

1. INTRODUCTION

1.1 Introduction

This Environmental Impact Assessment Report ('EIAR') has been prepared by McCarthy Keville O'Sullivan Ltd. (MKO) on behalf of Sky Castle Limited, to accompany the six no. planning applications intended to be submitted, as part of the Moygaddy Mixed Use Development located within Co. Meath and associated utility and road infrastructure connections in Co. Kildare.

The 'Proposed Development' considered for the purposes of this EIAR consists of six separate components of the proposed development of the Applicant's landholding in Moygaddy Co. Meath which forms part of a larger project, the first phase of which will require six separate planning applications. Three planning applications will be submitted to Meath County Council as outlined below:

- **Site A – A Strategic Employment Zone** which consists of three office buildings, public road widening and road realignment works, the delivery of approximately 365m of new public access road as part of the Maynooth Outer Orbital Road (MOOR) scheme, internal access road and associated, pedestrian and cycle network, car parking and utility connection infrastructure,
- **Site B – Healthcare Facilities** which includes a nursing home and primary care centre as well public road widening and road realignment works, internal access road and associated car parking, pedestrian and cycle network and a pedestrian & cycle bridge.
- **The Maynooth Outer Orbital Road (MOOR)** which consists of approximately 1.7km of new distributor road, 2 no single span bridges, pedestrian and cycle improvement measures, 2 no. pedestrian and cycle bridges, upgrade works to existing road network and all associated utilities.

A planning application for a Strategic Housing Development (SHD) (**Site C**) will be submitted to An Bord Pleanála under the Strategic Housing Provisions of the Planning and Development (Housing) and Residential Tenancies Act, 2016.

- **Site C – Strategic Housing Development** which will consist of 360 no. residential homes, a creche facility, scout den, internal access roads, approximately 500m of distributor road as part of the MOOR, 2 no. road bridges, pedestrian and cycle improvements, 2 no. pedestrian & cycle bridges, a public park, shared communal and private open space and all associated site development works.

Two planning applications will be submitted to Kildare County Council for infrastructure works required to connect the Proposed Development to services and utility infrastructure within Co. Kildare. These planning applications to be submitted to Kildare County Council will include the following:

- The **Kildare Bridge** planning application includes road upgrade works to the existing R157 Regional Road, a proposed pedestrian / cycle bridge adjacent to the existing Kildare Bridge, as well as a proposed wastewater connection to the Maynooth Municipal Wastewater Pumping Station to the southeast of the Proposed Development in County Kildare.
- The **Moyglare Bridge** planning application includes for the provision of a new integral single span bridge over the Rye Water River with associated flood plain works and embankments, as well as services and utilities connections.

While these developments will be subject to separate planning applications, it was considered prudent to consider all six applications together under one EIAR, due to the proximity, construction timelines and shared infrastructure between the developments i.e. their functional interdependence. The

proposed developments within Site A, Site B, Site C, MOOR, Kildare Bridge and Moyglare Bridge applications will be collectively referred to as the ‘Proposed Development’ henceforth.

The Proposed Development site is located in County Meath on the northern environs of Maynooth town, Co. Kildare. A comprehensive non-statutory masterplan for the entire Moygaddy area in the Applicant’s ownership has been developed, setting out proposals for buildings, open spaces and a movement and land-use strategy. The ‘**Proposed Moygaddy Masterplan**’ comprises four main parcels of zoned land, as well as a planned distributor road, currently intended to be developed as follows:

- **Site A: Strategic Employment Zone**, as per Meath County Development Plan (CDP, 2021-2027) and Maynooth Environs Local Area Plan (LAP, see Section 3 of Scoping Document for further details). This zone is proposed to be developed as a Biotechnology & Life Sciences Campus. The initial planning application in this area will be for 3 No. standalone office buildings, to be submitted to Meath County Council.
- **Site B: Community Infrastructure Use**, as per Meath CDP (2021-2027) and Maynooth Environs LAP. It is envisaged that the initial planning application within this area will comprise a Nursing Home and Primary Care Centre, to be submitted to Meath County Council. A separate, future planning application is also envisaged for a new public hospital on an adjoining site in collaboration with the HSE / Sláintecare.
- **Site C: Residential Use**, as per Meath CDP (2021-2027) and Maynooth Environs LAP. It is intended that a Strategic Housing Development planning application will be submitted to An Bord Pleanála for the first phase of residential development within this area. A creche/childcare facility, scout den and public park and playground will also be included as part of the SHD application.
- **Site D: Tourism / Community /Amenity Use**, as per Meath CDP (2021-2027) and Maynooth Environs LAP. It is intended that a hotel, sport and leisure facilities, retail and a cultural heritage centre will be delivered on this site, as part of a separate future planning application to be submitted to Meath County Council.
- **(MOOR) Maynooth Outer Orbital Road**, as per Meath CDP (2021-2027) and Maynooth Environs LAP. The MOOR consists of approximately 1.7km of a new distributor road linking the existing R157 Regional Road in the east to the Moyglare Hall road in Mariavilla to the southwest of the proposed Masterplan area. This planning application will be submitted to Meath County Council.

This EIAR has been prepared to accompany the first set of planning applications (as described above), and assesses all elements intended to be submitted to An Bórd Pleanála, Meath County Council and Kildare County Council cumulatively as one project. MKO have also prepared an Appropriate Assessment Screening Report and a Natura Impact Statement (NIS) for the Proposed Development.

The other elements of the Proposed Moygaddy masterplan, including the tourism/community infrastructure (Site D), and subsequent phases for each development which are to be brought forward under potential future planning applications, have been cumulatively assessed (in so far as is practical) alongside the Proposed Development. The EIAR study area for the Proposed Development, in context of the overall Proposed Moygaddy Masterplan area is shown on Figure 1-1.

The overall proposed Moygaddy Masterplan area will likely be constructed over a 10-to-15-year period, subject to separate planning approvals. The regional and national impact of the Proposed Development will include the provision of 300 jobs on a rolling basis during construction phases and will allow for approximately 1,000 full-time positions post-construction consisting of both office-based roles in the proposed commercial units (Site A), healthcare roles in the proposed primary care building, new public hospital and nursing home facility (Site B) as well as operational management and administration roles, and Site C will provide 360 no. residential homes to meet the local demand in the area.

1.2 **The Applicant**

The applicants, Sky Castle Ltd. are the proposed developers of the site. Sky Castle Ltd. has employed an experienced multi-disciplinary Design Team to ensure that this development will be delivered to meet all the relevant planning, environmental and sustainability requirements. Sky Castle Ltd.'s management team have extensive planning and development, project management and construction finance experience, including the delivery of previous developments for numerous offices, hotels, retail, leisure and tourism, medical and residential projects throughout Ireland.



Map Legend

- EIAR Study Boundary
- Moygaddy Masterplan Boundary



Drawing Title
Proposed Development in Context of
Moygaddy Masterplan

Project Title
Moygaddy Mixed-Use Development

Drawn By DOS	Checked By MW
Project No. 210414	Drawing No. Figure 1-1
Scale 1:15,000	Date 29.08.2022

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1.3 Planning Background

There is very limited planning history associated with the Proposed Development lands as whilst the lands are zoned for development the site is comprised of undeveloped greenfield agricultural grassland. The planning history and background of the site is summarised in Chapter 2 of this EIAR.

The current statutory planning policy document for the subject lands is the Maynooth Environs Local Area Plan 2013-2019 (MLAP), which is incorporated into the Meath County Development Plan 2021-2027. The plan sets out the zoning and other specific objectives for all lands within the Maynooth Environs area of Co. Meath. The land use zonings for the MLAP are also reflected in the Kildare County Development Plan 2017-2023. The subject lands have a mix of land use zonings as Figure 1-3 and Figure 1-4 indicates below.

The Proposed Development lands are located in the northeast of the MLAP zoning map. The Proposed Development lands are zoned for High Amenity, Community Infrastructure, Residential and Strategic Employment uses. The current land zoning and Proposed Distributor Road under the MLAP have been key facilitators in the design process for the Proposed Development at Moygaddy.

The route alignment of the proposed MOOR has been heavily informed by the Part 8 Planning Application that was advanced previously by Meath County Council for the Maynooth Outer Orbital Route (P8/16003). Meath County Council decided to proceed with the proposed road scheme in 2016. However, the Part 8 scheme was subsequently withdrawn by Meath County Council. The proposed road layout as submitted is identified in Figure 1-2 below.

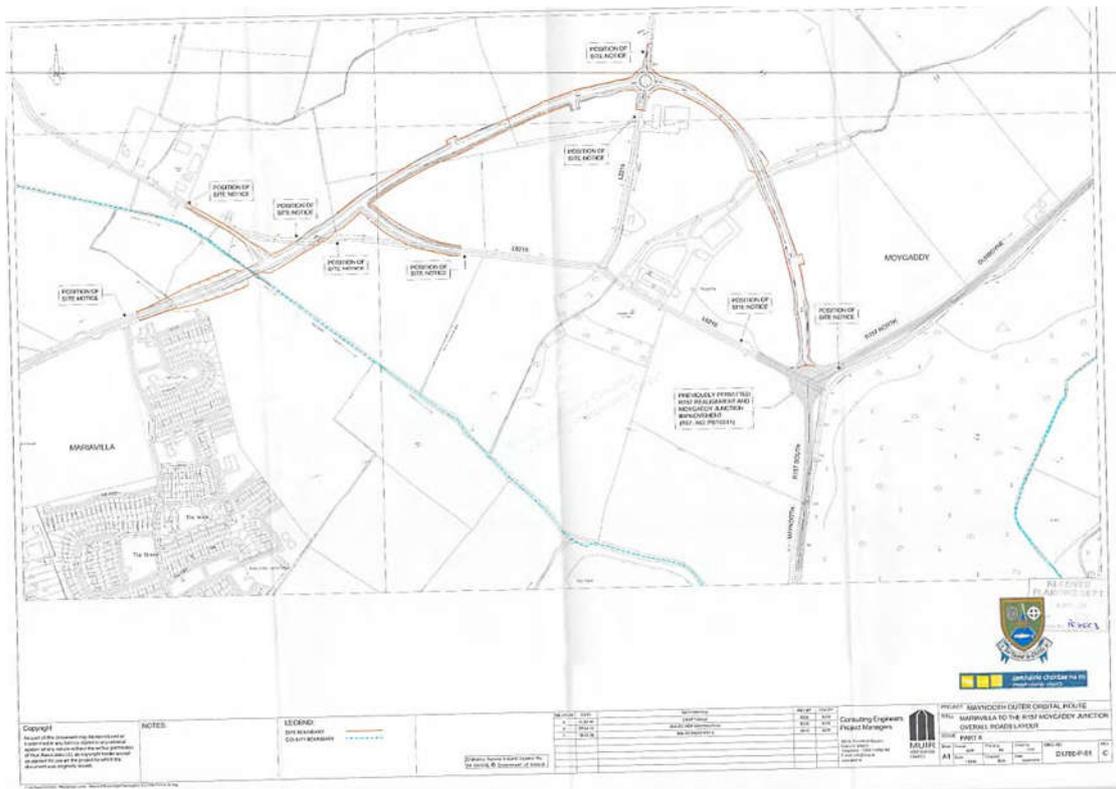


Figure 1-2: Proposed Road Layout of the MOOR Part 8 Scheme (Source: Meath County Council ePlanning P816003)

The current land zoning and Proposed Distributor Road under the MLAP have been key facilitators in the design process for the Proposed Development at Moygaddy.

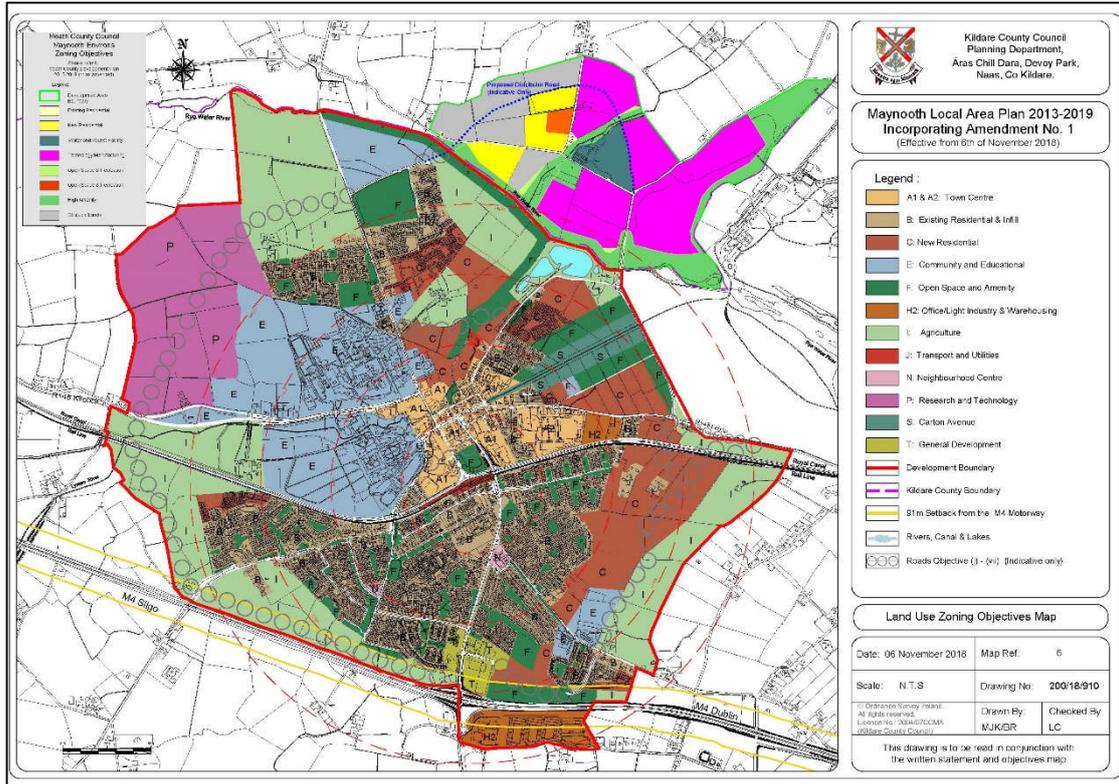


Figure 1-3 Land Use Zoning Map (Maynooth Local Area Plan 2013-2019)

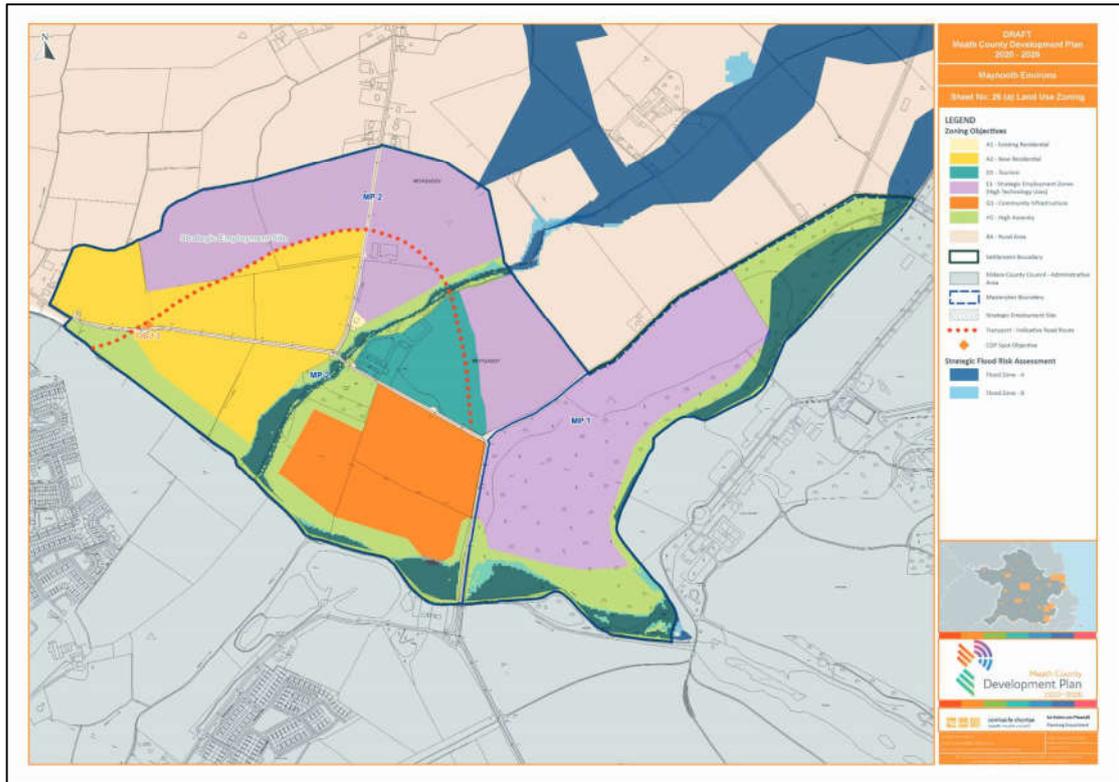


Figure 1-4 Land Use Zoning Map for Maynooth Environs (Meath County Development Plan 2021-2027)

1.4 Legislative Context

1.4.1 Introduction

European Union Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (the 'EIA Directive'), was transposed into Irish planning legislation by the Planning and Development Acts 2000 to 2022 and the Planning and Development Regulations 2001 to 2022. The EIA Directive was amended by Directive 2014/52/EU which has been transposed into Irish law with the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018). Accordingly, this EIAR complies with the EIA Directive as amended by Directive 2014/52/EU. Regard has been had to the existing provisions of the Planning and Development Act 2000 to 2022 and the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

The EIA Directive, as amended by EU Directive 2014/52/EU requires Member States to ensure that a competent authority carries out an assessment of the likely significant effects of certain types of projects, as listed in the Directive's, prior to development consent being given for the project. The Environmental Impact Assessment (EIA) of the various components of the Proposed Development which will be submitted for consent will be undertaken by An Bord Pleanála, Meath County Council and Kildare County Council as the competent authorities in respect of the relevant planning applications.

Article 5 of the EIA Directive as amended by Directive 2014/52/EU provides where an EIA is required, the developer shall prepare and submit an environmental impact assessment report (EIAR). The information to be provided by the developer shall include at least:

- a) *description of the project comprising information on the site, design, size and other relevant features of the project;*
- b) *a description of the likely significant effects of the project on the environment;*
- c) *a description of the features of the project and/or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;*
- d) *a description of the reasonable alternatives studied by the developer, which are relevant to the project and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the project on the environment;*
- e) *non-technical summary of the information referred to in points (a) to (d); and*
- f) *(f) any additional information specified in Annex IV relevant to the specific characteristics of a particular project or type of project and to the environmental features likely to be affected.*

In addition, Schedule 6 to the Planning and Development Act 2000 to 2020 sets out the information to be contained in an EIAR., with which this EIAR complies.

MKO was appointed as environmental consultant on the Proposed Development and commissioned to prepare this EIAR in accordance with the requirements of the EIA Directive as amended by Directive 2014/52/EU.

The EIAR provides information on the receiving environment and assesses the likely significant effects of the project and proposes mitigation measures to avoid or reduce these effects. The function of the EIAR is to provide information to allow the competent authority to conduct the Environmental Impact Assessment (EIA) of the Proposed Development.

All elements of the overall project, including the associated infrastructure, have been assessed as part of this EIAR.

1.4.2 EIA Screening

The relevant classes/scales of development that require Environmental Impact Assessment (EIA) are set out in Parts 1 and 2 of Schedule 5 of the Planning and Development Regulations 2001 to 2022, as amended.

Under section 172 of the Planning & Development Act 2000, as amended, an EIA shall be carried out:

- *if a proposed development is of a class specified under Part 1 of Schedule 5 of the Regulations and either such development would equal or exceed any relevant quantity, area or other limit specified in Part 1, or no quantity, area or other limit is specified in Part 1 in respect of the development concerned;*
- *if a proposed development is of a class specified in Part 2 of Schedule 5 of the Regulations (other than subparagraph (a) of paragraph 2) and either such development would equal or exceed any relevant quantity, area or other limit specified in Part 2, or no quantity, area or other limit is specified in Part 2 in respect of the development concerned;*
- *the proposed development would be of a class specified in Part 2 of Schedule 5 of the Regulations but does not equal or exceed, as the case may be, the relevant quantity, area or other limit specified in Part 2, and it is concluded, determined or decided, that the proposed development is likely to have significant effect on the environment*

With regards to the Proposed Development, the provisions of Part 2 of Schedule 5 require an EIA to be undertaken where it is proposed to carry out the following - “*Urban Development*”, as per paragraph 10 (b)(iv) of Part 2 of the Schedule which would involve an area greater than either 2ha (*business district*), 10 ha (built up area) or 20ha (elsewhere).

Due to the proximity of each application in relation to one another, shared construction timelines, shared infrastructure and the total development area of these applications (greater than 30 Hectares), the ‘Proposed Development’ for the purposes of this EIAR, cumulatively exceeds the urban development threshold (greater than 10ha built up area) and the 20ha (elsewhere) threshold. The Proposed Development therefore **exceeds** the relevant area specified in Part 2 of Schedule 5 and is therefore subject to mandatory EIA.

Separately, the provisions of Part 2 of Schedule 5 require an EIA to be undertaken where it is proposed to carry out the following - “*Construction of more than 500 dwelling units*”, as per paragraph 10 (b)(i). The Site C – Strategic Housing Development component of the Proposed Development is sub-threshold at 360 proposed homes however when considered cumulatively with the other components of the Proposed Development it is considered that an EIA is required.

While each individual application may on its own not necessarily be subject to EIA, as it either does not fall into a relevant class of activity or is sub-threshold, it is considered that the interconnection and interdependence between the various components going forward for consent is such that each should be subject to EIA.

The EIAR provides information on the receiving environment and assesses the likely significant effects of the project and proposes mitigation measures to avoid or reduce these effects. The function of the EIAR is to provide information to allow the competent authorities to conduct the Environmental Impact Assessment (EIA) of the various components of the Proposed Development that will be subject to the individual planning applications.

1.4.3 Content of an EIAR

Article 5 of the EIA Directive provides that, where an EIA is required, the developer shall prepare and submit an environmental impact assessment report (EIAR) previously referred to as an Environmental Impact Statement ('EIS'). The information to be provided by the developer shall include at least:

- a) a description of the project comprising information on the site, design, size and other relevant features of the project;
- b) a description of the likely significant effects of the project on the environment;
- c) a description of the features of the project and/or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;
- d) a description of the reasonable alternatives studied by the developer, which are relevant to the project and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the project on the environment;
- e) a non-technical summary of the information referred to in points (a) to (d); and (f) any additional information specified in Annex IV relevant to the specific characteristics of a particular project or type of project and to the environmental features likely to be affected.

In addition, Article 94 of Schedule 6 to, the Planning and Development Regulation 2001 to 2022 sets out the information to be contained in an EIAR, with which this EIAR complies.

1.4.4 EIAR Guidance

The Environmental Protection Agency (EPA) published its 'Guidelines on the Information to be Contained in Environmental Impact Assessment Reports' in May 2022 (which is intended to guide practitioners preparing an EIAR in line with the requirements set out in the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018). These guidelines have been used in the compiling of this EIAR.

In preparing this EIAR regard has also been taken of the provisions of the '*Guidelines for Planning Authorities and An Bord Pleanála on Carrying out Environmental Impact Assessment*', published by the Department of Housing, Planning and Local Government (DHPLG) in August 2018 to the extent these guidelines are relevant having regard to the enactment of the revised EIA Directive.

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

1.5 Brief Description of the Proposed Development

The Proposed Development includes the development of a Strategic Employment Zone (Site A) Healthcare Facilities (Site B), a Strategic Housing Development (Site C), a distributor road (MOOR), and planning applications for infrastructure and utilities connections in County Kildare, serving the Proposed Moygaddy Mixed-Use Development. Each of these sites are located adjacent to each other and share common utility and access infrastructure.

The Strategic Employment Zone (Site A) will consist of:

- 1) *The proposed development comprises 3 no. office blocks and all associated site development works (GFA: 20,633.26 sq.m) as follows:*
- 2) *Block A: 5 storey office building providing offices, stair and lift cores and plant rooms (GFA: 10,260.42 sq.m)*

- 3) *Block B: 3 storey office building providing offices, stair and lift cores and plant rooms (GFA: 5,186.54 sq.m)*
- 4) *Block C: 3 storey office building providing offices, stair and lift cores and plant rooms (GFA: 5,186.30 sq.m)*
- 5) *The development includes a surface car park which includes 323 no. car parking spaces and 320 no. bicycle car parking spaces (including 16 no. accessible car parking spaces and 12 no. EV charging spaces)*
- 6) *Undertaking of road upgrade works including the provision of a signalised junction on the R157 Dunboyne Road and the construction of a section of the Maynooth Outer Orbital Route and provision of associated pedestrian and cycle infrastructure, as well as a realignment of a section of the R157. The works to the R157 adjoin the Carton Demense Wall which is a Protected Structure (RPS Ref 91556).*
- 7) *Vehicular access to the site will be provided via the R157 Dunboyne Road and provision is made for a secondary vehicular access via the proposed section of the Maynooth Outer Orbital Route.*
- 8) *Provision of water, foul and surface water drainage infrastructure including pumping station.*
- 9) *Provision of a new pedestrian & cycle bridge structure at the River Rye Water adjacent to the existing Kildare Bridge.*
- 10) *Provision of roof mounted solar PV panels on Office Blocks A, B & C.*
- 11) *Provision of 3 no. ESB Kiosks.*
- 12) *Provision of bin stores, bike stands, landscaping, boundary treatments and public lighting and all other site development works and services ancillary to the proposed development.*

The Healthcare Application (Site B) will consist of:

- 1) *Construction of a new two-storey Nursing Home of 156 no. bedrooms with a Gross Floor Area (GFA) of 8,576m², including vehicular pick up/drop-off area and service road;*
- 2) *Construction of a new three-storey Primary Care Centre (PCC) with a Gross Floor Area (GFA) of 3,049m²;*
- 3) *The development includes a shared surface car park providing 161 no. car parking spaces (comprising of 151 no. standard car parking spaces and 10 no. accessible car parking spaces) and 160 no. bicycle parking spaces.*
- 4) *Provision of foul and surface water drainage including wastewater pumping station.*
- 5) *Connection to potable water supply at Kildare Bridge.*
- 6) *Provision of communal (semi-private) and public open space*
- 7) *Provision of hard and soft landscaping including amenity equipment, fencing and gates.*
- 8) *Provision of substation and public lighting.*
- 9) *Proposed road improvement and realignment works including:*
 - i. *Construction of a new 2-way, 6m-wide access road from the R157 Dunboune Road to include a priority T-junction on the R157,*
 - ii. *Upgrade works to a section of the R157 from the new site entrance south to Kildare Bridge on the R157 (representing delivery of a 15m-wide portion of the Maynooth Outer Relief Road (MOOR)), including creation of a new 2m-wide footpath, 3m-wide cycle lane and pedestrian and cycle link adacent to the Kildare Bridge,*
 - iii. *Provision of pedestrian and cycle improvement measures along the R157 which abuts the Carton Demense Wall which is a Protected Structure (RPS Ref 91556)*
- 10) *All other site development works and services ancillary to the proposed development.*

- 11) *A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) will be submitted to the planning authority with the planning application.*

The Strategic Housing Development (SHD: Site C) will consist of:

- 1) *Construction of 360 no. residential homes comprising:
196 no houses (including 19 no. 2 beds, 156 no. 3 beds and 21 no. 4 beds).
102 no. duplexes (including 51 no. 1 beds and 51 no. 2 beds) set out in 6 no. blocks.
62 no. apartments (including 26 no. 1 beds and 36 no. 2 beds) set out in 2 no. blocks.*
- 2) *Provision of a public park and playground with associated 42 no. car parking spaces adjacent to Moygaddy Castle Towerhouse and pedestrian and cyclist links along the Rye Water River. The overall public open space (including the High Amenity Lands) equates to 7.98 hectares.*
- 3) *Provision of private open spaces in the form of balconies and terraces is provided to all individual apartments and duplexes to all elevations.*
- 4) *Development of a two-storey creche facility (514 sqm), outdoor play area and associated parking of 29 no. spaces.*
- 5) *Provision of a single storey Scout Den facility, including a hall, kitchen, meeting room and ancillary facilities (220sqm) and associated parking of 6 no. spaces.*
- 6) *Provision of 4 no. bridge structures comprising:*
 - iv. *an integral single span bridge at Moyglare Hall over the Rye Water River to connect with existing road infrastructure in County Kildare and associated floodplain works and embankments.*
 - v. *a new pedestrian and cyclist bridge at Kildare Bridge which will link the proposed site with the existing road network in County Kildare.*
 - vi. *a new pedestrian and cycle bridge across the Blackhall Little Stream on the L6219 adjacent to the existing unnamed bridge.*
 - vii. *a new pedestrian and cycle bridge over the Blackhall Little Stream linking the proposed residential site with the proposed Childcare Facility, Scout Den and Moygaddy Castle Public Park.*
- 7) *Provision of 500m of distributor road comprising of 7.0m carriageway with turning lane where required, footpaths, cycle tracks and grass verges. All associated utilities and public lighting including storm water drainage with SuDS treatment and attenuation.*
- 8) *Proposed road improvement and realignment works including:
realignment of a section of the existing L6219 local road, which will entail the demolition of an existing section of the road which extends to circa 2,500 sqm.
Provision of pedestrian and cycle improvement measures along the L6219 which abuts the boundary of Moygaddy House which is a Protected Structure (RPS ref 91558).
Provision of pedestrian and cycle improvement measures along the R157 which abuts the Carton Demense Wall which is a Protected Structure (RPS Ref 91556).*
- 9) *Provision of 3 no. vehicular and pedestrian accesses from the L6219 local road and an additional vehicular and pedestrian access from the R157 to the Childcare and Scout Den facilities.*
- 10) *The proposed development will provide 283 no. of bicycle parking spaces, of which 200 no. are long term spaces in secure bicycle stores and 83 no. are short term visitor bicycle parking spaces. 12 no. bicycle spaces are provided for the creche and 12 no. bicycle spaces are provided for the Scout Den.*
- 11) *A total of 667 no. car parking spaces are provided on site located at surface level. The car parking provision includes 10 no. Electric Vehicle charging and Universally Accessible spaces allocated for the Apartment & Duplex units. All Houses will be constructed with provision for EV Charging.*
- 12) *Provision of site landscaping, public lighting, bin stores, 3 no. ESB unit substations, site services and all associated site development works.*
- 13) *A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) has been included with this application.*

The planning application for the entire Maynooth Outer Orbital Road (MOOR) will consist of:

- 1) *Provision of approximately 1,700m of new distributor road (MOOR Arc) comprising of 7.0m carriageway with turning lane where required, footpaths, cycle tracks and grass verges. All associated utilities and public lighting including storm water drainage with SuDS treatment and attenuation.*
- 2) *Proposed road improvement and realignment works including:*
 - viii. *realignment of a section of the existing L6219 local road, which will entail the demolition of an existing section of the road which extends to circa 2,500 sqm.*
 - ix. *Provision of pedestrian and cycle improvement measures along the L6219 and L22143 which abuts the boundary of Moygaddy House which is a Protected Structure (RPS ref 91558).*
 - x. *Provision of pedestrian and cycle improvement measures along the R157 which abuts the Carton Demense Wall which is a Protected Structure (RPS Ref 91556).*
 - xi. *Realignment of a section of the existing L22143 local road and R157, which will entail the demolition of an existing section of the road which extends to circa 3,200 sqm.*
 - xii. *Provision of a new signalised junction at the realigned junction between the L22143 and R157.*
 - xiii. *Provision of a new signalised junction between the L2214 local road and the MOOR with right-turn lanes on approaches.*
 - xiv. *Reconfiguration of the L2214 section within the MOOR arc to a one-way from north to south with right-turn lanes, where applicable.*
 - xv. *Reconfiguration of the northbound lane of the L2214 within the arc to a shared facility for use by pedestrians and cyclists.*
 - xvi. *Addition of chicanes on the L6219 and L22143 local road to reduce traffic flow and encourage utilisation of the MOOR.*
- 3) *Provision of 4 no. bridge structures comprising:*
 - i. *an integral single span bridge at Moyglare Hall over the River Rye Water to connect with existing road infrastructure in County Kildare and associated floodplain works and embankments.*
 - ii. *a new pedestrian and cyclist bridge at Kildare Bridge which will link the proposed site with the existing road network in County Kildare.*
 - iii. *a new pedestrian and cycle bridge across the Blackhall Little Stream on the L22143 adjacent to the existing unnamed bridge.*
 - iv. *an integral single span bridge on the north-eastern section of the MOOR arc, over the Blackhall Little Stream, and associated floodplain works and embankments.*
- 4) *Provision of site landscaping, public lighting, site services and all associated site development works.*
- 5) *A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) has been included with this application.*

Planning Permission is sought by Sky Castle Ltd. for the development of a portion of the Maynooth Outer Orbital Road (MOOR) within Co. Kildare, on the county border to Co. Meath.

The proposed development will consist of the following:

1. *Provision of a new bridge structure comprising the following:*
 - i. *a pedestrian and cycle bridge structure to be erected adjacent to the upstream/western side of the existing Kildare Bridge, with a 2m clearance, with the infrastructure tying into new infrastructure in Co. Meath.*

- ii. *This bridge will be a standalone, independent structure that will also support new water main assets*
- 2. *New wastewater rising mains to be installed underground adjacent the bridge structure, to the west.*
- 3. *New walkways and cycle track will tie-in with new infrastructure to be constructed by Cairn Homes and their Agents.*
- 4. *Provision of site landscaping, public lighting, site services and all associated site development works.*
- 5. *A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) has been included with this application.*

Planning Permission is sought by Sky Castle Ltd. for the development of a portion of the Maynooth Outer Orbital Road (MOOR) within Co. Kildare, on the county border to Co. Meath.

The proposed development will consist of the following:

- 1) *Provision of approximately 200m of new portion of distributor road comprising of 7.0m carriageway with footpaths, cycle tracks and grass verges. All associated utilities and public lighting including storm water drainage with SuDS treatment and attenuation. This new road section with pedestrian and cycle infrastructure will tie in with existing infrastructure just east of the roundabout which provides access to the Maynooth Community College and Moyglare Hall Estate.*
- 2) *Provision of a new bridge structure comprising the following:*
 - iii. *an integral 50m single span bridge at Moyglare Hall over the River Rye Water to connect with existing road infrastructure in County Kildare and associated floodplain works and embankments.*
 - iv. *The bridge will include pedestrian and cycle facilities*
 - v. *Extension of the water main assets to serve new developments in Maynooth Environs*
- 3) *Provision of site landscaping, public lighting, site services and all associated site development works.*
- 4) *A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) has been included with this application.*

The planning applications for the Proposed Development are accompanied by a Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR). All elements of the Proposed Development have been assessed as part of this EIAR.

1.6 References to Proposed Development Site

For the purposes of this EIAR:

- Where the **‘Proposed Development’** is referred to, this relates to the entirety of the project i.e., the Strategic Employment Zone (Site A), the Healthcare Facilities (Site B), the Strategic Housing Development (SHD) (Site C), the Maynooth Outer Orbital Road (MOOR), and services and utilities connecting into Kildare as detailed below. This relates to the primary study area for the development, as delineated by the EIAR Site Boundary in green as shown in Figure 1-1 and as detailed in Chapter 4 of the EIAR.
- Where the **‘Strategic Employment Zone (Site A)’** is referred to, this includes the three proposed office buildings (two of which (Block A & Block B) will be built in phase 1 of the development while the most eastern building (Block C) will be built as part of phase 2 of the development) as well as approximately 865 meters of internal access roads and 323 no. car parking spaces and 320 no. bicycle car parking spaces (including 16 no. accessible car parking spaces and 12 no. EV charging spaces);

- Where the **‘Healthcare Facilities (Site B)’** is referred to, this includes the proposed Nursing Home Building, the proposed Primary Care Centre building, as well as approximately 585 meters of internal access roads and 151 no. standard car parking spaces, 10 no. accessible car parking spaces and 160 no. bicycle parking spaces;
- Where the **‘Strategic Housing Development (SHD: Site C)’** is referred to, this includes 360 no. residential homes, a creche facility and scout den. Approximately 500m of the overall MOOR and all associated utilities will be delivered as part of the SHD (Site C) application. Pedestrian and cycle improvements along with a 4 no. bridge structures are included in this application along with shared communal and private open space, car and bicycle parking and all associated site development works.
- Where the **‘Maynooth Outer Orbital Road (MOOR)’** is referred to, this relates to the proposed distributor road for Maynooth town which arcs through the Proposed Moygaddy Masterplan site. Approximately 1.7km of new distributor road, a single span bridge, 670m of pedestrian and cycle improvements a pedestrian/cycle bridge upgrade works on a section of the R157 Regional Road and the existing Kildare Bridge and all associated utilities are included.
- Where **Kildare Bridge** is referred to, this relates to the installation of a proposed standalone pedestrian and cycle link adjacent to the existing Kildare Bridge, upgrades to the road network on the R157 Dunboyne Road to link with the proposed new development and the laying of a rising main along the Dunboyne Road to join with the existing Maynooth wastewater pumping station.
- Where **Moyglare Bridge** is referred to, this relates to the provision of an integral single span bridge over the Rye Water River with associated flood plain works and embankments.

Individual topics for assessment purposes, i.e., each chapter, will indicate the study area used for that topic. The actual site boundaries for the purposes of the planning permission applications occupies a smaller area within the primary EIAR Site Boundary. The EIAR Site Boundary represents the area of study and not necessarily areas where proposed works will occur as part of the Proposed Development.

For clarity in this EIAR, the Strategic Employment Zone (Site A), the Healthcare Facilities (Site B), the Strategic Housing Development (Site C), the Maynooth Outer Orbital Road (MOOR), the Kildare Bridge and the Moyglare Bridge applications will all be assessed individually, as well as cumulatively with one and other (the Proposed Development) and in combination with other projects, including the planned future applications within the Moygaddy Masterplan, to aid the competent authority in carrying out an EIA. While the EIAR is structured in such a way as to make it more readable for each competent authority and allow them focus on the part of the project being brought forward to them for consent, the entirety of the application documentation is available and must be used to complete the EIA and AA for each consent decision. As always an EIA and AA must be completed by each competent authority using all of the information available to them within the application documentation.

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

1.7

Need for the Proposed Development

The Proposed Development is located within the Proposed Moygaddy Masterplan lands, which in turn is located within the Maynooth Environs, as set out in the Maynooth Environs Local Area Plan 2013-2019 (MLAP), which is incorporated into the Meath County Development Plan 2021-2027. The plan sets out the zoning and other specific objectives for all lands within the Maynooth Environs area of Co. Meath. The Proposed Development lands are zoned for High Amenity, Community Infrastructure, Residential and Strategic Employment. It is an objective of the MLAP as outlined in the Meath County Development Plan (2021) to;

MAY POLICY 2: *To ensure that the development of the Maynooth Environs is accommodated in an environmentally sensitive manner that will: Create a centre of excellence for innovation and employment; Protect the existing natural environment and built heritage and utilise it to frame new development and build a distinctive and attractive mixed-use place to work and live.*

MAY POLICY 3: *To provide for high technology / biotechnology industries/medical uses inclusive of associated advanced manufacturing, office, research and development uses in a high-quality campus style environment on the strategic employment lands.*

The Proposed Development will provide numerous employment opportunities associated with the Offices planned in the Strategic Employment Zone and the Medical Facilities and Childcare Facilities planned in the Community Infrastructure in line with the policies and objectives of the Meath County Development Plan.

The MOOR distributor road is outlined as a key Policy Objective outlined in the Meath County Development Plan 2021 – 2027. The Meath CDP policy objectives relating to the MOOR are outlined in the draft Maynooth Local Area Plan and listed below:

MAY OBJ 4: *To support and facilitate in conjunction with Kildare County Council and private developers and landowners, the construction of the Maynooth Outer Orbital Route.*

MAY OBJ 5: *To require that the Maynooth Outer Orbital Route connects with the MOOR being delivered in the administrative area of Kildare County Council. Said route shall incorporate the construction of a sewer and ring main linking the sewer and trunk main in the Dublin Road to the residential development in the Mariavilla area.*

In addition, the Proposed Development, will also provide important healthcare facilities, through the delivery of a primary care centre and nursing home, which will provide employment and help to meet the increasing demand for primary care and services for older persons, due to the increased ageing of the national population, as outlined in the Health Service Capacity Review (2018) and the Sláintecare Implementation Strategy & Action Plan 2021 – 2023.

1.8

Purpose and Scope of the EIAR

The purpose of this EIAR is to document the current state of the environment in the vicinity of the Proposed Development site and to quantify the likely significant effects of the Proposed Development on the environment in accordance with the requirements of the EIA Directive, as amended. The compilation of this document served to highlight any areas where mitigation measures may be necessary in order to protect the surrounding environment from the possibility of any negative impacts arising from the Proposed Development.

It is important to distinguish the Environmental Impact Assessment (EIA) to be carried out by the competent authority, i.e., County Council or An Bord Pleanála, from the EIAR and the accompanying planning application. The EIA is the assessment carried out by the competent authority, which includes

an examination that identifies, describes and assesses in an appropriate manner, in the light of each individual case and in accordance with Articles 4 to 11 of the Environmental Impact Assessment Directive, the direct and indirect effects of the Proposed Development on the following:

- a. *Population and Human Health*
- b. *Biodiversity, with particular attention to species and habitats protected under Directive 92/43/EEC and Directive 2009/147/EC*
- c. *Land, Soil, Water, Air and Climate*
- d. *Material Assets, Cultural Heritage and the Landscape*
- e. *Interaction between the factors referred to in points (a) to (d)*

The EIAR submitted by the applicant provides the relevant environmental information to enable the EIA to be carried out by the competent authority.

1.9 Structure and Content of the EIAR

1.9.1 General Structure

This EIAR uses the grouped structure method to describe the existing environment, the potential impacts of the Proposed Development thereon and the proposed mitigation measures. Background information relating to the Proposed Development, scoping and consultation undertaken and a description of the Proposed Development are presented in separate sections. The grouped format sections describe the impacts of the Proposed Development in terms of population and human health, biodiversity, with particular attention to species and habitats protected under Directive 92/43/EEC and Directive 2009/147/EC; land, soils and geology, hydrology and hydrogeology, air and climate, noise and vibration, landscape and visual, cultural heritage and material assets such as traffic and transportation, together with the interaction of the foregoing.

The chapters of this EIAR are as follows:

- > Introduction
- > Background to the Proposed Development
- > Consideration of Reasonable Alternatives
- > Description of the Proposed Development
- > Population & Human Health
- > Biodiversity,
- > Land, Soils and Geology
- > Hydrology and Hydrogeology
- > Air and Climate
- > Noise and Vibration
- > Landscape and Visual
- > Cultural Heritage
- > Material Assets – including Traffic
- > Interaction
- > Schedule of Mitigation

The EIAR also includes a Non-Technical Summary, which is a condensed and easily comprehensible version of the EIAR document. The non-technical summary is laid out in a similar format to the main EIAR document and comprises a description of the Proposed Development followed by the existing environment, impacts and mitigation measures presented in the grouped format.

The photomontage booklet, pertaining to Chapter 11: Landscape and Visual, is included as Volume 2 of this EIAR.

Appendices to the chapters listed above are included in Volume 3 of this EIAR.

1.9.2 Description of Likely Significant Effects and Impacts

As stated in the ‘*Guidelines on the Information to be contained in Environmental Impact Statements*’ (EPA, 2022), an assessment of the likely impacts of a Proposed Development is a statutory requirement of the EIA process. The statutory criteria for the presentation of the characteristics of potential impacts requires that potential significant impacts are described with reference to the extent, magnitude, complexity, probability, duration, frequency, reversibility and trans-frontier nature (if applicable) of the impact.

The classification of impacts in this EIAR follows the definitions provided in the Glossary of Impacts contained in the following guidance documents produced by the European Commission (EC) and the Environmental Protection Agency (EPA):

- *‘Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impact Assessment Report’* (EC, 2017)
- *‘Guidelines on the Information to be contained in Environmental Impact Assessment Reports’* (EPA, 2022).

Table 1-1 presents the glossary of impacts as published in the EPA guidance documents. Standard definitions are provided in this glossary, which permit the evaluation and classification of the quality, significance, duration and type of impacts associated with a Proposed Development on the receiving environment. The use of pre-existing standardised terms for the classification of impacts ensures that the EIA employs a systematic approach, which can be replicated across all disciplines covered in the EIAR. The consistent application of terminology throughout the EIAR facilitates the assessment of the Proposed Development on the receiving environment.

Table 1-1 Table 1-1 Impact Classification Terminology (EPA, 2022)

Impact Characteristic	Term	Description
Quality	Positive	A change which improves the quality of the environment
	Neutral	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
	Negative	A change which reduces the quality of the environment
Significance	Imperceptible	An effect capable of measurement but without significant consequences
	Not significant	An effect which causes noticeable changes in the character of the environment but without significant consequences.
	Slight	An effect which causes noticeable changes in the

Impact Characteristic	Term	Description
		character of the environment without affecting its sensitivities
	Moderate	An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends
	Significant	An effect, which by its character, magnitude, duration or intensity alters a sensitive aspect of the environment
	Very significant	An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment
	Profound	An effect which obliterates sensitive characteristics
Extent & Context	Extent	Describe the size of the area, number of sites and the proportion of a population affected by an effect
	Context	Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions
Probability	Likely	Effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented
	Unlikely	Effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented
Duration and Frequency	Momentary	Effects lasting from seconds to minutes

Impact Characteristic	Term	Description
	Brief	Effects lasting less than a day
	Temporary	Effects lasting less than a year
	Short-term	Effects lasting one to seven years
	Medium-term	Effects lasting seven to fifteen years
	Long-term	Effects lasting fifteen to sixty years
	Permanent	Effect lasting over sixty years
	Reversible	Effects that can be undone, for example through remediation or restoration
	Frequency	Describe how often the effect will occur. (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually)
Type	Indirect	Impacts on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway
	Cumulative	The addition of many minor or significant effects, including effects of other projects, to create larger, more significant effects.
	'Do Nothing'	The environment as it would be in the future should the subject project not be carried out
	Worst Case'	The effects arising from a project in the case where mitigation measures substantially fail
	Indeterminable	When the full consequences of a change in the environment cannot be described

Impact Characteristic	Term	Description
	Irreversible	When the character, distinctiveness, diversity, or reproductive capacity of an environment is permanently lost
	Residual	Degree of environmental change that will occur after the proposed mitigation measures have taken effect
	Synergistic	Where the resultant effect is of greater significance than the sum of its constituents

Each impact is described in terms of its quality, significance, extent, duration & frequency and type, where possible. A ‘Do-Nothing’ impact is also predicted in respect of each environmental theme in the EIAR. Residual impacts are also presented following any impact for which mitigation measures are prescribed and any interactions between the impacts are assessed. The remaining impact types are presented as required or applicable throughout the EIAR.

Any potential interactions between the various aspects of the environment assessed throughout this EIAR are presented in Chapter 14: Interaction.

1.10 Project Team

The companies and staff listed in

Table 1-2 were responsible for completion of the EIAR in respect of the Proposed Development. Further details regarding project team members are provided below.

The EIAR project team comprises a multidisciplinary team of experts with extensive experience in the assessment of projects and in their relevant area of expertise. The qualifications and experience of the principal staff from each company involved in the preparation of this EIAR are summarised in Section 1.10.1 below. Each chapter of this EIAR has been prepared by a competent expert in the subject matter. Further details on project team expertise are provided in the Statement of Authority at the beginning of each impact assessment chapter.

Table 1-2 EIAR Project Team

Consultants	Principal Staff Involved in Project	EIAR Input
MKO Tuam Road, Galway, H91 VW84	Michael Watson David Naughton Daire O'Shaughnessy Lorraine Meehan Eoin O'Sullivan Niamh McHugh Colm Ryan Pamela Harty Meabhann Crowe Sean McCarthy	Planning application preparation, EIAR co-ordinators/Project Managers; Scoping and Consultation; Preparation of EIAR Sections and Natura Impact Statement: > Chapter 1: Introduction > Chapter 2: Background to the Proposed Development, including Planning Policy and Scoping and Consultation

Consultants	Principal Staff Involved in Project	EIAR Input
	Owen Cahill John Hynes Pat Roberts Sarah Mullen Colin Murphy Aoife Joyce Jack Workman Jack Smith Joseph O’Brien	<ul style="list-style-type: none"> ➤ Chapter 3: Site Selection and Reasonable Alternatives ➤ Chapter 4: Description of the Proposed Development ➤ Chapter 5: Population and Human Health, including Residential Amenity and vulnerability to Accidents and Disasters. ➤ Chapter 6: Biodiversity – Flora and Fauna ➤ Chapter 7: Land, Soils and Geology ➤ Chapter 8: Hydrology and Hydrogeology ➤ Chapter 9: Air and Climate ➤ Chapter 11: Landscape and Visual including Preparation of Photomontages ➤ Chapter 13: Material Assets (Traffic and Transportation, Services and Utilities) ➤ Chapter 14: Interaction of the Foregoing ➤ Chapter 15: Schedule of Mitigation and Monitoring Measures
Damian Brosnan Acoustics	Damian Brosnan	Noise and Vibration Consultants; Baseline Noise Survey; Preparation of EIAR Section: <ul style="list-style-type: none"> ➤ Chapter 10: Noise and Vibration
Aegis Archaeology 32 Nicholas Street, King’s Island, Co. Limerick	Frank Coyne	Archaeological Consultants; Preparation of EIAR Section: <ul style="list-style-type: none"> ➤ Chapter 12: Archaeological, Architectural and Cultural Heritage
O’Connor Sutton Cronin & Associates 9 Prussia Street, Dublin 7	Anthony Horan, Mark Killian, Andrew McDermott Wian Marias	Civil Engineers MOOR Design Flood Risk Assessment Construction & Environmental Management Plan Engineering Report & Drainage Design
Davey-Smith Architects 13 The Seapoint Building, 44/45 Clontarf Road, Clontarf, Dublin 3	David Smith, Eric Govin	Architects for Site A (Strategic Employment Zone)
Crawford Architecture The Building Block, Bridge Street, County Sligo	John Crawford, Annabel Gilmartin	Architects for Site B (Healthcare Facilities)

Consultants	Principal Staff Involved in Project	EIAR Input
McCrossan O'Rourke Manning Architects No. 1 Grantham Street, Dublin 8	James Coakley Stephen Manning	Architects for Site C (Strategic Housing Development)
Ronan MacDiarmada & Associates Tootenhill Cottages, Rathcoole, Co. Dublin	Ronan MacDiarmada, Peter Lynch	Landscape Architect
Parkbourne Consultancy Coliemore House, Coliemore Road, Dalkey, Co. Dublin	Bryan McCormack,	M & E Consultant
Byrne Environmental Consulting Ltd Redbog, Skryne Road, Dunshaughlin, Co. Meath	Ian Byrne	Waste Management & Environmental Consultants
3D Design Bureau 65 Rock Rd, Blackrock, Dublin	Ferran Villa Marcus Sestulis Pawel Redlinski	Photomontage and Visual Specialists
Hydro-Environmental Services 22 Lower Main Street, Dungarvan, Co. Waterford	Michael Gill Conor McGettigan Jenny Law	Water Framework Assessment Report

1.10.1 Project Team Members

1.10.1.1 MKO

Michael Watson – Project Director

Michael Watson is Project Director and head of the Environment Team at MKO. Michael has extensive experience as project strategy advisor and coordinator on large multi-disciplinary project teams on complex projects requiring EIS/EIAR, Environmental Protection Agency (EPA) Licence applications, hydrogeological assessments, environmental due diligence and general environmental assessment on behalf of clients in the renewable energy, waste management, public, commercial and industrial sectors nationally.

Michael's key strengths include project strategy advice, project management and liaising with the relevant local authorities, EPA and statutory consultees as well as coordinating the project teams and sub-contractors. Michael is a key member of the MKO senior management team, and as head of the

Environment Team has responsibilities to mentor various grades of team members, foster a positive attitude and promote continuous professional development for employees.

Michael is also a Chartered Environmentalist (CEnv) and Professional Geologist (PGeo) with 20 years' experience completing geology, hydrology and hydrogeological assessments, site/ground investigations, Phase 1 and 2 Contaminated land assessments and designing for the protection of waters during construction projects.

David Naughton – Project Environmental Scientist

David Naughton is a Project Environmental Scientist with MKO Ltd. with over five years of consultancy experience. David graduated with an honours B.Sc. degree in Environmental Science from NUIG in 2016. David is experienced in report writing and has been involved in the production of several EIS/EIARs for various renewable energy projects including onshore wind energy developments and large-scale solar energy developments. David has experience as an Environmental Clerk of Works (ECoW) including monitoring, oversight and reporting of the implementation of all planning and environmental requirements for on-site developments. David has a wide range of ecological experience including bird surveys, vegetation surveys and habitat identification. David is also very accomplished in GIS software systems for use in interpreting ecological and environmental data, including QGIS, Mapinfo and ArcGIS. David's key strengths and areas of expertise lie in report writing, project management, applications of GIS systems and SUA (drone) surveying. Since joining MKO David has been involved in a wide range of projects, acting as project manager for many onshore wind projects and other large-scale developments, providing a pivotal contact link between clients and the project team members.

Daire O'Shaughnessy – Project Environmental Scientist

Daire O'Shaughnessy is a Project Environmental Scientist with MKO having first joined the company in January 2019. Daire graduated with an honours B.Sc. (Hons) in Environmental Science from the University of Limerick. Daire is experienced in report writing and has been involved in the production of several EIS/EIARs for various renewable energy projects including onshore wind energy developments. Daire has experience as an Environmental Clerk of Works (ECoW) including monitoring, oversight and reporting of the implementation of all planning and environmental requirements for on-site developments. Daire is experienced in GIS software systems, primarily for use in on-shore wind farm design and environmental data interpretation. Daire's key strengths lie in EIAR production, GIS and construction environmental planning.

Lorraine Meehan – Senior Environmental Scientist

Lorraine Meehan is a Senior Environmental Scientist with MKO, with over 13 years of experience. Key project experience includes the project management of EIAs for renewable energy projects up to 100 Megawatts (MW) in scale, electricity infrastructure, roads, waste management facilities, and municipal services projects.

Lorraine's key strengths and responsibilities relate to the efficient and effective management of projects, including coordination of multidisciplinary project teams, engagement with the relevant authorities, stakeholders and members of the public on proposed and ongoing projects, organisation of extensive scoping and consultation exercises, and coordination and production of final project outputs, including Environmental Impact Statements / Environmental Impact Assessment Reports, Strategic Environmental Assessment (SEA) Environmental Reports, and Constraints & Feasibility and Site Selection Studies. Within MKO, Lorraine is also involved in the training of junior members of staff and review of outputs, and completes mapping, desk studies and report-writing for a range of development and strategy-related projects.

Eoin O'Sullivan – Senior Environmental Scientist

Eoin O'Sullivan is a Senior Environmental Consultant with MKO with over 13 years of experience in the assessment of a wide range of energy and infrastructure related projects and working in the fields of environmental and human health risk assessment, waste management, waste policy and permitting. Eoin has wide experience in the project management of large scale infrastructural projects and brownfield developments which includes all aspects of geo-environmental and geotechnical investigation. Eoin holds a BSc (Hons) in Environmental Science & Technology and a MSc in Environmental Engineering. Prior to taking up his position with MKO in July 2017, Eoin worked as a Chartered Senior Engineer with CGL in Surrey, UK. Prior to this Eoin worked as a Project Engineer with RPS Consulting Engineers in Belfast. Eoin has wide experience in the project management of large scale brownfield developments and has routinely undertaken detailed quantitative risk assessment for the protection of controlled waters and ground gas risk assessments. Eoin has also experience in completing PPC Permit Applications and in the preparation of Environmental Impact Statements/Environmental Impact Assessment Reports for renewable energy projects, quarries and a number of non-hazardous landfill sites and anaerobic digesters for both public and private clients. Other key strengths and areas of expertise include remediation options appraisals, remediation method assessments and waste management planning. Eoin is a Chartered Member of the Chartered Institute of Water and Environmental Management and Chartered Environmentalist with the Society of Environment.

Niamh McHugh – Graduate Environmental Scientist

Niamh is a Graduate Environmental Scientist with MKO Ltd having graduated in 2021. Niamh graduated with an honours B.Sc. degree in Environmental Science from NUI, Galway in 2021. Niamh is experienced in report writing and has been involved in the production of EIARs and SEAs for various projects including Watercourse Maintenance Programmes and Onshore Wind Energy developments. Niamh has carried out a wide range of ecological surveying work through her college education, including small mammal surveys, bat surveys and freshwater invertebrate surveys. Niamh also has considerable experience using QGIS mapping software for a wide variety of projects. Niamh's key strengths lie in the areas of report writing and communication, applications of GIS mapping software. Since joining MKO Niamh has been involved in a wide range of projects, acting as a graduate environmental scientist.

Colm Ryan – Senior Project Planner

Colm Ryan is a Senior Project Planner with McCarthy O'Sullivan Ltd. with over 10 years of experience in both private practice and local authorities. Colm holds BA (Hons) in Geography & Irish and Masters in Civic Design Town & Regional Planning. Prior to taking up his position with McCarthy Keville O'Sullivan in May 2017, Colm worked as a Senior Planner with Lightsource Renewable Energy Ltd. and held previous posts with Partnerships for Renewables, South Kesteven District Council, Planning Aid, Frank O Gallachoir & Associates in Bray and Laois County Council. Colm is a chartered town planner with specialist knowledge in renewable energy, mixed use development and residential. Colm's key strengths and areas of expertise are in large scale renewable energy development particularly in the ground mounted solar, delivery of local community engagement processes on contentious planning applications, management of community and developers interest through the planning process and post or pre-planning due diligence. Since joining MKO as a Senior Planner Colm has been overseeing and managing a wide range of development projects such as large scale solar applications, site feasibility work for potential wind energy projects, large scale housing and mixed use schemes. Within MKO Colm plays a large role in the management of staff members including several aspects of business development. Colm has proven negotiation skills and stakeholder relationship building across numerous development projects in Ireland and the UK and is a corporate member of the Irish Planning Institute.

Pamela Harty – Senior Planner

Pamela is a Senior Planner with MKO with over 12 years of experience in both private practice and local authorities. Prior to taking up her position with MKO in 2015, Pamela worked as a Senior Planner with SLR Consulting Ltd. and held previous posts with Moray Council in Scotland, the Heritage Council of Ireland, Kilkenny Borough Council and North Tipperary County Council. A chartered member of both the Irish Planning Institute and Royal Town Planning Institute, Pamela has project managed a range of strategy and development projects across the Ireland and the UK. Pamela has extensive experience in strategic planning, regeneration, development consultancy, statutory plan preparation, environmental impact assessment, community engagement, urban design and master-planning. Pamela's key strengths and areas of expertise are in project management, development management/master-planning, socio economic impact assessments and collaborative planning. Since joining MKO Pamela has been involved as a Senior Planning Consultant on a significant range of energy infrastructure, commercial, student housing and Strategic Housing Development. Within MKO Pamela plays a large role in the management and confidence building of junior members of staff and works as part of a large multi-disciplinary team to produce EIA Reports.

Meabhann Crowe – Project Planner

Meabhann Crowe is a Project Planner with MKO with over 12 years private sector experience. She is a fully chartered member of the Royal Town Planning Institute (MRTPI). Meabhann holds a BA (Hons) in Geography, Sociological and Political Science and a Masters in Urban and Regional Planning. Prior to taking up her position with McCarthy Keville O'Sullivan in October 2018, Meabhann was employed as an Associate Director with Colliers International in their Edinburgh office, prior to which she was employed for several years with Halliday Fraser Munro. In her time in the industry Meabhann has been active on a number of instructions across a broad spectrum of mixed-use, residential, commercial, renewable energy and retail projects.

Meabhann brings particular expertise in initial development feasibility appraisals and development strategies. Her experience in managing large multi-disciplinary teams in the preparation of local and major planning applications across residential, mixed-use and retail developments means she has a wealth of knowledge to draw on in the early stages of development. She has particular experience in preparing and managing site strategies which include both responding to emerging planning policy whilst also preparing and progressing planning applications and appeals.

Sean McCarthy – Senior Planner

Sean McCarthy is a Senior Planner with McCarthy O'Sullivan Ltd. with over 7 years of experience in both private practice and local authorities. Sean holds BSc. (Hons) in Property Studies and a Masters in Regional & Urban Planning. Prior to taking up his position with McCarthy Keville O'Sullivan in September 2015, Sean worked as a Planning Officer with the Western Isles Council in Scotland in the UK and prior to that worked as a Graduate Planner with Tipperary County Council. Sean is a chartered town planner with specialist knowledge in one off rural housing, renewable energy developments, quarry consents and retail planning,

Since joining MKO Sean has been involved as a Project Planning Consultant on a significant range of energy infrastructure, commercial, housing, retail and residential projects in addition to project managing circa 26MW of solar energy planning applications through the statutory planning system, with more projects in the pipeline. Sean holds chartered membership of the Royal Town Planning Institute.

Áine Bourke – Project Planner

Áine Bourke is a Project Planner with MKO with 6 years of experience as a planner in private practice. Áine holds BA (Major) in Geography & English and Masters in Planning and Sustainable Development

(MPlan). Prior to taking up her position with MKO in May 2020, Áine worked as a Planner in the UK with Vail Williams LLP, where she gained experience as a graduate through to planner level following the successful completion of her Assessment of Professional Competence (APC) and promotion to Chartered Member of the Royal Town Planning Institute. Áine held previous positions as a clerical officer at Cork City Council, assisting the Planning Department with field research, and as a student intern with Tipperary County Council. Áine is a chartered town planner with experience across a range of sectors including commercial, residential, healthcare, tourism and industrial, as well as having experience with providing development advice and appraisals to clients, conducting strategic land searches, submitting planning applications for residential, commercial, tourism and health sector clients, along with providing strategic planning advice, preparing planning appeals, attending client meetings and conducting site visits. Áine's key strengths and areas of expertise are in development management, provision of planning advice and project management of small and medium sized projects. Since joining MKO Áine has been working alongside with the wider planning team, working on various projects including Strategic Housing Developments, providing planning advice, lodgement and management of a range of Planning Applications, preparing Development Plan submissions and preparing Development Potential Reports.

Áine holds chartered membership with the Royal Town Planning Institute and chartered membership with the Irish Planning Institute.

Owen Cahill – Project Environmental Scientist – Health & Safety Manager

Owen is an Environmental Engineer with over 12 years of experience in the environmental management and construction industries. Owen is also the MKO Health & Safety Officer with the responsibility for managing Occupational Safety and Health matters in the Galway Office. Owen holds BSc. (Hons) and MSc. in Construction Management and a Master's in environmental engineering. Owen has also successfully completed a Managing Safely Course approved and validated by the Institution of Occupational Safety and Health. Prior to taking up his position with McCarthy Keville O'Sullivan in October 2013, Owen worked as an Environmental Officer with Kepak and prior to which he held a post with Pentland Macdonald Contaminated Land & Water Specialist in Northern Ireland. Prior to working in planning and environmental consultancy, Owen was employed within the construction industry where he gained significant experience on a variety of civil, residential and commercial projects. Owen's wide ranging multi sector experience has provided him with specialist knowledge and understanding of the challenges in the planning and delivery of developments with the minimum environmental impact and with practicality and constructability in mind.

Owen's key strengths and areas of expertise are in project management, environmental impact assessment, wind energy & solar energy construction & environmental management planning and waste permit management. Since joining MKO Owen has been involved as a Project Manager on a range of energy infrastructure, commercial, residential, waste facility and quarry projects as well as managing the licensing requirements of a number of EPA licensed facilities. Within MKO Owen plays a large role in the management and confidence building of junior members of staff and works as part of a large multi-disciplinary team to produce EIS Reports. Owen is Full Member and Chartered Environmentalist with the Institute of Environmental Management & Assessment.

John Hynes – Ecology Director

John Hynes is a Senior Ecologist and director of the Ecology team with MKO with over 10 years of experience in both private practice and local authorities. John holds a B.Sc in Environmental Science and a M.Sc. in Applied Ecology. Prior to taking up his position with McCarthy Keville O'Sullivan in March 2014, John worked as an Ecologist with Ryan Hanley Consulting Ltd. and Galway County Council. John has specialist knowledge in Flora and Fauna field surveys. Geographic Information Systems, data analysis, Appropriate Assessment, Ecological Impact Assessment and Environmental Impact Assessment. John's key strengths and areas of expertise are in project management. GIS and impact assessment. Since joining MKO John has been involved as a Senior Ecologist on a significant

range of energy infrastructure, commercial, national roads and private/public development projects. Within MKO John plays a large role in the management and confidence building of junior members of staff and works as part of a large multi-disciplinary team to produce EIS Reports. John has project managed a range of strategy and development projects across the Ireland and holds CIEEM membership.

Pat Roberts – Principal Ecologist

Pat Roberts is the Principal Ecologist at MKO. Pat joined MKO (then Keville & O'Sullivan Associates) in 2005 following completion of a B.Sc. in Environmental Science. He has extensive experience of providing ecological services in relation to a wide range of developments at the planning, construction and monitoring stages. He has wide experience of large scale industrial and civil engineering projects. He is highly experienced in the completion of ecological baseline surveys and impact assessment at the planning stage. He has worked closely with construction personnel at the set-up stage of numerous construction sites to implement and monitor any prescribed best practice measures. He has designed numerous Environmental Operating Plans and prepared many environmental method statements in close conjunction with project teams and contractors. He has worked extensively on the identification, control and management of invasive species on numerous construction sites.

Pat has worked as project manager and ecologist on numerous ecological assessments completed by the company to date, including a wide range of work within sensitive ecological areas.

Sarah Mullen – Ecologist

Sarah Mullen is an Ecologist with McCarthy O'Sullivan Ltd. with over 5 years of experience in consultancy. Sarah holds a B.Sc. (Hons) in Botany, an M.Sc. in Biodiversity and Conservation and a Ph.D. in Botany, in which she investigated the role of biodiversity in the functioning of plant-pollinator interactions in semi-natural grassland habitats. Prior to taking up her position with McCarthy Keville O'Sullivan in September 2018, Sarah worked as an Ecologist with Ryan Hanley Ltd. where she gained experience in multidisciplinary ecological surveys, ecological impact assessment and appropriate assessment. Sarah also has experience working with Indigo Development and Change, a conservation focused NGO in South Africa and with the German branch of the Global Biodiversity Information Facility (GBIF) in the Museum für Naturkunde in Berlin. Sarah's key strengths and areas of expertise are in terrestrial flora and fauna ecology, including vegetation surveys, habitat mapping, invasive species surveys, mammal surveys, Appropriate Assessment and Ecological Impact Assessment. Since joining MKO Sarah has been involved as an ecologist on various energy infrastructure, commercial and water services projects. Within MKO Sarah plays a large role in preparing Ecological Impact Assessment reports and Stage 1 and Stage 2 Appropriate Assessment reports. Sarah holds membership with the Chartered Institute of Ecology and Environmental Management.

Colin Murphy – Project Ecologist

Colin Murphy is a graduate ecologist with MKO who took up his position in March 2020. Colin holds an B.Sc. degree in Ecology and Environmental Biology from University College Cork and an M.Sc. degree in Ecosystem Science and Policy from University College Dublin. Colin's key strengths and areas of expertise are in habitat and ecological surveying, report writing, GIS and data analysis/interpretation. Colin has a broad range of ecological experience in vegetation surveys, freshwater invertebrate surveys and pollinator surveys. Colin also has experience in hydromorphological surveying using the MoRPH surveying technique.

Aoife Joyce – Ecologist

Aoife Joyce is an Ecologist with MKO Planning and Environmental Consultants with experience in research, consultancy and drilling contractors. Aoife is a graduate of Environmental Science (Hons.) at

NUIGalway, complemented by a first class honours MSc in Agribioscience. Prior to taking up her position with MKO in May, 2019, Aoife worked as an Environmental Scientist with Irish Drilling Ltd. and held previous posts with Inland Fisheries Ireland and Treemetrics Ltd. She has a wide range of experience from bat roost identification, acoustic sampling, sound analysis, soil and water sampling, Waste Acceptability Criteria testing, electrofishing, mammal and habitat surveying to GIS, Environmental Impact Assessments (EIAs) and mapping techniques. Since joining MKO, Aoife has been involved in managing bat survey requirements for a variety of wind farm planning applications, as well as commercial, residential and infrastructure projects. This includes scope, roost assessments, deploying static bat detectors and weather stations nationwide, dawn and dusk bat detection surveys, acoustic analysis, mapping, impact assessment, mitigation and report writing. Within MKO, she works as part of a multidisciplinary team to help in the production of ecological reports and assessments. Aoife is a member of Bat Conservation Ireland and CIEEM and holds a current Bat Roost Disturbance licence.

Jack Workman – Environmental Scientist and LVIA specialist

Jack Workman is an Environmental Scientist and Landscape and Visual Impact Assessment (LVIA) specialist with MKO. Jack joined the company in February 2020 and his primary role at MKO is within the landscape team where he produces the Landscape Visual Impact Assessment chapter of Environmental Impact Assessment reports. Jack holds an MSc. in Coastal and Marine Environments (Physical Processes, Policy & Practice) from NUIG, where he was awarded the Prof. Máirín De Valéra distinction in science research award. Prior to taking up his position with MKO, Jack worked as a Geospatial Analyst and Research Assistant with NUIG and also held previous posts in the coastal engineering sector with Royal Haskoning DHV and Saltwater Technologies. Jack has specialist knowledge in Landscape Visual Impact Assessment, GIS, UAV remote sensing and coastal and marine environmental science. Jack's key strengths and areas of expertise are in geospatial analysis, planning, and Environmental Impact Assessment reporting. Since joining MKO Jack has been involved as an environmental consultant on Landscape Visual Impact Assessments. Jack holds a graduate membership with the Chartered Institute of Water and Environmental Management.

Jack Smith – Environmental Scientist and LVIA specialist

Jack is an Environmental Scientist with MKO having joined the company in May 2021. Jack holds a BCL (Hons) Law, an LLM (International Environmental and Energy Law), and a MSc (Hons) in Environmental Science where he focused his studies on Renewable Energy and Marine Spatial Planning. Jack's key strengths and expertise are in geographic information systems, data analysis, report writing and landscape and visual impact assessment. Since joining MKO, Jack has been involved in a range of projects, including residential developments, quarries, wind energy developments and solar energy developments. In his role as an environmental scientist within the Landscape Team, Jack works with other members of the team in the preparation and production of Landscape and Visual Impact Assessment chapters of EIA reports.

Joseph O'Brien – CAD & Mapping Technician

Joseph O'Brien holds the position of CAD Technician with MKO since joining the Company in June 2016. Prior to joining MKO, Joseph worked as a free-lance Modelmaker and CAD Technician. His previous experience included designing various models and props through CAD and then made them for various conventions such as Dublin Comic Con and Arcade Con. Joseph holds a BA Honors Level 8 in Modelmaking, Design and Digital Effect from the Institute of Art Design and Technology and also holds a City & Guilds Level 3 in 2D and 3D AutoCAD. Joseph is responsible for mapping and drawings completed by the company and is proficient in the use of MapInfo GIS software in addition to AutoCAD and other design and graphics packages.

1.10.1.2 Damian Brosnan Acoustics

Damian Brosnan

Damian Brosnan has been working in acoustics since 1996. He holds a Postgraduate Diploma in Acoustics & Noise Control from the Institute of Acoustics, and an MSc in Applied Acoustics from the University of Derby. Damian is a member of the Institute of Acoustics (MIOA), and is secretary of their Irish branch. He is also a member of Engineers Ireland, and a member of ACASITI, a recently formed association of Irish professional acoustic consultants. Damian has worked on several hundred noise projects to date, including a number of large scale residential and commercial developments.

1.10.1.3 Aegis Archaeology – Consultant Archaeologist

Frank Coyne

Frank Coyne MA graduated from University College Galway in 1989 with a BA (honours) degree in archaeology and history. He graduated from the City of Birmingham University with an MA (Distinction) in Conservation of the Historic Environment in 2021. He is licensed to carry out archaeological excavations in Ireland since 1996 and has 26 years of experience in the provision of archaeology and cultural heritage services to public and private sector clients. He is a director of Aegis Archaeology Ltd which was established in 1998 and has undertaken major archaeological projects from pre-planning assessment stage to archaeological excavation (preservation by record) of sites. Frank Coyne won the 2020 Donald Insall award in the UK, and also the HSBC award for ‘Best Conservation Management Plan’ for Mutton Lighthouse in Galway.

1.10.1.4 O’Connor Sutton Cronin & Associates

Mark Killian

Mark Killian graduated from the National University of Galway, Ireland (NUIG) with a BA of Science degree under the discipline of Civil Engineering. He graduated from Trinity College Dublin in 2009 with an MA in Engineering. He has been a chartered member of ‘Engineers Ireland, 2017’ since 2002 and he’s gained 15 years of experience in design and delivery of sustainable drainage systems associated with a range of civil engineering projects. Mark is involved in the Sustainable Drainage Systems role and his expertise encompasses the whole design process: from concept and feasibility, through to construction; coordinating and understanding the demands of multi-disciplinary design teams on traditional employer design, and contractor design and build schemes. He has worked on numerous projects designing and co-ordinating drainage and water services infrastructure on residential and commercial developments.

Anthony Horan

Anthony Horan graduated with BA in Civil engineering in University College Dublin. He completed a post graduate diploma in Project Management in Trinity College Dublin. Additionally, Anthony holds a post graduate certificate from University College Dublin in Road Safety Auditing, PSDP Training with ACEI and a course in Designing for Safety in Construction (EI accredited). He is recognised as a chartered engineer with Engineers Ireland and has held the position of managing director in OCSC for 20 years. He has extensive experience in managing a wide array of civil and multidisciplinary engineering projects. Anthony has expertise in managing design teams, running procurement processes and managing schemes on site. Anthony has managed schemes through all stages of development from inception through to final account.

Wian Marais

Wian Marais graduated with BA in Civil Engineering in 2011 and graduated in 2020 with honours in a MA in Engineering (Transportation). Wian is recognised as a professional engineer under the Engineering Council of South Africa (Reg no. 20180415) and the Institute of Municipal Engineering of Southern Africa. Wian has extensive knowledge in traffic engineering, traffic modelling/ simulation, geometric design and transportation planning. Wian has held the position of Senior Roads & Traffic Engineer for one year in O'Connor Sutton Cronin & Associates. Wian has experience in traffic & transport assessment and traffic redistribution within mixed-use developments.

1.10.1.5 Davey-Smith Architects

David Smith (MRIAI, Dip Arch, BArch Sc.)

David is a founding director of DSA and has wide experience working on medium and large scale residential and mixed-use developments, infill and brown-field site development, urban design and masterplanning.

David graduated from DIT Bolton Street in 2000 with an Honours Degree in Architecture and has worked with FKL Architects, DTA Architects and Joe McSweeney Architects, before forming DSA with Greg Davey in 2010. From 2006-2008 David was President of the Architectural Association of Ireland and has also sat on the Council of the Royal Institute of Architects of Ireland.

David is a Registered Architect, a member of the RIAI and Honorary Member of the AAI. David is also a founding director of Delphi Architects + Planners.

Eric Govin (DPLG, CNOA, MRIA)

Eric Govin graduated in 1998 from the School of Architecture Paris-La-Vilette and following 15 years in a Dublin practice as an Associate Director joined Davey Smith Architects in 2016. He has a particular interest in new technologies and materials, and he is a Certified a Passive House Designer & Graphisoft BIM manager.

1.10.1.6 Crawford Architecture

John Crawford (MRIAI, ARIAS, DipArch, B.Sc Hons)

John Crawford established Crawford Architecture in May 2017 having previously held the role of Director within Reddy Architecture between the years 2002-2017. John has over 21 years of industry experience in Scotland and Ireland. Since founding the practice John has built a reputation for medium to large scale apartment and housing developments, office fit outs, due diligence, surveys, apartment and office refurbishments and remedial works. John is also a qualified PSDP. Notable projects in which John has been involved in include, Baker's Yard, Bruce House and Hansfield developments in Co. Dublin. John has also been involved in award winning buildings such as NUIG Library Offices, Cuisine de France HQ and Eircom HQ.

Annabel Gilmartin (MRIAI, PGDip, March, BA Hons)

Annabel Gilmartin joined Crawford Architecture in May 2017 and has worked across a range of sectors including residential, workplace and leisure. Annabel has 6 years of industry experience in both London and Ireland and has seen projects from feasibility through to construction stage; most recently working on a 61-unit apartment building in central Dublin. Annabel is a highly skilled concept designer, has advanced knowledge of Revit and has a detailed knowledge of residential architecture and experience planning apartment buildings and housing estates.

1.10.1.7 **McCormac O'Rourke Manning Architects (MCORM)**

James Coakley

James is a Registered Architect with the Royal Institute of the Architects of Ireland (MRAI) with significant experience in large-scale residential, mixed-use and Masterplanning developments from design through to completion. Having completed his Bachelor of Architecture Honours degree in the University of Limerick, he later went on to complete a Professional Diploma in Architecture in University College Dublin, undertaking his professional exams and registering as an architect in 2021.

Prior to joining MCORM, he worked in a number of leading Architecture and Engineering practices in the south-east of Ireland over the previous 4 years. This included the detailed design and completion of many commercial and residential projects of varying scales across Ireland and the UK, which provided him with invaluable knowledge and insight in the construction industry. Since joining MCORM in 2018, James has worked on multiple significant schemes of different complexities from the early stages of design feasibility, planning, procurement and post-planning construction projects through to completion. He has extensive experience of working in and leading multi-disciplinary design teams whilst managing the day-to-day running of a number of projects within the firm. His role also involves continuous engagement with project management to identify key deliverables within ascertainable timeframes and budgets. A sample of these projects are outlined below, indicating the strong contribution that James and the team at MCORM bring to this project.

Stephen Manning

Following graduation from UCD in 1989, Stephen worked with a prominent Architectural practice in Dublin until he joined MCORM in 1992. He was made a partner with the firm in 1997. He has been Managing Director of MCORM Architects since 2011.

Stephen has vast experience on Residential Design, Urban Design, Master Planning, Mixed Use Design and Retail Design. As part of the Department of Housing, Planning, Community and Local Government Housing Delivery Costs and Planning Standards Committee, he advised the group in particular on issues of housing and apartment typology and the impact of the chosen typologies on density and housing layout efficiencies. Stephen has gained a reputation over the past 25 years within the profession as a thought leader in the development of design solutions for sustainable communities. He maintains a hands on approach dealing directly with clients and public authorities particularly at the master planning, conceptual and design stages of the Practice's projects. He has a keen interest in evolving Urban Design and Regeneration. The projects below have been developed based on the Urban Design Manual and also on national and international fore fronting influences.

1.10.1.8 **Ronan MacDiarmada & Associates**

Ronan MacDiarmada & Associates Ltd was established in 2001 to meet the need for practical landscape architectural solutions. Ronan has over twenty-eight years' experience working with a variety of multi-disciplinary teams across a broad spectrum of clients, with vast experience in Landscape Master Planning, Public Realm, Commercial, Residential, and Institutional projects particularly in the healthcare, nursing home, hospitality, service station and educational spheres. Clients value our ability to identify potential difficulties and problem solve with creative and dynamic solutions.

Ronan MacDiarmada

Ronan was considering sustainability in his designs long before sustainability became a key feature of planning so it's no surprise RMDA Ltd were the first Landscape Architect Practice in Ireland to sign up to the All-Ireland Pollinator Plan. The team of Landscape Architects and Designers in RMDA Ltd will always endeavour to use existing hedgerows and trees or aspects of the native landscape. Biodiversity

and sustainability are a core principle. We are committed to increasing biodiversity appropriate management techniques to the management of Parks and Open Spaces.

Peter Lynch

Peter Lynch is a Landscape Architect with RMDA, joining the team in August 2020. Peter graduated with an honours B.Sc degree in Landscape Architecture from UCD in 2019 and has since gained experience in a wide range of projects across the private and public sectors, from the initial design concept through to construction phase. Peter has been involved in multiple high-profile projects, public realm, and park developments, and is a team member on many large-scale residential projects such as Barnhill, Belcamp, Hansfield, Moygaddy & Lissywollen

With a background in landscape construction and maintenance, Peter brings a practical understanding to the projects teams he works with. Peter's strengths lie in using a broad range of digital tools, report writing, and drawing techniques for concept design, developing drawings and formatting landscape rationales.

1.10.1.9 Parkbourne Consultancy

Bryan McCormack

Bryan has worked in the Building Services industry for over 30 years. He has delivered a large range of commercial, industrial and business critical infrastructure projects to a successful completion. As part of Parkbourne he delivers high quality engineering solutions which include energy aware designs which fit within the client's requirements. Bryan started the practice and is the primary contact for a number of our prestige clients. He has considerable experience working with multinational clients and designs teams in the delivery of a range of projects in Ireland, Europe & USA. Bryan is a member of Institute of Engineering and Technology (IET).

1.10.1.10 Byrne Environmental Consulting Ltd

Ian Byrne MSc MIOA

Ian Byrne, Principal Consultant, MSc Environmental Protection, Dip. Environmental & Planning Law, Member of the Institute of Acoustics has over 24-years experience as an environmental consultant.

Byrne Environmental Consulting Ltd specialise in the provision of waste management consultancy services to our Clients. We have a long established reputation in preparing Operational and Construction Waste Management plans for Large Residential Developments (LRD), Strategic Housing Developments (SHD), Student Residential Developments, Mixed-Use Developments, Commercial and Retail Developments, and Healthcare developments. We typically design a sustainable waste management strategy for the operational phase of the development where waste generation is minimised and re-use and recycling is maximised by designing the appropriate waste management infrastructure into the development.

1.10.1.11 3D Design Bureau

Ferran Villa - Lead 3D Artist/Generalist and Team Lead

Ferran Villa has over 18 years of experience in the field of 3D Visualisation, 16 of which has been with 3D Design Bureau. With a Bachelor's degree in multimedia, his role within the company is as a full time 3D artist/generalist, specialized in the production of both technical verified view montages and presentation imagery for planning applications. He has been team lead for the visualisation team for

over 10 years ensuring high standards are met in the delivery of planning imagery and that existing and new processes are adhered to. Ferran has experience and expert knowledge of the industry standards software and systems used in the production of imagery for planning applications. Ferran's key strengths are in accurate placement of digital 3D models in baseline photography through the methodologies employed by the company along with lighting, texturing and composition of digital models for the technical and accurate representation of imagery for planning applications.

Marcus Sestulis - Operations Manager

Marcus has over 9 years experience working in the AEC sector with 3D Design Bureau with previous experience in the field of surveying and project management. Starting as a Business Development Officer and being highly involved in the rebranding of the company in 2013, Marcus also worked as a 3D/BIM modeller giving him the hands on experience and knowledge of workflows, processes and procedures on the production side of the company. He has been working now for over 5 years as the company's main project and operation manager. Marcus is a logic driven individual who excels in the delivery of a large number of projects on a weekly/monthly basis working under high pressure and tight timeframes. His role also includes quality assurance ensuring all work produced is to the standards of excellence, both visually and technically, expected by the company, its clients and 3rd Party project design teams. Marcus's key strengths lie in the ability to remain calm under the pressure of this industry, continuously deliver on expectations set by the company and clients and to manage up to 15 industry professionals across various teams within 3DDB. He is also works very closely with MD Nicholas Polley ensuring that the company stays up to date on constantly changing trends within the industry and is overseeing the process of the company becoming BIM Level 2 Certified.

Pawel Redlinski - BIM Modeller and Team Lead

As a qualified architect (master degree – M.Arch) with a Postgraduate Diploma in Collaborative BIM, Pawel has gained valuable knowledge and experience of the AEC sector working with 3D Design Bureau over the past 6 years. His role within the organisation is as BIM modeller and team lead for the modelling team. His experience and qualifications has allowed him to help the modelling team grow in terms of technical ability and refinement of processes and procedures. He leads a very strong technically gifted modelling team that excel in producing accurately detailed digital 3D models for both planning and marketing purposes. The modelling team is the main foundation of all the services and deliverables provided by the company.

Pawel has worked on a large number residential and commercial projects and has helped implement a number of key processes and strategies within the modelling team to ensure that methodologies employed by the company remain at the pinnacle of what they do.

Pawel is also currently overseeing process of the company becoming BIM Level 2 certified alongside our operations manager Marcus Sestulis certification process of the company

1.10.1.12 Hydro-Environmental Services (HES)

Michael Gill (BA, BAI, Dip Geol., Msc, MIEI)

Michael Gill is an Environmental Engineer and Hydrogeologist with over 18 years' environmental consultancy experience in Ireland. Michael has completed numerous hydrological and hydrogeological impact assessments for a variety of development types across Ireland. He has substantial experience in surface water drainage design and SUDs design and surface water/groundwater interactions.

Conor McGettigan (BSc, MSc)

Conor McGettigan is a junior Environmental Scientist, holding an M.Sc. in Applied Environmental Science (2020) from University College Dublin. Conor has also completed a B.Sc. in Geology (2016) from University College Dublin. In recent times Conor has assisted in the preparation of hydrological and hydrogeological impact assessments for a variety of developments.

Jenny Law (BSc)

Jenny Law is a master's student in Applied Environmental Geoscience. Jenny holds a BSc in Earth and Ocean Science. In recent times Jenny has assisted in the preparation of hydrological and hydrogeological impact assessments for a variety of developments.

1.11 Viewing and Purchasing of the EIAR

Due to the nature of the EIAR and the assessment of all 6. no applications contained within, the EIAR will be made available to An Bord Pleanála, Meath County Council and Kildare County Council.

Copies of this EIAR will be available online, including the Non-Technical Summary (NTS), on the Planning Section of An Bord Pleanála website, <https://www.pleanala.ie/en-ie/home> under the relevant Planning Reference Number (to be assigned on lodgement of the application)

Copies of this EIAR will be available online, including the Non-Technical Summary (NTS), on the Planning Section of the Meath County Council website, <https://www.meath.ie/council/council-services/planning-and-building/planning-permission/view-or-search-planning-applications> under the relevant Planning Reference Number (to be assigned on lodgement of the application).

Copies of this EIAR will be available online, including the Non-Technical Summary (NTS), on the Planning Section of the Kildare County Council website, <http://webgeo.kildarecoco.ie/planningenquiry> under the relevant Planning Reference Number (to be assigned on lodgement of the application).

This EIAR and all associated documentation will also be available for viewing at the offices of An Bord Pleanála, Meath County Council and Kildare County Council. The EIAR may be inspected free of charge or purchased by any member of the public during normal office hours at the following address:

An Bord Pleanála,
64 Marlborough Street,
St. Rotunda,
Dublin 1

Meath County Council,
Planning Department,
Buvinda House,
Dublin Road,
Navan,

County Meath.

Kildare County Council,
Planning Department,
Áras Chill Dara,
Devoy Park,
Naas,
Co. Kildare

The EIAR will be available to view online on its dedicated SHD website
www.moygaddycastleSHD.com

The EIAR will also be available to view online via the Department of Planning, Housing and Local Government's EIA Portal, which will provide a link to the planning authority's website on which the application details are contained. This EIA Portal was recently set up by the Department as an electronic notification to the public of requests for development consent which are accompanied by an EIAR. (<https://www.housing.gov.ie/planning/environmental-assessment/environmental-impact-assessment-eia/eia-portal>).