



## **APPENDIX 2-1**

### **SCOPING RESPONSES**





Mr. Eoin Gilson  
McCarthy Keville O'Sullivan Ltd.  
Tuam Road  
Galway  
H91 VW84

Dáta | Date  
24 September 2019

Ár dTag | Our Ref.  
TII19-107168

Bhur dTag | Your Ref.  
180531-a

**Re: Informal Environmental Scoping Request for proposed Strategic Housing Development at Knocknacarra, Galway**

Dear Mr. Gilson,

Transport Infrastructure Ireland (TII) wishes to advise that it is not in a position to engage directly with planning applicants in respect to proposed developments. TII will endeavour to consider and respond to planning applications referred to it given its status and duties as a statutory consultee under the Planning Acts. The approach to be adopted by TII in making such submissions or comments will seek to uphold official policy and guidelines as outlined in the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012). Regard should also be had to other relevant guidance available at [www.tii.ie](http://www.tii.ie).

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

With respect to EIAR scoping issues, the recommendations indicated below provide only general guidance for the preparation of an EIAR, which may affect the national road network.

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


- Consultations should be had with the relevant local authority/National Roads Design Office with regard to locations of existing and future national road schemes in the vicinity, the sites proximity to the Galway Transportation Strategy N6GCRR Scheme which is currently before An Bord Pleanála is noted and early consultation with Galway County Council National Roads Office is strongly advised,
- TII would be specifically concerned as to potential significant impacts the development would have on the national road network (and junctions with national roads) in the proximity of the proposed development,

- The developer should assess visual impacts from existing national roads,
- The developer should have regard to any Environmental Impact Statement and all conditions and/or modifications imposed by An Bord Pleanála regarding road schemes in the area. The developer should in particular have regard to any potential cumulative impacts,
- The developer, in preparing EIAR, should have regard to TII Publications (formerly DMRB and the Manual of Contract Documents for Road Works),
- The developer, in preparing EIAR, should have regard to TII's Environmental Assessment and Construction Guidelines, including the *Guidelines for the Treatment of Air Quality During the Planning and Construction of National Road Schemes* (National Roads Authority, 2006),
- 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. The developer may need to consider the incorporation of noise barriers to reduce noise impacts (see *Guidelines for the Treatment of Noise and Vibration in National Road Schemes* (1<sup>st</sup> Rev., National Roads Authority, 2004)),
- It would be important that, where appropriate, subject to meeting the appropriate thresholds and criteria and having regard to best practice, a Traffic and Transport Assessment (TTA) be carried out in accordance with relevant guidelines, noting traffic volumes attending the site and traffic routes to/from the site with reference to impacts on the national road network and junctions of lower category roads with national roads. TII's TTA Guidelines (2014) should be referred to in relation to proposed development with potential impacts on the national road network. The scheme promoter is also advised to have regard to Section 2.2 of the NRA/TII TTA Guidelines which addresses requirements for sub-threshold TTA,
- The designers are asked to consult TII Publications to determine whether a Road Safety Audit is required,
- In the interests of maintaining the safety and standard of the national road network, the EIAR should identify the methods/techniques proposed for any works traversing/in proximity to the national road network,

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 practise.

I trust that the above comments are of assistance in your EIAR preparation.

Yours sincerely,



**Natasha Crudden**  
Regulatory & Administration Unit



MKO  
Tuam Road  
County Galway

07 October 2019

**Re: Environmental scoping request for proposed strategic housing development at Knocknacarra, Galway**

**Your Ref: 180531-a**  
**Our Ref: 19/211**

Thomas, a chara,

With reference to your email received on 13 September 2019, concerning the proposed strategic housing development at Knocknacarra, Co. Galway, Geological Survey Ireland (a division of Department of Communications, Climate Action and Environment) would like to make the following 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 and we recommend using these various data sets when undergoing the planning and scoping processes, particularly in the Land, Soils and Geology section of the EIAR. Geological Survey Ireland should be referenced to as such and any data or geological maps used should be attributed correctly to Geological Survey Ireland.

### **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 are now 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. CGSs can be viewed online under the Geological Heritage tab on the online [Map Viewer](#). Though the audit for Co. Galway will be published later this year, **our records show that there are no current CGSs located within the vicinity of the proposed development.** Therefore, with the current plans, there are no envisaged impacts on the integrity of CGSs. However, if the proposed development plan is altered, please contact myself or my colleague, Siobhán Power at [Siobhan.Power@gsi.ie](mailto:Siobhan.Power@gsi.ie), for further information and possible mitigation measures if applicable.

### **Groundwater**

Groundwater is important as a source of drinking water, and it supports river flows, lake levels and ecosystems. It contains natural substances dissolved from the soils and rocks that it flows through, and can also be contaminated by human actions on the land surface. As a clean, but vulnerable, resource, groundwater needs to be understood, managed and protected. Through our [Groundwater Programme](#), Geological Survey Ireland provides advice and maps to members of the public, consultancies and public bodies about groundwater quality, quantity and distribution. Geological Survey Ireland monitors groundwater nationwide by characterising aquifers, investigating karst landscapes and landforms and by helping to protect public and group scheme water supplies. With regard to Flood Risk Management, there is a need to identify areas for integrated constructed wetlands. We recommend using the GSI's National Aquifer and Recharge maps on our [Map viewer](#) to this end.



### **Geohazards**

Geohazards can cause widespread damage to landscapes, wildlife, human property and human life. In Ireland, landslides are the most prevalent of these hazards. Geological Survey Ireland has information available on past landslides, for viewing on our website and as a layer on our [Map Viewer](#). Geological Survey Ireland also engages in national projects such as Landslide Susceptibility Mapping and GWFlood Groundwater Flooding, and in international projects, such as the Tsunami Warning System, coordinated by the Intergovernmental Oceanographic Commission of UNESCO. We recommend that geohazards be taken into consideration, especially when developing areas where these risks are prevalent, and we encourage the use of our data when doing so.

### **Geothermal Energy**

Geothermal energy harnesses the heat beneath the surface of the Earth for heating applications and electricity generation, and has proven to be secure, environmentally sustainable and cost effective over long time periods. Geothermal applications can range in depth from a few metres below the surface to several kilometres. Ireland has widespread shallow geothermal resources for small and medium-scale heating applications, which can be explored online through Geological Survey Ireland's Geothermal Suitability maps for both domestic and commercial use. We recommend use of our [Geothermal Suitability maps](#) to determine the most suitable type of ground source heat collector for use with heat pump technologies. Ireland also has recognised potential for deep geothermal resources. Geological Survey Ireland currently supports and funds research into this national energy resource.

### **Natural Resources (Minerals/Aggregates)**

Geological Survey Ireland is of the view that the sustainable development of our natural resources should be an integral part of all development plans from a national to regional to local level to ensure that the materials required for our society are available when required. Geological Survey Ireland highlights the consideration of mineral resources and potential resources as a material asset which should be explicitly recognised within the environmental assessment process. Geological Survey Ireland provides data, maps, interpretations and advice on matters related to minerals, their use and their development in our [Minerals section](#) of the website. The Active Quarries, Mineral Localities and the Aggregate Potential maps are available on our [Map Viewer](#).

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 my colleague Siobhán Power ([Siobhan.Power@gsi.ie](mailto:Siobhan.Power@gsi.ie)).

Le meas,

Amrine Dubois Gafar  
**Geoheritage Programme**



## Re: Informal Scoping Request for proposed Housing Development at Knocknacarra SHD 18/7

### Archaeology:

Given the extent of the proposed development, it will be absolutely necessary that (1) a pre-development archaeological report based on on-the-ground fieldwork should be carried out and (2) that all ground works in the development including any preparatory works should be archaeologically monitored.

### Landscape Features and Field Boundaries:

An Illustrated survey of the landscape features (both built and natural) should be compiled and submitted to Galway City Council immediately.

Enclosing features – stone walls, banks, ditches, hedges, hedgerows and other features which combine natural/landscape/archaeological and built heritage features should be recorded in a survey of the site.

These should be illustrated photographically in a report which should be submitted to Galway City Council immediately.

A report showing how any streams, culverts, drains, field walls, fences, traditional walling, metal gates, items of built, natural and cultural heritage will be preserved and enhanced in the development and should be submitted immediately.

No works should be carried out until the reports listed above have been submitted.

A flora and fauna illustrated survey and species list should be submitted.

Dr. Jim Higgins  
Heritage Officer  
Galway City Council

## Thomas Blackwell

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**From:** Manager DAU <Manager.DAU@chg.gov.ie>  
**Sent:** Thursday 19 September 2019 15:03  
**To:** Thomas Blackwell  
**Subject:** RE: 180531a - Knocknacarra District Center SHD project

Our Ref: G Pre00248/2019 (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 co-ordinated heritage-related response by email from Development Applications Unit (DAU) on behalf of the Department.

The normal target turnaround for pre-planning and other general consultations is six weeks from date of receipt. In relation to general consultations from public bodies under the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 to 2011, the Department endeavours to meet deadline dates, where requested.

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](mailto:manager.dau@chg.gov.ie).

**Connor Rooney**  
*Executive Officer*

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**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

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[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:** Thomas Blackwell [mailto:tblackwell@mkoireland.ie]  
**Sent:** Friday 13 September 2019 12:53  
**To:** Manager DAU <Manager.DAU@chg.gov.ie>  
**Subject:** 180531a - Knocknacarra District Center SHD project

Dear Sir or Madam,

I write in on behalf of our client, Glenveagh Living, who intend to apply for planning permission for a residential development under the Strategic Housing Provisions of the Planning and Development (Housing) and Residential



Tenancies Act, 2016. MKO been appointed as Environmental Consultants on this project and commissioned to prepare an Environmental Impact Assessment Report (EIAR) for the project

The attached Scoping Document provides details regarding the proposed development and the subject site, and sets out the proposed scope of work for the EIAR. Consultees are invited to contribute to the EIAR informing the planning process by suggesting baseline data, survey techniques and potential impacts that should be considered as part of the assessment process and in the preparation of the EIAR. We would welcome any comments you have at this stage of the process.

If you require any further information, please do not hesitate to contact me.

Yours sincerely,

Thomas Blackwell



Thomas Blackwell, MSc. BA.  
Senior Environmentalist

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## Thomas Blackwell

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**From:** Clíodhna Bourke  
**Sent:** Monday 11 November 2019 11:18  
**To:** Thomas Blackwell  
**Subject:** FW: 180531 - Glenveagh SHD - EIAR Scoping Document



Clíodhna Bourke  
Graduate Planner

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**From:** Fionnuala <[fionnuala@galwaychildcare.com](mailto:fionnuala@galwaychildcare.com)>  
**Sent:** Thursday 7 November 2019 13:03  
**To:** Clíodhna Bourke <[cbourke@mkoireland.ie](mailto:cbourke@mkoireland.ie)>  
**Subject:** RE: 180531 - Glenveagh SHD - EIAR Scoping Document

Thanks Clíodhna,

I acknowledge receipt of the copy of the application.

Kind regards  
Fionnuala

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**From:** Clíodhna Bourke <[cbourke@mkoireland.ie](mailto:cbourke@mkoireland.ie)>  
**Sent:** Thursday 7 November 2019 11:43  
**To:** Fionnuala <[fionnuala@galwaychildcare.com](mailto:fionnuala@galwaychildcare.com)>  
**Cc:** Thomas Blackwell <[tblackwell@mkoireland.ie](mailto:tblackwell@mkoireland.ie)>; Sean McCarthy <[smccarthy@mkoireland.ie](mailto:smccarthy@mkoireland.ie)>  
**Subject:** 180531 - Glenveagh SHD - EIAR Scoping Document

Hi Fionnuala,

The SHD application we are currently preparing to lodge includes an Environmental Impact Assessment Report (EIAR). My colleague Sean McCarthy and I met with you on July 26<sup>th</sup> 2019 to discuss this project. As Galway County Childcare Committee are on the prescribed bodies list to which a copy of the SHD application must be sent, please see attached EIAR scoping document for your reference. Just to note – the area of the cheche is 174 sq.m creche.

Should you have any queries or comments in relation to the attached, please contact us.

Kind regards  
Clíodhna



Clíodhna Bourke  
Graduate Planner

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