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12. CULTURAL HERITAGE

12.1 Introduction

12.1.1 Chapter Scope

This cultural heritage chapter was prepared by John Cronin and Associates. The chapter assesses potential impacts of the Proposed Development, as described in Chapter 4 of this Environmental Impact Assessment Report (EIAR), on the cultural heritage resource. The tangible elements of the cultural heritage resource can be divided into the archaeological resource comprising sites and monuments dating from the prehistoric period to the post-medieval period and the architectural heritage resource, encompassing standing structures and sites of cultural importance often dating to the post-medieval and modern periods. The intangible elements of the cultural heritage resource include assets such as local placenames, language, folklore, traditions and historical associations. The Study Area reviewed as part of this assessment comprised the area within the boundary of the Proposed Development as well as the lands extending for 500m in all directions from the boundary.

12.1.2 Statement of Authority

This assessment was prepared by Camilla Brännström and Martin McGonigle of John Cronin and Associates. Ms Brännström graduated with a M.A. degree in Archaeology from the University of Umeå, Sweden in 2004. She has over 20 years' industry experience in the Republic of Ireland and Northern Ireland and was confirmed as a licence eligible archaeologist by the National Monuments Service (NMS), Department of Housing, Local Government and Housing (DHLGH) in 2019. Mr. McGonigle holds a B.A. degree in Heritage (Galway-Mayo Institute of Technology, 2001) and a MSc. degree in Maritime Archaeology (University of Ulster, 2002). He has accumulated 24 years' industry experience and was confirmed as a licence eligible archaeologist by the NMS in 2008. Both of these specialists have extensive experience in the preparation of cultural heritage assessments for a variety of development types, including residential schemes.

12.1.3 Relevant Legislation and Planning Framework

This EIAR chapter was prepared in accordance with the requirements of European Union Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (the 'EIA Directive') as amended by Directive 2014/52/EU. The requirements of the following legislation are complied with:

- Directives 2011/92/EU and 2014/52/EU on the assessment of the effects of certain public and private projects on the environment, including Circular Letter PL 1/2017: Implementation of Directive 2014/52/EU on the effects of certain public and private projects on the environment (EIA Directive).
- S.I. No. 349 of 1989: European Communities (Environmental Impact Assessment) regulations and subsequent amendments; and S.I 600 of 2001 Planning and Development Regulations and subsequent amendments, on the assessment of the effects of certain public and private projects on the environment.
- S.I. No. 296 of 2018: European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 which transposes the provisions of Directive 2014/52/EU into Irish law.
- Planning and Development Act, 2000 (as amended).
- Heritage Act 1995 (as amended).
- National Monuments Act 1930 (as amended).
- National Cultural Institutions Act 1997.

- Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023.

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The management and protection of the cultural heritage resource in Ireland is achieved through a framework of international conventions and national laws and policies. This framework was established in accordance with the provisions of the 'European Convention on the Protection of the Archaeological Heritage' (the Valletta Convention) and the 'European Convention on the Protection of Architectural Heritage' (Grenada Convention). Both conventions were ratified by the Republic of Ireland in 1997. While there is no current national legislation providing legal protection for the Irish intangible heritage resource it is noted that the UNESCO Convention for the Safeguarding of the Intangible Cultural Heritage, 2003, which seeks to safeguard and promote awareness of this element of cultural heritage, was ratified by Ireland in 2015.

The administration of national policy in relation to archaeological and architectural heritage resources is the responsibility of the National Monuments Service (NMS) and the National Built Heritage Service (NBHS) which are both currently based in the Department of Housing, Local Government and Heritage (DHLGH).

The Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023 was signed into law on October 13th, 2023. The DHLGH circulated a guidance document[1] in relation to this Act in November 2023 and this is summarised hereafter. While the Act is now law most of its provisions will not enter into force until the Minister has made one or more "Commencement Orders". This means that section 7 of the Act (which provides for the repeal of the National Monuments Acts 1930 to 2014 and related legislation) has not commenced. Accordingly, the National Monuments Acts 1930 to 2014 and other legislation which section 7 of the Act will, when it comes into force, repeal, remain fully in force as they stood on 13th October 2023 and will continue to do so for the time being. The Act contains transitional provisions which will, if necessary, enable certain aspects of the existing National Monuments Acts 1930 to 2014 to continue in operation notwithstanding their repeal post-commencement of the Act while successor provisions are being brought fully into operation. This includes provisions enabling the Record of Monuments and Places to continue to have effect pending the establishment of the new Register of Monuments (see section 48 of the Act).

A commencement order made on 31st May 2024, insofar as it relates to the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999 (other than section 5), has come into operation. On 12th December 2024, further provisions of the Act came into operation, and these relate to historic wrecks and underwater archaeological objects, and also for Irish citizens (and a range of specified other persons), and vessels operating in international waters if they intend to engage in activities directed at underwater cultural heritage. Provisions relating to the return of stolen or illegally exported cultural objects commenced on 9th December 2025. In summary, these newly commenced provisions (Chapter 9 of Part 4) will enable the State (subject to a specific Government decision to do so) ("the Convention"). The Convention establishes common rules to be applied by the courts or other competent bodies of states parties (i.e. states which have agreed to be bound by the Convention) when deciding on claims for the return of stolen or illegally exported cultural objects.

The National Monuments Act of 1930 (as amended) therefore, currently remains the primary means of ensuring the satisfactory protection of the archaeological resource. It contains a number of provisions that are applied to secure the protection of archaeological monuments, and these include the designations of nationally significant sites as National Monuments, as well as listings in the Register of Historic Monuments, the Record of Monuments and Places, the Sites and Monuments Record, and the placing of Preservation Orders and Temporary Preservation Orders on endangered sites.

Section 2 of the National Monuments Act, 1930 defines a National Monument as 'a monument or the remains of a monument the preservation of which is a matter of national importance'. The State may acquire or assume guardianship of examples through agreement with landowners or under compulsory

[1] https://www.archaeology.ie/news/enactment-of-historic-and-archaeological-heritage-and-miscellaneous-provisions-act-2023-and

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orders. The prior written consent of the Minister is required for any works at, or in proximity to, a National Monument in the ownership or guardianship of the State, the Minister or a local authority, or those which are subject to a Preservation Order. There are no National Monuments or archaeological sites with Preservation Orders located within 2km of the Proposed Development.

The National Monuments (Amendment) Act, 1994 made provision for the establishment of the Record of Monuments and Places (RMP) which comprises the known archaeological sites within the State. The RMP, which is based on the earlier Register of Historic Monuments (RHM) and Sites and Monuments Record (SMR), provides county-based lists of all recorded archaeological sites with accompanying maps. All RMP sites receive statutory protection under the National Monuments Act 1930 (as amended) and the National Monuments Service (NMS) must be given two months' notice in advance of any work proposed at their locations.

The conservation principles of care and protection of architectural heritage and the facilitation of the listing of significant buildings of architectural heritage merit are set out in Part IV of the Planning and Development Act (2000). This requires planning authorities to maintain a Record of Protected Structures (RPS) of structures with special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, to be included in their Development Plans. Any changes that materially affect the character of a protected structure require planning permission. A protected structure also includes the land and other structures within its curtilage. While the notion of curtilage is not defined by legislation, the *Architectural Heritage Protection Guidelines for Local Authorities* (Department of Arts, Heritage and the Gaeltacht 2011), describes it as the parcel of land immediately associated with a structure and which is (or was) in use for the purposes of the structure. In addition, local authorities must provide for the preservation of places, groups of structures and townscapes of architectural heritage significance within their administrative areas through the designation of Architectural Conservation Areas (ACAs). There are no Protected Structures or ACAs located within the Proposed Development site.

The National Inventory of Architectural Heritage (NIAH) was established to record architectural heritage structures within the State. While inclusion in the NIAH does not provide statutory protection to a structure it is intended to advise local authorities on compilation of their Record of Protected Structures. The NIAH also includes a Designed Landscapes and Historic Gardens Survey which comprises a non-statutory, desk-based survey of such landscape features. There are no NIAH structures located within the Proposed Development site.

The Galway City Development Plan 2023-2029 includes the following policy objectives in relation to the protection of the cultural heritage resource within the city.

Policy 8.4 Archaeology

1. *Protect, preserve and promote the archaeological heritage of the city including underwater archaeology in rivers, lakes, canals, marine, intertidal and subtidal environments.*
2. *Ensure that proposed development within the designated city centre Zone of Archaeological Notification is not detrimental to the character of an archaeological site or its setting.*
3. *Have regard to the archaeological recommendations of the DHLGH on any planning applications.*
4. *Endorse the sustainable use of archaeological heritage as an educational and cultural resource and promote public awareness of the archaeological heritage of the city.*
5. *Require the surveying, recording or excavation of archaeological heritage to include standing historic buildings and underwater archaeological heritage during the development process, where appropriate.*
6. *Seek the preservation in situ or, at a minimum, preservation by record of archaeological sites/monuments included in the Record of Monuments and Places and*

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of previously unknown sites, features or objects of archaeological interest that are revealed through development activity.

7. *Ensure that any development proposal with potential to impact on archaeological heritage, including the setting and amenity of sites and monuments, includes for an archaeological assessment. This includes within terrestrial, riverine, lacustrine, marine inter-tidal and sub-tidal environments.*

Policy 8.1 Record of Protected Structures

1. *Protect structures listed in the Record of Protected Structures, in accordance with legislation and DEHLG Architectural Heritage Protection Guidelines 2011.*
2. *Ensure new development enhances the character or setting of a protected structure.*
3. *Avoid protected structures becoming endangered by neglect or otherwise by taking timely appropriate action.*
4. *Have regard to the National Inventory of Architectural Heritage in the assessment of development.*
5. *Consider the inclusion of buildings and structures of special interest or of distinctive heritage value in the Record of Protected Structures (RPS) and consider any recommendations for inclusion in the RPS made by Ministerial Recommendation.*
6. *Consult with the DHLGH and have regard to recommendations of the DHLGH on planning applications relating to protected structures.*
7. *Implement proactive measures to encourage the conservation of protected structures.*
8. *Promote sustainable building design, best conservation practice and the appropriate maintenance, adaption and reuse of historic buildings.*

12.1.4 Relevant Guidance

This chapter of this EIAR was prepared having regard, where relevant, to guidance contained in the following documents:

- Environmental Protection Agency (2022): *Guidelines on the Information to be contained in Environmental Impact Assessment Reports.*
- European Commission (2017) *Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impact Assessment Report.*
- Department of Arts, Heritage and Gaeltacht (2011) *Architectural Heritage Protection: Guidelines for Planning Authorities.*
- Department of Arts, Heritage, Gaeltacht and the Islands (1999) *Framework and Principles for the Protection of Archaeological Heritage.*
- Office of the Public Regulator (2022) *A Guide to Architectural Heritage.*
- Office of the Public Regulator (2021) *Archaeology in the Planning Process.*
- International Council on Monuments and Sites (ICOMOS) (2011) *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties.*

12.2 Methodology

12.2.1 Zone of Influence

There is no published guidance on the identification and/or assessment application of 'Zone of Influence' relevant to the assessment of effects of residential developments on the cultural heritage resource. A rationale has been adopted, based on professional judgement, that aimed to address the assessment of potential sensitivities of known cultural assets within boundary of the Proposed Development and its environs that may extend beyond their immediate settings or interact with assets within the wider landscape, e.g., monuments with ritual astronomical alignments or which rely on intervisibility with other monuments as part of their function. The recorded and potential cultural

heritage resource within a study area encompassing the 2.9 hectare Proposed Development site as well as surrounding lands extending for 500m in all directions from its boundary was therefore reviewed. The extent of this study area was chosen in order to compile a comprehensive cultural heritage baseline for the location of the Proposed Development in order to inform the assessment of potential direct or indirect effects on cultural heritage assets within its environs. An increased study area of 1km from the Proposed Development boundary was applied for the assessment of cumulative impacts from other projects.

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12.2.2 Desktop Study

The assessment presents the results of a desktop study of relevant published sources and datasets undertaken in order to identify all recorded and potential archaeological, architectural and other cultural heritage sites/features/areas within the study area. The principal sources reviewed for the assessment of the recorded archaeological resource were the SMR and the RMP. The relevant RPS and the NIAH were consulted for assessing the locations of designated elements of the architectural heritage resource.

Other sources consulted as part of the desktop study included the following:

- Archaeological Inventory of County Galway, Volume 1: West Galway: This publication presents summary descriptions of the recorded archaeological sites within this area of the county and relevant entries are included within the chapter. In addition, the current national online SMR database resources pertaining to recorded sites were reviewed on the National Monuments Service's Historical Environment Viewer.
- Galway City Development Plan 2023-2029: The Record of Protected Structures and locations of Architectural Conservation Areas published in this plan were reviewed;
- Heritage Council of Ireland Map Viewer: This online mapping source collates various cultural heritage datasets provided by, among others, the National Monuments Service, the National Museum of Ireland, Local Authorities and the Office of Public Works.
- Topographical Files of the National Museum of Ireland: These files comprise paper and digital records of known information on Irish artefacts, including their discovery locations. The file archive is stored in the museum premises in Kildare Street, Dublin and was inspected as part of the assessment.
- Database of Irish Excavation Reports: This online database contains summary accounts of archaeological site investigations carried out in Ireland (North and South) from 1970 to present.
- Literary Sources: Various published sources were consulted in order to assess the archaeological, historical, architectural heritage and folklore record of the study area.
- Cartographic Sources: A review of available historic cartographic sources was undertaken, and these included the 17th-century Down Survey and various map editions published by the Ordnance Survey from the mid-19th century onward. Relevant extracts from the reviewed cartographic sources are provided in Section 12.3.1.8.
- Aerial/Satellite/LiDAR imagery: A review of online satellite imagery of the study area, published by Tailte Éireann, Google Earth and Bing Maps and LiDAR imagery published by the Geological Survey of Ireland, was undertaken in order to review the extent of modern interventions and to ascertain if any traces of unrecorded archaeological sites were visible on any images.
- Irish National Folklore Collection: A review was undertaken of transcribed material from the National Folklore Collection archive which has been digitised and published online at www.duchas.ie.
- UNESCO World Heritage Sites and Tentative List: There are two designated World Heritage sites in Ireland (Brú na Bóinne, Co. Meath and Sceilg Mhichíl, Co. Kerry)

and a number of other significant examples have been included in a Tentative List (2023) that has been put forward by Ireland for inclusion. None of these designated or tentative sites are located within County Galway.

- Structural Condition Assessment (Appendix 12-4) by Lindsay Conservation Architects for Kingstown Stables Ltd (2026).

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12.2.3 Field Survey

Inspections of the Proposed Development site was carried out on the 3rd and 18th of April 2024. The study area was assessed in terms of historic landscape, land use, vegetation cover, presence and potential for undetected archaeological and architectural heritage sites/features. The results of the site inspection are detailed in Section 12.3.2 and extracts from the photographic record are presented in Appendix 12-1.

12.2.4 Consultation

A scoping request was issued to the DHLGH via the Development Applications Unit (DAU) and the Department's response (DAU ref. G Pre00105/2026) on 12th June 2026 contained the following content in relation to the cultural heritage resource:

> *'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.'*

12.2.5 Assessment Methodology

The following section provides a summary of the criteria used to assess effects in order to outline the methodology specifically applied to the cultural heritage resource which complies with relevant guidelines published by the Environment Protection Agency (EPA 2022) and International Council on Monuments and Sites (ICOMOS 2011) (see Section 12.1.4).

The duration of effects is assessed based on the following criteria:

- Momentary (seconds to minutes)

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- Brief < 1 day
- Temporary <1 year
- Short-term 1-7 years
- Medium Term 7-15 years
- Long Term 15-60 years
- Permanent > 60 years
- Reversible: Effects that can be undone through remediation or restoration

The quality of an effect on the cultural heritage resource can be positive, neutral or negative:

- Positive: a change which improves the quality of the cultural heritage environment, (e.g., increasing amenity value of a site in terms of managed access, signage, presentation or high-quality conservation/restoration and re-use of an otherwise vulnerable derelict structure).
- Neutral: no change or effects that are imperceptible, within the normal bounds of variation for the cultural heritage environment.
- Negative: a change which reduces the quality of the cultural heritage resource, (e.g., visual intrusion on the setting of an asset, physical intrusion on features/setting of a site).

The types of effect on the cultural heritage resource can be described as follows:

- Direct Effect: where a cultural heritage site is physically located within the footprint of a proposed development, which will result in its complete or partial removal.
- Indirect Effect: Effects on the cultural heritage environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway.
- None predicted: where the proposed development will not adversely or positively affect a cultural heritage site.
- Cumulative: The addition of many minor or insignificant effects, including effects of other projects, to create larger, more significant effects.
- 'Do-nothing Effects' - The cultural heritage environment as it would be in the future should the project not be carried out.
- 'Worst-case' Effects - The effects arising from a project in the case where mitigation measures substantially fail.
- Indeterminable Effects - When the full consequences of a change in the environment cannot be described.
- Irreversible Effects - When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.
- Residual Effects - The degree of environmental change that will occur after the proposed mitigation measures have taken effect.
- No Predicted Effects: where the proposed development will not adversely or positively affect a cultural heritage site.

The magnitude of effect is based on the degree of change, incorporating any mitigation measures, on a cultural heritage asset and can be negative or positive. The magnitude is ranked without regard to the value of the asset according to the following scale: High; Medium; Low and Negligible and has been informed by criteria published in the International Council on Monuments and Sites (ICOMOS) *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (Table 12-1).

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Table 12-1 Criteria for Assessment of Magnitude of Impact (based on ICOMOS 2011)

Level	Description
High	› Most or all key archaeological or architectural materials affected such that the resource is totally altered. › Comprehensive changes to setting. › Changes to most or all key historic landscape elements, parcels or components; extreme visual effects; fundamental changes to use or access; resulting in total change to historic landscape character. › Major changes to area that affect Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.
Medium	› Changes to many key archaeological or historic building materials/elements such that the resource is clearly/significantly modified. › Considerable changes to setting that affect the character of the archaeological asset. › Changes to the setting of a historic building, such that it is significantly modified. › Change to many key historic landscape elements, parcels or components, visual change to many key aspects of the historic landscape, considerable changes to use or access, resulting in moderate changes to historic landscape character. › Considerable changes to area that affect the Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.
Low	› Changes to key archaeological materials/historic building elements, such that the resource is slightly altered/slightly different. › Slight changes to setting of an archaeological monument. › Change to setting of a historic building, such that it is noticeably changed. › Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; slight changes to use or access; resulting in limited change to historic landscape character. › Changes to area that affect the Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.
Negligible	› Very minor changes to key archaeological materials or setting. › Slight changes to historic building elements or setting that hardly affect it. › Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes to use or access; resulting in very small change to historic landscape character. › Very minor changes to area that affect the Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.

While various national and local authority legal designations exist for elements of the Irish cultural heritage resource (see Section 12.1.3), there is no formal criteria for grading the value/sensitivity of individual assets. The evaluations used in this assessment have, therefore, been informed by guidelines presented in the *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (ICOMOS 2011). The evaluation of the value/sensitivity of cultural heritage assets is not intended as definitive but rather as an indicator which contributes to a wider judgment based on the individual circumstances of each asset. The application of values included a consideration of their legal designations (e.g., National Monuments in State Care), condition; documentary/historical significance, group value, rarity, visibility in the landscape, fragility/vulnerability and amenity value on a case-by-case basis.

Archaeological sites which possess little, or no surface expressions may retain low-medium sensitivity to effects on their wider setting while levelled archaeological sites that retain no visible surface traces are typically not sensitive to setting effects. It is noted that archaeological monuments, whether extant or levelled, have the potential to possess sub-surface attributes, including artefacts and other archaeological remains, which may possess values that cannot be discerned without recourse to archaeological excavation but are unlikely to be affected in the absence of direct effects. The values of known or potential cultural heritage assets detailed in Table 12-2 are ranked according to the following scale as

defined by ICOMOS (2011): Very High; High; Medium; Low, Negligible and Unknown. The significance of effect can be described as Profound, Very Significant, Significant, Moderate, Slight, Not Significant or Imperceptible (Table 12-3) and is assigned based on the combined evaluation of effect magnitude and the value/sensitivity of the asset (Table 12-4). The descriptions of the significance effects provided in Table 12-3 are sourced from the EPA EIAR guidelines (2022) which provides general descriptions of these varying levels of significance of effects.

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Table 12-2 Guidance Criteria for Assessment of Value/Sensitivity of Cultural Heritage Assets

Value/Sensitivity	Description
Very High	› World Heritage Sites (including Tentative List properties); › Sites, buildings or landscapes of acknowledged international importance; › Intangible associations with individuals or innovations of global significance.
High	› Nationally designated sites, buildings and landscapes of significant quality, rarity, preservation and importance; › Undesignated assets of the quality and importance to be designated; › Assets that can contribute significantly to acknowledged national research objectives; › Archaeological Landscapes with significant group value; › Intangible associations with individuals or innovations of national significance.
Medium	› Designated or undesignated assets that can contribute significantly to regional research objectives, including buildings that can be shown to have exceptional qualities in their fabric or historical associations; › Conservation Areas and historic townscapes containing buildings that contribute significantly to its historic character; › Intangible associations with individuals or innovations of regional significance.
Low	› Assets compromised by poor preservation and/or poor survival of contextual associations; › Assets of limited value, but with potential to contribute to local research objectives; › Historic Townscape or built-up areas of limited historic integrity in their buildings and settings; › Intangible associations with individuals or innovations of local significance.
Negligible	› Assets with very little or no surviving archaeological interest; › Landscapes with little or no significant historical interest; › Buildings or urban areas of no architectural or historical note; buildings of an intrusive character.
Unknown	› Assets whose importance has not been ascertained; › Buildings with some hidden (i.e., inaccessible) potential for historic significance.

Table 12-3 Description of Impact Significance

Level	Description
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 but without affecting its sensitivities.
Moderate	› An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.

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Level	Description
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

Table 12-4 Significance of Impacts Matrix

Magnitude of Impact	**High**	Not Significant/ Slight	Moderate/ Significant	Significant/ Very Significant	Very Significant/ Profound
	Medium	Not Significant	Slight	Moderate/ Significant	Significant/ Very significant
	Low	Not Significant/ Imperceptible	Slight/ Not Significant	Slight	Moderate
	Negligible	Imperceptible	Not Significant/ Imperceptible	Not Significant/ Slight	Slight
		Negligible	**Low**	**Medium**	**High**
		Value/Sensitivity of the Asset			

12.2.6 Limitations/Difficulties Encountered

The lands within the boundary of the Proposed Development were appraised by a geophysical specialist (Dr. Ger Dowling) and were considered to be unsuitable for a non-invasive archaeo-geophysical survey due to the presence of areas of prior ground disturbance, undulating terrain with bedrock outcrops, waterlogged conditions and the presence of overhead electricity cables. A planned programme of pre-application archaeological test trenching, intended to inform this assessment, was not conducted due to lack of access to the Proposed Development lands for this invasive site investigation. No other difficulties were encountered during the compilation of this chapter.

12.3 Receiving Environment

12.3.1 Desktop Study

12.3.1.1 Introduction

The following section presents summary details of the main periods within the Irish archaeological record with references to the recorded archaeological sites located within the study area. Datasets have been interrogated and retrieved from State Body organisations and are considered accurate and current per publicly available information, including the National Monuments Service's online Historic Environment Viewer[2] and the Database of Irish Excavations Reports[3]. The dating framework used for

[2] www.archaeology.ie
[3] www.archaeology.ie

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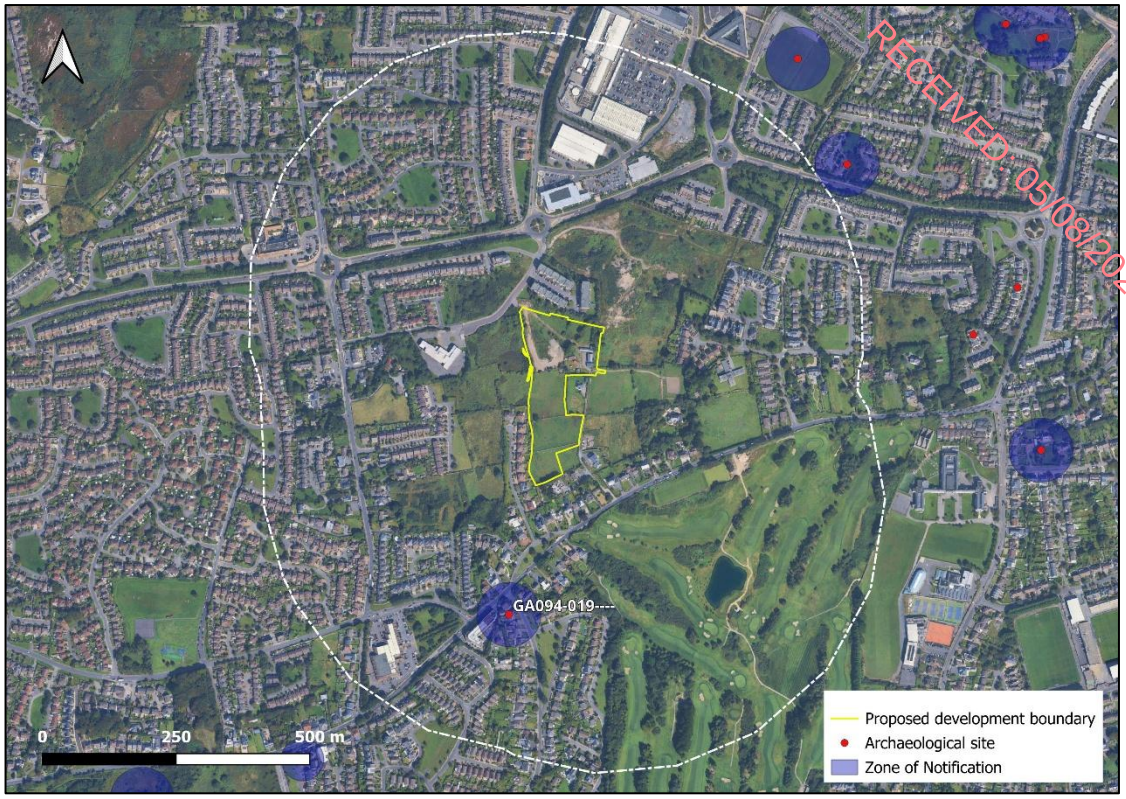
each period of the archaeological record is based on the *Guidelines for Authors of Reports on Archaeological Excavations* published by the National Monuments Service[4].

The Proposed Development site is located within a modern suburban area *c.* 2.7km west of the Zone of Archaeological Potential surrounding the historic core of Galway city and comprises largely green field lands with a group of vernacular historical and modern farm buildings within its northern portion. In summary, there are no recorded archaeological sites located within the Proposed Development site. There is one recorded archaeological site within the surrounding 500m study area, and this comprises a ringfort (GA094-019—) marked on the first edition 6-inch OS map which is located *c.* 250m to the southwest of the Proposed Development. No visible remains of this ringfort survive, and its location is now occupied by a modern house. There are no National Monuments in State Care or sites subject to a Preservation Order within the study area.

Table 12-5 Recorded Archaeological Sites within study area

Monument No.	Classification	Townland	Archaeological Survey of Ireland Inventory Description	Distance from Proposed Development boundary
GA094-019—	Ringfort - unclassified	Knocknacarragh	In low marshy terrain. Marked on 1st ed. of OS 6-inch map as a circular enclosure (D c.25m). No visible trace survives: a house occupies the site on 3rd (1945) ed. of OS 6-inch map.	250m to southwest

[4] https://www.archaeology.ie/sites/default/files/media/publications/excavation-reports-guidelines-for-authors.pdf



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Figure 12-1 Recorded archaeological sites and Zones of Notification within 500m (white line) of Proposed Development boundary

12.3.1.2 Prehistoric Periods

Until recent years the earliest recorded evidence for human settlement in Ireland dated to the Mesolithic period (7000–4000 BC) although recently discovered evidence of a butchery marks on c.12,500-year-old bear bone recovered from a cave site in Co. Clare suggests that humans were present on the island during the earlier Palaeolithic period. While the Mesolithic period hunter-gatherers did not construct any settlements or monuments that leave any above ground traces, their presence in an area can often be identified by scatters of worked flints in ploughed fields, shoreline shell middens and traces of temporary occupation sites occasionally uncovered during ground works. The archaeological record indicates that these nomadic groups tended to favour coastal, lake and river shorelines which provided a transport resource as well as a source for elements of their varied diet. The Neolithic period (4000-2400 BC) in Ireland began with the arrival and establishment of agriculture as the principal form of economic subsistence, which resulted in more permanent settlements within farmlands created within areas of cleared forestry. As a consequence of the more settled nature of agrarian life, new site-types, such as substantial rectangular timber houses and various types of megalithic tombs, as well as new artefacts, including pottery, begin to appear in the archaeological record during this period.

Metalworking arrived in Ireland with the advent of the Bronze Age period (c. 2400–500 BC) and saw the introduction of a new artefactual assemblage, including metal and ceramic objects, to the island. This period was also associated with the construction of new monument types such as standing stones, stone rows, stone circles and burnt mounds/fulachta fia. The development of new burial practices during this period also saw the construction of funerary monuments such as cairns, barrows, boulder burials and cists. The arrival of iron-working technology in Ireland saw the advent of the Iron Age (600 BC – 400 AD). This period has traditionally been associated with a Celtic ‘invasion’ but recent archaeological evidence points instead to a gradual acculturation of the Irish Bronze Age communities following centuries of contacts with Celtic-type cultures in Europe. Relatively little was known about Iron Age settlement and ritual practices in Ireland until recent decades when the corpus of evidence has been greatly increased by the discovery of sub-surface sites dating to this period during archaeological investigations carried out during development projects.

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There are no recorded prehistoric sites located within the study area. A number of levelled prehistoric sites are recorded within the wider area around Galway City and demonstrate the presence of human groups within the general area since prehistory onward.

12.3.1.3 Early Medieval Period

The early medieval period began with the introduction of Christianity in Ireland and continued up to the arrival of the Anglo-Normans during the 12th-century (*c.* 400–1169 AD). This period saw the emergence of the first phases of urbanisation around large monasteries and the Hiberno-Norse ports. However, the dominant settlement pattern of the period continued to be rural-based in sites such as ringforts, which comprise roughly circular enclosures delimited by roughly circular earthen banks formed of material thrown up from a concentric external ditch. Ringforts are one of the most numerous monuments in the Irish landscape and the early medieval terms for these sites – rath/lios/dun still form some of the most common place-name elements in the country. Archaeological excavations indicate that the majority of ringforts were early medieval farmsteads with internal timber buildings and were surrounded by associated field systems. There is one recorded ringfort (GA094-019—) within the study area and its location is now occupied by modern housing.

12.3.1.4 Late Medieval and Post Medieval Periods

The arrival and conquest of large parts of Ireland by the Anglo-Normans in the late 12th -century broadly marks the advent of the Irish late medieval period, which continued up until the beginning of the post-medieval period in *c.*1550. Within the late medieval period, towns, markets, and fairs were established and change and reform was attempted in the Irish church. By the 15th-century the native Irish chieftains and lords began to establish tower houses and smaller castles as centres of territorial control. The post-medieval period (1550+) saw the development of high and low status stone houses throughout the Irish country. During this period any given settlement cluster is likely to have consisted primarily of single-storey thatched cottages with associated farm buildings while two-storey farmhouses became more common in the 19th century. In the latter half of the 20th century, there was a radical change in the nature and character of Irish domestic architecture manifested by the replacement of older stone-built structures with modern bungalows of concrete blockwork construction.

The Proposed Development site is located *c.* 2.7km outside the west end of the Zone of Archaeological Potential surrounding the historic core of Galway city and likely formed part of the agricultural hinterland of the walled city during the late medieval period. Turlough O' Connor first constructed a castle in Galway in 1124 and following the Anglo-Norman invasion in 1235, Richard de Burgh gained control of the town. He erected a castle on the site of the O'Flaherty stronghold of Bun Gaillimhe. In time, the de Brugh or Burke dynasty of Clanrickard fought among themselves while simultaneously integrating with the Gaelic Irish. The town received its first murage grant in 1270 and the construction of the town walls commenced at that time. The medieval town was roughly rectangular in plan with the River Corrib to the west and an external fosse was constructed to the east of the town to provide extra protection. The walled town covered an area of *c.* 60 hectares, but an extra mural suburb also existed at the Claddagh, on the west bank of the River Corrib.

The 500m study area surrounding the Proposed Development site does not contain any late medieval archaeological sites. The Proposed Development site does, however, contain a group of extant post-medieval buildings within the northern portion of the site. These include two vernacular structures in poor repair, which are depicted on the first edition 6-inch OS map. The Proposed Development would reuse one of the vernacular buildings for use as local centre/café. Further details on the vernacular structures within the site can be found in Structural Condition Assessment (Appendix 12-4) compiled by Lindsay Conservation Architects on behalf of Kingston Homes Ltd (2026). These structures are discussed below.

The Proposed Development site is contained within the Civil Parish of Rahoon and the majority of the area within its boundary is located within the townland of Rahoon. A review of the *Topographical*

Dictionary of Ireland (Lewis 1837), which provides summary descriptions of Irish parishes during the early decades of the 19th century revealed that the description of Rahoon parish does not contain any references to the townland of the same name. Further detail on the layout of the lands within the Proposed Development during the post-medieval period is provided in the review of cartographic sources presented below (Section 12.3.1.8) and in the Structural Condition Assessment (Appendix 12-4) (Lindsay Conservation Architects, June 2026).

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12.3.1.5 Database of Irish Excavation Reports

This database contains summary accounts of licensed archaeological investigations carried out in Ireland (North and South) from 1970 to present. A review of the database revealed no entries for any archaeological investigations within the Proposed Development site. A 1993 programme of test trenching of a potential enclosure site in Rahoon townland, *c.* 100m northeast of the Proposed Development site revealed nothing of archaeological significance (Licence ref. 93E0078[5]). The database also contains a number of entries describing the results of archaeological monitoring of the Knocknacarragh Main Drainage Scheme and an Uisce Éireann Water Network Programme, which extended through the study area, and both entries confirmed that nothing of archaeological significance was identified during these works (see Appendix 12-2).

12.3.1.6 National Museum of Ireland Topographical Files

An inspection of the topographical file archive held in the National Museum's premises in Kildare Street, Dublin was carried out and does not contain any entries describing the discovery of archaeological objects within the environs of the Proposed Development.

12.3.1.7 Designated Architectural Heritage Constraints

There are no Protected Structures listed in the *Galway City Development Plan 2023 – 2029 Record of Protected Structures* within the boundary of the Proposed Development. The Record of Protected Structures include one example (PS 4801) located within the surrounding 500m study area (Table 12-6 and Figure 12-2).

The Protected Structure (PS 4801) comprises an earthwork, which is also a designated archaeological monument (Ringfort GA094-019—), located 250m to the southwest of the Proposed Development site. No surface traces of this earthwork remain, and its location is occupied by a modern building.

There are no Architectural Conservation Areas or NIAH structures located within the study area. The demesne of a levelled structure known as Kingstown House, which is located outside the east side of the Proposed Development, has been included in the NIAH Survey of Historic Gardens and Designed Landscapes (ID 5331) which records that the demesne has been partially developed, with changed entrances and removal of the formal garden but with some area of parkland remaining. As detailed in Section 12.3.1.8, a review of historic map sources revealed that their depiction of lands associated with Kingstown House indicates that they did not extend within the boundary of the Proposed Development.

Table 12-6 Protected Structures within study area

RPS No.	SMR No.	Name/Class	Address	Distance from planning boundary
PS 4801	GA094-019	Earthwork	Knocknacarra Road	250m southwest

[5] https://excavations.ie/report/1993/Galway/0001492/

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Figure 12-2 Protected Structures within 500m of Proposed Development boundary

12.3.1.8 Review of Cartographic Sources and Satellite/LiDAR Imagery

The detail on historic cartographic sources demonstrates the nature of past settlements and land use patterns in recent centuries and can also highlight the impacts of modern developments and agricultural practices. This information can aid in the identification of the location and extent of unrecorded or partially levelled features of archaeological or architectural heritage interest. The cartographic sources examined for the study areas include William Petty's Down Survey map (1658), the first edition 6-inch Ordnance Survey (OS) map (published 1840) and the 25-inch OS map (published 1899).

The 17th century Down Survey maps were compiled following the Cromwellian wars in the middle of that century and they include high-level pictorial depictions of townlands, major fortifications, churches and houses, settlement centres, roads, bridges and topographical features as well as summary information on existing land use and/or potential agricultural capability. The detail on the mapping shows the Rahoon area to the west of Galway city and no notable structures or settlements are depicted at the location (Figure 12-3).

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Figure 12-3 Extract from William Petty's Down Survey map (1658) (Source: Trinity College, Dublin) (Rahoon area indicated with arrow)

The first edition 6-inch OS map of 1840 (Figure 12.4) depicts the Proposed Development within a predominantly rural setting immediately north of a road labelled 'Circular Road'. The majority of the landholding consists of irregularly shaped fields. A group of six small, detached buildings are depicted within the central part of the site, accessed by a laneway (now Kingston Lane) which extends northwest southeast across the northern portion of the site before turning southwards along the eastern boundary towards Circular Road. Another two detached small buildings are shown adjacent to Kingston Lane, within the south-east portion of the Proposed Site. A detailed study of the buildings and their occupants over time, based on nineteenth century valuation records, can be found in A detailed study of the buildings and their occupants over time, based on nineteenth century valuation records, can be found in the Structural Condition Assessment (Appendix 12-4) compiled by Lindsay Conservation Architects on behalf of Kingston Homes Ltd in June 2026, however for most of the nineteenth century the lands were in the ownership of the Kane family who appear to have purchased the farm from the landlord, Henry Ede of Bath Lodge sometime between 1855 and 1862. Bath Lodge was located c. 600m to the east on the Circular Road. The first edition 6-inch OS map shows a large house named Kingstown House *c.* 250m outside the eastern boundary of the Proposed Development site and its associated demesne (shaded grey) is shown outside the east boundary of the Proposed Development. The demesne lands immediately east of the Proposed Site are shown as open fields that contain no formal landscape features, such as gardens, walkways or woodland. The house was the residence of Richard N. Somerville during the 1870s and by the 1890s it was in the ownership of the Christian Brothers.

The detail on the 25-inch OS map of 1899 (Figure 12-5) demonstrates that the lands within the Proposed Development site changed during the second half of the 19th century with sections of field boundaries in the southern half removed to create larger parcels. The group of buildings within the central portion had been remodelled, retaining three of the structures noted on the first edition 6-inch map with a smaller shed added on the western side of the yard. The two buildings along the lane at the southern end of the site have been removed. The map shows Kingstown House still extant outside the east end of the Proposed Development site at a time when it was in the ownership of the Christian

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Brothers. A graveyard labelled 'Christian Brother's Burial Ground' is depicted to the south of Kingstown House and is shown as a small, enclosed plot.

The layout of the group of buildings and the internal area of the Proposed Development site depicted on a later edition 6-inch OS map published in 1948 (Figure 12-6) is broadly similar to the detail shown on the 25-inch OS map of 1899. It is noted that this map shows a mapping label indicating the 'Christian Brothers Burial Ground' located within a field located immediately outside the east end of the Proposed Development. The location of the small, enclosed burial plot indicated to the south of Kingston House on the 25-inch OS map is still evident on the 1948 OS map and no potential additional burial plot is depicted in the vacant fields where the label is positioned. The presence of the label within the site boundary is clearly due to the absence of available space on the map for including a label at the location of the burial plot. This map formatting is also evident within surrounding properties, e.g. the label for Coláiste Éinde to the southeast is also positioned within an area located outside the boundary of that property.

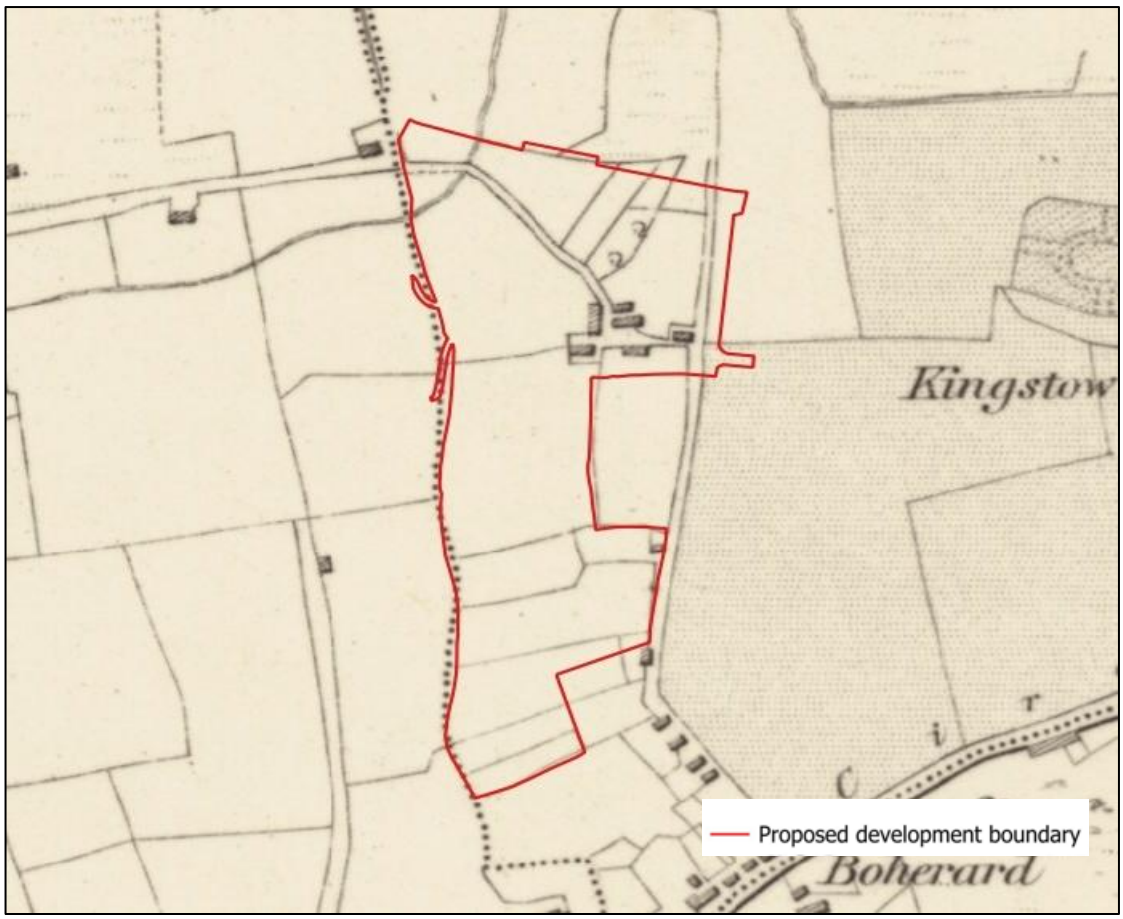
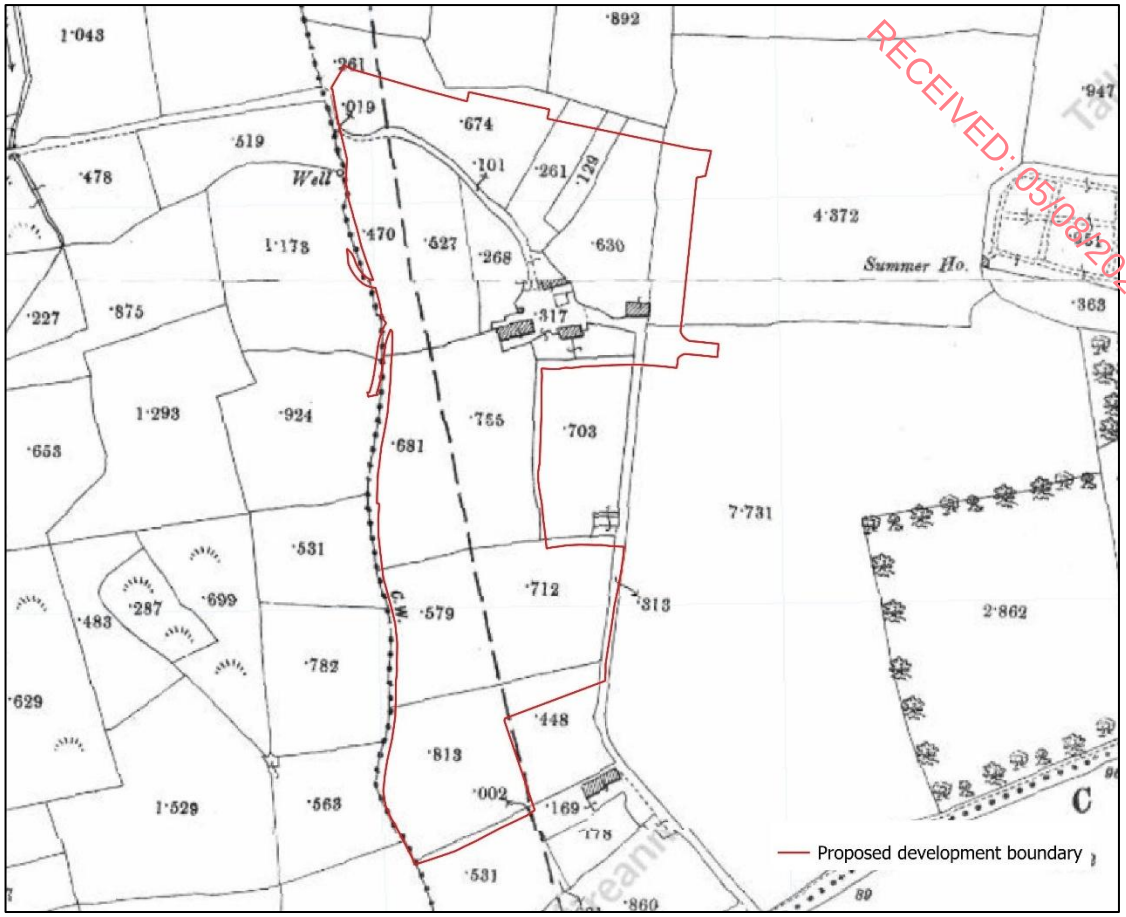
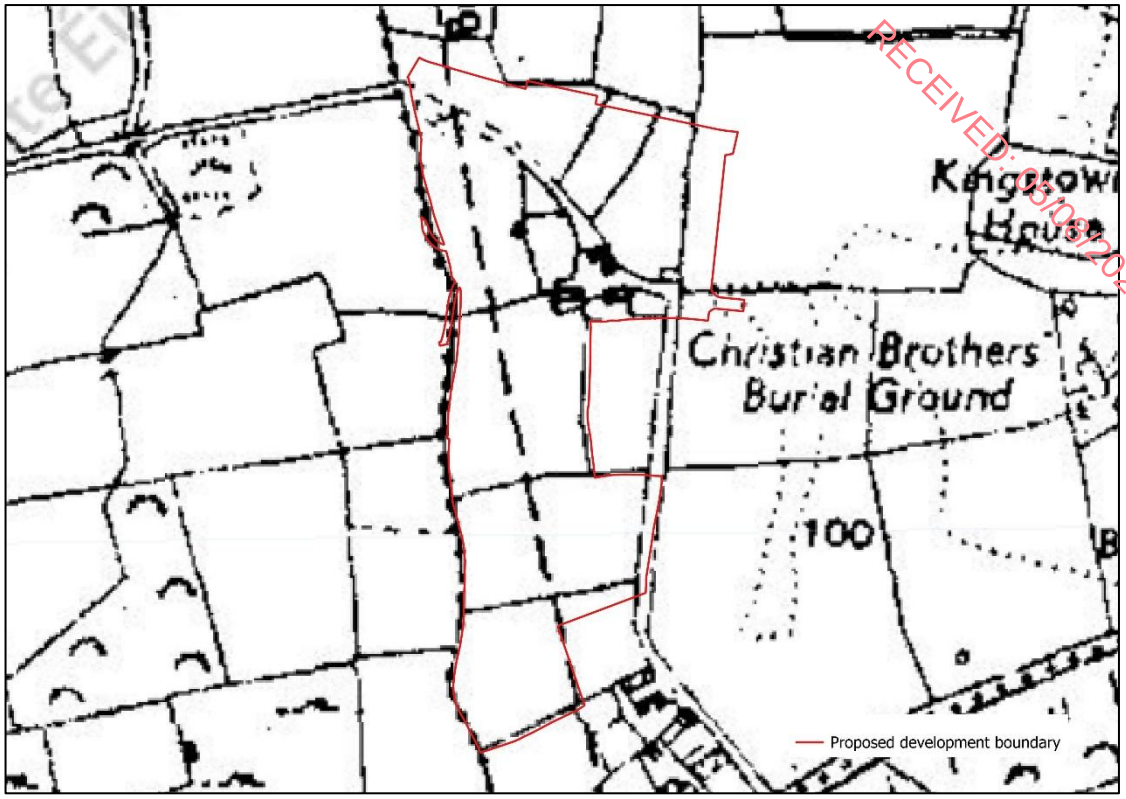


Figure 12-4 Extract from first edition 6-inch Ordnance Survey map (1840)



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Figure 12-5 Extract from 25-inch Ordnance Survey map (1899)



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Figure 12-6 Extract from last edition 6-inch Ordnance Survey map published in 1948

A review of online aerial/satellite imagery of the Proposed Development site, published by Tailte Éireann, Google Earth and Bing Maps and captured between 1995 and 2025, revealed that the lands within the boundary of the Proposed Development site retained their green field character during the 20th and early 21st centuries. The imagery also clearly depicts the extent of modern suburban development within the surrounding lands with extensive modern residential developments present, including within the former grounds of the Kingston House property to the east. No potential unrecorded archaeological sites were noted within the Proposed Development site on any of the reviewed images (Figures 12-7 and 12-8).

A review of LiDAR datasets published online by the Geological Survey of Ireland[6] was also carried out to ascertain if the coverage extends into the Proposed Development site and to assess if any traces of potential unrecorded archaeological sites were visible within the green field area. The online resource contains an Office of Public Works LiDAR dataset which extends across the full extent of the Proposed Development site and a review of the imagery did not reveal any traces of potential unrecorded archaeological sites (Figure 12-9).

[6] *https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=b7c4b0e763964070ad69bf8c1572c9f5*

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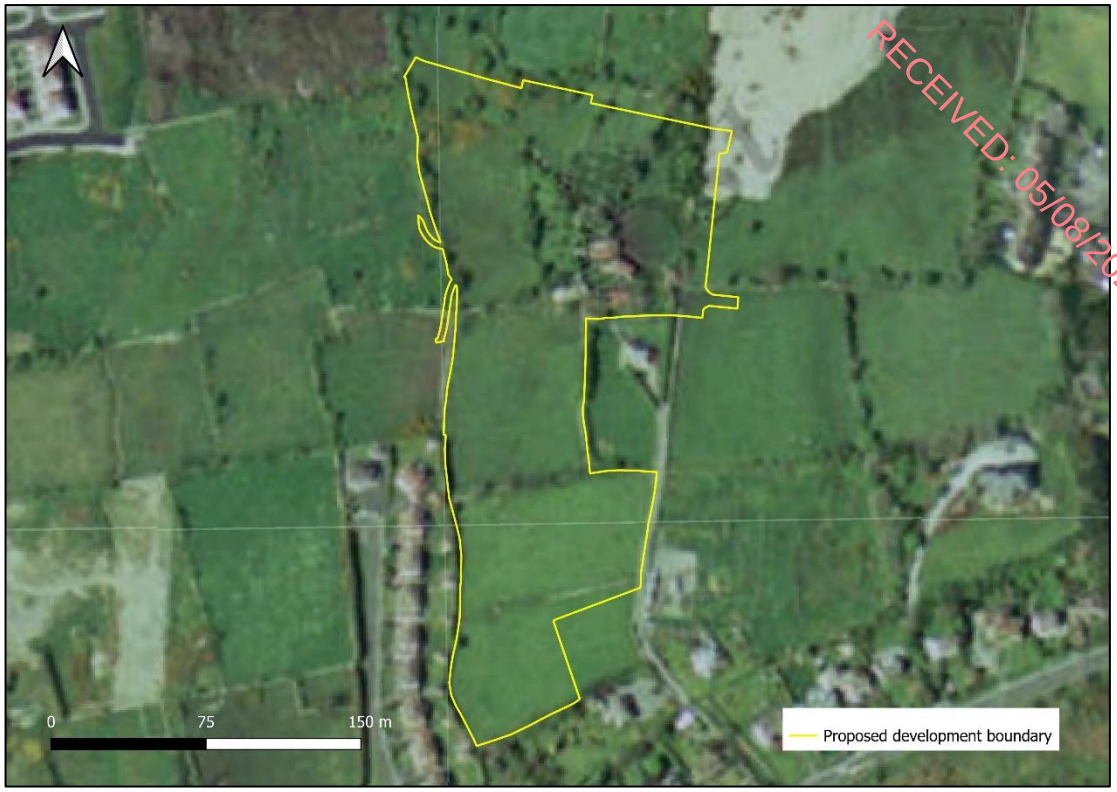


Figure 12-7: 1996 – 2000 aerial view of Proposed Development site (Source: Historic Environment Viewer)



Figure 12-8: 2011 – 2013 aerial view of Proposed Development site (Source: Historic Environment Viewer)

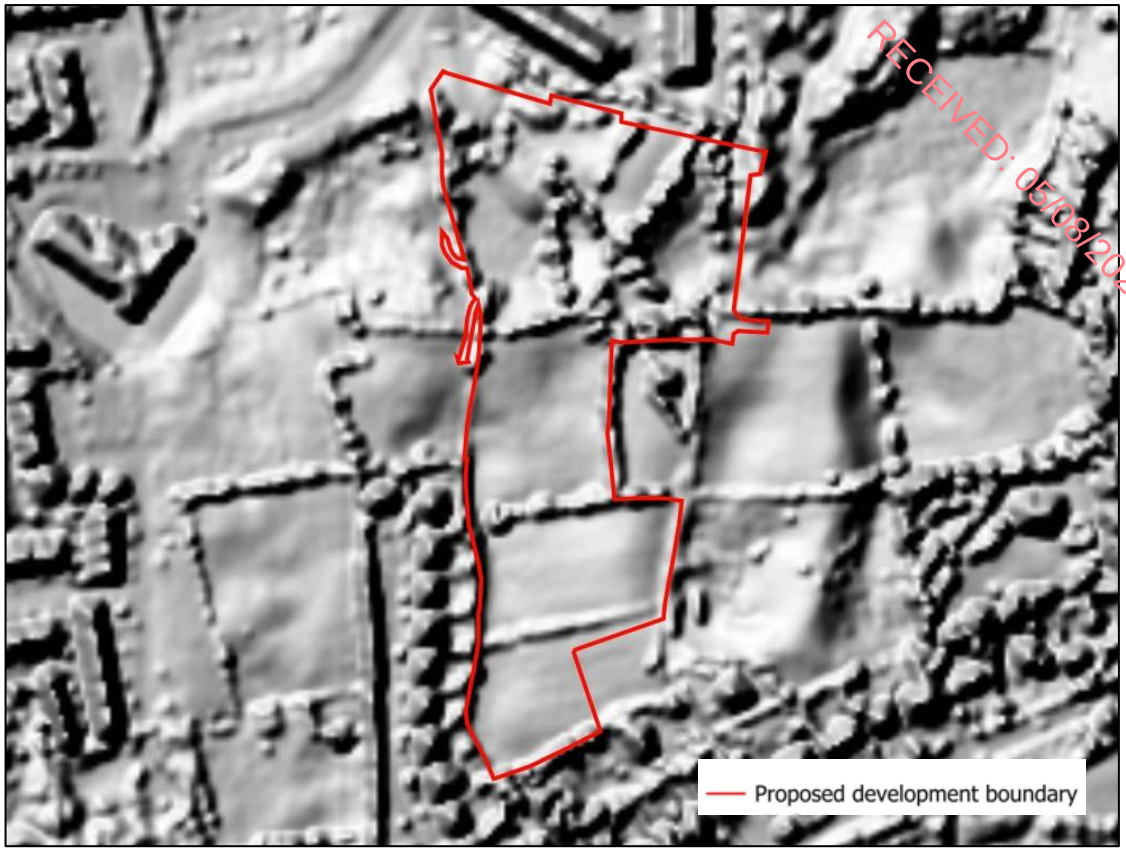


Figure 12-9 LiDAR image of Proposed Development site (Source: Geological Survey of Ireland)

12.3.1.9 Undesignated Cultural Heritage Assets

While encompassing the protected archaeological cultural and architectural heritage resources, cultural heritage also includes various undesignated assets such as demesne landscapes and vernacular structures as well as intangible assets such as folklore, placenames and historical events and associations.

A group of extant buildings within the northern portion of the site includes two vernacular structures in poor repair, which are depicted on the first edition 6-inch OS map. The Proposed Development would reuse one of the vernacular buildings for use as local centre/café. Further details on the vernacular structures within the site can be found in the Structural Condition Assessment (Appendix 12-4 by Lindsay Conservation Architects on behalf of Kingston Homes Ltd (2026).

The former location of Kingstown House (now demolished) is shown on the first edition 6-inch OS map and the 25-inch OS map in a property to the east of the Proposed Development site. The current building at this location, also named Kingstown House, is a modern replacement of the demolished historic house and is the home of a religious order (Patrician Brothers). The Kingstown House demesne, which is depicted immediately outside the Proposed Development boundary on the historic OS maps, is now occupied by an open field and modern housing. The demesne of Kingstown House has been surveyed by the NIAH (ID 5331) which records that the demesne has been partially developed, with changed entrances and removal of the formal garden but with some area of parkland remaining.

The Proposed Development is located within the townland of Rahoon, County Galway and its western boundary coincide with the boundary between Rahoon and Clybaun. Townlands are the smallest unit of land division in the Irish landscape and many preserve early Gaelic territorial boundaries and names that pre-date the Anglo-Norman conquest. The layout and nomenclature of Irish townlands was recorded and standardised by the work of the Ordnance Survey in the 19th century. The Irish translations of the townlands names often refer to natural topographical features, but name elements

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may also give an indication of the presence of past human activity within the townland, e.g. dun, lios or rath indicate the presence of a ringfort. The Placenames Database of Ireland records that the name 'Rahoon' is derived from '*Rathún'* but provides no definitive translation of this name[7]. The database entry for the name records that the 19th century Ordnance Survey letters postulate that the name could be a reference to the 'Rath of Un', which is indicative of a ringfort site. The database entry also contains a reference postulating that name may refer to a tradition associated with a chief, named Un, who accompanied the Milesians from Spain. It is possible that the placename refers to the recorded site of a ringfort (GA094-111—) within the townland of Rahoon which is located *c.* 560m to the northeast of the Proposed Development site.

12.3.2 Field Surveys

Field surveys of the Proposed Development site were carried out on 3rd and 18th April 2024 in clear, dry weather conditions. An extract from the photographic record is presented in Appendix 12-1 and the field reference numbers used in that record are identified in Figure 12-10. The Proposed Development site comprises 2.9 hectares of mainly greenfield agricultural pastureland with a localised brownfield area in the northern half. The site is located between Áltan Apartments to the north, a detached single dwelling and agricultural land to the east, Kingston Gardens housing estate to the south and southwest and agricultural land to the northwest.

Prior to the survey the fields within the Proposed Development site and wider landholding were assigned individual ID numbers (nos. 1-8) for reference purposes (Figure 12-10). Of these, only Fields 2, 3, 6, and 7 are located within the Proposed Development boundary. The site inspection confirmed that the northern portion of the Proposed Development site (Field 2) has been subject to significant ground disturbance from topsoil stripping and stockpiling of soil and stones in the recent past, as previously indicated by the review of modern aerial/satellite images (Appendix 12-1; Plates 12-1 and 12-2).

A detailed description of the group of buildings located within the northern half of the Proposed Development Site can be found in *A Study of the Architectural Heritage of the Extant Buildings at Kingston Lane, Rahoon, Galway* compiled by Lindsay Conservation Architects on behalf of Kingston Homes Ltd (June 2026).

The southern half of the Proposed Development site is characterised by a series of small rectangular pasture fields bounded by stone field walls in poor repair. The topography is uneven with poached terrain throughout and bedrock outcrops and waterlogged areas noted in several places (Appendix 12-1; Plates 12-3 to 12-5).

No potential unrecorded archaeological features were identified within the boundary of the Proposed Development during the site inspection.

[7] https://www.logainm.ie/en/18675



Figure 12-10 Location of Proposed Development showing survey field numbers

12.3.3 Conclusion

The Proposed Development site is located within an area of green field agricultural land surrounded by extensive modern suburban developments and sections of the north end of the Proposed Development site has been subject to significant ground disturbance in recent decades likely associated with development works in adjacent areas. There are no recorded archaeological sites located within the Proposed Development site or within 250m of its boundary. As detailed in Section 12.3.1 there is one recorded archaeological site (Ringfort GA094-019—) located within the surrounding 500m study area which has been levelled, and its location is now occupied by a modern house. While a low potential exists for the presence of surviving sub-surface remains at the location of this ringfort, which may be of high cultural heritage value, as a levelled archaeological site it does not retain any sensitivity to direct or indirect effects on its setting.

There are no Protected Structures or NIAH-listed structures located within the Proposed Development site. There is one Protected Structure of potential medium-high value within the surrounding 500m study area. As detailed in Section 13.3.1.7, the Protected Structure (PS 4801) comprises an earthwork located 250m to the southwest of the Proposed Development site which is also listed as a recorded archaeological site (Ringfort GA094-019—). No surface traces of this earthwork site remain, and its location is occupied by a modern house. There are no Architectural Conservation Areas located within the study area.

12.4 Assessment of Impacts

12.4.1 'Do-Nothing' Scenario

If the Proposed Development were not to proceed, the site would continue to function as it does at present, with no changes to local cultural heritage. The impact of this is considered neutral in the context of the EIAR. If the Proposed Development were not to proceed, there would be no potential

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for negative effects on cultural heritage during the construction and operational phases of the Proposed Development. If the Proposed Development is not permitted, the site would remain largely unaltered as a result of the Do-Nothing Scenario. The potential for additional investment and employment in the area in relation to the Proposed Development would be lost.

12.4.2 Construction Phase

As detailed in Section 12.3, there are no recorded archaeological sites located within the Proposed Development site or within 250m of its boundary. The construction phase of the Proposed Development will, therefore, have a neutral effect on the known archaeological resource. While no evidence for any unrecorded archaeological sites within the Proposed Development site was identified during the desktop study and field inspections carried out as part of this assessment, the potential for the survival of unrecorded, sub-surface archaeological remains within its boundary cannot be discounted. As the existence, nature and extent of any unrecorded archaeological remains within the Proposed Development site are unknown; the significance of potential construction phase impacts cannot be accurately quantified, but ground excavation works will have the potential to result in permanent, direct, moderate - significant negative effects on any such potential sub-surface remains and this will require mitigation.

As detailed in Section 12.3, there are no Protected Structures or NIAH listed structures within the Proposed Development site and there are no extant examples located within the surrounding 500m study area. In addition, there are no Architectural Conservation Areas located within the study area and the existing built environment is dominated by modern suburban developments. The construction phase of the Proposed Development will, therefore, have a neutral effect on the designated architectural heritage resource.

The northern portion of the site contains a group of extant buildings which includes vernacular structures. The Proposed Development will ensure the retention and re-use of one building, marked on the first edition 6-inch OS map, through its re-use as a local centre/café. The building to be retained has been appraised as possessing the most architectural heritage significance of the group by the conservation architect who was commissioned to review and survey the buildings (see Lindsay Conservation Architects, 2026). The retention, repair and re-use of the vernacular building is considered to represent a medium magnitude, direct, long-term positive effect of slight/moderate significance. The removal of the other buildings is considered a medium magnitude, direct, permanent, negative effect of slight/moderate significance.

In conclusion, no likely significant effects on the known cultural heritage resource will arise during the construction phase of the Proposed Development.

12.4.3 Operation Phase

There are no recorded archaeological sites located within the Proposed Development site and there are no extant examples within the surrounding 500m study area. The operational phase of the Proposed Development will therefore have no predicted direct or indirect effects on the settings of any recorded archaeological sites.

There are no Protected Structures or NIAH-listed structures within the Proposed Development site and, as described in Section 12.3.1.7, there are no extant examples located within the surrounding 500m study area. In addition, there are no Architectural Conservation Areas located within the study area. Based on the existing baseline environment, the operation phase of the Proposed Development will result in no predicted effects on the designated architectural heritage resource. The retention, repair and re-use of a vernacular building is considered to represent a medium magnitude, direct, long-term positive effect of slight/moderate significance.

In conclusion, no likely significant effects on the known cultural heritage resource will arise during the operation phase of the Proposed Development.

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12.4.4 Cumulative Effects

A review of proposed and permitted transport and large-scale residential developments within the wider environs of the Proposed Development was carried out to assess the potential for significant cumulative impacts on the cultural heritage resource in combination with the Proposed Development (Refer to Appendix 2-1 and Appendix 2-3 for the Cumulative Projects Lists and Table 12-7 for a summary of projects relevant for cumulative heritage impacts). This included reviews of archaeological, architectural and cultural heritage assessments of relevant developments within c. 4km of the Proposed Development published on the An Coimisiún Pleanála (formerly An Bord Pleanála) website. A large-scale residential development consisting of 362 no. residential units and childcare facility in lands adjacent to and east of the Proposed Development is currently being considered by An Coimisiún Pleanála (ACP Case no: 324237). This development is referred to as LRD East and is detailed in Chapter 1 section 1.1.1 of this EIAR. GCC have granted conditional permission (24/60370) for the development of a swimming pool and sports facility at a 0.87ha site directly adjacent to the Proposed Development. Construction of the Proposed Development may occur concurrently with construction activities associated with LRD East (GCC Planning Ref. 25/60320; ACP Ref.ACP-324237-26) and the permitted Regional Aquatic Centre (GCC Planning Ref. 24/60370). However, no likely significant cumulative effects on the cultural heritage resource are expected.

A review of small-scale developments within the 500m study area published on the Galway City Council planning enquiry system was also carried out but did not return any proposed or permitted developments with the potential to interact with the Proposed Development to result in cumulative effects on the cultural heritage resource.

The Proposed Development site is located within a modern suburban area *c.* 2.7km west of the Zone of Archaeological Potential surrounding the historic core of Galway city and is also not located within an Architectural Conservation Area. As detailed in Sections 12.4.2 and 12.4.3, the Proposed Development will not result in any predicted direct or indirect negative effects on recorded archaeological sites or designated architectural heritage structures during the construction and operation phases. Given that the Proposed Development will not result in any such negative effects, combined with the lack of identified significant impacts on elements of the cultural heritage resource from the developments listed in Table 12-7, it is concluded that the Proposed Development will not result in any likely significant cumulative effects on the cultural heritage resource in combination with the reviewed developments.

Table 12-7 Developments reviewed for potential cumulative effects

Type of Application	Planning Ref.	Description	Decision	Distance from Site	Cultural Heritage Context
LRD	ACP-324237-26 GCC Planning Ref. 25/60320	A large-scale residential development consisting of 362 no. residential units and childcare facility	Live	0km	This application has been subject to an EIAR[8]. No significant impacts on elements of the cultural heritage resource were identified. A programme of licenced archaeological test trenching within the Proposed Development site in advance of the construction phase was proposed.

[8] https://www.pleanala.ie/en-ie/case/324237

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Type of Application	Planning Ref.	Description	Decision	Distance from Site	Cultural Heritage Context
	GCC 24/60370	Forbairt Snámh Thiar Cuideachta Faoi Theorainn Ráthaíochta, intend to apply to Permission for development of a swimming pool and sports facility at a 0.87ha site accessed from Altán Road and Millers Lane, in the townlands of Rahoon, Knocknacarra, Galway.	Permission: Conditional	0km	An Archaeological and Built Heritage Assessment was completed in 2024[9]. It noted that due to the level of previous disturbance the subject lands were considered to possess a low archaeological potential. No significant impacts on archaeology or built heritage were predicted.
LRD	ACP-318687	Gort na Bró, Rahoon	Granted	0.41km	A previous application at this site (Case Ref. ABP 305982) has been subject to an EIAR[10]. No significant impacts on elements of the cultural heritage resource were identified.
SID	ACP-302848-18, ACP-318220-23	N6 Galway City Ring Road	Granted	0.5km	This application has been subject to an EIAR[11]. No significant impacts on elements of the cultural heritage resource were identified.
SID	ACP-314597	BusConnects Galway Cross-City Link Scheme.	Granted 27/09/2024	2.6 km	This application has been subject to an EIAR[12]. A review of the cultural heritage chapter did not reveal any predicted significant impacts on elements within the 500m study area for the Proposed Development.
Residential development	ACP-322166	Corrib Causeway, Dyke Road, County Galway	Granted	3.4km	A review of the EIAR for this Proposed Development revealed that it is predicted to result in no impacts on the cultural heritage resource

[9] https://www.eplanning.ie/GalwayCity/AppFileRefDetails/24603700
[10] https://www.pleanala.ie/en-ie/case/305982
[11] https://www.pleanala.ie/en-ie/case/318220
[12] https://www.pleanala.ie/en-ie/case/314597

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12.5 Proposed Mitigation Measures

12.5.1 Pre-Construction Investigations

As detailed in Section 12.3.2, the northern area of the Proposed Development site has been subject to significant modern ground disturbance while the southern end remains as a largely undisturbed area of greenfield pasture containing areas of bedrock outcrops and waterlogging. The lands have been assessed by a geophysical specialist (Dr. Ger Dowling) and were considered to be unsuitable for an archaeo-geophysical survey due to the presence of areas of prior ground disturbance, undulating terrain with bedrock outcrops, waterlogged conditions and the presence of overhead electricity cables.

- A programme of archaeological test trenching, under licence by the National Monuments Service, will therefore be carried within the Proposed Development site in advance of the construction phase.
- This archaeological investigation will also include the compilation of a written and photographic record of the existing field boundaries within the Proposed Development site.
- In the event that any sub-surface archaeological deposits, features or objects are identified during test trenching, their locations will be recorded and securely cordoned off while the National Monuments Service are notified of the discovery and consulted to determine further mitigation measures, which may entail preservation *in situ* by avoidance or preservation by record through a systematic archaeological excavation.
- All required mitigation measures will be enacted prior to the operation phase of the Proposed Development and, therefore, no cultural heritage mitigation measures during the operational phase will be required.

12.5.2 Monitoring of Mitigation Measures

There are a number of obligatory processes to be undertaken as part of applications to the National Monuments Service for licenses to carry out archaeological test trench excavations and these will allow for monitoring of the successful implementation of the mitigation measures.

- A detailed method statement stating the proposed strategy for the site investigations will accompany the submitted license application which will clearly detail the extent of the archaeological works and outline the processes to be enacted in the event that any archaeological features are encountered.
- Reports on the archaeological site investigations will then be submitted to the National Monuments Service, the National Museum of Ireland and the Planning Authority which will clearly describe the results of all archaeological works in written, mapped and photographic formats.

12.6 Residual Effects

The Proposed Development site does not contain any recorded archaeological sites or designated architectural heritage structures and no residual effects on these elements of the cultural heritage resource are predicted. The mitigation measures presented in Section 12.5 will provide for either the preservation *in situ* of any potential unknown, sub-surface archaeological features within the Proposed Development site or the proper and adequate recording of such potential features by full archaeological excavation. Preservation in situ shall allow for a negligible magnitude of effect resulting in a potential not significant/imperceptible significance of residual effect on the potential unrecorded archaeological resource. Preservation by record shall allow for a high magnitude of effect, albeit ameliorated by the creation of a full and detailed archaeological record, the results of which shall be publicly disseminated.

This shall result in a potential slight/moderate range of significance of effect in the context of residual effect on the potential unrecorded archaeological resource.

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