

# Appendix 2-2

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## Scoping Responses Phase 2

## John Staunton

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**From:** esbnetworks@esb.ie  
**Sent:** 29 November 2018 14:35  
**To:** John Staunton  
**Subject:** Re: 180745c - Crown Square Phase 2 - Scoping [#119179]



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

Chun éigeandáil a thuairisc nó eolas a thabhairt faoi idirbhrísí soláthair glaoigh le do thoil ar 1850 372 999 nó +35321 238 2410 láithreach.  
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Dear Sir/Madam,

Please find attached a scoping document for a mixed-use development in Mervue, Galway City, which is the second phase of the Crown Square development. This follows the previously scoped phase one development at the site.

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.

Kind regards,

John

**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](mailto:info@mccarthykos.ie) || W: [www.mccarthykos.ie](http://www.mccarthykos.ie)

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## John Staunton

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**From:** esbnetworks@esb.ie  
**Sent:** 30 November 2018 12:08  
**To:** John Staunton  
**Subject:** Re: 180745c - Crown Square Phase 2 - Scoping [#119179]



Good Morning John,

Thank you for your email.

I have sent same together with the scoping documents for the attention of the local office in Galway. This query has been allocated a reference number 7004936060 if you need to follow up on same.

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

Kind regards,

Miriam

**ESB Networks Customer Care | T: 1850372757 | +353 21 2386555 | F: +353 21 4844261 | [www.esbnetworks.ie](http://www.esbnetworks.ie)**

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--Original Message--

From: jstaunton@mccarthykos.ie  
Date: 29/11/2018 02:33 PM  
To: esbnetworks@esb.ie  
Subject: 180745c - Crown Square Phase 2 - Scoping

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Dear Sir/Madam,

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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.

Kind regards,

John

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

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

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**From:** <Info@nationaltransport.ie> <info@nationaltransport.ie>  
**Sent:** 30 November 2018 12:30  
**To:** John Staunton  
**Cc:** Eoin Farrell  
**Subject:** RE: 180745c - Crown Square Phase 2 - Scoping NTA:00000077000000164

Dear Mr. Staunton,

This email is to acknowledge receipt of information regarding mixed-use development in Mervue, Galway City. The National Transport Authority will review.

Regards,  
Michael Mac Aree  
Head of Strategic Planning,  
National Transport Authority.

Dear Sir/Madam,

Please find attached a scoping document for a mixed-use development in Mervue, Galway City, which is the second phase of the Crown Square development. This follows the previously scoped phase one development at the site.

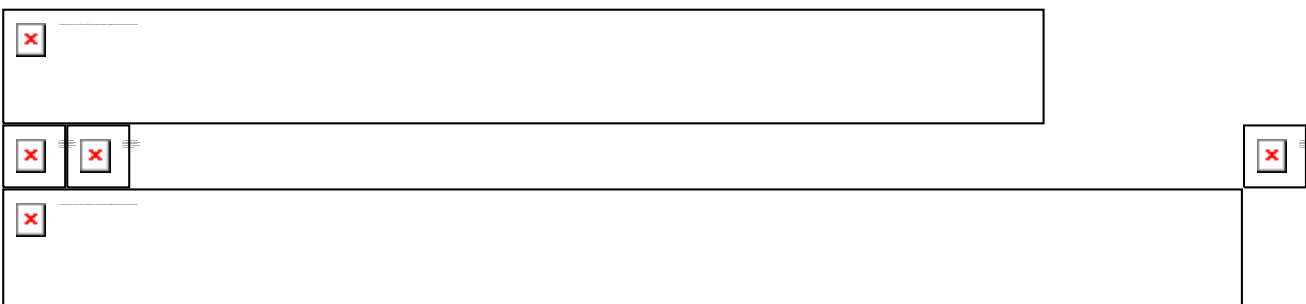
If you could return any comments or suggestions at your earliest convenience it would be much appreciated. If you require any further information, please do not hesitate to contact me.

Kind regards,

John

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

**McCarthy Keville O'Sullivan Ltd.**





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

Dáta | Date  
19 December 2018

Ár dTag | Our Ref.  
TII18-104044

Bhur dTag | Your Ref.  
180745c

**Re: EIAR Scoping Request for proposed residential development on mixed use 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](http://www.TII.ie).

In this instance, the cover letter and enclosure are stated to be in respect of the 'second phase' of development at the above site which we understand is to be a Strategic Housing Development (SHD) application for up to 300 apartments and amenity accommodation to include ancillary facilities such as childcare. In October 2018 under ref. EDMS TII18-103330 and your ref. 180745a TII issued EIAR Scoping response in respect of the above mixed use site of 5.12 ha. and its two phase development; phase 1 commercial offices and hotel and this phase 2 to be built over a stated two to three year period.

Próiseálann BIÉ sonraí pearsanta a sholáthraítear dó i gcomhréir lena Fhógra ar Chosaint Sonraí atá ar fáil ag [www.tii.ie](http://www.tii.ie).  
TII processes personal data in accordance with its Data Protection Notice available at [www.tii.ie](http://www.tii.ie).

The site extents and proposal remains as at the first scoping request.

The site 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) 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 Traffic and Transportation in the Material Assets section. The recommendations indicated below provide only general guidance for the preparation of EIAR, which may affect the national road 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**



## John Staunton

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**From:** Environmental Co-ordination (Inbox) <Environmental\_Co-ordination@agriculture.gov.ie>  
**Sent:** 31 December 2018 11:20  
**To:** John Staunton  
**Subject:** RE: 180745c - Crown Square Phase 2 - Scoping

Dear Mr Staunton,

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 in regards to same.

Kind regards,

*Liz*

**Liz McDonnell** | *Executive 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  
T +353 (0)57 868 9915  
[www.agriculture.gov.ie](http://www.agriculture.gov.ie)

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**From:** John Staunton [mailto:jstaunton@mccarthykos.ie]  
**Sent:** 29 November 2018 14:34  
**To:** McDonnell, Liz  
**Subject:** 180745c - Crown Square Phase 2 - Scoping

Dear Ms. McDonnell,

Please find attached a scoping document for a mixed-use development in Mervue, Galway City, which is the second phase of the Crown Square development. This follows the previously scoped phase one development at the site.

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.

Kind regards,

John

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

**McCarthy Keville O'Sullivan Ltd.**  
Planning & Environmental Consultants

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## John Staunton

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**From:** Manager Dau <Manager.Dau@chg.gov.ie>  
**Sent:** 18 January 2019 13:14  
**To:** John Staunton  
**Subject:** RE: 180745c - Crown Square Phase 2 - Scoping  
**Attachments:** G Pre00002-2019 Crown Square SHD Phase 2.pdf

A chara

Attached please find Nature Conservation Observations of the Department of Culture, Heritage and the Gaeltacht in connection with the above.

Le meas

**Diarmuid Buttimer**  
*Executive Officer*

—

**An Roinn Cultúir, Oidhreacht 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

—

T +353 (0)53 911 7326  
[manager.dau@chg.gov.ie](mailto:manager.dau@chg.gov.ie)  
[www.chg.gov.ie](http://www.chg.gov.ie)

—

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**From:** John Staunton [mailto:jstaunton@mccarthykos.ie]  
**Sent:** 29 November 2018 14:34  
**To:** Manager Dau  
**Subject:** 180745c - Crown Square Phase 2 - Scoping

Dear Sir/Madam,

Please find attached a scoping document for a mixed-use development in Mervue, Galway City, which is the second phase of the Crown Square development. This follows the previously scoped phase one development at the site.

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.

Kind regards,

John

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

**McCarthy Keville O'Sullivan Ltd.**  
Planning & Environmental Consultants



Your Ref: 180745c

Our Ref: G Pre00002/2019 *(Please quote in all related correspondence)*

18 January 2019

John Staunton  
Project Environmental Scientist  
McCarthy Keville O'Sullivan Ltd.  
Planning & Environmental Consultants  
Block 1, G.F.S.C.  
Moneenageisha Road  
Galway

Via email to: [jstaunton@mccarthykos.ie](mailto:jstaunton@mccarthykos.ie)

Re: Notification to the Minister for Culture, Heritage and the Gaeltacht under the Planning and Development Act, 2000, as amended.

<b>Proposed Development: Pre Planning - EIA scoping of proposed Crown Square SHD Phase 2</b>
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A chara

On behalf of the Department of Culture, Heritage and the Gaeltacht, I refer to correspondence received in connection with the above.

Outlined below are heritage-related observations/recommendations of the Department under the stated heading(s).

### **Nature Conservation**

The Department refers to your correspondence of 29/11/18, and previously of 27/09/18, in relation to the proposed mixed-use office and housing development at Crown Square, Mervue, Galway City. Reference is also made to the 'Environmental Impact Assessment Scoping Document' supplied. The current consultation is understood to be non-statutory EIA scoping, and your invitation to make comments or suggestions is noted.

The following observations are not exhaustive and are made in the context of this Department's advisory role in relation to nature conservation and biodiversity. The focus of this submission is on likely significant effects on European sites, likely significant effects on the environment, including European sites and other aspects of



biodiversity, and implications for the proper planning and sustainable development of the area. Observations are made on the basis of the information provided, and are without prejudice to any future recommendation that may be made by the Department if/when an application for consent is made.

You are advised to review the text and advice on the 'planning' section of the NPWS website, as this covers the basic elements of environmental assessments that are or may be required in this case: <https://www.npws.ie/development%20consultations>. 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. 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.

It is understood that the proposal is to redevelop the existing 5.12ha site in two phases: Phase 1 – mixed-use office development, and Phase 2 – Strategic Housing Development (SHD). The site was previously in industrial use and is in an urban setting. It has been cleared and excavated. There are previous grants of permission for development on the site.

While unlikely to be a particular issue in this case, it is advised that no damaging or disturbing site investigations or testing should occur at a site in advance of the main application for development consent, without checking with the planning authority in advance as to whether planning permission would be required for such works.

#### **Likely significant effects on European sites**

The proposed development site is at a distance of approximately 800m from the nearest European sites, Galway Bay Complex SAC (site code 000268) and Inner Galway Bay SPA (site code 004031). The key potential concerns in relation to likely significant effects of the proposed development alone (Phase 1 and/or 2) and in combination with other plans and projects, on these or other European sites, in view of their conservation objectives, include the following:

- Effects of further excavations on groundwater, including flows
- Effects on groundwater quality, including as a result of contamination during construction or operation
- Added pressures on existing water services which are linked to European sites, i.e. water abstraction from and discharges of treated effluent to SACs and SPAs
- Added pressures on other existing services and infrastructure, including amenity, recreational and transport infrastructure, and the need for future



developments in the city which may be unable to avoid European sites, e.g. the proposed N6 Galway City Ring Road, and the network of cycleways in the Galway Transport Strategy.

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 particular, it should be noted whether the relevant conservation objective is to maintain or to restore the favourable conservation condition of the specific habitat or species in the site in question.

#### **Likely significant effects on the environment**

The site of the proposed development has already been excavated/quarried and partly redeveloped, and is essentially an area of quarried limestone. However, the site has been cleared since about 2005 and there are signs of some limited vegetation colonisation in recent Google Earth imagery (June 2018). Habitats and vegetation surveys will be required as part of the EIAR, and should include any ponds, springs or other water bodies at the site as these may support stonewort communities and/or be tufa-forming.

Recent habitat mapping is available for the much of Galway city and should be sourced. Substantial data on species, particularly the more mobile species such as bats, are also available for parts of the city and the environmental assessment documentation associated with the proposed N6 Galway City Ring Road should be consulted.

The EIAR should reflect the current baseline environment, and include assessment and analysis of cumulative or in combination effects as they now stand.

#### **Proper planning and sustainable development**

In addition to the above, the planning policy context should include consideration of compliance with objectives and policies for the protection and conservation of biodiversity and natural heritage in Galway City Development Plan, among other things.



You are requested to send further communications to this Department's Development Applications Unit (DAU) at [manager.dau@ahg.gov.ie](mailto:manager.dau@ahg.gov.ie) (team monitored); if this is not possible, correspondence may alternatively be sent to:

The Manager  
Development Applications Unit (DAU)  
Department of Culture, Heritage and the Gaeltacht  
Newtown Road  
Wexford  
Y35 AP90

Is mise, le meas

A handwritten signature in blue ink, which appears to read 'Diarmuid Buttimer', is positioned above the printed name.

**Diarmuid Buttimer**  
**Development Applications Unit**