RECEIVED: 05/08/2026

1. INTRODUCTION

1.1 General Introduction

This Environmental Impact Assessment Report (EIAR) has been prepared by MKO on behalf of Kingston Stables Ltd (the Applicant), who intends to apply to Galway City Council (GCC) pursuant to the provisions of the Planning and Development (Amendment) (Large-scale Residential Development (LRD)) Act 2021, for permission in respect of a large-scale residential development located at Knocknacarra, Co. Galway. The location of the site is outlined in Figure 1-1 and Figure 1-2 below.

The Proposed Development comprises a mix of residential units, open spaces and all other site-related infrastructure. The Proposed Development site measures approximately 2.9 hectares (ha) and is located at Knocknacarra, County Galway which is approximately 3 kilometres (km) west of Galway City Centre.

MKO is the Environmental Consultant on this project and has been commissioned to prepare this EIAR, which will accompany the planning application for the Proposed Development to be submitted to GCC.

This EIAR and accompanying Natura Impact Statement (NIS) assess all components of the Proposed Development that are being submitted within the planning application to GCC. All elements of the proposed works included as part of the planning application are henceforth referred to as the 'Proposed Development' throughout the EIAR.

1.1.1 Development Referencing

For the purposes of this EIAR:

- **Proposed Development** – This term refers to all the development components detailed in Section 1.2 below, which are the subject of the current planning application, comprising 133 residential units and associated infrastructure on a site of approximately 2.9 ha.
- **LRD East** – This term refers to the adjacent residential development submitted to GCC under Planning Reference Number: 25/60320 which is currently under appeal with ACP under Planning Reference Number: ACP-324237-26 and comprises 362 residential units and associated infrastructure on a site of approximately 5.37 ha.
- **Proposed Project** – refers to the overall master planned residential development encompassing both the Proposed Development and LRD East and which will provide a combined total of 495 residential units.
- **EIAR Study Area** encompasses an overall area of 8.74 ha as outlined in Figure 1-1. The EIAR Study Area primarily comprises areas of agricultural grassland predominantly located in the southern portion of the study area and areas of brownfield located in the northern section. Existing agricultural sheds are also present within the EIAR Study Area. This EIAR assesses and provides baseline information on the EIAR Study Area as a whole with specific impact assessment sections relative to the Proposed Development site being contained in each EIAR chapter. Individual topics for assessment purposes, i.e., each chapter, will indicate the study area used for that topic which may extend beyond the defined primary 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 Project. This EIAR Study Area is shown in Figure 1-1 below.

RECEIVED: 05/08/2026

For clarity in this EIAR, all elements of the Proposed Development will be assessed cumulatively and in combination with other projects to aid the competent authority in carrying out EIA. The methodology for the identification of projects with the potential for in-combination effects is set out in detail in Chapter 2: Background of this EIAR.

The Proposed Development is described in detail in Chapter 4 of this EIAR.

1.2 Brief Description of the Proposed Development

The Proposed Development will consist of the following:

- Provision of 133 no. residential units in 2 no. development areas with a mix of duplex and house types on a site area of 2.9 ha. The buildings range between 2 no. and 3 no. storeys in height. The development will comprise the following:
  - 51 no. 3-bed townhouses;
  - 6 no. 4-bed townhouses;
  - 1 no. 1-bed duplex apartments;
  - 1 no. 2-bed duplex houses;
  - 37 no. 2-bed ground floor duplex apartments;
  - 37 no. 3-bed duplex houses.
- Demolition of existing structures (388 m^2);
- Vehicular access to the proposed development from a permitted road (Planning Reference 24/60370 refers);
- Upgrades to the permitted road (Planning Reference 24/60370 refers);
- Pedestrian and cycle access to the adjacent Kingston Park (ACP Ref: 323873);
- Conversion and upgrade of an existing structure to a local centre (65.6 m^2);
- The provision of public open space;
- The provision of 192 no. bicycle parking spaces;
- The provision of 142 no. car parking spaces;
- Public lighting, bin stores, signage, services, 2 no. ground mounted substation kiosks, site landscaping and all ancillary site development and enabling works.

1.3 Background to the Proposed Development

The original Masterplan for the Rahoon, Knocknacarra area comprises a mix of residential, retail and leisure uses. The planning process for the Masterplan commenced in 2023 and considered access, connectivity, permeability and an appropriate balance of land uses across the wider area, providing a coordinated design framework to inform subsequent planning applications, including the Proposed Development.

The original Masterplan provided for in excess of 500 residential units and, as such, would have exceeded the mandatory EIA threshold under Section 172 of the Planning and Development Act 2000 (as amended), as outlined in Section 1.6.2 below. Following a reduction in the overall residential scale arising from site constraints, the residential component of the Masterplan is being delivered through two planning applications, both of which have been assessed cumulatively and are accompanied by EIARs. LRD East comprises 362 residential units and was submitted to Galway City Council in 2025. The application is currently under appeal to An Coimisiún Pleanála (Planning Ref. ACP-324237-26). The Proposed Development comprises the remaining western portion of the residential lands. Collectively, LRD East and the Proposed Development are referred to herein as the "Proposed Project".

Following the reduction in residential unit numbers, neither LRD East nor the Proposed Development, either individually or cumulatively, exceeds the statutory thresholds requiring the preparation of an EIAR (refer to Section 1.6.2). Nevertheless, EIARs have been prepared for both developments. This approach reflects the fact that the original Masterplan exceeded the mandatory EIA threshold and that

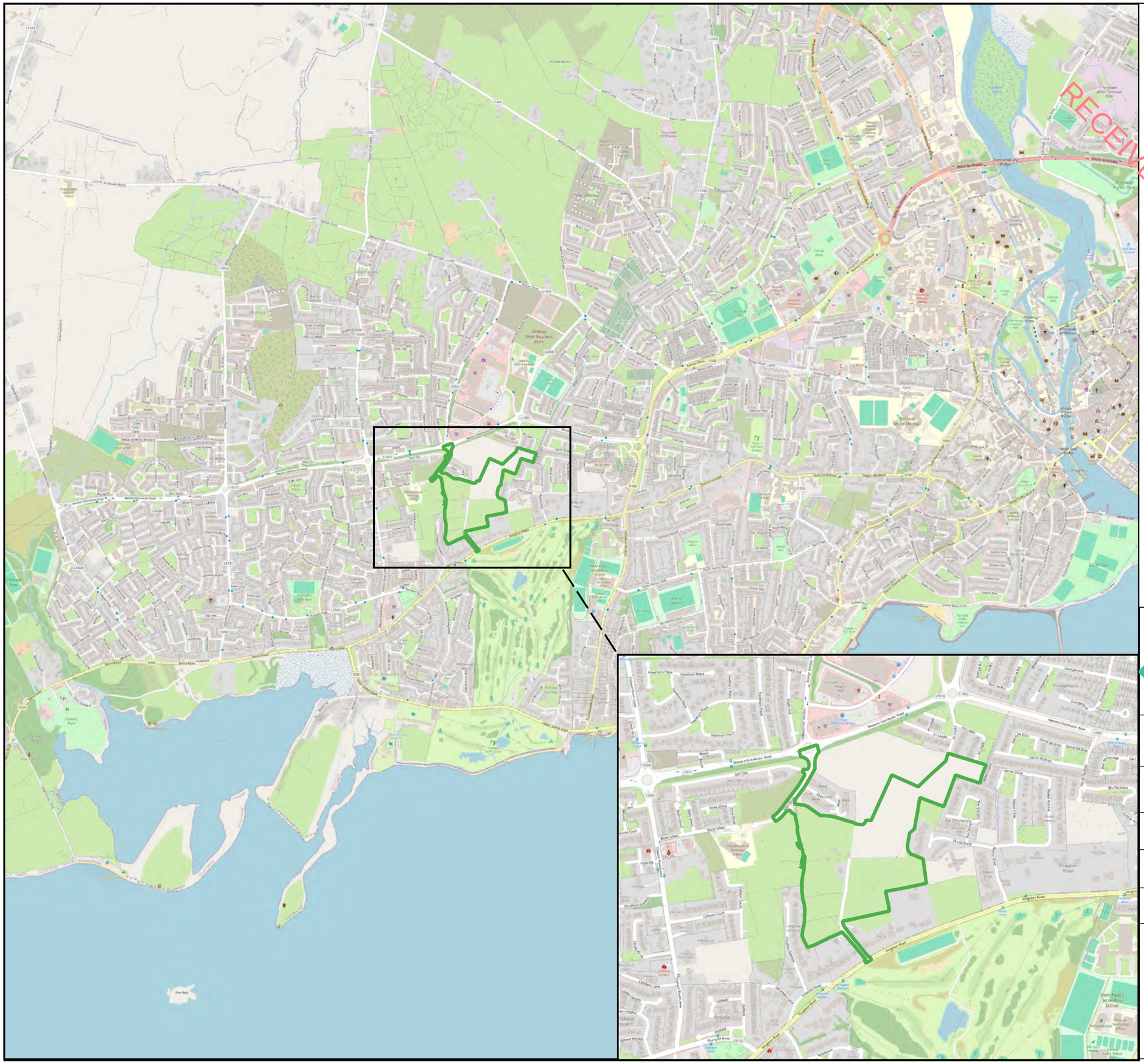
the combined residential yield of the two schemes remains only marginally below that threshold, at 495 residential units.

The cumulative assessment undertaken for the Proposed Development considers the potential for significant cumulative effects during both the construction and operational phases arising from the Proposed Development in combination with LRD East, the remaining elements of the Masterplan and a range of other relevant plans and projects within the applicable cumulative study areas, as described in Section 2.6 of Chapter 2: Background.

RECEIVED: 19/08/2026

1.4 The Applicant

The Applicant for the Proposed Development is Kingston Stables Ltd. The Applicant has extensive experience within the residential, retailing, commercial and hospitality industries having completed a multitude of medium and large sized projects in and around Galway. The client's main focus is developing innovative new developments in the west of Ireland.



RECEIVED: 05/08/2026

Map Legend

EIAR Study Area

N

Ordnance Survey Ireland Licence No. AR 0021821© Ordnance Survey Ireland/Government of Ireland

Drawing Title

Site Location - EIAR Study Area

Project Title

Proposed Large-Scale Residential Development at Knocknacarra, Galway

Drawn By	Checked By
EC	TM
Project No.	**Drawing No.**
251145	Figure 1-1
Scale 1:18,000	**Date** 2026-06-23

MKO
Planning and Environmental Consultants
Tuam Road, Galway
Ireland, H91 VW84
+353 (0) 91 735611
email:info@mkoireland.ie
Website: www.mkoireland.ie

RECEIVED: 05/08/2026

Map Legend

Site Location

Ordnance Survey Ireland Licence No. AR 0021821© Ordnance Survey Ireland/Government of Ireland

Drawing Title

Site Location

Project Title

Proposed Large-Scale Residential Development at Knocknacarra, Galway

Drawn By	Checked By
EC	TM
Project No. 251145	Drawing No. Figure 1-2
Scale 1:18,000	Date 2026-06-23

MKO
Planning and Environmental Consultants
Tuam Road, Galway
Ireland, H91 VW84
+353 (0) 91 735611
email:info@mkoireland.ie
Website: www.mkoireland.ie

RECEIVED: 05/08/2026

1.5 Need for the Proposed Development

There is currently a significant shortage of housing units available to service the housing market (including the rental market) in Galway City and the surrounding areas. The rapidly increasing price of housing is a result of the shortage in supply, and many people will soon find themselves unable to afford a home. This problem is also aggravated by a lack of housing units available for the rental market. The Proposed Development will contribute significantly to alleviating the shortage of housing supply in Galway and brings into use lands zoned specifically for that purpose.

In addition, the construction industry, through projects such as the Proposed Development, makes a significant contribution to economic development in Ireland. There remains strong demand for housing in the Galway Metropolitan Area Strategic Plan (MASP) area, for which the Proposed Development will be able to provide. The Proposed Development will provide a significant supply of mixed residential units which will contribute towards the aim of growing the population of the Galway MASP in a sustainable manner in accordance with national, regional and local planning policy.

1.6 Legislative Context

1.6.1 Introduction

The consolidated European Union Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment, is 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).

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 project, as listed in the Directive, prior to development consent being given for the project. The Environmental Impact Assessment (EIA) of the Proposed Development will be undertaken by GCC 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 where an EIA is required, the developer shall prepare and submit an 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.

RECEIVED: 05/08/2026

MKO was appointed as environmental consultant on the Proposed Development and commissioned to prepare this EIAR in accordance with the requirements of the 2014 EIA Directive.

1.6.2 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.

With regards to the Proposed Project, the provisions of Schedule 5, Part 2, Item 10 (b) (i) requires an EIA to be undertaken where it is proposed to carry out the following:

10 (b) (i) Construction of more than 500 dwelling units.'

The Proposed Project involves the construction of 495 no. units which is just below the 500 no. residential units as outlined in Class 10(b)(i). Notwithstanding this, an EIAR has been prepared for both LRD East (Planning Ref. ACP-324237-26) and the Proposed Development. This approach reflects the fact that the original masterplan exceeded the mandatory EIA threshold and that the revised, combined unit total of the two schemes now falls only marginally below that threshold.

The EIAR assesses the receiving environment and evaluates the potential for significant environmental effects arising from the construction and operation of the Proposed Development, both independently and cumulatively, including in combination with LRD East and other relevant plans and projects. Where necessary, mitigation and monitoring measures are identified to avoid, reduce, or offset potential adverse effects.

RECEIVED: 05/08/2026

1.6.3 EIAR Guidance

The EPA published its *'Guidelines on the Information to be Contained in Environmental Impact Assessment Reports'* 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*', 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 also published a number of guidance documents in December 2017 in relation to Environmental Impact Assessment of Projects (Directive 2011/92/EU as amended by 2014/52/EU) including '*Guidance on Screening*', '*Guidance on Scoping*' and '*Guidance on the preparation of the Environmental Impact Assessment Report*'. MKO has prepared the EIAR in accordance with these guidelines also.

1.7 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 GCC 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 Environmental Impact Assessment Directive, the direct and indirect effects of the Proposed Development on the following:

a) *population and human health*
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)*

The EIAR submitted by the Applicant provides the relevant environmental information to enable the EIA to be carried out by the competent authority. The information to be contained in the EIAR is prescribed in Article 5 of the revised EIA Directive described in Section 1.6 above.

1.8 Structure and Content of the EIAR

1.8.1 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, scoping and consultation undertaken and a description of the Proposed Development are presented in separate sections. The grouped format sections describe the effects of the Proposed Development in terms of human health, biodiversity, with specific attention to species and habitats protected under Directive 92/43/EEC and Directive

RECEIVED: 05/08/2026

2009/147/EEC; land, soils and geology, water, air and climate, noise and vibration, landscape and visual, cultural heritage and material assets such as traffic and transportation, together with the interaction of the foregoing and schedule of mitigation and monitoring.

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. Land, Soils and Geology
8. Hydrology and Hydrogeology
9. Air Quality
10. Climate
11. Noise and Vibration
12. Cultural Heritage
13. Landscape
14. Vulnerability to Major Accidents and Disasters
15. Material Assets (including Traffic and Transport)
16. Interactions of the Foregoing
17. Schedule of Mitigation and Monitoring Measures

The EIAR also includes a non-technical summary, which is a condensed and easily comprehensible version of the EIAR document. The non-technical summary 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 a grouped format.

1.8.2 Description of Likely Significant Effects and Impacts

As stated in the *'Guidelines on the Information to be Contained in Environmental Impact Assessment Reports'* (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.

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 European Commission (EC) and the Environmental Protection Agency (EPA):

- *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).

The European Commission published a number of guidance documents in December 2017 in relation to Environmental Impact Assessment of Projects (Directive 2011/92/EU as amended by 2014/52/EU) including '*Guidance on Screening*', '*Guidance on Scoping'* and '*Guidance on the preparation of the Environmental Impact Assessment Report*', which have also been consulted.

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.

RECEIVED: 05/08/2026

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.
	Profound	An effect which obliterates sensitive characteristics.
Extent and 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.

RECEIVED: 05/08/2026

Impact Characteristic	Term	Description
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.
	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.

1.9 Project Team

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

RECEIVED: 05/08/2026

The EIAR project team comprises a multidisciplinary team of experts with extensive experience 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 1.9.1 below. Each chapter of this EIAR has been prepared by a competent expert in the subject matter.

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 Tom Madden Eileen Corley Sean McCarthy Evelina Sadauskaite Katie Fleming India Costello Corey Cannon Sarah Mullen Caroline Kelly Sara Fissolo Jack Workman Adrienne Foreman Brian O'Carroll Barry Rooney Joseph O'Brien Jack Bousfield Damian Brosnan Jon Hunt Béibhinn 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 Quality 10.Climate 11. Noise and Vibration 13. Landscape and Visual 14. Vulnerability to Major Accidents and Disasters 15. Material Assets (Built Heritage, Services & Utilities) 16. Interaction of the Foregoing 17. Schedule of Mitigation and Monitoring Measures
Tobin Consulting Engineers Blanchardstown Corporate Park, Dublin 15	Micheal Geraghty	Preparation of EIAR Chapter 15. Material Assets - Traffic and Transport
John Cronin & Associates Burnside, St Orans Road, Buncrana, Donegal	Camilla Bränström Martin McGonigle Tonny Cummins John Cronin	Archaeological Impact Assessment and preparation of Chapter 12: Cultural Heritage

1.9.1 Project Team Members

1.9.1.1 MKO

Michael Watson M.A. MIEMA CEnv PGeo

Michael Watson is the Environmental Division Director at MKO, Planning & Environmental Consultants, and head of the Environment Team with 25 years' experience post graduate and 23 years professional consultancy experience most recently as head of the Environment Team within MKO, project director and lead coordinator of environmental impact assessments for large-scale infrastructure and industrial projects. His areas of expertise include Project Management; Environmental Impact Assessment (EIA), Industrial Emissions, Hydrological Assessment, Waste and IED Licensing, Contaminated Land Assessment, Environmental Regulatory Compliance and Environmental Monitoring. Michael has extensive experience as project strategy advisor & coordinator on large multi-disciplinary project teams on complex projects. This experience of working with clients, design teams

and follow through with monitoring and supervision during construction phases of projects, has given Michael an in-depth knowledge of the environmental issues that arise during all phases of a project.

RECEIVED: 05/08/2026

Eoin O'Sullivan – Project Director

Eoin O'Sullivan is Project Director Environment at MKO. Eoin has over 15 years' experience in the assessment and project management 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'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 joined MKO in July 2017.

Tom Madden –Project Environmental Scientist

Tom Madden is a Project Environmental Scientist with MKO with over 6 years of experience in environmental consultancies. Tom holds B.Sc. (Hons) in Environmental Science from the University of Limerick. Prior to taking up his position with MKO in March 2022, Tom worked as an Environmental Consultant with Panther Environmental and held previous posts with Mulroy Environmental whilst being based in Dublin. Tom has specialist knowledge in environmental sampling (water, groundwater, dust and soil) and has experience in preparing an array of environmental reports such as Construction Environmental Management Plans, EIA Screenings, Decommissioning Plans and more. Since joining MKO, Tom has been involved on a significant range of energy infrastructure, commercial, housing and residential projects in addition to project managing quarry EIA planning applications through the statutory planning system, with more projects in the pipeline. Within MKO, Tom 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. Tom is in the process of becoming a chartered member of CIWEM.

Eileen Corley – Environmental Scientist

Eileen Corley is an Environmental Scientist who has been working with MKO since September 2023. Eileen graduated from University of Galway and holds a BSc Environmental science where she focused her studies on environmental nature conservation and environmental legislation. Since taking up her position with MKO, Eileen has worked on Environmental Impact Assessment Screening Reports, Construction and Environmental Management Plan Reports, preparation of Environmental Impact Assessment Report Chapters, fee proposals for a wide range of projects such as wind energy, wastewater treatment plants, residential developments, quarries and QGIS mapping for a range of projects. Eileen is a graduate member of the Institute of Environmental Management and Assessment.

Sean McCarthy –Project Director - Planning

Sean McCarthy is a Project Director in the Planning Team at MKO with over 10 years of experience in both private practice and local authorities. Sean holds a BSc. (Hons) in Property Studies from ATU and a Masters in Regional & Urban Planning for Heriot Watt University in Edinburgh. Prior to taking up his position with McCarthy Keville O'Sullivan in September 2015, Sean worked as a Planning Officer with the Western Isles Council in Scotland in the UK and prior to that worked as a Graduate Planner with Tipperary County Council. Sean is a chartered member of the Royal Town Planning Institute with extensive experience in residential, commercial, industrial, quarries and healthcare development projects.

Sean has been involved in complex and large-scale development projects from inception through to planning permission both as a project manager and working as part of wider design teams. Sean has extensive experience in working on Strategic Housing Development Projects/Large Scale Residential

Development Projects and EIAR projects. Within MKO, Sean 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 planning applications.

RECEIVED: 05/09/2026

Evelina Sadauskaite –Project Planner

Evelina Sadauskaite joined MKO as a Planner in December 2021. She holds a BSc (Hons) in Planning, Environment and Development and a Master's in City Design and Planning, both from Queen's University Belfast. Evelina has experience in a range of projects across various sectors, with focus on commercial, residential, renewable energy, and industrial projects. Her role involves providing development advice to clients, preparing and submitting planning applications, and contributing to Development Plan and Local Area Plan submissions. Her expertise lies in project and development management as well as collaborative planning. At MKO, she plays a key role in managing applications and coordinating project inputs, collaborating within a multidisciplinary team to deliver comprehensive EIS Reports.

Katie Fleming - Planner

Katie Fleming is a Planner with MKO having joined the company in April 2024. Katie holds a BA (Hons) in Geography and a Masters in Planning and Development. Katie's key strengths and areas of expertise are in report writing and research. Since joining MKO Katie has been involved in a range of projects across multiple sectors including solar renewables, healthcare, commercial and residential. Through her career to date, Katie has gained experience in the preparation of planning inputs required for Planning Applications, preparation of briefing notes and preparation of Response to Grounds of Appeal Reports.

India Costello – Graduate Planner

India is a Graduate Planner with MKO. India holds a BA (Hons) in Applied Social Science and MSc in Planning and Development. Prior to taking up her position with MKO in June 2025, India worked as a Student Planner with Galway County Council. India's key strengths are in report writing and planning research and analysis. Since joining MKO India has been involved in the preparation of planning inputs required for Planning Applications and preparation of briefing notes.

Corey Cannon – Ecology Director

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 12 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.

RECEIVED: 05/08/2026

Sarah Mullen – Ecology Director

Sarah is a Project Director (Ecology) with MKO with 10 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. 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.

Caroline Kelly – Senior Ecologist

Caroline Kelly is a Senior Ecologist with MKO with over 9 years professional experience. She is a Full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). Caroline holds a BSc in Environmental Biology from University College Dublin and an MSc in Applied Ecological Assessment from University College Cork. In addition, Caroline has completed an Advanced Diploma in Planning and Environmental Law from Kings Inns Dublin. Prior to taking up her position with MKO in June 2025, Caroline worked as a Principal Ecologist with Scott Cawley Ltd. Caroline has strong generalist field ecology skills and has undertaken a range of ecological surveys including habitat, invasive species and protected fauna surveys. She has strong technical reporting skills and has extensive experience in a range of ecological assessments including Appropriate Assessment and Ecological Impact Assessment.

Sara Fissolo – Project Ecologist

Sara Fissolo is a Project Ecologist with MKO with over 6 years' experience in ecological consultancy. Sara holds a BSc. (Hons) in Ecology and Environmental Biology from University College Cork. Sara first joined MKO in 2019 as a graduate ecologist, gaining experience in field surveys and the preparation of ecological assessments. She worked abroad and as a seasonal ecologist for Woodrow until she rejoined MKO in 2021, initially working within MKO's dedicated bat unit, where she has specialised in carrying out bat survey requirements for a variety of projects, particularly in the renewable, residential and heritage sectors. She now works in the general ecology team, scoping, managing and conducting terrestrial ecology field surveys including habitat assessment, mammal surveys, bird surveys and invasive species surveys to inform the production of Ecological Impact Assessments and Appropriate Assessments. Projects she has worked on most recently include solar farms, small to large residentials, schools and public realm development.

Jack Workman – Project Director – Landscape and Visual

Jack is the Landscape & Visual Project Director at MKO and is chartered as a Technician Member of the British Landscape Institute. Jack is a Landscape and Visual Impact Assessment Specialist with an academic background in the field of Environmental Science and Geography. Jack's primary role at MKO is conducting Landscape and Visual Impact Assessment (LVIA) for Environmental Impact Assessment reports, as well as supporting the MKO graphics, CAD and drone surveying teams. 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. 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 is an active

participant in the National Landscape Forum, presenting in 2023 and 2024 on the topic of LVIA, he also regularly delivers guest lectures for students on the topic of LVIA at top third level institutions in Ireland including University of Galway, Trinity College Dublin, University College Dublin and University College Cork. Jack holds membership with the Chartered Institute of Water and Environmental Management and is also a member of the Landscape Research Group.

RECEIVED: 05/08/2026

Adrienne Foreman– Landscape and Visual Impact Assessment (LVIA) Practitioner

Adrienne Foreman is an Environmental Scientist and LVIA Specialist with MKO. Her primary role at MKO is producing the LVIA chapter of planning reports, both EIAR and non-EIAR. Adrienne holds an environmental science master's degree and a PhD from University of Galway in which she used landscape characteristics to reconstruct environmental conditions. Since joining MKO, Adrienne has worked on renewable energy infrastructure, commercial, and residential projects.

Brian O'Carroll – Graphics Technician – Landscape and Visual Impact Assessment

Brian O'Carroll currently holds the position of Graphics Technician within MKO. Brian has obtained a second-class honours degree (level 8) in Design – Visual communications from the Limerick School of art and Design. Prior to taking up his position with MKO in June 2023, Brian worked for close to 20 years as a graphic designer and Pre Press Manager and former Senior graphic designer within the print industry. Brian has worked within the design department, as a graduate he joined Cube Printing Ltd, (Limerick) and worked his way from junior designer to senior and then lead designer for Cube. Brian then progressed to the design and Pre Press Manager of the well-established Davis printers (Limerick). His key skills are the implementation of the skills acquired over the years in the Adobe Suite, primarily but not limited to Indesign, Photoshop, Lightroom and Illustrator. Communication and planning for print are amongst Brians greatest attributes. Brian is now fully versed in WindPro Software and is a key part of the Graphics Pod within MKO, has is recently completed training in Pano2VR and Website design.

Barry Rooney – Senior 3D Specialist – Landscape and Visual Impact Assessment

Barry Rooney currently holds the position of Senior 3D Visual Specialist within MKO. Barry has obtained a Bachelor of Arts honours degree RIBA Pt 1 in Architecture from the Atlantic Technological University Sligo. Prior to taking up his position with MKO in September 2023, Barry worked as a Senior Architectural Visualiser within the construction industry. Barry started out his career as a qualified carpenter working on all aspects of carpentry from domestic to commercial projects. After working for over 8 years in the construction industry Barry returned to college to study Architecture where he developed a passion for 3D visualisation. After working his way up from a graduate to becoming a Senior Architectural Visualiser with Visual Lab one of Irelands leading CGI companies, Barry now specialises in producing high-quality architectural visualisations as a skilled 3D Artist. His portfolio showcases a range of interior and exterior 3D images, stunning photomontages, and immersive 360 virtual tours. With his creative vision, technical expertise and hands on experience, he is confident in his ability to bring any project to life and deliver exceptional results.

Joseph O'Brien – CAD Technician – Landscape and Visual Impact

Joseph O'Brien is a CAD Technician with MKO with over 8 years of experience. 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. Prior to taking up his position with MKO in June 2016, Joseph worked as 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. Joseph's key strengths and areas of expertise are skills such as mapping, aerial registration and detailed design

drawings for projects. Since joining MKO Joseph has been role of producing planning application drawings through CAD for various projects such as renewable energy such as wind and solar.

RECEIVED: 05/08/2026

Jack Bousfield – Project Director – Geographical Information System (GIS)

Jack is a Project Director, specialising in GIS, for MKO with over 9 years' experience in industry. This experience has spanned working in the public sector, private sector and as a GIS software supplier. Having graduated from Northumbria University in 2015, Jack has focussed on providing high quality GIS outputs and support to software users. This varies from traditional data management, drawing production and analysis skills to more contemporary digital reporting, surveying, and application configuration. Jack is a team lead for 5 GIS technicians and efficiently organises and delegates tasks.

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 many clients across a range of sectors, and advises clients faced with acoustic issues such as allegations of excessive noise. Damian is a member of the Institute of Acoustics (MIOA) and sits on the Irish Branch Committee. He is also a founding member of the Association of Acoustic Consultants of Ireland (AACI), an industry body founded to promote acoustics best practice in Ireland. Damian has presented acoustic evidence in several court hearings and oral hearings.

Jon Hunt – Project Director – Environmental Geologist

Jon is a professional geologist (EurGeol, PGeo) and Project Director, with over 20 years of experience in the geoscience sector and a further 7 years' management experience. His industrial experience includes mineralogy, expert witness, management of large- and small-scale projects, mentoring of junior and senior staff members and leadership of groups and offices. He has managed and directed a variety of national and international projects (Ireland, UK, North America, Australia, Africa and Asia). He holds a PhD from the University of Galway. His preferred work areas are exploring and promoting new ideas and sharing them with others. He has a passion for developing longstanding relationships with clients and colleagues through understanding their business requirements.

Béibhinn Anders – Project Environmental Geologist

Béibhinn Anders is an environmental geologist with MKO with 2 years of experience in the industry sector. Béibhinn 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, Béibhinn 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. Béibhinn 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. Béibhinn's key strengths and areas of expertise are in environmental monitoring, site investigations, organisation, and data management. Since joining MKO Béibhinn has been involved as an environmental geologist on a range of environmental groundwater and surface water monitoring

RECEIVED: 05/08/2026

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).

1.9.1.2 Tobin Consulting Engineers

Micheal Geraghty – Associate Director

Micheál Geraghty is an Associate Director with TOBIN and has a Bachelor of Science (Hons) in Construction Project Management. He was worked in Civil and Traffic Engineering for over 25 years with extensive experience in the preparation of Traffic and Transportation Assessments (TTA's), Mobility Management Plans and EIAR chapters for various residential, commercial, business, retail and leisure developments.

James Quinn – Civil Design Engineer

James Quinn (Civil Design Engineer) has a Bachelor of Engineering in Civil Engineering and a Masters in Road and Transportation Engineering. He has over 7 year's work experience in the roads and transport engineering. James has undertaken numerous Traffic and Transportation Assessments (TTAs) and prepared EIAR Traffic Chapters for various developments.

1.9.1.3 John Cronin and Associates

The cultural Heritage Chapter will be prepared by Camilla Brännström and Martin McGonigle, with details on built heritage provided by John Cronin. The Cultural Heritage chapter will be reviewed and finalised by Tony Cummins. Short biographies for team members is provided below.

Camilla Brännström

Ms Brännström graduated with a Master of Arts with a major in Archaeology from the Dept. of Archaeology, Umeå University, Sweden (2000-2004). Ms Brännström has been a Licensed Archaeologist in NI since 2015 and in the Republic of Ireland (RoI) since 2019. Since joining John Cronin and Associates (JC&A) in 2018, Ms Brännström has been involved with numerous archaeological excavations as well as the production of pre-development archaeological desktop assessments and EIARs for small and large scale projects throughout Ireland. Ms Brännström is a full member of Institute of Archaeologists of Ireland (MIAI).

Martin McGonigle

Mr McGonigle graduated with a B.A. in Heritage Studies from G.M.I.T in 2001, followed by an MSc in Maritime Archaeology at the University of Ulster, Coleraine in 2002. Mr McGonigle is a Senior Archaeologist with JC&A and has been a full-time professional archaeologist since 2002, a Licensed Archaeologist in RoI since 2008 & NI since 2009 and is a full member of Institute of Archaeologists of Ireland (MIAI). Since joining JC&A in 2008 Mr McGonigle has worked as Senior Archaeologist on numerous archaeological schemes and heritage projects, including cultural heritage assessments for environmental impact assessments, archaeological works on large infrastructure projects, etc. Mr McGonigle has also published nationally and internationally on a wide range of cultural heritage and archaeological subjects. In 2021 Mr McGonigle graduated with an MSc in Applied Landscape Archaeology from the University of Oxford.

RECEIVED: 05/08/2026

Tony Cummins

Tony Cummins has been a Senior Archaeologist with JC&A since 2009. He holds B.A. and M.A. degrees in archaeology (University College Cork (UCC) 1992 & 1994) and was confirmed as a licence-eligible archaeologist by the National Monuments Service in 1998. Since that time he has directed numerous archaeological excavations throughout Ireland and also has extensive experience in the compilation of cultural heritage impact assessments for a variety of development types, including residential schemes.

John Cronin

John Cronin is an archaeologist, town planner and building conservation consultant with over twenty-five years post-graduate experience, garnered in the public and private sectors. Mr Cronin holds the following qualifications: Bachelor of Arts (Honours) - Archaeology & Geography, University College Cork (UCC), 1991; Master of Regional & Urban Planning, University College Dublin (UCD), 1993; Diploma in Geology (Evening Course), UCC, 1996, and Master of Urban & Building Conservation, School of Architecture, UCD, 1999. Mr Cronin has prepared numerous cultural heritage assessments for environmental impact assessments throughout Ireland and has supervised architectural surveys in Counties Cork, Donegal and Dublin. He advises private developers in relation to archaeological and building conservation issues and has acted as consultant to The Heritage Council, the National Inventory of Architectural Heritage (NIAH) and various planning authorities.

1.10 Difficulties Encountered

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

1.11 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 GCC website, under the relevant Planning Reference Number (to be assigned on lodgement of the application).

https://www.galwaycity.ie/online-planning-system

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

Galway City Council
Planning Department
City Hall
College Road
Galway
H91 X4K8

The EIAR will also be available to view online via the Department of Planning, Housing and Local Government's 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