arranged by environmental assessment topic as illustrated below:

Land and soils
Soil
• Subsoils (Quaternary Geology)
• Tellus Geochemistry
• Geotechnical
Geology
• Bedrock
• Geophysics
• Bedrock & Quaternary 3D

Water
Groundwater
• Aquifers GW vulnerability, GWPSs (GWPPs)
Surface water
• Tellus Geochemistry
Estuarine & marine waters
• Marine and coastal
Flooding
• GWClimate
• Karst

Climate Change
Carbon accounting / Carbon balance
• Geothermal
• Carbon capture and storage
Climate change trends
• National coastal change assessment

Cultural Heritage
Archaeology
• Cherish
Underwater Archaeology
• Shipwrecks

Material Assets
Built Services
• Natural resources (Minerals & Aggregates)
• Active quarries

The Landscape
Landscape Appearance & Character
• Physiographic units
Historical landscapes
• Historic mines

Other Relevant Data		
Natural (Geo) hazards	*Natural heritage*	
• Landslide Susceptibility Mapping	• Geoheritage (County Geological Sites)	
• Groundwater flooding	• Dimension Stone/Stone Built Ireland	
• Coastal vulnerability		
• Subsidence		
• Radon		

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Other Comments

Should development go ahead, all other factors considered, Geological Survey Ireland would much appreciate a copy of reports detailing any site investigations carried out. The data would be redacted for confidentiality and added to Geological Survey Ireland's national database of site investigation boreholes, implemented to provide a better service to the civil engineering sector. Data can be sent to the Geological Mapping Unit, at mailto:GeologicalMappingInfo@gsi.ie.

If we can be of any further help, please do not hesitate to contact me Clare Glanville, or my colleague Trish Smullen at GSIPlanning@gsi.ie.

Yours sincerely,

Dr. Clare Glanville
Senior Geologist
Geoheritage and Planning Programme
Geological Survey Ireland

Trish Smullen
Geologist
Geoheritage and Planning Programme
Geological Survey Ireland

The publicly available data referenced/presented here, should in no way be construed as Geological Survey Ireland support for or objection to the proposed development or plan. The data are made freely available to all and can be used as independent scientific data in assessments, plans or policies. It should be noted that in many cases these data are a baseline or starting point for further site specific assessments.

Eileen Corley

RECEIVED: 05/08/2026

From: Eileen Corley <ecorley@mkoireland.ie>
Sent: 20 March 2026 10:28
To: Graham.Skelly@cie.ie
Cc: Tom Madden; Nick.West@irishrail.ie; Colin.hedderly@irishrail.ie
Subject: 251145 Proposed LRD at Knocknacarra, Galway Scoping Exercise
Attachments: Iarnród Éireann - 2026.03.20 - 251145.pdf

Dear Sir or Madam,

MKO has been engaged to carry out an Environmental Impact Assessment Report for a proposed Large Scale Residential Development (LRD) at Knocknacarra, Co. Galway. The Proposed Development is located approximately 3.5 km east of Bearna village and will consist of circa 133 residential dwellings along with open spaces and all other ancillary developments on a site measuring 2.7 hectares.

The details of the applicant and Proposed Development are outlined in the attached scoping document and cover letter.

As part of the scoping exercise for the proposed development, we would welcome any comments in relation to the proposed project.

If you have any queries, please do not hesitate to come back to me. Thank you for your time and attention.

Kind regards,
Eileen.

Eileen Corley
Environmental Scientist
MKO
Tuam Road, Galway, H91 VW84

Offices in Galway and Dublin
mkoireland.ie | +353 (0)91 735 611

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Eileen Corley

To: Graham Skelly
Subject: RE: 251145 Proposed LRD at Knocknacarra, Galway Scoping Exercise

RECEIVED: 05/08/2026

From: Graham Skelly <Graham.Skelly@cie.ie>
Sent: 20 March 2026 17:08
To: Eileen Corley <ecorley@mkoireland.ie>
Cc: Tom Madden <tmadden@mkoireland.ie>; Nick.West@irishrail.ie; Colin Hedderly <Colin.Hedderly@irishrail.ie>
Subject: RE: 251145 Proposed LRD at Knocknacarra, Galway Scoping Exercise

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Hi Eileen,

Thank you for getting in touch.

As there are no railways in the vicinity of your proposed development, there is no need for me to issue any comment.

Regards,

Graham

Graham Skelly MRICS MSCSI
CIE Group Property Dept.
T: 087 911 6020
Curzon House, 35 Lr. Abbey Street, Dublin 1
www.cie.ie

Driving Change for a Sustainable future
At Córas Iompair Éireann we believe in facilitating flexible working, so while it suits me to email now, I do not expect a response or action outside of your own working hours.

From: Eileen Corley <ecorley@mkoireland.ie>
Sent: Friday 20 March 2026 10:28
To: Graham Skelly <Graham.Skelly@cie.ie>
Cc: Tom Madden <tmadden@mkoireland.ie>; Nick.West@irishrail.ie; Colin Hedderly <Colin.Hedderly@irishrail.ie>
Subject: 251145 Proposed LRD at Knocknacarra, Galway Scoping Exercise

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Eileen Corley

From: Eileen Corley <ecorley@mkoireland.ie>
Sent: 20 March 2026 10:29
To: Planning@water.ie; arobinson@water.ie
Cc: Tom Madden
Subject: 251145 Proposed LRD at Knocknacarra, Galway Scoping Exercise
Attachments: Uisce Éireann - 2026.03.20 - 251145.pdf

RECEIVED: 05/08/2026

Dear Sir or Madam,

MKO has been engaged to carry out an Environmental Impact Assessment Report for a proposed Large Scale Residential Development (LRD) at Knocknacarra, Co. Galway. The Proposed Development is located approximately 3.5 km east of Bearna village and will consist of circa 133 residential dwellings along with open spaces and all other ancillary developments on a site measuring 2.7 hectares.

The details of the applicant and Proposed Development are outlined in the attached scoping document and cover letter.

As part of the scoping exercise for the proposed development, we would welcome any comments in relation to the proposed project.

If you have any queries, please do not hesitate to come back to me. Thank you for your time and attention.

Kind regards,
Eileen.

Eileen Corley
Environmental Scientist
MKO
Tuam Road, Galway, H91 VW84

Offices in Galway and Dublin
mkoireland.ie | +353 (0)91 735 611

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Eileen Corley

From: Emmett Hegarty(C) <emmett.hegarty@water.ie>
Sent: 28 April 2026 10:42
To: Eileen Corley
Subject: UE observations of 251145 Proposed LRD at Knocknacarra, Galway Scoping Exercise
Attachments: UÉ_PlanningResponse_PN26000039055.pdf

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Goood Morning

Please find attached UEs EIAR scoping observations on the proposed LRD at Knocknacarra , county Galway.
UE Ref: PN26000039055

If there are any questions or issues, please do not hesitate to let me know.

Emmett Hegarty
Development Management Planning
Uisce Éireann
Teach na hAbhann Duibhe, Mala, Co. Chorcaí, P51 K3CX
M +353 87 345 9798
emmett.hegarty@water.ie
www.water.ie

Is don duine amháin nó don eintiteas amháin ainmnithe ar an seoladh an fhaisnéis agus d'fhéadfadh ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh na tráchtála de a bheith mar chuid den fhaisnéis. Tá toirmeasc ar aon daoine nó aon eititis; nach dóibh siúd an fhaisnéis- aon athbhreithniú a dhéanamh, aon atarchur a dhéanamh nó aon athdháileadh a dhéanamh, nó aon úsáid eile a bhaint as an bhfaisnéis, nó aon ghníomh a bhraithfeadh ar an bhfaisnéis seo a dhéanamh agus d'fhéadfaí an dlí a shárú dá ndéanfaí sin. Séanann Uisce Éireann dliteanas as aon ghníomh agus as aon iarmhairt bunaithe ar úsáid neamhúdaraithe na faisnéise seo. Séanann Uisce Éireann dliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo agus séanann Uisce Éireann dliteanas maidir le haon mhoill a bhaineann leis an bhfaisnéis a fháil. Má tá an ríomh-phost seo faighte agat trí dhearmad, déan teagmháil leis an seoltóir más é do thoil é agus scrios an t-ábhar ó gach aon ríomhaire. D'fhéadfadh ríomhphost a bheith so-ghabhálach i leith truaillithe, idircheaptha agus i leith leasuithe neamhúdaraithe. Séanann Uisce Éireann aon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo nó as aon dochar do chórais na bhfaighteoirí déanta ag an teachtaireacht seo nó ag a ceangaltáin tar éis a sheolta. Tabhair faoi deara go bhféadfadh monatóireacht a bheith á dhéanamh ar theachtaireachtaí chuig Uisce Éireann agus ó Uisce Éireann d'fhonn ár ngnó a chosaint agus chun a chinntiú go bhfuiltear ag teacht le beartais agus le caighdeáin Uisce Éireann. Is cuideachta gníomhaíochta ainmnithe é Uisce Éireann atá faoi theorainn scaireanna, a bunaíodh de bhun fhorálacha na n-Achtanna um Sheirbhísí Uisce 2007-2022, a bhfuil a bpríomh-ionad gnó ag Teach Colvill, 24-26 Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d’aird a thabhairt.

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RECEIVED 05/08/2026

Thank you for your attention.

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

RECEIVED: 05/08/2026

Uisce Éireann's Ref: PN26000039055

Planning Ref: 251145 Proposed LRD at Knocknacarra, Galway Scoping Exercise

Planning Authority: Galway City Council

Issue Date: 28 April 2026

Development Location: Knocknacarra, Co. Galway

Development Description:

MKO has been engaged to carry out an Environmental Impact Assessment Report for a proposed Large Scale Residential Development (LRD) at Knocknacarra, Co. Galway. The Proposed Development is located approximately 3.5 km east of Bearna village and will consist of circa 133 residential dwellings along with open spaces and all other ancillary developments on a site measuring 2.7 hectares.

A Chara,

Thank you for your recent EIAR Scoping Request which we have reviewed. Uisce Éireann has the following comments for your consideration;

The following are aspects of water & wastewater services should be addressed in the scope of an EIAR and planning proposals, ahead of submitting your planning application to avoid unnecessary delays.

a) Protection of drinking water source(s) from potentially adverse impacts is a priority for Uisce Éireann. It is Uisce Éireann's current policy to maintain safe and secure drinking water supplies and ensure that development will not give rise to any deterioration in water quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s). It is also a requirement of the Water Framework Directive that waters used for the abstraction of drinking water are protected to avoid deterioration in quality. Where a development proposal

Stiúrthóirí / Directors: Jerry Grant (Cathaoirleach / Chairperson), Niall Gleeson (POF / CEO), Gerard Britchfield, Douglas Millican, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Paul Reid, Michael Walsh.
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a designated activity company, limited by shares.
Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

has the potential to impact an Uisce Éireann Drinking Water Source(s), the applicant shall provide details of measures to be taken to ensure that there will be no negative impact to Uisce Éireann's Drinking Water Source(s) during the construction, operational and decommissioning phases of the development.

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b) Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified as part of an EIAR and/or the planning application.

c) Where the development proposes the backfilling of materials, the applicant is requested to include breakdown of the chemical components of the materials proposed.

d) Where the development proposes the backfilling of materials, the applicant is requested to include details of best practice monitoring regime(s) to inform protection of ground waters, aquifers and drinking water source abstractions.

e) Potential impacts of the development on the capacity of water services (*i.e. do existing water services have the capacity to cater for the new development*) - If your proposals require a connection(s) to either a public water supply or sewage collection system, you are advised to submit a Pre-Connection Enquiry (PCE) enquiry to Uisce Éireann to determine the feasibility of connection to the Uisce Éireann network ahead of lodging your planning application. The PCE should be submitted to Uisce Éireann well in advance of lodging your planning application. Lodging a COF with your planning application helps avoids delays in the consenting process.

f) In relation to a development that would discharge trade effluent, any upstream treatment or attenuation of discharges required prior to discharging to an Uisce Éireann collection network.

g) In relation to the management of surface water; the potential impact of surface water discharges to combined sewer networks and potential measures to stop surface waters from combined sewers. Uisce Éireann does not permit surface waters into our sewer network.

h) Any physical impact on Uisce Éireann assets – reservoir, drinking water source, treatment works, pipes, pumping stations, discharges outfalls etc. including any relocation of assets.

i) When considering a development proposal, the applicant is advised to determine the location of public water services assets, possible connection points from the applicant's site / lands to the public network and any drinking water abstraction catchments to ensure these are included and fully assessed in any pre-planning proposals. Details, where known, can be obtained by emailing an Ordnance Survey map identifying the proposed location of the applicant's intended development to datarequests@water.ie

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j) Other indicators or methodologies for identifying infrastructure located within the applicant's lands are the presence of registered wayleave agreements, visible manholes, vent stacks, valve chambers, marker posts etc. within the proposed site.

k) Any potential impacts on the assimilative capacity of receiving waters in relation to Uisce Éireann discharge outfalls including changes in dispersion / circulation characterises. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified within the report.

l) Any potential impact on the contributing catchment of water sources either in terms of water abstraction for the development (*and resultant potential impact on the capacity of the source*) or the potential of the development to influence / present a risk to the quality of the water abstracted by Uisce Éireann for public supply should be identified within the report.

m) Where a development proposes to connect to an Uisce Éireann network and that network either abstracts water from or discharges wastewater to a "protected"/ sensitive area, consideration as to whether the integrity of the site / conservation objectives of the site would be compromised should be identified within the report.

n) Uisce Éireann does not permit build over of its assets. Separation distances from public infrastructure, as per Uisce Éireann's Standards, Codes and Practices must be achieved. It is the applicant's responsibility to submit a diversion enquiry to Uisce Éireann Diversions Section (diversions@water.ie) prior to construction, where a potential build over of public assets is in question and/or where the applicants proposals cannot achieve separation distances from public infrastructure as per UÉ Standards & Codes of Practice. As an applicant you are required to;

- survey the site to determine the exact location of the public assets. Any trial investigations should be carried out with the agreement and in the presence of Uisce Éireann. All queries relating to in situ public infrastructure should be directed to diversions@water.ie
- Provide evidence of separation distances between the existing Uisce Éireann assets and proposed structures, other services, trees, etc. have to be in accordance with UÉ Standards & Codes of Practice

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o) Where an existing connection is in place, the applicant or developer may be required to enter into a new or revised water and/or wastewater connection agreement(s) with Uisce Éireann prior to the commencement of this development.

p) Where new connection(s) are sought, the applicant shall enter into water and/or wastewater connection agreement(s) with Uisce Éireann prior to the commencement of this development.

q) Any person discharging trade effluent** to a sewer, must have a Trade Effluent License issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). More information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ . Trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended).

Queries relating to the comments above should be directed to planning@water.ie

EIAR Scoping Requests should be sent to planning@water.ie

Yours sincerely,

Dermot Phelan

Dermot Phelan
Connections and Developer Services

Eileen Corley

From: Eileen Corley <ecorley@mkoireland.ie>
Sent: 20 March 2026 10:40
To: landuseplanning@tii.ie
Cc: Tom Madden
Subject: 251145 Proposed LRD at Knocknacarra, Galway Scoping Exercise
Attachments: Transport Infrastructure Ireland - 2026.03.20 - 251145.pdf

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Dear Sir or Madam,

MKO has been engaged to carry out an Environmental Impact Assessment Report for a proposed Large Scale Residential Development (LRD) at Knocknacarra, Co. Galway. The Proposed Development is located approximately 3.5 km east of Bearna village and will consist of circa 133 residential dwellings along with open spaces and all other ancillary developments on a site measuring 2.7 hectares.

The details of the applicant and Proposed Development are outlined in the attached scoping document and cover letter.

As part of the scoping exercise for the proposed development, we would welcome any comments in relation to the proposed project.

If you have any queries, please do not hesitate to come back to me. Thank you for your time and attention.

Kind regards,
Eileen.

Eileen Corley
Environmental Scientist
MKO
Tuam Road, Galway, H91 VW84

Offices in Galway and Dublin
mkoireland.ie | +353 (0)91 735 611

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Eileen Corley

To: INFO
Subject: RE: TII26-135708 - 251145 Proposed LRD at Knocknacarra, Galway Scoping Exercise

RECEIVED: 05/08/2026

From: INFO <Information@tii.ie>
Sent: 21 April 2026 13:56
To: Eileen Corley <ecorley@mkoireland.ie>
Subject: TII26-135708 - 251145 Proposed LRD at Knocknacarra, Galway Scoping Exercise

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Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Dear Ms. Corley,

Thank you for your correspondence of 20 March and 16 April 2026 regarding the above. Transport Infrastructure Ireland's (TII) position in relation to your enquiry is as follows.

TII will endeavour to consider and respond to planning applications referred to it, given its status and duties as a statutory consultee under the Planning Acts. The approach adopted by TII in making such submissions or comments seeks to uphold official policy, as outlined in the Department of the Environment, Community and Local Government (DoECLG) Guidelines, 'Spatial Planning and National Roads Guidelines for Planning Authorities' (2012). Regard should also be had to other relevant guidance available at www.TII.ie.

The issuing of this correspondence is provided as best practice guidance only and does not prejudice TII's statutory right to make any observations, requests for further information, objections or appeals following the examination of any valid planning application referred.

With respect to pre-application consultation issues, the recommendations indicated below provide only general guidance for the preparation of a planning application which may affect the National Roads Network.

The developer/scheme promoter should have regard, inter alia, to the following:

• Consultations should be had with the relevant Local Authority/National Roads Design Office with regard to locations of existing and future national road schemes.

• Consultations should be had with the relevant Local Authority with regard to locations of existing and future public transport and active travel schemes identified as part of the Galway Transport Strategy. The development proposal shall identify any additional public transport and active travel measures that may be incorporated into the development proposal to reduce reliance on the use of the private car. TII would also recommend consultation with the National Transport Authority.

• TII would be specifically concerned as to potential significant impacts the development would have on the National Road Network, and junctions with national roads, in the proximity of the proposed development.

• The developer should assess visual impacts from existing national roads.

• The developer should have regard to any Environmental Impact Statement and all conditions and/or modifications imposed by An Coimisiún Pleanála regarding road schemes in the area. The developer should in particular have regard to any potential cumulative impacts.

• The developer, in preparing any future application/EIAR, should have regard to TII Publications (formerly DMRB and the Manual of Contract Documents for Road Works).

• The developer, in preparing any future application/EIAR, should have regard to TII's Environmental Assessment and Construction Guidelines, including the Guidelines for the Treatment of Air Quality During the Planning and Construction of National Road Schemes (National Roads Authority, 2006).

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• Any future application/EIAR should consider the Environmental Noise Regulations 2006 (SI 140 of 2006) and, in particular, how the development will affect future action plans by the relevant competent authority. The developer may need to consider the incorporation of noise barriers to reduce noise impacts (see Guidelines for the Treatment of Noise and Vibration in National Road Schemes (1st Rev., National Roads Authority, 2004)).

• It would be important that, where appropriate, subject to meeting the appropriate thresholds and criteria and having regard to best practice, a Traffic and Transport Assessment be carried out in accordance with relevant guidelines, noting traffic volumes attending the site and traffic routes to/from the site with reference to impacts on the National Road Network and junctions of lower category roads with national roads. In relation to national roads, TII's Traffic and Transport Assessment Guidelines (2014) should be referred to in relation to proposed development with potential impacts on the National Road Network. The scheme promoter is also advised to have regard to Section 2.2 of the TII TTA Guidelines which addresses requirements for sub-threshold TTA.

• The designers are asked to consult TII Publications to determine whether a Road Safety Audit is required.

• In the interests of maintaining the safety and standard of the National Road Network, any future application/EIAR should identify the methods/techniques proposed for any works traversing/in proximity to the National Road Network.

• In relation to haul route identification, the applicant/developer should clearly identify haul routes proposed and fully assess the network to be traversed. Separate structure approvals/permits and other licences may be required in connection with the proposed haul route and all structures on the haul route should be checked by the applicant/developer to confirm their capacity to accommodate any abnormal load proposed.

Notwithstanding any of the above, the developer should be aware that this list is non-exhaustive, thus site and development specific issues should be addressed in accordance with best practice.

I hope that this information is of assistance to you.

Yours sincerely,

_____

Suzanne Cahill
Senior Regulatory & Administration Executive