

Appendix 2-1

Scoping Responses Phase 1

John Staunton

From: Manager Dau <Manager.Dau@chg.gov.ie>
Sent: 28 September 2018 09:28
To: John Staunton
Subject: RE: 180745a - Crown Square - EIAR Scoping

Our Ref: **G Pre 00242/2018** (Please quote in all related correspondence)

A Chara

On behalf of the Department of Culture, Heritage and the Gaeltacht, I acknowledge receipt of your recent consultation. In the event of observations, you will receive a response by email from Development Applications Unit (DAU) on behalf of the Department.

The normal target turnaround is six weeks from date of receipt. If observations are received before this time, DAU will be in contact at that stage.

If you have not heard from DAU and wish to receive an update, please telephone the direct line number below or email manager.dau@chg.gov.ie.

Le meas
Diarmuid Buttimer

Diarmuid Buttimer
Executive Officer

An Roinn Cultúir, Oidhreachta agus Gaeltachta
Department of Culture, Heritage and the Gaeltacht

Aonad na nIarratas ar Fhorbairt
Development Applications Unit

Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90
Newtown Road, Wexford, County Wexford, Y35 AP90

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manager.dau@chg.gov.ie
www.chg.gov.ie

From: John Staunton [mailto:jstaunton@mccarthykos.ie]
Sent: 27 September 2018 16:21
To: Manager Dau
Subject: 180745a - Crown Square - EIAR Scoping

Dear Sir/Madam,

Please find attached a scoping document for a mixed use development in Mervue, Galway City.

If you could return any comments or suggestions at your earliest convenience it would be much appreciated. If you require any further information, please do not hesitate to contact me.

Yours sincerely,

John Staunton

John Staunton BSc. (Env); PhD.
Project Environmental Scientist

McCarthy Keville O'Sullivan Ltd.
Planning & Environmental Consultants

Block 1, G.F.S.C. Moneenageisha Road, Galway.
T: (091) 73 56 11 || E: info@mccarthykos.ie || W: www.mccarthykos.ie

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John Staunton

From: Environmental Co-ordination (Inbox) <Environmental_Co-ordination@agriculture.gov.ie>
Sent: 05 October 2018 10:40
To: John Staunton
Subject: 180745a - Crown Square, Mervue, EIAR Scoping

Dear John

I refer to your recent correspondence concerning the above and wish to state that at this time the Department of Agriculture, Food and the Marine has no submissions or observations to same.

Yours sincerely,

Breeda Hennebry

Breeda Hennebry | *Clerical Officer, An tAonad um Chomhordú Timpeallachta, An Rannóg um Athrú Aeráide agus Beartas Bithfhuinnimh,*

Environmental Co-ordination Unit | Climate Change & Bioenergy Policy Division | environmentalco-ordination@agriculture.gov.ie

An Roinn Talmhaíochta, Bia agus Mara

Department of Agriculture, Food and the Marine

Lárionad Gnó Grattan, Bóthar Bhaile Átha Cliath, Port Laoise, Co Laoise, R32 K857

Grattan Business Centre, Dublin Road, Portlaoise, Co. Laoise, R32 K857

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John Staunton

From: esbnetworks@esb.ie
Sent: 02 October 2018 13:53
To: John Staunton
Subject: Re: 180745a - Crown Square - EIAR Scoping [#60878]



Good Afternoon Mr Staunton

Thank you for your email which has been forwarded to the relevant office.

Please contact me again if I can be of further assistance.

Kind regards,

Jenny

ESB Networks Customer Care | T: 1850372757 | +353 21 2386555 | F: +353 21 4844261 | www.esbnetworks.ie

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--Original Message--

From: jstaunton@mccarthykos.ie
Date: 27/09/2018 04:18 PM
To: esbnetworks@esb.ie
Subject: 180745a - Crown Square - EIAR Scoping

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Dear Sir/Madam,

Please find attached a scoping document for a mixed use development in Mervue, Galway City.

If you could return any comments or suggestions at your earliest convenience it would be much appreciated. If you require any further information, please do not hesitate to contact me.

Yours sincerely,

John Staunton

John Staunton BSc. (Env); PhD.
Project Environmental Scientist

McCarthy Keville O'Sullivan Ltd.
Planning & Environmental Consultants

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* * * * *

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* * * * *

John Staunton

From: esbnetworks@esb.ie
Sent: 27 September 2018 16:20
To: John Staunton
Subject: Re: 180745a - Crown Square - EIAR Scoping [#60878]



Bhain do rphost ESB Networks amach. Cuirfear freagra chugat a luaithe agus is féidir.

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If you could return any comments or suggestions at your earliest convenience it would be much appreciated. If you require any further information, please do not hesitate to contact me.

Yours sincerely,

John Staunton

John Staunton BSc. (Env); PhD.
Project Environmental Scientist

McCarthy Keville O'Sullivan Ltd.
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* * * * *

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* * * * *

John Staunton

From: Yvonne Jackson <Yvonne.Jackson@failteireland.ie>
Sent: 09 October 2018 16:48
To: John Staunton
Subject: RE: 180745a - Crown Square - EIAR Scoping
Attachments: EIS & Tourism Guidelines.pdf

Hello John,

I wish to acknowledge receipt of your email in relation to 180745a - Crown Square - EIAR Scoping. Please see attached a copy of Fáilte Ireland's Guidelines for the treatment of tourism in an EIS, which we recommend should be taken into account in preparing the EIAR.

Regards,

Yvonne

Yvonne Jackson

Product Development-Environment & Planning Support | Fáilte Ireland
Áras Fáilte, 88/95 Amiens Street, Dublin 1. D01WR86
T +353 (0)1 884 7224 | www.failteireland.ie



From: John Staunton <jstaunton@mccarthykos.ie>
Sent: 27 September 2018 3:45 PM
To: Yvonne Jackson <Yvonne.Jackson@failteireland.ie>
Subject: 180745a - Crown Square - EIAR Scoping

Dear Ms Jackson,

Please find attached a scoping document for a mixed use development in Mervue, Galway City.

If you could return any comments or suggestions at your earliest convenience it would be much appreciated. If you require any further information, please do not hesitate to contact me.

Yours sincerely,

John Staunton

John Staunton BSc. (Env); PhD.
Project Environmental Scientist

McCarthy Keville O'Sullivan Ltd.
Planning & Environmental Consultants

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Guidelines on the treatment of tourism in an Environmental Impact Statement

1. Introduction

Tourism is a significant component of the Irish Economy – estimated to employ approximately 205,000 people – and contributing €6.6 billion in spending to the economy in 2014. The environment is one of the main resources upon which this activity depends – so it is important that the EIS evaluates whether and how the interacting impacts of a project are likely to affect tourism resources.

The purpose of this short note is to provide guidance on how these impacts can be assessed through the existing EIA process. Undertaking an EIA is governed by the EIA Advice Notes published by the EPA. These Advice Notes contain detailed guidance on how to describe and evaluate the effects arising from a range of projects, including tourism projects.

These guidelines were written with the assistance of Conor Skehan, Head of Department of Environment and Planning, Dublin Institute of Technology.

2. Tourism and the Environment

There are two interactions between tourism and the environment.

1. Impacts caused by Tourism Projects
2. Impacts affecting Tourism (e.g. the quality of a destination or a tourism activity)

Impacts caused by Tourism Projects

Tourism projects can give rise to effects on the environment. These are specifically dealt with under a number of Project Types in the Advice Notes, specifically:

12 TOURISM AND LEISURE

- a. Ski-runs, ski-lifts and cable-cars where the length would exceed 500 metres and associated developments. Project Type 20
- b. Sea water marinas where the number of berths would exceed 300 and fresh water marinas where the number of berths would exceed 100. Project Type 10

c. Holiday villages which would consist of more than 100 holiday homes outside built-up areas; hotel complexes outside built-up areas which would have an area of 20 hectares or more or an accommodation capacity exceeding 300 bedrooms. Project Type 28

d. Permanent camp sites and caravan sites where the number of pitches would be greater than 100. Project Type 28

e. Theme parks occupying an area greater than 5 hectares. Project Type 29

Figure 1 The Advice Notes contain detailed descriptions on how to describe and evaluate the effects arising from a range of tourism projects.

Impacts affecting Tourism

Environmental effects of other projects on tourism are not specifically addressed in the Advice Notes. Taking account of the significance of tourism to the Irish economy a specialist topic of 'Tourism' has been prepared to facilitate a systematic evaluation of effects on this sector within the format laid down for other parts of the Environmental Impact Statement.

It is not intended that the assessment of effects on tourism should become a separate section of the Impact Statement, instead it is intended to become a specialist sub-section of the topic 'Human Beings' which is currently described in Section 2 of the Advice Notes

3. Tourism in the Existing Environment

Introduction

Visitor attitude surveys reveal that the following factors – in order of priority – are the reasons that tourists visit and enjoy Ireland:

- Beautiful scenery
- Friendly & hospitable people
- Safe & Secure
- Easy, relaxed pace of life
- Unspoilt environment
- Nature, wildlife, flora
- Interesting history & culture
- Plenty of things to see and do
- Good range of natural attractions

It is noteworthy that over half of the factors listed are environmental and that all others are related to the way of life of the people. The following describes how these factors are considered within an EIS, set out under EIA topic headings, and how they interact with tourism.

Beautiful scenery

This is covered in the '*Landscape*' Section. Particular attention needs to be paid to effects on views from existing purpose-built tourism facilities, especially hotels, as well as views from touring routes and walking trails. It is important to note that there appears to be evidence that the visitor's expectations of 'beautiful' scenery does not exclude an admiration of new modern developments – such as windfarms – which appear to be seen as indicative of a modern, informed and responsible attitude to the environment.

Friendly & hospitable people

This is not an environmental factor though it is indirectly covered under the '*Human Beings*' section of the EIS. The principal factor is the ratio of visitors to residents. This is of less significance in areas with long-established patterns of tourism.

Safe & Secure

This is not an environmental issue – though some of the factors that are sometimes covered under the heading of '*Human Beings*' – such as social inclusion or poverty – can point to likely effects and interactions.

Easy, relaxed pace of life

This is not an environmental issue though it is partially covered under '*Human Beings*' – see comments above.

Unspoilt environment

This is covered under the sections dealing with '*Landscape*', '*Flora*' and '*Fauna*' and to a lesser extent under emissions to '*Water*' and '*Air*'. In some instances traffic congestion, especially in rural areas, can be an issue, this is usually covered within '*Material Assets*'.

Nature, wildlife, flora

This is principally covered under the headings of '*Flora*' and '*Fauna*' and to a lesser extent by '*Landscape*', '*Water*' and '*Air*'. The principal issues being to avoid any effects that might reduce the health or extent of the habitats. This can occur either directly, by impinging on the site, or indirectly, through emission, that can affect the natural resources, like clean water, which the habitat depends on. It also considers effect on physical access to and visibility of these sites. Occasionally there are concerns about the disturbance or wear and tear of visitor numbers to such sites.

Interesting history & culture

This is principally covered under '*Cultural Heritage*' and, to a lesser extent, under '*Human Beings*'. The principal issues being to avoid damage to sites and structures of cultural, historical, archaeological or architectural significance – and to their contexts or settings. It also considers effect on physical access to and visibility of these sites. Occasionally there are concerns about the wear and tear of visitor numbers to such sites.

Plenty of things to see and do.

This is not an environmental issue though it is partially covered by the 'Human Beings' section, where the tourism resources of an area are described and assessed.

Good range of natural attractions

This is covered by the 'Landscape', 'Flora', 'Fauna', and 'Cultural Heritage' sections of the EIS.

4. Project factors affecting Tourism

Introduction

Tourism can be affected both by the structures or emissions of new developments as well as by interactions between new activities and tourism activities – for example the effects of high volumes of heavy goods vehicles passing through hitherto quiet, scenic, rural areas. Tourism can be affected by a number of the characteristics of the new project such as:

- New Developments
 - Social Considerations
 - Land-uses and Activities
-
- *New Developments* - will the development stimulate or suppress demand for additional tourism development in the area? If so, what type, how much and where? Marinas, golf courses, other major sporting facilities as well as theme parks and larger conference facilities can all stimulate the emergence of new accommodation, catering and leisure facilities often within an extensive area around a new primary visitor facility. Extensive urbanisation and large scale infrastructure as well as certain processing and extractive industries all have the potential to suppress demand for additional tourism – but usually only in the immediate locality of the new development. It should be noted however, that some types of new or improved large scale infrastructure – such as roads – can improve the visitor experience – by increasing safety and comfort or can convey a sense of environmental responsibility – such as wind turbines.
 - *Social Consideration* - will the development change patterns and types of activity and land use? Will it affect the demographics, economy or social dynamics of the locality?
 - *Land-use* - will there be severance, loss of rights of way or amenities, conflicts, or other changes likely to ultimately alter the character and use of the tourism resources in the surrounding area?

Existing Tourism

In the area likely to be affected by the proposed development, the following attributes of tourism, or the resources that sustain tourism, should be described under the following headings.

Note that the detailed description and analysis will usually be covered in the section dealing with the relevant environmental topic – such as '*Landscape*'. Only the relevant finding as to the likely significance to, or effect on, tourism needs to be summarised in this section.

Context

Indicate the location of sensitive neighbouring tourism resources that are likely to be directly affected, and other premises which although located elsewhere, may be the subject of secondary impacts such as alteration of traffic flows or increased urban development. The following should be noted in particular:

- Hotels, conference centres, holiday accommodation – including holiday villages, holiday homes, and caravan parks.
- Visitor centres, Interpretive centres and theme parks
- Golf courses, adventure sport centres and other visitor sporting facilities
- Marinas and boating facilities
- Angling facilities
- Equestrian facilities
- Tourism-related specialist retailers and visitor facilities
- Historic and Cultural Sites
- Pedestrian, cycling, equestrian, vehicular and coach touring routes

Indicate the numbers of premises and visitors likely to be directly affected directly and indirectly.

Identify and quantify, where possible, their potential receptors of impacts, noting in particular transient populations, such as drivers, walkers, seasonal and other non-resident groups.

Describe any significant trends evident in the overall growth or decline of these numbers, or of any changes in the proportion of one type of activity relative to any other.

Indicate any commercial tourism activity which likely to be directly affected, with resultant environmental impacts.

Character

Indicate the occupations, activities or interests of principal types of tourism in the area. – Where relevant, describe the specific environmental resources or attributes in the existing environment which each group uses or values; where relevant, indicate the time, duration or seasonality of any of those activities. For example describe the number of guides, boats and anglers who use a salmon fishery and the duration of the salmon season as well as the quantity and type of local accommodation that is believed to be used by the anglers.

Significance

Indicate the significance of the principal tourism assets or activities likely to be affected. Refer to any existing formal or published designation or recognition of such significance. Where possible provide an estimate of the contribution of such

tourism activities to the local economy. For instance refer to the number of annual visitors to a tourism attraction or to the grading of a hotel.

Sensitivity

Describe any significant concerns, fears or opposition to the development known to exist among tourism interests. Identify, where possible, the particular aspect of the development which is of concern, together with the part of the existing tourism resource which may be threatened. For instance describe the extent of a potential visual intrusion onto a site of historic significance which is the main local tourist attraction.

5. Impacts on Tourism

"Do Nothing" Impact;

Describe how trends evident in the existing environment will continue and how these trends will affect tourism.

Predicted impact;

- Describe the location, type, significance, magnitude/extent of the tourism activities or assets that are likely to be affected.

- Describe how the new development will affect the balance between long-established and new dwellers in an area and its affect on the cultural or linguistic distinctiveness of an area. For example describe the effect of a new multi-national population required for an international call-centre located in a Gaeltacht area.

- Describe how changes in patterns of employment, land use and economic activity arising from the proposed development will affect tourism, for example, illustrating how a new industrial development will diversify local employment opportunities thereby reducing the area's unsustainable over-reliance on seasonal tourism.

- Describe the consequences of change, referring to indirect, secondary and cumulative impacts on tourism; Examples can include describing how the new development may lead to a reduced assimilative capacity for traffic or water during the peak of the tourism season or how new urbanism combined with existing patterns of tourism may lead to unsustainable levels of pedestrian traffic through a sensitive habitat.

- Describe the potential for interaction between changes induced in tourism and other uses that may affect the environment – for instance increasing new tourism-related housing affecting water resources or structures

- Describe the worst case for tourism if all mitigation measures fail.

6. Mitigating adverse impact on Tourism

Describe the mitigation measures proposed to:

- *avoid* sensitive tourism resources – such as views, access, and amenity areas including habitats as well as historical or cultural sites and structures.
- *reduce* the exposure of sensitive resources to excessive environmental burdens arising from the development's emissions or volumes of traffic [pedestrian and vehicular], and/or losses of amenity arising from visually conspicuous elements of the development – for example by prioritizing visual screening of views from a hotel towards a quarry.
- *reduce* the adverse effects to tourism land uses and patterns of activities – especially through interactions arising from significant changes in the intensity of use or contrasts of character or appearance – for example by separating traffic routes for industrial and tourism traffic.
- *remedy* any unavoidable significant residual adverse effects on tourism resources or activities, for example by providing alternative access to tourism amenities – such as waterways or monuments.



McCarty, Keville, O'Sullivan Ltd.,
Block 1 G.F.S.C.,
Moneenageisha Road,
Co Galway.
H91 N8KK

18 October, 2018.

Re: Proposed Development of Crown Square, Mervue, Galway.

Your Ref: 180745a

Our Ref: 18/122

A chara,

With reference to your email on the 27 September, 2018, concerning the proposed development of Crown Square Development in Mervue, the Geoheritage Programme of Geological Survey Ireland (a division of Department of Communications, Climate Action and Environment) would like to make the following comments.

Geoheritage

Geological Survey Ireland (GSI) is in partnership with the National Parks and Wildlife Service (NPWS, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs) to identify and select important geological and geomorphological sites throughout the country for designation as geological NHAs (Natural Heritage Areas). This is addressed by the Irish Geoheritage Programme (IGH) of GSI, under 16 different geological themes, in which the minimum number of scientifically significant sites that best represent the theme are rigorously selected by a panel of theme experts.

County Geological Sites (CGS), as adopted under the National Heritage Plan, include additional sites that may also be of national importance but which were not selected as the very best examples for NHA designation. All geological heritage sites identified by GSI are categorised as CGS pending any further NHA designation by NPWS. CGS are now routinely included in County Development Plans and in the GIS of planning departments, to ensure the recognition and appropriate protection of geological heritage within the planning system.

County Geological Sites in audited and unaudited counties can now be viewed online under the Geological Heritage tab on the Geological Survey Public Data Online Viewer at: [Geological Survey's Online Viewer](#) or via a direct link at: [Geoheritage Online Viewer](#).

The GSI has identified two CGSs within 2.25 km of the proposed site. Both sites are currently unaudited and thus only provisional information of each site is available.

- **Roadstone Quarry on the Tuam Road**, Co Galway (Central ITM: 133000, 229000) under the IGH8 Lower Carboniferous theme. A currently active limestone quarry that also produced aggregates.
- **Merlin Park Quarry**, Co Galway (Central ITM: 134000, 226000) under the IGH8 Lower Carboniferous theme. A quarry exposure of Galway Black Marble in the Upper Visean Limestone. Brachiopod fossils have been recorded, in some shell beds. The quarry was one main source of Galway Black Marble to the stone trade.

With the current plans, there is no envisaged impact on the integrity of County Geological Sites by the proposed developments. However, if the proposed development plan is altered, please contact Siobhán Power at Siobhan.Power@gsi.ie for further information and possible mitigation measures if applicable.



Recommendations:

Should development go ahead, all other factors considered, Geological Survey Ireland would much appreciate a copy of reports detailing any site investigations carried out. Should any significant bedrock cuttings be created, we would ask that they will be designed to remain visible as rock exposure rather than covered with soil and vegetated, in accordance with safety guidelines and engineering constraints. In areas where natural exposures are few, or deeply weathered, this measure would permit on-going improvement of geological knowledge of the subsurface and could be included as additional sites of the geoheritage dataset, if appropriate. Alternatively, we ask that a digital photographic record of significant new excavations could be provided. Potential visits from the Geological Survey to personally investigate and document exposures could also be arranged.

The data would be added to GSI's national database of site investigation boreholes, implemented to provide a better service to the civil engineering sector. Data can be sent to Beatriz Mozo, Land Mapping Unit, at Beatriz.Mozo@gsi.ie, 01-678 2795.

Other Comments

Geological Survey Ireland is the national earth science agency and has datasets on Bedrock Geology, Quaternary Geology, Geological Heritage Sites, Mineral deposits, Groundwater Resources and the Irish Seabed. These comprise maps, reports and extensive databases that include mineral occurrences, bedrock/mineral exploration groundwater/site investigation boreholes, karst features, wells and springs. Please see our [website](#) for data availability.

I hope that these comments are of assistance, and if we can be of any further help, please do not hesitate to contact me, or one of my colleagues in the Geoheritage Programme (Sarah Gatley at Sarah.Gatley@gsi.ie or Siobhán Power at Siobhan.Power@gsi.ie).

Le meas,

Dylan Potter
Contract Geologist
Geoheritage Programme
Geological Survey Ireland

John Staunton

From: Julie Fossitt <Julie.Fossitt@chg.gov.ie>
Sent: 01 November 2018 12:34
To: John Staunton
Cc: Manager Dau
Subject: Proposed Crown Square Development, Mervue, Galway City: G pre00242/2018

Dear John

I refer to your correspondence of 27/09/18 (below) to DAU in relation to the proposed 'Crown Square Development' in Mervue, Galway City (our ref. G pre00242/2018), and to the 'Environmental Impact Assessment – Scoping Document' provided. Your invitation to make comments or suggestions is noted.

Based on the information provided, it is understood that an EIAR is in preparation by McCarthy Keville O'Sullivan in connection with one or more future planning applications for a mixed-use office and strategic housing development on the 5.12ha site. It is also noted that the site is extensively cleared and/or developed, and that there were previous grants of permission for development on the site.

Your attention is drawn to the new EIA legislation and procedures, including as set out in the Department of Housing, Planning and Local Government's Circular Letter: PL 05/2018 (of 27/08/18) – *Transposition into planning law of Directive 2014/52/EU amending Directive 2011/92/EU on the effects of certain public and private projects on the environment (the EIA Directive) and revised guidelines for planning authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*. It appears that, in this case, EIA scoping is being undertaken on a non-statutory basis. Any opportunity to consult Galway City Council (or An Bord Pleanála), as the EIA authority, at pre-planning stage should be availed of, including in relation to formal EIA scoping, available environmental data (including on habitats and species), and any plan-level mitigation that may apply whether to the location, or the type of site or development.

The need for an appropriate assessment will be determined on a formal basis when a planning application is made. Any report produced to assist the screening process should focus on likely significant effects on European sites in view of their conservation objectives, all of which should be identified through scientific analysis, objective information and the application of best scientific knowledge (rather than the blanket application of a 15km buffer).

In relation to nature conservation and biodiversity, you are advised to review the 'planning' section of the NPWS website where there is text/advice on consulting NPWS/the Department in relation to development applications, and on the basic elements of environmental assessments that may be required:

<https://www.npws.ie/development%20consultations>. The Council will also be able to advise on habitat mapping that is available for the much of the city area.

In general, any new standards, guidance and legislation of relevance should be taken into account, noting any changes in approach or application arising from case law relating to the EIA and AA processes in particular. The EIAR (and NIS, if required) should reflect the current baseline environment and include detailed assessment and analysis of cumulative or in combination effects as they now stand.

Please feel free to contact me to discuss this general response, noting the current recommendations for pre-application consultations with NPWS (as per the website).

Kind regards,
Julie

Julie Fossitt BA, PhD, MCIEEM
Divisional Ecologist

An Roinn Cultúir, Oidhreacht agus Gaeltachta
Department of Culture, Heritage and the Gaeltacht
An tSeirbhís Páirceanna Náisiúnta agus Fiadhúlra
National Parks and Wildlife Service
Teach an Chustaim, Lána an Droichid, Gaillimh H91 XV2C
Custom House, Druid Lane, Galway H91 XV2C

M +353 (0)87 922 3330 T +353 (0)76 100 2608 Extn 8608
www.gov.ie

From: John Staunton [mailto:jstaunton@mccarthykos.ie]
Sent: 27 September 2018 16:21
To: Manager Dau
Subject: 180745a - Crown Square - EIAR Scoping

Dear Sir/Madam,

Please find attached a scoping document for a mixed use development in Mervue, Galway City.

If you could return any comments or suggestions at your earliest convenience it would be much appreciated. If you require any further information, please do not hesitate to contact me.

Yours sincerely,

John Staunton

John Staunton BSc. (Env); PhD.
Project Environmental Scientist

McCarthy Keville O'Sullivan Ltd.
Planning & Environmental Consultants

Block 1, G.F.S.C. Moneenageisha Road, Galway.
T: (091) 73 56 11 | E: info@mccarthykos.ie | W: www.mccarthykos.ie

Is faoi rún agus chun úsáide an té nó an aonán atá luaite leis, a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil le bhainisteoir an chórais.

Deimhnítear leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphoist seo scuabtha le bogearraí frithvórais chun vórais ríomhaire a aimsiú.

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John Staunton

From: noreplyntacrm ntacrm <noreplyntacrm@nationaltransport.ie>
Sent: 27 September 2018 15:48
To: John Staunton
Subject: Your enquiry has been received. Case reference #: CAS-63922-V6P0H6 NTA:00000080000049103

CASE REFERENCE #: CAS-63922-V6P0H6

DEPARTMENT RESPONSIBLE:

Dear Sir or Madam,

Thank you for contacting the National Transport Authority. Your enquiry has been received and will be dealt with as soon as possible. We aim to respond to all enquiries within 5 working days. A copy of your enquiry is displayed below.

Kind regards,
National Transport Authority

A Dhuine Uaisle,

Go raibh maith agat as ucht do theagmháil leis Údarás Náisiúnta Iompair. Fuarthas d'fhiosrúchán agus déileálfar leis chomh luath agus is féidir. Tá sé mar aidhm againn gach fiosrúchán a fhreagairt laistigh de 5 lá oibre. Taispeántar cóip d'fhiosrúchán thíos.

Le dea-ghuí,
An t-Údarás Náisiúnta Iompair

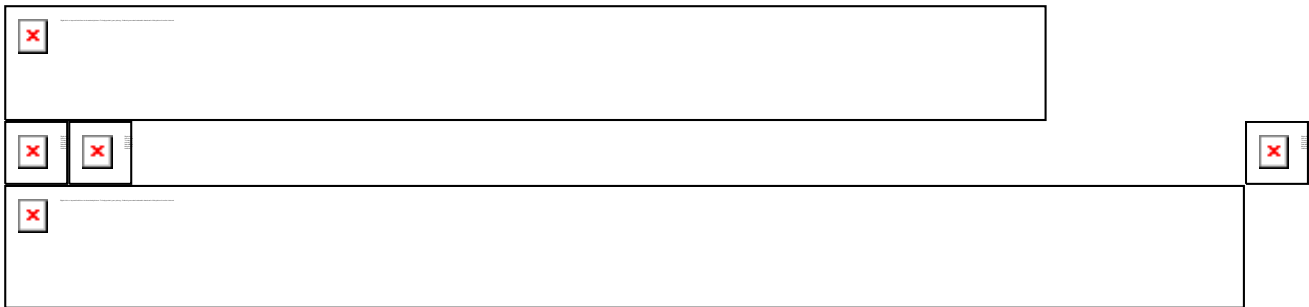
Description: **Dear Sir/Madam, Please find attached a scoping document for a mixed use development in Mervue, Galway City. If you could return any comments or suggestions at your earliest convenience it would be much appreciated. If you require any further information, please do not hesitate to contact me. Yours sincerely, John Staunton John Staunton BSc. (Env); PhD. Project Environmental Scientist McCarthy Keville O'Sullivan Ltd. Planning Environmental Consultants Block 1, G.F.S.C. Moneenageisha Road, Galway. T: (091) 73 56 11 || E: info@mccarthykos.ie || W: www.mccarthykos.ie** Subscribe to our monthly email newsletter at: www.mccarthykos.ie - News - Newsletter Sign Up Registered in Ireland No. 462657 This email and any attached files or emails transmitted with it are confidential and intended solely for the use of the individual(s) or entity to whom it is addressed. If the reader is not a representative of the intended recipient(s), any review, dissemination or copying of this message or the information it contains is prohibited. If you have received this email in error please notify the sender of the email and delete the material from any computer. McCarthy Keville O'Sullivan Ltd. does not represent or warrant that any attachment hereto is free from computer viruses or other defects. The opinions expressed in this e-mail and any attachments may be those of the author and are not

necessarily those of McCarthy Keville O'Sullivan Ltd.

Subject: 180745a - Crown Square - EIAR Scoping

Contact Name: jstaunton@mccarthykos.ie

Email Address: jstaunton@mccarthykos.ie



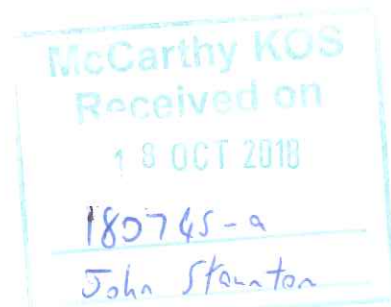
Tá eolas sa teachtaireacht leictreonach seo a d'fhéadfadh bheith príobháideach nó faoi rún agus b'fhéidir go mbeadh ábhar rúnda nó pribhléideach ann. Is le h-aghaidh an duine/na ndaoine nó le h-aghaidh an aonáin atá ainmnithe thuas agus le haghaidh an duine/na ndaoine sin amháin atá an t-eolas. Tá cosc ar rochtain don teachtaireacht leictreonach seo do aon duine eile. Murab ionann tusa agus an té a bhfuil an teachtaireacht ceaptha dó bíodh a fhios agat nach gceadaítear nochtadh, cóipeáil, scaipeadh nó úsáid an eolais agus/nó an chomhaid seo agus b'fhéidir d'fhéadfadh bheith mídhleathach.

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Dr. John Staunton
McCarthy Keville O'Sullivan
Block 1
G.F.S.C.
Moneenageisha Rd.
Galway



Dáta | Date
17 October 2018

Ár dTag | Our Ref.
TII18-103330

Bhur dTag | Your Ref.
180745a

Re: EIAR Scoping Request for mixed use development on lands of 5.12 ha. at the junction of Monivea and Joyce's Roads Mervue, Galway City on behalf of Crown Square Ltd.

Dear Dr. Staunton,

Transport Infrastructure Ireland (TII) acknowledges receipt of your EIAR Scoping request in respect of the above proposed project.

National Strategic Outcome 2 of the National Planning Framework includes the objective to maintain the strategic capacity and safety of the national roads network. It is also an investment priority of the National Development Plan, 2018 – 2027, to ensure that the extensive transport networks which have been greatly enhanced over the last two decades, are maintained to a high level to ensure quality levels of service, accessibility and connectivity to transport users.

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

The approach to be adopted by TII in making such submissions or comments will seek to uphold official policy and guidance as outlined in the DHPLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012). Regard should also be had to other relevant guidance available at www.TII.ie.

In this instance, the proposed development in two phases; phase 1 commercial offices and hotel and phase 2 a Strategic Housing Development (SHD) with leisure and ancillary uses to be built over a stated two to three year period. The site is stated to be 5.12 ha in extant and is bounded by the Monivea Road (R339) to the south and Joyce's Road (local road) to the west. The Scoping Report clarifies that the subject site had began development for a mixed use scheme under Reg. Ref. 06/223 (appeal ref. PL61.220893) that has not progressed and planning permission has now withered. Access to the site is indicated to be from both the R339 (Monivea Road) and Joyce's Road (Connolly Avenue)

Próiseálann BIÉ sonraí pearsanta a sholáthraítear dó i gcomhréir lena Fhógra ar Chosaint Sonraí atá ar fáil ag www.tii.ie.
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whereas it was solely from the latter in the last permitted scheme. The site is just south of the Tuam Road (R336) and within 300 metres of the N6 and its interchange junction with the N83 and R336 (Tuam Road).

With respect to EIAR Scoping issues, regard has been had to the indicated EIAR content at Material Assets section 3.2.4.13.1 Traffic and Transportation. The recommendations indicated below provide only general guidance for the preparation of EIAR, which may affect the national roads network. The developer should have regard, *inter alia*, to the following;

1. Consultations should be had with the relevant local authority/National Roads Design Office with regard to locations of existing and future national road schemes.
2. As established in the Spatial Planning and National Roads Guidelines, it is in the public interest that the national road network continues to serve its intended strategic purpose. The developer should ensure regard to TII Traffic and Transport Assessment Guidelines (2014) and take account of the following:
 - a. The EIAR should demonstrate that the development can proceed complementary to safeguarding the capacity, safety and operational efficiency of the N6 including the N6 junction with the R336 and the N83, and other relevant national road junctions
In this regard the traffic and transportation analysis, in accordance with the TII Traffic and Transport Assessment Guidelines (2014) must include analysis of the impact of the scheme, including cumulative impact with other planned and/or permitted development at both construction and operation phases on the N6 mainline, associated junctions, and its interchange with permitted and planned development.
 - b. The EIAR should identify the methods/techniques proposed for any works traversing/in proximity to the national road network in order to demonstrate that the development can proceed complementary to safeguarding the capacity, safety and operational efficiency of that network.
3. Environmental Impact Assessment shall include provision for travel planning / mobility management planning in the interests of protecting national roads capacity in the interests of sustainable travel policy.
4. Assessments, design and construction and maintenance standards and guidance are available at [TII Publications](#). In particular, the developer is advised to address the requirements for Road Safety Audit (RSA) and Road Safety Impact Assessment (RSIA).

[TII Publications](#) has replaced the NRA Design Manual for Roads and Bridges (DMRB) and the NRA Manual of Contract Documents for Road Works (MCDRW).

5. The developer should assess visual impacts from existing national roads and future roads schemes.
6. The developer, in conducting Environmental Impact Assessment, should have regard to TII Environment Guidelines that deal with assessment and mitigation measures for varied environmental factors and occurrences, in particular;

- a) TII's Environmental Assessment and Construction Guidelines, including the *Guidelines for the Treatment of Air Quality During the Planning and Construction of National Road Schemes* (National Roads Authority, 2006),
- b) The EIAR should consider the Environmental Noise Regulations 2006 (SI 140 of 2006) and, in particular, how the development will affect future action plans by the relevant competent authority as well as the *Guidelines for the Treatment of Noise and Vibration in National Road Schemes* (1st Rev., National Roads Authority, 2004)).

The developer is advised that any additional works/structures required as a result of the Assessment should be funded by the developer.

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

I hope that the above comments are of use in your scoping process.

Yours sincerely,



Natasha Crudden
Regulatory & Administration Unit