

RECEIVED: 30/06/2025

ENNIS LRD

VOLUME III | PART I
Appendices



ENNIS LRD

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RECEIVED: 30/06/2025

CHAPTER ONE

INTRODUCTION

APPENDIX 1-1 Consultation Responses

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APPENDIX 1-1 Consultation Responses

Appendix 1.1

Consultation Response

As part of the scoping process for this EIAR, letters were sent out to the following statutory bodies in December 2024:

- An Taisce
- Bat Conservation Ireland
- Bord Gáis
- Environmental Protection Agency
- Fáilte Ireland
- The Health Service Executive (HSE)
- The National Transport Authority (NTA)
- Department of Education
- Department of Housing, Local Government, and Heritage
- Department of Tourism, Culture, Arts, Gaeltacht, Sport & Media
- Geological Survey Ireland
- The Health and Safety Authority (HSA)
- The Heritage Council
- Inland Fisheries Ireland
- Office of Public Works (OPW)
- Transport Infrastructure Ireland (TII)
- Uisce Éireann
- ESB

A copy of the letter sent to these bodies is provided on the following page.

Responses were received from the following:

- Bord Gáis
- The Health Service Executive (HSE)
- Department of Housing, Local Government, and Heritage
- Geological Survey Ireland
- Inland Fisheries Ireland
- Transport Infrastructure Ireland (TII)
- Uisce Éireann

These responses were considered in the preparation of this EIAR. A copy of the responses received is provided on the following pages.

In addition to the responses received in relation to this LRD application, the responses received from the following bodies in relation to the Strategic Housing Development (SHD) previously submitted on the site were also considered in the preparation of this EIAR.

- The Health Service Executive (HSE)
- Department of Housing, Local Government, and Heritage
- Geological Survey Ireland
- Inland Fisheries Ireland
- Transport Infrastructure Ireland (TII)

A copy of these responses is also provided on the following pages.

RECEIVED: 30/06/2025

«Company_Name»

04th December 2024

«Address_1»

«Address_2»

«Address_3_»

«Address_4»

«Address_5»

«Email_»

Re: Consultation on the preparation of an Environmental Impact Assessment Report for the proposed construction of 300 no. residential units (comprising 111 no. detached/semi-detached houses, 171 no. townhouses, and 18 no. bungalows), an 80 child creche, and all associated site development works including landscaping, open spaces, parking, access, and drainage a Ballymacaula, Drumbiggle, Keelty, Circular Road, Ennis, Co. Clare.

A Chara,

We are acting on behalf of Glenveagh Homes Ltd in the preparation of an Environmental Impact Assessment Report (EIAR) for the proposed construction of 300 no. residential units (comprising 111 no. detached/semi-detached houses, 171 no. townhouses, and 18 no. bungalows), an 80 child creche, and all associated site development works including landscaping, open spaces, parking, access, and drainage a Ballymacaula, Drumbiggle, Keelty, Circular Road, Ennis, Co. Clare.

Research and baseline analysis for the EIAR has commenced and an impact assessment will be carried out following completion of the design of the proposed development.

If you have any comments in relation to the potential environmental impacts of the proposed development, I would be grateful if you would forward them to me as soon as is convenient. The details of the site location, project description, and proposed works are outlined further below.

Proposed Development

Glenveagh Homes Ltd are seeking permission for the construction of 300 no. residential units (comprising 111 no. detached/semi-detached houses, 171 no. townhouses, and 18 no. bungalows), an 80 child creche, and all associated site development works including landscaping, open spaces, parking, access, and drainage a Ballymacaula, Drumbiggle, Keelty, Circular Road, Ennis, Co. Clare.

Please find enclosed the draft Site Layout Plan Deady Gahan Architects, which also includes a summary schedule of accommodation.

Please note that the details provided are subject to change as the scheme progresses and feedback from the council and other statutory consultees are incorporated.

Site Location and Description

The subject site is located in Ennis, to the west of the Ennis Golf Club and to the east of the N85. An existing housing development, Ballymacaula View, is located to the south of the site, and 6 no. existing detached houses are located along the eastern boundary. The Beechpark Roundabout is located to the south of the site.

The site currently consists of agricultural fields and field boundaries. The existing access to the site is from the R474 road to the south. The site is a 20minute walk or 5minute cycle from the town centre. The Ennis Train and Bus Station is a c. 10 minute cycle from the site.

The site is located in the Cahircalla More Neighbourhood, as identified in the Clare County Development Plan 2023-2029, and is zoned for low density residential development.



Figure 1 Site Location

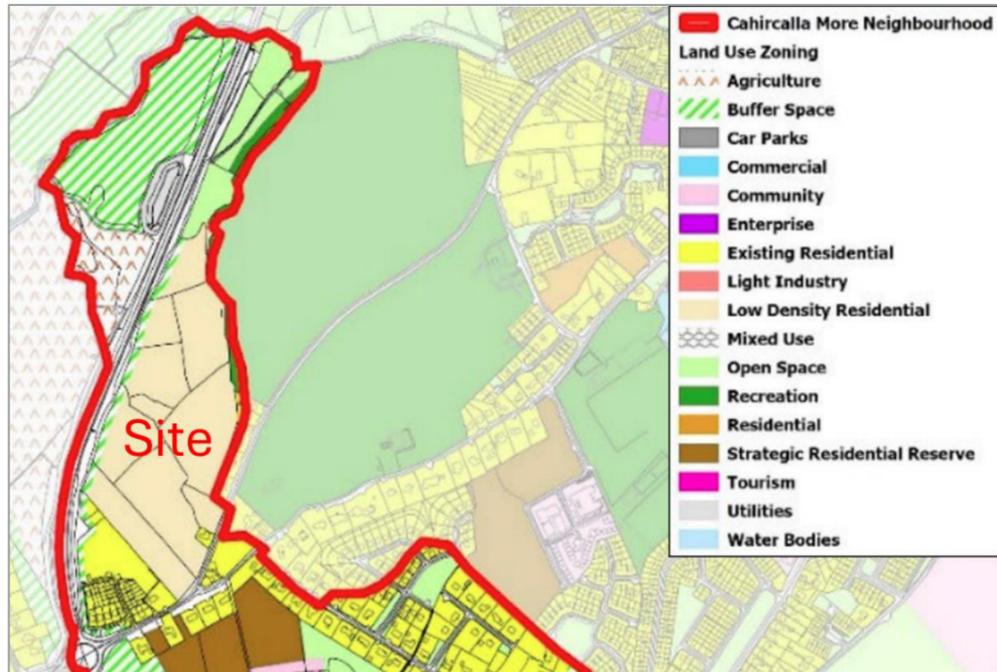


Figure 2 Extract from Cahircalla Zoning Map

There have been various planning applications submitted in relation to the subject site and these are summarised as follows:

A Strategic Housing Development (SHD) for 289 no. residential units and a creche was permitted on site in April 2023. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) were completed in respect of this development and submitted with the SHD application.

EIAR Structure and Content

The EIAR is divided into three volumes as follows:

- Volume 1: Non-Technical Summary
- Volume 2: Main Environmental Impact Assessment Report
- Volume 3: Appendices

The overall structure of Volume 2 of the EIAR is as follows:

Chapter	Chapter Title
1.	Introduction
2.	Project Description
3.	Alternatives Considered
4.	Population and Human Health
5.	Landscape and Visual
6.	Material Assets: Traffic and Transport
7.	Material Assets: Built Services
8.	Material Assets: Waste
9.	Land & Soils
10.	Water and Hydrology
11.	Biodiversity

12.	Noise and Vibration
13.	Air Quality
14.	Climate
15.	Cultural Heritage
16.	Risk of Major Accidents and Disasters
17.	Interactions
18.	Summary of Mitigation Measures

Each chapter is to include the following elements:

- Introduction and Methodology
- Description of the Existing Environment
- Impact Assessment. Each discipline will consider impacts under the following headings:
 - Do-Nothing Scenario
 - Construction Phase
 - Operational Phase

In assessing impacts regard will be had to direct impacts, indirect impacts, and cumulative impacts. Where relevant, reference may also be made to 'synergistic impacts' or 'secondary impacts'. The assessment of impacts will have regard to the EPA guidelines and advice notes for preparing EIAR.

As the EIA progresses any relevant permitted or proposed projects will be included in the assessment.

The EIAR will also consider:

- Mitigation Measures
- Residual Impacts

Summary

In summary, this EIAR will consider the potential impact of the proposed development, in combination with the relevant planning applications in the vicinity.

The EIAR is being co-ordinated by McCutcheon Halley Chartered Planning Consultants. If you have any comments in relation to the potential environmental impacts of the proposed, I would be grateful if you would forward them to me as soon as is convenient.

You can email any comments to me at avaisvilaite@mhplanning.ie

Yours sincerely,

Aida Vaisvilaite

McCutcheon Halley

Saoirse Kavanagh

From: DIG <Dig@gasnetworks.ie>
Sent: Thursday 9 January 2025 08:51
To: avaisviliate@mhplanning.ie
Subject: RE: Ennis
Attachments: Ennis Co Clare.pdf; Safety Booklet-A5-HSQE-GU-016.pdf; letter - McCutcheon Halley 1.pdf

Thank you for your enquiry to the Gas Networks Ireland **Dial Before You Dig** service, please find the attached network map for your area of interest.

Gas Networks Ireland has **Distribution Gas Network** within your area of interest.

Before you start work, you must have a current gas network map (or maps) for the work location. A current gas network map (or maps) must always be kept on site while work is under way.

Reading your Map

- High pressure transmission gas pipe is shown **Red**.
- Medium pressure distribution gas pipe is shown **Blue**.
- Low Pressure distribution gas pipe is shown **Green**.

The gas network map is indicative only. You must conform to the safety and legal notices printed on the map. For further information on reading this map refer to the **Safety Information**.

Breaking Ground

- Supervision by Gas Networks Ireland is **not** required when working in the vicinity of Distribution gas pipes (unless noted otherwise). Safe digging practices **must** be followed. All work in the vicinity of a gas transmission pipeline **must** be carried out in compliance with:
 - Health and Safety Authority, **Code of Practice for Avoiding Danger from Underground Services**.

Critical Activity

Quarrying or blasting must not be carried out within 400 m of the gas network until Gas Networks Ireland has been consulted on **1800 42 77 47**

Aurora Telecom

- Part of the Aurora Telecom Network may be present on your network map. For further information, Aurora can be contacted on **01 892 6166** (Office Hours) or auroralink@gasnetworks.ie.

Service Pipes

- Service pipes feeding individual properties are not generally shown but their presence should always be anticipated. For further information on domestic gas services refer to the **Safety Information**.

Safety Information

- Before starting work any work in the vicinity of the gas network, please refer to the Gas Networks Ireland safety booklet, **Safety advice for working in the vicinity of natural gas pipelines**, available at <https://www.gasnetworks.ie/home/safety/dial-before-you-dig/>

This booklet contains important safety information, including advice on how to read the gas network maps you have requested.

If you did not request this map, please contact Customer Service on 1800 42 77 47.

Thank you for your enquiry to Gas Networks Ireland.

T 1800 20 50 50 (Emergency)

T 1800 42 77 47 (Dial Before You Dig enquiries)

E dig@gasnetworks.ie

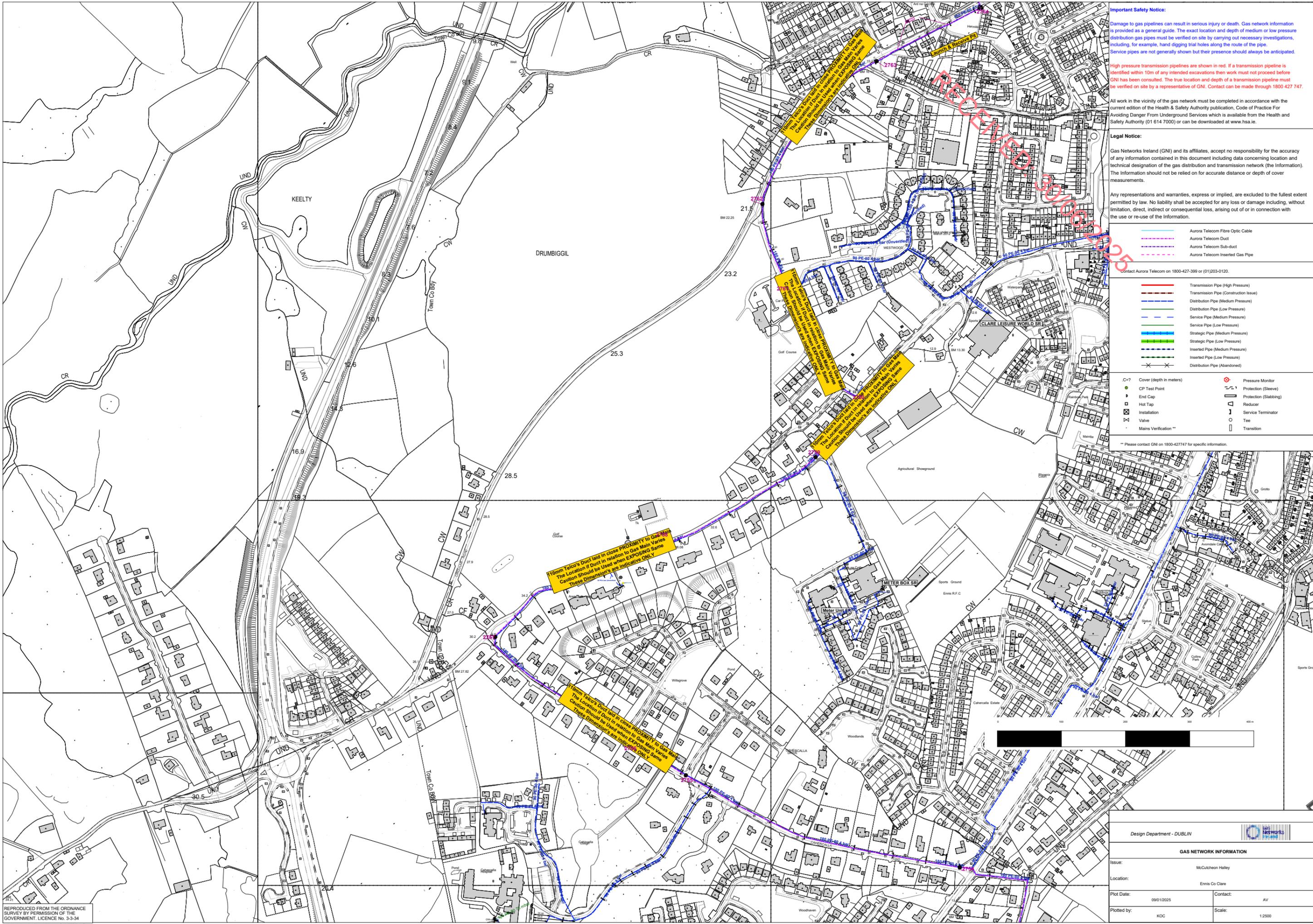
Gas Networks Ireland Networks Services Centre, St. Margaret's Road, Finglas, D11 Y895
[gasnetworks.ie](https://www.gasnetworks.ie) | Find us on [Twitter](#)



Useful Publications

- Health and Safety Authority, **Code of Practice for Avoiding Danger from Underground Services**
- Health and Safety Authority, **Guide to Safety in Excavations**

Both are available free of charge from: Health and Safety Authority on **0818 289 389**
www.hsa.ie



Important Safety Notice:
 Damage to gas pipelines can result in serious injury or death. Gas network information is provided as a general guide. The exact location and depth of medium or low pressure distribution gas pipes must be verified on site by carrying out necessary investigations, including, for example, hand digging trial holes along the route of the pipe. Service pipes are not generally shown but their presence should always be anticipated.

High pressure transmission pipelines are shown in red. If a transmission pipeline is identified within 10m of any intended excavations then work must not proceed before GNI has been consulted. The true location and depth of a transmission pipeline must be verified on site by a representative of GNI. Contact can be made through 1800 427 747.

All work in the vicinity of the gas network must be completed in accordance with the current edition of the Health & Safety Authority publication, Code of Practice For Avoiding Danger From Underground Services which is available from the Health and Safety Authority (01 614 7000) or can be downloaded at www.hsa.ie.

Legal Notice:
 Gas Networks Ireland (GNI) and its affiliates, accept no responsibility for the accuracy of any information contained in this document including data concerning location and technical designation of the gas distribution and transmission network (the Information). The Information should not be relied on for accurate distance or depth of cover measurements.

Any representations and warranties, express or implied, are excluded to the fullest extent permitted by law. No liability shall be accepted for any loss or damage including, without limitation, direct, indirect or consequential loss, arising out of or in connection with the use or re-use of the Information.

Contact Aurora Telecom on 1800-427-399 or (01)203-0120.

	Aurora Telecom Fibre Optic Cable
	Aurora Telecom Duct
	Aurora Telecom Sub-duct
	Aurora Telecom Inserted Gas Pipe

	Transmission Pipe (High Pressure)
	Transmission Pipe (Construction Issue)
	Distribution Pipe (Medium Pressure)
	Distribution Pipe (Low Pressure)
	Service Pipe (Medium Pressure)
	Service Pipe (Low Pressure)
	Strategic Pipe (Medium Pressure)
	Strategic Pipe (Low Pressure)
	Inserted Pipe (Medium Pressure)
	Inserted Pipe (Low Pressure)
	Distribution Pipe (Abandoned)

	Cover (depth in meters)		Pressure Monitor
	CP Test Point		Protection (Sleeve)
	End Cap		Protection (Slabbing)
	Hot Tap		Reducer
	Installation		Service Terminator
	Valve		Tee
	Mains Verification **		Transition

** Please contact GNI on 1800-427747 for specific information.

Design Department - DUBLIN

GAS NETWORK INFORMATION

Issue: McCutcheon Halley

Location: Ennis Co Clare

Plot Date: 09/01/2025 Contact: AV

Plotted by: KOC Scale: 1:2500

Safety advice

for working in the vicinity
of natural gas pipelines



Important safety information



When planning any excavation works dial
1800 42 77 47

to obtain up to date gas network maps.

Monday to Friday 9am – 5.30pm

Or you can sign up to DBYD online at
gasnetworks.ie/dbyd
and have access to maps 24 hours, 7 days a week
You can also contact us on
dig@gasnetworks.ie

If you have damaged a gas pipe call
1800 20 50 50
immediately, even if you do not suspect that
gas is leaking

24 hours, 7 days a week

If you smell gas call
1800 20 50 50
24hr emergency service

Contents



This booklet contains important safety advice. Please read the following before you start work:

Natural gas characteristics and behaviour	4
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Natural gas **characteristics and behaviour**



Behaviour

During an uncontrolled escape, natural gas will behave in the following ways:

- In open excavations, where there is a clear path to the atmosphere, natural gas will rise, dilute and disperse into the air.
- If the path to the atmosphere is blocked, the gas will travel through soil, ducts, drains, sewers and voids. It can also follow the line of other buried utility services. This can lead to gas entering a building or other confined spaces, and may lead to a fire or explosion.

Note: Never cover a damaged gas pipe; or attempt to carry out a repair. Call 1800 20 50 50 immediately.

Characteristics

Natural gas is:

- a highly flammable gas;
- lighter than air and will rise when released;
- non-toxic (but can suffocate in enclosed or confined spaces); and
- made up mostly of methane and has a smell added for safety purposes.

Risks of **damaging a gas pipe**

The risks of damaging a gas pipe can be classified as:

Highest Risk



Mechanical excavators pose the highest risk and "should not be used within 500 mm of a gas distribution pipe."

(HSA Code of Practice)

Mechanical excavators must not be used within 3 metres of a Transmission pipeline.

(Refer to Code of Practice for Working in the Vicinity of the Transmission Network - AO/PR/127)

High Risk



Hand held power tools should not be used directly over the line of a gas pipe, unless the gas pipe has been positively located by hand and a safe working distance has been established.

Use of handheld power tools is not permitted within 1.5 m of a Transmission pipeline.

(Refer to Code of Practice for Working in the Vicinity of the Transmission Network - AO/PR/127)

Damage to gas pipes from power tools presents a high risk to the operatives involved in the work.

Low Risk



Hand digging using shovels and spades presents the lowest risk of damaging a gas pipe.

This is the method that should be used where the presence of gas pipes is suspected or close to a known gas pipe.

Risks from a **damaged gas pipe**



- Remember when gas escapes, or is released in an uncontrolled way, it can fuel a fire, give rise to an explosive atmosphere or cause asphyxiation.
- If you suspect there is a gas leak, immediately call Gas Networks Ireland's 24hr Emergency Service on **1800 20 50 50**.
- Gas can quickly fill underground cavities and travel into buildings through soil, or following the line of other buried utilities.
- Gas can only burn if exposed to an ignition source:
 - Do not turn electrical switches on or off
 - Do not operate any plant or equipment
 - Do not use naked flames, smoke or vape
 - Do not use mobile phones in the vicinity.
- Move people away from, and upwind of, the affected area.
- If gas has entered a confined space or building:
 - Open doors and windows
 - Turn off the gas supply at the meter
 - Do not expose to an ignition source.



Gas Networks Ireland transports gas in Ireland through a network of steel and polyethylene (PE) pipes. The network operates at pressures between 20 mbar and 85 bar and is split between Transmission and Distribution pipelines.

The **Transmission** system is made up of steel pipes and operates from 7 bar to 85 bar.

The **Distribution** system is made up mostly of polyethylene pipes and operates from 20 mbar to 7 bar.

The network is made up of three elements:

.....
Transmission pipes

.....
Distribution pipes

.....
Pressure Regulating
Installations



Transmission pipes

These are high pressure pipelines that transfer gas across the country. They are constructed from steel, with a black, white, cream, yellow or concrete coating, and may have marker posts at intervals along their length, particularly at field boundaries and road crossings.

If a transmission pipeline is identified near intended excavations then work must not proceed until Gas Networks Ireland Transmission has been consulted on 1800 42 77 47.



The network

Distribution pipes

These are medium or low pressure pipelines within urban areas. They are mainly constructed from Polyethylene (PE) and are predominantly yellow in colour, but may have brown or black stripes. There are two types – Mains and Services.

Mains gas pipes usually run parallel to property in the footpath, grass verge or road and range in size from 63 mm to 400 mm diameter.

Service gas pipes are connected to mains and run to a meter position at the property, and range in size from 20 mm to 63 mm diameter.

Note: There is a limited use of steel pipes in areas like bridges or where only shallow depths can be achieved.

There are still a small number of ductile and cast iron gas mains in use, ranging in size from 3 inch (75 mm) to 24 inch (600 mm) in diameter (these mains are similar in appearance to metal water mains). Steel and PE gas services are run from these metal mains to the meter location at each building.

These ductile and cast iron mains and services have been largely replaced with PE pipes. In urban areas a large number of redundant ductile or cast iron pipes are utilised as carrier pipes for new PE pipelines.

Some Distribution pipelines have been classified as strategic mains due to their pressure, diameter and/ or location and the elevated consequences if they are damaged.

If a Distribution strategic main is identified near an intended excavation then work must not proceed until Gas Networks Ireland has been consulted on 1800 42 77 47.



The network



District Regulating Installation (DRI)

Pressure Regulating Installations

There are two types: Above Ground and Under Ground

Above Ground Installations (AGI / District Regulating Installations (DRI))

An AGI/DRI is a fenced area containing a visible arrangement of pipework and ancillary equipment and will be clearly marked with Gas Networks Ireland signage. Some DRI's can be housed in a steel unit with no fencing surround.

Under Ground Installations (UGI / DRIug)

Gas Networks Ireland also have underground pressure regulating installations which have metal or concrete cover plates. There will be no visible arrangement of pipework etc, as this will be contained within the chamber.

If an AGI/DRI or UGI/DRIug is identified near intended works, then work must not proceed until Gas Networks Ireland has been consulted on 1800 42 77 47.



Gas Networks Ireland use three main construction methods:

'Dig' Technique



Open Cut – installing pipe using standard trenching techniques. Pipe is laid with a sand or pea gravel surround and gas marker tape is laid above the sand.

'No-Dig' Techniques



Insertion – utilising existing metal gas mains / services as a carrier for new PE pipes. Inserted PE may be a close or loose fit. The carrier pipe is broken out at connection points, i.e. at pipe joints or where a gas service pipe is connected.



Moling/Directional Drilling – installing mains/ services where a 'moling' machine drills from one location to another pulling the pipe behind it using "no-dig" technology.

Note: Where pipe has been installed using "no-dig" techniques, the gas pipe will not have sand surround or marker tape.



Typical service arrangement



Service Connection



Purge Point

New Mains – Normally 750 mm in roads and 600 mm in footpaths. (1.1 m in open fields)

New Services – 450 mm rising to 375 mm within 1.5 m of the building line. In some cases these depths are not achievable.

Note:

Older mains and services may have reduced cover.

Services and other connections are taken from the top of the main and will therefore have a reduced depth of cover.

Alteration since original installation – roads, footpaths and grass verges may have been altered since the gas main or service was laid and reduced the depth of cover.

Purge Points and Test Caps – Mains are laid with "purge points" and/or test caps at the ends. These may also rise above the top of the main.

Gas Valve Covers – Gas valves are a key safety component part of the gas network.

Some gas mains and services have valves installed below ground with valve covers marked "GAS".

Do not cover over or remove gas valve covers.

The risk of a gas valve cover being removed or covered over is particularly high during resurfacing or reinstatement works.

Even shallow excavation techniques such as road planing can damage gas pipelines with reduced cover.

Requesting Gas Networks Ireland maps

Gas Networks Ireland operates a **Dial Before You Dig** service to enable those involved in excavations to obtain natural gas network maps prior to starting work.

This service operates from 9am to 5.30pm, Monday to Friday.

Or you can sign up to DBYD online at gasnetworks.ie/dbyd and have access to maps 24 hours, 7 days a week.

You can also email your enquiry to: dig@gasnetworks.ie

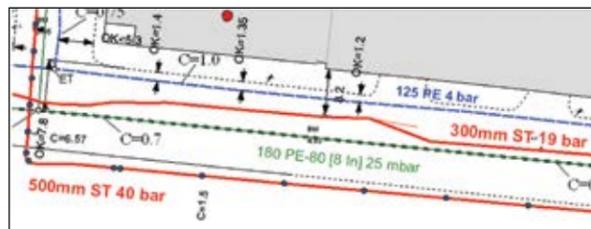


Maps will be sent out by post or by email where appropriate. When you contact Gas Networks Ireland to request a map, ensure you give the precise location of the intended works. You may be required to give some information regarding the nature of the planned work, i.e. start date, any high risk activity, etc.

Ensure you have allowed enough time for the maps to be obtained and to organise for the pipe location to be marked out if transmission pipelines are involved.

Note: Typical turnaround for maps is five working days when contact is made through phone or email, however using the online system will allow you instant access to up-to-date maps.

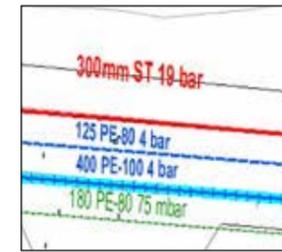
Organisers or planners of any work should ensure that the map is made available to personnel on-site.



Excerpt from a Gas Networks Ireland map.

Reading Gas Networks Ireland maps

Note: Natural Gas Network maps will only show mains and not services.
See page 16 for more information on service pipe locations.



The colour coding is as follows:

- Red** = Transmission Main*
= 7 to 85 bar.
- Blue** = Distribution Medium Pressure
= 100 mbar to 7 bar.
- Blue Buffer** = Distribution strategic main*
= 100 mbar to 7 bar.
- Green** = Distribution Low Pressure
= up to 100 mbar.

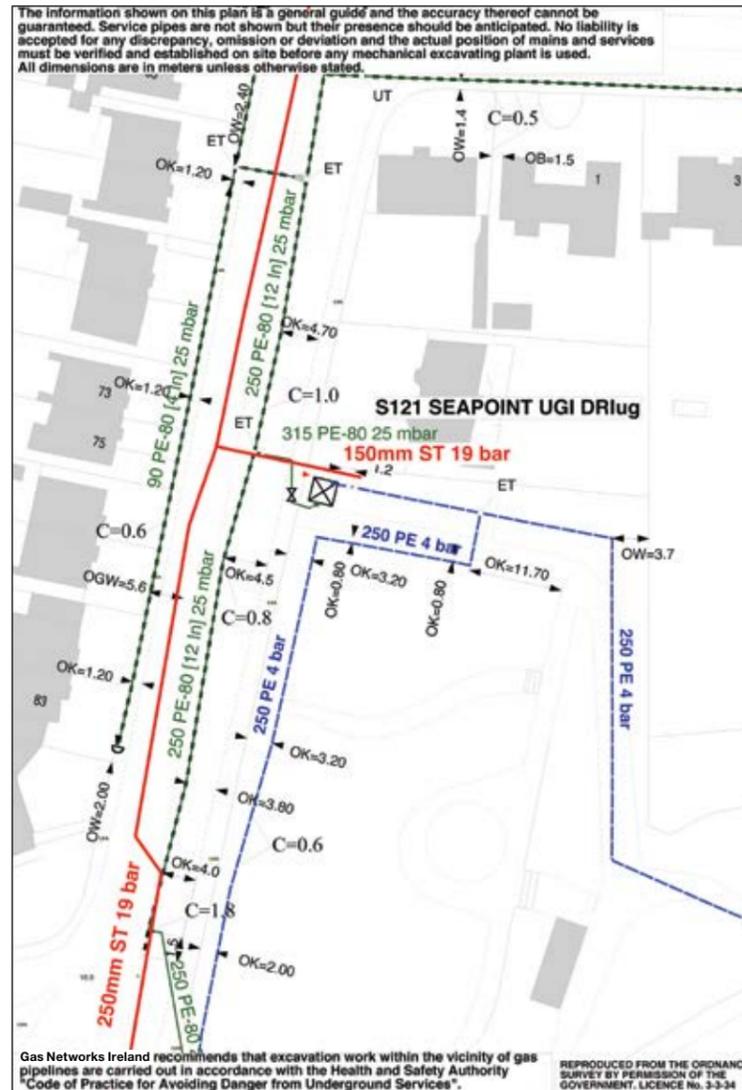


Typical AGI

Pressure regulating installations are marked as:

- DRI** – District Regulating Installation (Above Ground).
- DRIug** - District Regulating Installation (Under Ground).
- UGI** – Under Ground Installation.
- AGI** – Above Ground Installation.

* If you obtain a natural gas network map that shows a **red** Transmission main in the area of the proposed works or a distribution strategic main with a blue buffer, a consultation with Gas Networks Ireland **must** take place **before** starting works. Gas Networks Ireland will advise you on the safety measures required and will arrange for the location of the pipe to be marked out on site.



Example of a Gas Networks Ireland map



Typical service arrangement



Service riser cover



Domestic meter box

Natural gas services are not normally identified on network maps, but their presence should be assumed. Services will normally, but not always, run at right angles from the main to the meter point.

To assist in determining the approximate position of gas services ensure you:

- Obtain a natural gas network map to identify the position of the gas main.
- Complete a site survey looking for gas meter boxes/cabinets, house entry points, service risers and gas valve covers.
- Older buildings may have no visible signs of a service, as the service may run directly into the building underground, with the meter fitted internally. In these cases a check should be made inside the building to identify the meter position.

Note: Ensure you utilise safe digging practices to locate the exact position of gas services.



Six meter cabinet



Purpose built multi-meter house (apartment complex).

Safe systems of work

Safe systems of work, as recommended by the Health and Safety Authority (HSA) should be employed on all projects.

Guidance on this can be found in the:

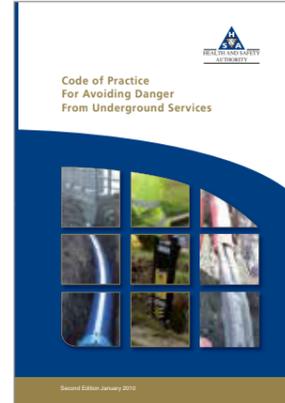
[HSA: Code of Practice for Avoiding Danger from Underground Services.](#)

Available from HSA website: www.hsa.ie

A safe system of work will include the following elements:

- Planning.
- Obtaining and using utility maps.
- Identifying pipes/services.
- Safe digging practices.
- Explosives must not be used within 30 m of any gas pipe (400 m for Transmission Pipelines), without prior consultation with Gas Networks Ireland.
- Piling, directional drilling or boring must not take place within 15 m of a gas pipe unless Gas Networks Ireland has been consulted.
- Extra care should be exercised when performing 'hot work' (such as welding) where a gaseous atmosphere could exist. If this potential exists Gas Networks Ireland must be consulted.
- Extra care should also be taken when using welding equipment, burners, torches or other heat generating equipment near pipelines (even if there is no potential for a gaseous atmosphere to exist) to ensure that the heat or sparks generated do not lead to the melting of polyethylene pipes or damage to pipeline coatings.

Contact Gas Networks Ireland for general enquiries on: 1800 464 464.



Safe systems of work

Planning

- Early contact should be made with Gas Networks Ireland to obtain a Natural Gas Network map.
Dial Before You Dig 1800 42 77 47 or visit gasnetworks.ie/dbyd
- Work involving piling, demolition, directional drilling, use of explosives or 'hot works' should be mentioned, as this may necessitate a site visit from Gas Networks Ireland personnel.
- Ensure you have allowed enough time to obtain the maps.

Maps

- Gas Networks Ireland will issue maps as outlined in this booklet. It is imperative that these maps are available for the operatives on-site for the duration of any works. The responsible person should ensure that operatives on-site understand the maps.

Identifying Pipes

- Steel, cast iron and ductile iron gas pipes can usually be traced using a conventional pipe/cable locating device set to "R" (Radio) mode.
- Polyethylene mains and services cannot be traced using conventional devices, so it is essential that maps are used and site surveys for meter boxes, valve covers, service risers, reinstatement scarring and other signs are completed.
- During the progress of works ensure no gas valve covers or markers are covered over.
- The position of gas mains and services should be marked out as they are located.

Note: Transmission pipelines pipelines and Distribution strategic mains must be marked out by a Gas Networks Ireland inspector.

Safe systems of work

Safe Digging Practices:

- As per the HSA Code of Practice, gas mains and services should be located by digging trial holes by hand. Mechanical excavators should not be used within 500 mm of any gas main.

Mechanical excavators MUST NOT be used within 3 m of a Transmission pipeline.

(Refer to Code of Practice for Working in the Vicinity of the Transmission Network - AO/PR/127)

- Never use hand held power tools directly over gas pipes unless precautions to prevent damage have been made and the pipe has been positively located.

Use of handheld power tools is not permitted within 1.5 m of a Transmission pipeline.

(Refer to Code of Practice for Working in the Vicinity of the Transmission Network - AO/PR/127)

- Do not leave a polyethylene gas pipe exposed.
- Provide adequate support for any gas pipe uncovered during the work.
- Report any damage, no matter how minor it may appear, to **1800 20 50 50**.
- If you have any concerns regarding safety around gas pipes contact Gas Networks Ireland for advice on **1800 464 464**.



What to do if a gas pipeline is damaged

(or if you smell gas in the area)

- Do not turn any electrical switches on or off, e.g. ignition switches.
- Do not operate any plant or equipment.
- Move people away from, and upwind of, the affected area. Restrict employee and public access to the affected area.
- Prevent smoking, vaping, the use of naked flames, the use of mobile phones and other ignition sources in the vicinity of the leak.
- Report the leak/damage immediately to:
Gas Networks Ireland 24hr Emergency Service on 1800 20 50 50.
- Provide accurate information on your location and the nature of the incident.
- Do not attempt to repair the damage.
- Do not cover up a damaged main or service, this may lead to the gas travelling through soil, ducts, sewers, chambers or voids and potentially building up inside a premises or confined space.
- Do not turn off any gas valves in the road or footpath (you may be causing further problems by doing so).
- Assist Gas Networks Ireland emergency personnel as required.
- Remember any damage to gas pipes, even if the pipe does not appear to be leaking, must be reported to Gas Networks Ireland.

If you smell gas call

1800 20 50 50

24hr emergency service

Gas Networks Ireland contacts

The main contact numbers for Gas Networks Ireland are

24hr Emergency Service
1800 20 50 50

24 hours, 7 days a week

Dial Before You Dig
1800 42 77 47

Monday to Friday 9am – 5.30pm

or sign up to DBYD online
gasnetworks.ie/dbyd

General Enquiries
1800 464 464

Monday to Friday 8am – 8pm
Saturday 9am – 5.30pm

gasnetworks.ie

For “Dial Before You Dig” posters or stickers for your workplace call: **1800 464 464**



Other useful publications

HSA: Code of Practice for Avoiding Danger from Underground Services

HSA: Guide to Safety in Excavations

both are available free of charge from:
Health and Safety Authority on **01 614 7000**
www.hsa.ie

ESB Networks: How you can avoid hitting electrical cables when digging and drilling

available free of charge from:
ESB Networks on **1800 372 757**
esb.ie/esbnetworks

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The main contact details for
Gas Networks Ireland are:

General Enquiries
1800 464 464

Dial Before You Dig
1800 42 77 47

24hr Emergency Service
1800 20 50 50

networksinfo@gasnetworks.ie
gasnetworks.ie



Your Ref:

Our Ref: G Pre00398/2024

(Please quote in all related correspondence)

28 January 2025

McCutcheon Halley
Chartered Planning Consultants
6 Joyce House
Barrack Square
Ballincollig
Cork
P31 YX97

Via email to: avaisvilaite@mhplanning.ie

Proposed Pre Planning Development: Construction of Large-Scale Residential development comprising of 300 no. residential units (comprising 111 no. detached/semi-detached houses, 171 no. townhouses, and 18 no. bungalows), an 80 child crèche, and all associated site development works including landscaping, open spaces, parking, access, and drainage at Ballymacaula, Drumbiggie, Keelty, Circular Road, Ennis, Co Clare

A chara,

I refer to correspondence received in connection with the above.

Outlined below are heritage-related observations/recommendations of the Department co-ordinated by the Development Applications Unit under the stated headings.

Archaeology

The Department has reviewed the cover letter and associated layout for this proposed large-scale residential development.

The Department wishes to advise that, as part of EIA requirements, your client should retain the services of a suitably qualified Archaeologist to carry out an Archaeological Impact Assessment (AIA) as part of the overall Cultural Heritage Impact Assessment of the proposed development, which should be integrated into the finalised Environmental Impact

Assessment Report (EIAR). In this regard, the Department awaits the results of the Cultural Heritage Impact Assessment (CHIA) and full EIAR for the scheme before commenting further.

Further to the above and by way of general archaeological advice, please note that, whilst the proposed development site may or may not contain within it known or subsurface Recorded Monuments and/or Archaeological sites that may require assessment as part of the overall CHA, the proposed development site is located within a wider area of known archaeological settlement and activity (the National Monuments Service of the Department initial review of the Record of Monuments and Places, www.archaeology.ie and cartographic sources). All of these Recorded Monuments are subject to statutory protection in the Record of Monuments and Places, established under section 12 of the National Monuments Act 1930-2014. Therefore, the CHIA should include an assessment of the possible effects of the proposal on the wider archaeological landscape. It is of importance that the study area for the CHIA should be of sufficient size and extent to support this.

The Department advises that the CHIA should incorporate a robust desk-study supported by a comprehensive field inspection as well as a visual impact assessment (to assist in identifying any possible impacts to the setting of sites or monuments).

The desk-study and field inspection regime should inform:

- Targeted non-intrusive advance geophysical survey or prospection (such as Ground Penetrating Radar Survey)
- Targeted advance archaeological test excavation.
- Any and all intrusive advance investigations (such as, but not limited to, ground investigations for soils/geology/hydrogeology) carried out as part of the EIA and/or design process should be subject to a programme of archaeological monitoring by a suitably qualified archaeologist licensed under the National Monuments Act.

The results of these investigations should inform the EIA process and be incorporated within the EIA Report. The Department is happy to provide further advice and clarification, as and if required, in relation to the preparation of suitably comprehensive assessments as outlined above, with particular regard to the scope and locations for any advance non-intrusive prospection or advance test excavation that would be appropriate to inform the assessment of this proposed scheme.



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McCutcheon Halley Chartered Planning Consultants
6 Joyce House
Barrack Square, Ballincollig
Cork, P31 YX97

14 January 2025

Notwithstanding the above, the Department awaits the submission of the Cultural Heritage Impact assessment before commenting further.

The above observations/recommendations are based on the papers submitted to this Department on a pre-planning basis and are made without prejudice to any observations that the Minister may make in the context of any consultation arising on foot of any development application referred to the Minister, by the planning authority/authorities, in his/her role as statutory consultee under the Planning and Development Act, 2000, as amended.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at: manager.dau@npws.gov.ie

Is mise, le meas,

Brian Bone
Development Applications Unit
Administration

Re: Proposed residential development at Ballymacaula, Drumbiggle, Keelty, Circular Road, Ennis, Co. Clare
Your Ref: n/a
Our Ref: 24/431

Dear Sir/Madam,

Geological Survey Ireland is the national earth science agency and is a division of the Department of the Environment, Climate and Communications. We provide independent geological information and interpretation and gather various data for that purpose. Please see our [website](#) for data availability.

With reference to your email received on the 17 December 2024, concerning the proposed residential development at Ballymacaula, Drumbiggle, Keelty, Circular Road, Ennis, Co. Clare, we recommend using our various data sets when conducting the EIAR, SEA, planning and scoping processes for developments, plans and policies. For more detailed information on how to access this data please access 'Data and Maps' [Data & Maps \(gsi.ie\)](#) on our 'Geoscience for planning' webpage. Use of our data or maps should be attributed correctly (please refer to each individual dataset's metadata for correct attribution).

For specific data available for Environmental Assessment and Planning topics please follow this link [\[Data by Environmental Assessment and Planning Topic \(gsi.ie\)\]](#), where you will find our data arranged by environmental assessment topic as illustrated below:

<p>Land and soils</p> <p><i>Soil</i></p> <ul style="list-style-type: none"> • Subsoils (Quaternary Geology) • Tellus Geochemistry • Geotechnical <p><i>Geology</i></p> <ul style="list-style-type: none"> • Bedrock • Geophysics • Bedrock & Quaternary 3D 	<p>Water</p> <p><i>Groundwater</i></p> <ul style="list-style-type: none"> • Aquifers GW vulnerability, GWPSs (GWPPs) <p><i>Surface water</i></p> <ul style="list-style-type: none"> • Tellus Geochemistry <p><i>Estuarine & marine waters</i></p> <ul style="list-style-type: none"> • Marine and coastal <p><i>Flooding</i></p> <ul style="list-style-type: none"> • GWClimate • Karst 	<p>Climate Change</p> <p><i>Carbon accounting / Carbon balance</i></p> <ul style="list-style-type: none"> • Geothermal • Carbon capture and storage <p><i>Climate change trends</i></p> <ul style="list-style-type: none"> • National coastal change assessment
<p>Cultural Heritage</p> <p><i>Archaeology</i></p> <ul style="list-style-type: none"> • Cherish <p><i>Underwater Archaeology</i></p> <ul style="list-style-type: none"> • Shipwrecks 	<p>Material Assets</p> <p><i>Built Services</i></p> <ul style="list-style-type: none"> • Natural resources (Minerals & Aggregates) • Active quarries 	<p>The Landscape</p> <p><i>Landscape Appearance & Character</i></p> <ul style="list-style-type: none"> • Physiographic units <p><i>Historical landscapes</i></p> <ul style="list-style-type: none"> • Historic mines
<p>Other Relevant Data</p>		
<p><i>Natural (Geo) hazards</i></p> <ul style="list-style-type: none"> • Landslide Susceptibility Mapping • Groundwater flooding • Coastal vulnerability • Subsidence • Radon 	<p><i>Natural heritage</i></p> <ul style="list-style-type: none"> • Geoheritage (County Geological Sites) • Dimension Stone/Stone Built Ireland 	

Geological Survey Ireland, Block 1, Booterstown Hall, Booterstown, Blackrock, Co Dublin, A94 N2R6

Bloc 1, Halla Bhaile an Bhóthair, Baile an Bhóthair, An Charraig Dhubh, Baile Átha Cliath, A94 N2R6

T +353 (0)1 678 2000 www.gsi.ie Fáiltítear roimh comhfhreagras i nGaeilge



An Roinn Comhshaoil,
Aeráide agus Cumarsáide
Department of the Environment,
Climate and Communications



Geological Survey
Suirbhéireacht Gheolaíochta
Ireland | Éireann



Other Comments

Should development go ahead, all other factors considered, Geological Survey Ireland would much appreciate a copy of reports detailing any site investigations carried out. The data would be redacted for confidentiality and added to Geological Survey Ireland's national database of site investigation boreholes, implemented to provide a better service to the civil engineering sector. Data can be sent to the Geological Mapping Unit, at <mailto:GeologicalMappingInfo@gsi.ie>.

If we can be of any further help, please do not hesitate to contact me Clare Glanville, or my colleague Trish Smullen at GSIPlanning@gsi.ie.

Yours sincerely,

Dr. Clare Glanville
Senior Geologist
Geoheritage and Planning Programme
Geological Survey Ireland

Trish Smullen
Geologist
Geoheritage and Planning Programme
Geological Survey Ireland

The publicly available data referenced/presented here, should in no way be construed as Geological Survey Ireland support for or objection to the proposed development or plan. The data are made freely available to all and can be used as independent scientific data in assessments, plans or policies. It should be noted that in many cases these data are a baseline or starting point for further site specific assessments.

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FSS Seirbhís Náisiúnta Sláinte Comhshaoil,
Ionad 6, Páirc Ghnó Bothar Chuinche,
Inis, Co. An Chlár.

HSE National Environmental Health Service,
Unit 6, Quin Road Business Park,
Ennis, Co. Clare.

(065) 6706660

FAO: Aida Vaisvilaite.
McCuthcheon Halley, Planning Consultants.
Email: avaisviliate@mhplanning.ie

HSE EIA Scoping - National Environmental Health Service Submission Report (as a Statutory Consultee under the Planning and Development Acts 2000 (as amended) & Regulations made thereunder)

Date: 04th February 2025
Our reference: EHIS 4563
Report to: MH Planning - avaisviliate@mhplanning.ie
Type of Consultation: EIA Scoping 230843

Proposed development: Glenveagh Homes Ltd for the Proposed Development at Circular Road, Ennis, Co. Clare

Details of the application were circulated to the following HSE stakeholders on the 17/01/2025.

- Emergency Planning
- National Capital Estates Office – Regional AND
- Director of National Health Protection
- REO Mid- West

Clarification on the content of this submission should be made, in the first instance, to Gerard Leen, Principal Environmental Health Officer, at Gerry.leen@hse.ie

Gerard Leen
Principal Environmental Health Officer

General Introduction

The following documents should be taken into consideration when preparing the Environmental Impact Assessment Report:

- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment

https://www.housing.gov.ie/sites/default/files/publications/files/guidelines_for_planning_authorities_and_an_bord_pleanála_on_carrying_out_eia_-_august_2018.pdf

- EU publication: Environmental Impact Assessment of Projects Guidance on the preparation of the Environmental Impact Assessment Report, EU, 2017

http://ec.europa.eu/environment/eia/pdf/EIA_guidance_EIA_report_final.pdf

- Adoption of the Directive (2014/52/EU) in April 2014 initiated a review of the National Guidance for EIA and the EIAR accompanying a planning application.

- New guidelines can be seen at:

<https://www.epa.ie/publications/monitoring--assessment/assessment/guidelines-on-the-information-to-be-contained-in-environmental-impact-assessment.php>

The introduction of the new Guidance is supported by a Webinar produced by the EPA and can be found at:

<https://www.youtube.com/embed/ejKVFUztxBY>

Generally the Environmental Impact Assessment should examine all likely significant impacts and provide the following information for each:

- a) Description of the receiving environment
- b) The nature and scale of the impact
- c) An assessment of the significance of the impact
- d) Proposed mitigation measures
- e) Residual impacts

Directive 2014/52/EU has an enhanced requirement to assess likely significant impacts on Population and Human Health. It is the experience of the National Environmental Health Service (NEHS) that impacts on human health are often inadequately assessed in EIAs in Ireland. It is recommended that the wider determinants of health and wellbeing are considered in a proportionate manner when considering the EIA. Guidance on wider determinants of health can be found at www.publichealth.ie

In addition to any likely significant negative impacts from the proposed development, any positive likely significant impacts should also be assessed.

The HSE will consider the final EIAR accompanying the Planning Application and will make comments on the methodology used for assessing the likely significant impacts and the evaluation criteria used in assessing the significance of the impact.

This report only comments on National Environmental Health Impacts of the proposed development. The National Environmental Health Service (NEHS) recommends that the following matters are included and assessed in the EIAR:

- Public Consultation
- Population and Human Health
- Water (Hydrology and Hydrogeology)
- Land and Soils
- Air, Dust and Odour
- Climate Change and Opportunity for Health Gain
- Noise and Vibration
- Waste Management
- Ancillary Facilities
- Cumulative Impacts

Public Consultation

It is strongly recommended that early and meaningful public consultation with the local community should be carried out to ensure all potentially significant impacts have been adequately addressed. All parties affected by the proposed development must be fully informed of what the proposal entails especially with regard to potential impacts on surrounding areas.

Sensitive receptors and other stakeholders should be identified to ensure all necessary and appropriate mitigation measures are put in place to avoid any complaints regarding potential impacts arising from the development.

The National Environmental Health Service expects that meaningful public consultation, where the local community is fully informed of the proposed development, will be undertaken. The Environmental Impact Assessment Report (EIAR) should clearly demonstrate the link between public consultations and how those consultations have influenced the decision-making process in the EIAR. The EIAR should state the length of time construction is estimated to take and details of construction machinery and methodology.

Assessment of Consideration of Alternatives

The EIAR should consider an assessment of alternatives.

Water (Hydrology and Hydrogeology)

The proposed development has the potential to have a significant impact on the quality of both surface and ground water. Any potential significant impacts to drinking water sources should be assessed.

Land and Soils

A development of this scale has potential impacts on land and soils during both construction and operational phases. The National Environmental Health Service recommends the potential impacts are assessed as part of the EIAR.

Noise & Vibration

The potential impacts for noise and vibration from the proposed development on all noise sensitive locations must be clearly identified in the EIAR. The EIAR must also consider the appropriateness and effectiveness of all proposed mitigation measures to minimise noise and vibration.

Air, Dust and Odour

The proposed development has the potential to impact on air quality during the construction phase. Due to the nature of the proposed construction works the generation of airborne dust has the potential to have significant impacts on sensitive receptors. A Construction Environmental Management Plan (CEMP) should be included in the EIAR which details dust control and mitigation measures. Measures should include:

- Sweeping of hard road surfaces
- Provision of a water bowser on site, regular spraying of haul roads
- Wheel washing facilities at site exit
- Restrict speed on site
- Provide covers to all delivery trucks to minimise dust generation
- Inspect and clean public roads in the vicinity if necessary
- Material stockpiling provided with adequate protection from the wind

- Dust monitoring at the site boundary
- Truck inspection and maintenance plan
- Details of a road maintenance agreement between the developer and the Local Roads Authority to clarify responsibility for the upkeep and repair of access roads during the construction phase of the project.

Climate Change and Opportunity for Health Gain

The Environmental Health Service recommends that the development seek to deliver on mitigation targets for the private sector under the Climate Action Plan 2021. The National Environmental Health Service further recommends that the development adapt to Climate Change. Opportunities to deliver health gain through, for example, supporting active travel should be included in the EIAR.

Waste Management

The National Environmental Health Service recommends that the EIAR include a Waste Management Plan for both construction and operational phases with a view to minimising the generation of waste and delivering a Circular Economy in accordance with the Circular Economy and Miscellaneous Provisions Act 2022.

Ancillary Facilities

The EIAR should include details of the location of all site office, construction compound, fuel storage depot, sanitary accommodation and canteen, First Aid facilities, disposal of wastewater and the provision of a potable water supply to the site canteen.

Sustainable Development

It is imperative that the key infrastructure facilities and amenities currently within the catchment areas are examined to ensure that it can sustainably accommodate the proposed increase in residential development. The cumulative impacts of any other proposed housing developments in the vicinity should also be assessed. The proposed housing development should be explored for any opportunity to promote physical activity and any potential for health gain should be exploited.

Cumulative Impacts

All existing or proposed industry or developments/housing in the vicinity should be clearly identified in the EIAR. The impact on sensitive receptors of the proposed development combined with any other developments in the vicinity should be considered. The EIAR should include a detailed assessment of any likely significant cumulative impacts of the new proposed housing development application.

Eve Smith

Eve Smith
Oifigeach Sláinte Comhshaoil | Environmental Health Officer
Environment/Climate Change, Network Support Unit (NSU)

Carmel Taylor

Carmel Taylor
Senior Environmental Health Officer

* All correspondence or any queries with regard to this report including acknowledgement of this report should be forwarded in the first instance to: Gerry.leen@hse.i

McCutcheon Halley
Chartered Planning Consultants
Kreston House,
Arran Court,
Arran Quay,
Dublin 7
D07 K271

18.12.2024

Re. Residential Development at Ballymaculla, Drumbiggle, Ennis, Co. Clare

Dear Aida,

Thank you for your email dated December 17th inviting comment on the proposed 300-unit residential development at Drumbiggle, Ennis Co. Clare.

At this preliminary stage of development, it is difficult to make a detailed submission however I will highlight our main concerns in relation to developments such as these.

Vegetation Removal

It is proposed to remove significant amounts of hedgerow and vegetation cover to facilitate the construction of the proposed development. Hedgerows and vegetation play a significant role in reducing over-land water flow, allowing filtration to ground and mediating water quality. Given the proximity of the development to the Claureen (Inch) river, consideration should be given to mitigating this loss of cover.

Stormwater/Rainwater Management

IFI request that the development is designed with the latest Government-issued guidance in relation to stormwater treatment using nature-based solutions (as detailed in the document "Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas" Interim Guidance Document issued by DoH LG or DMURS Advice Note 5). This approach should be fully integrated into the development design. The use of underground attenuation tanks does not fulfil the criteria of a SuDS approach.



Iascach Iníre Éireann
Inland Fisheries Ireland

RECEIVED: 30/06/2025



Iascach Intíre Éireann
Inland Fisheries Ireland

These underground tanks lack water quality treatment provision, their performance is difficult to monitor and there is a requirement for on-going maintenance. South Dublin County Council and Kildare County Council have also produced useful guidance documents for sustainable drainage systems.

Where oil interceptors are to be installed on the network, the applicant should be constrained by an appropriately worded condition so as to ensure that the interceptors are regularly maintained and serviced. Oil interceptors fitted to the surface water network should be Class 1 and should be fitted with a visual and audible alarm so as to ensure containment facilities are adequately maintained. Alarms should be linked to auto-dial facilities such that relevant management and maintenance staff can be alerted.

Yours sincerely,

.....
Jane Gilleran
Senior Fisheries Environmental Officer
Inland Fisheries Ireland - Limerick

Saoirse Kavanagh

From: INFO <Information@tii.ie>
Sent: Friday 3 January 2025 08:47
To: 'avaisvilaite@mhplanning.ie'
Subject: TII Ref: TII24-129835 - EIA/AR Consultation - Ballymacaula, Drumbiggle, Keelty, Circular Road, Ennis, Co. Clare - Residential Development

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Dear Ms. Vaisvilaite,

Thank you for your correspondence of 17 December 2024 regarding the above. Transport Infrastructure Ireland's (TII's) position in relation to your enquiry is as follows.

TII will endeavour to consider and respond to planning applications referred to it, given its status and duties as a statutory consultee under the Planning Acts. The approach to be adopted by TII in making such submissions or comments will seek to uphold official policy and guidelines, as outlined in the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012). Regard should also be had to other relevant guidance available at www.TII.ie.

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

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

The developer should have regard, inter alia, to the following:

- Consultations should be had with the relevant Local Authority/National Roads Design Office, with regard to the locations of existing and future national road schemes.
- TII would be specifically concerned as to potential significant impacts the development would have on the national road network (and junctions with national roads) in the proximity of the proposed development.
- The developer should assess visual impacts from existing national roads.
- The developer should have regard to any Environmental Impact Statement and all conditions and/or modifications imposed by An Bord Pleanála regarding road schemes in the area. The developer should, in particular, have regard to any potential cumulative impacts.
- The developer, in preparing EIA/AR, should have regard to TII Publications (formerly DMRB and the Manual of Contract Documents for Road Works).
- The EIA/AR should have regard to TII's Environmental Assessment and Construction Guidelines, including the Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes (National Road Authority (NRA), 2014).

- The EIAR should consider the 'European Communities (Environmental Noise) Regulations, 2018, (S.I. no. 549 of 2018)', and, in particular, how the development will affect future action plans by the relevant competent authority. The developer may need to consider the incorporation of noise barriers to reduce noise impacts (see 'Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes (NRA, 2014)').
- It would be important that, where appropriate, subject to meeting the appropriate thresholds and criteria and having regard to best practice, a Traffic and Transport Assessment (TTA) be carried out in accordance with relevant guidelines, noting traffic volumes attending the site and traffic routes to/from the site, with reference to impacts on the national road network and junctions of lower category roads with national roads.

In relation to national roads, TII's 'Traffic and Transport Assessment Guidelines' (2014) should be referred to in relation to proposed development with potential impacts on the national road network. The scheme promoter is also advised to have regard to Section 2.2 of TII's TTA Guidelines, which addresses requirements for sub-threshold TTA.

Any improvements required to facilitate development should be identified. It will be the responsibility of the developer to pay for the costs of any improvements to national roads to facilitate the private development proposed, as TII will not be responsible for such costs.

- Regard should be had to any Local Transport Plan, public transport and sustainable mobility provisions and any requirements arising. Details of additional pedestrian connectivity to the N85 footpath network, indicated on submitted drawings, will require more detail and liaison with the local authority to ensure pedestrian safety is safeguarded and demonstration that proposals can be designed in accordance with requirements of TII Publications.
- The designers are asked to consult TII Publications to determine whether a Road Safety Audit is required.
- In the interests of maintaining the safety and standard of the national road network, the EIAR should identify the methods/techniques proposed for any works traversing/in proximity to the national road network.
- National road surface water drainage regimes are constructed with the objective of disposing of national road surface water, it is important that capacity in the drainage regime is retained to address this function. There shall be no impact to the national road drainage regime in the interests of safeguarding capacity and climate change resilience.
- TII recommends that the applicant/developer should clearly identify haul routes proposed and fully assess the network to be traversed. Where abnormal 'weight' loads are proposed, separate structure approvals/permits and other licences may be required in connection with the proposed haul route and all structures on the haul route through the relevant County Council administrative areas should be checked by the applicant/developer to confirm their capacity to accommodate any abnormal 'weight' load proposed.

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

I hope that this information is of assistance to you.

Yours sincerely,

Suzanne Cahill
 Regulatory & Administration Executive

From: Aida Vaisvilaite <avaisvilaite@mhplanning.ie>
Sent: Tuesday 17 December 2024 09:46
To: INFO <Information@tii.ie>
Subject: EIAR Consultation - Ballymacaula, Drumbiggle, Keelty, Circular Road, Ennis, Co. Clare - Residential Development

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A Chara,

We are acting on behalf of Glenveagh Homes Ltd in the preparation of an Environmental Impact Assessment Report (EIAR) for the proposed construction of 300 no. residential units (comprising 111 no. detached/semi-detached houses, 171 no. townhouses, and 18 no. bungalows), an 80 child creche, and all associated site development works including landscaping, open spaces, parking, access, and drainage a Ballymacaula, Drumbiggle, Keelty, Circular Road, Ennis, Co. Clare.

Research and baseline analysis for the EIAR has commenced and an impact assessment will be carried out following completion of the design of the proposed development.

Please see attached a letter with details of the site location, proposed development, and the proposed EIAR. Please see also attached the Proposed LRD layout and schedule. Please note these details are subject to change as the design progresses.

If you have any comments in relation to the potential environmental impacts of the proposed development, I would be grateful if you would forward them to me as soon as is convenient.

Aida Vaisvilaite

Planning Consultant

McCutcheon Halley

CHARTERED PLANNING CONSULTANTS

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For the attention of Aida Vaisvilaite
MH Planning
6 Joyce House
Barrack Square
Ballincollig
Cork
H31 YX97

20st January 2025

By Email: avaisvilaite@mhplanning.ie

Uisce Éireann
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Éire

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Re: EIA Scoping Request – Proposed development consisting of 300 no. residential units (comprising 111 no. detached/semidetached houses, 171 no. townhouses, and 18 no. bungalows), an 80 child creche, and all associated site development works including landscaping, open spaces, parking, access, and drainage at Ballymacaula, Drumbiggle, Keelty, Circular Road, Ennis, Co. Clare.

Dear Aida,

Uisce Éireann has received notification of your Environmental Impact Assessment (EIA) scoping request relating to Glenveagh Homes Ltd.'s forthcoming application to construct 300 no. residential units (comprising 111 no. detached/semidetached houses, 171 no. townhouses, and 18 no. bungalows), an 80 child creche, and all associated site development works including landscaping, open spaces, parking, access, and drainage at Ballymacaula, Drumbiggle, Keelty, Circular Road, Ennis, Co. Clare.

Please see attached, Uisce Éireann's scoping opinion in relation to your proposals and Uisce Éireann's public infrastructure & assets.

On receipt of the planning referral, Uisce Éireann will review the finalised Environmental Impact Assessment Report (EIAR) as part of our planning assessment. Uisce Éireann's will then issue a statutory response to the Planning Authority in line with our obligations as a statutory consultee.

Uisce Éireann's Response to EIAR Scoping Request

The proposed site boundary as described appears to have no interaction with existing UE infrastructure, however please note that Uisce Éireann does not allow build over of its infrastructure, and if such an impact is to be expected, an agreement between the applicant and our diversions team will be necessary.

The proposed development requires significant water and wastewater services from UE. The applicant is encouraged to engage with UEs connections department at an early

junction, submit a pre connection enquiry to Uisce Éireann and receive a Confirmation of Feasibility (COF) letter from the, that will form part of the formal planning application lodgment documentation.

In addition to the specific items outlined above please note the following aspects of Water Services which should be considered in the scope of an EIAR where relevant;

- a) Where the development proposal has the potential to impact an Uisce Éireann Drinking Water Source(s), the applicant shall provide details of measures to be taken to ensure that there will be no negative impact to Uisce Éireann's Drinking Water Source(s) during the construction and operational phases of the development. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified as part of the report.
- b) Where the development proposes the backfilling of materials, the applicant is required to include a waste sampling strategy to ensure the material is inert.
- c) Mitigations should be proposed for any potential negative impacts on any water source(s) which may be in proximity and included in the environmental management plan and incident response.
- d) Any and all potential impacts on the nearby reservoir as public water supply water source(s) are assessed, including any impact on hydrogeology and any groundwater/ surface water interactions.
- e) Impacts of the development on the capacity of water services (*i.e. do existing water services have the capacity to cater for the new development*). This is confirmed by Uisce Éireann in the form of a Confirmation of Feasibility (COF). If a development requires a connection to either a public water supply or sewage collection system, the developer is advised to submit a Pre-Connection Enquiry (PCE) enquiry to Uisce Éireann to determine the feasibility of connection to the Uisce Éireann network.
- f) The applicant shall identify any upgrading of water services infrastructure that would be required to accommodate the proposed development.
- g) In relation to a development that would discharge trade effluent – any upstream treatment or attenuation of discharges required prior to discharging to an Uisce Éireann collection network.

- h) In relation to the management of surface water; the potential impact of surface water discharges to combined sewer networks and potential measures to minimise and or / stop surface waters from combined sewers.
- i) Any physical impact on Uisce Éireann assets – reservoir, drinking water source, treatment works, pipes, pumping stations, discharges outfalls etc. including any relocation of assets.
- j) When considering a development proposal, the applicant is advised to determine the location of public water services assets, possible connection points from the applicant's site / lands to the public network and any drinking water abstraction catchments to ensure these are included and fully assessed in any pre-planning proposals. Details, where known, can be obtained by emailing an Ordnance Survey map identifying the proposed location of the applicant's intended development
- k) Other indicators or methodologies for identifying infrastructure located within the applicant's lands are the presence of registered wayleave agreements, visible manholes, vent stacks, valve chambers, marker posts etc. within the proposed site.
- l) Any potential impacts on the assimilative capacity of receiving waters in relation to Uisce Éireann discharge outfalls including changes in dispersion / circulation characterises. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified within the report.
- m) Any potential impact on the contributing catchment of water sources either in terms of water abstraction for the development (*and resultant potential impact on the capacity of the source*) or the potential of the development to influence / present a risk to the quality of the water abstracted by Uisce Éireann for public supply should be identified within the report.
- n) Where a development proposes to connect to an Uisce Éireann network and that network either abstracts water from or discharges wastewater to a "protected"/ sensitive area, consideration as to whether the integrity of the site / conservation objectives of the site would be compromised should be identified within the report.
- o) Uisce Éireann does not permit building over of its assets. As an applicant you are required to;

- survey the site to determine the exact location of the assets. Any trial investigations should be carried out with the agreement and in the presence of Uisce Éireann.
- Provide evidence of separation distances between the existing Uisce Éireann assets and proposed structures, other services, trees, etc. have to be in accordance with the Irish Water Codes of Practice and Standard Details.

p) Where a diversion of Public Infrastructure may be required subject to layout proposal of the development and separation distances, the applicant is required to submit a Diversions Enquiry to diversions@water.ie

q) Mitigation measures in relation to any of the above ensuring a zero risk to any Uisce Éireann drinking water sources (Surface and Ground water).

This is not an exhaustive list.

Please note;

- Where connection(s) to the public network is required as part of the development proposal, applicants are advised to complete the Pre-Connection Enquiry process and have received a Confirmation of Feasibility letter from Uisce Éireann ahead of any planning application.
- Uisce Éireann will not accept new surface water discharges to combined sewer networks.
- Where a new connection(s) is sought, the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Uisce Éireann prior to the commencement of this development.
- Where an existing connection is on place, the applicant or developer may be required to enter into a new or revised water and/or wastewater connection agreement(s) with Uisce Éireann prior to the commencement of this development.

Queries relating to this EIAR scoping request should be directed to planning@water.ie

PP. *Ali Robinson*

Signed on behalf of Geoffrey Burke
Connections and Developer Services

An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage



Your Ref: ENNIS SHD
Our Ref: G Pre00029/2022 (Please quote in all related correspondence)

22 April 2022

McCutcheon Halley Chartered Planning Consultant
6 Joyce House
Barrack Square
Ballincollig
Co.Cork

Via email: mocallaghan@mhplanning.ie

Proposed Pre Planning Development: Glenveagh Homes Ltd Environmental Impact Assessment Report (EIAR) for a proposed residential development of c. 285 no. residential units ; at Ballymacaula, Keelty, Drumbiggle, Circular Road, Ennis, Co. Clare

A chara

I refer to correspondence received in connection with the above. Outlined below are heritage-related observations/recommendations co-ordinated by the Development Applications Unit under the stated headings.

Nature Conservation

This submission is made by the Department in its advisory role in relation to biodiversity, nature conservation, and the nature directives (i.e. the Birds and Habitats Directives). The observations are not exhaustive and focus on key issues of potential relevance to European sites, natural habitats and protected species, biodiversity protection, aspects of proper planning and sustainable development, and the scope of the environmental assessments that may be required. The observations are made on the basis of the information provided and are without prejudice to any future recommendation that may be made by the Department if/when a planning application is made.

Assessment of the direct and indirect significant effects of the project on biodiversity should be made, where applicable, and especially with regard to all Species protected under the Wildlife Acts. Regarding survey, assessment and potential mitigation proposals in particular it should be noted that the site is utilised by badgers and other mammals. Good quality ecological corridors occur throughout the site. These are in the form of stone walls with mature hazel scrub alongside which grades to more recent whitethorn/blackthorn scrub which is colonising adjacent open fields. The corridors are suitable for protected mammals (for example stoat in the stone walls) and potentially lizards. It is also possible that Pine Marten could utilise the site considering the range and habitat of the species. It should be noted a golf course and built up area bounds the site to the east whilst the N85 road bounds



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the site to the west. Use by roosting snipe in the wetter part of the site to the east should also be addressed.

Surveys should be carried out by suitably qualified persons at an appropriate time of the year depending on the species being surveyed for. The Assessments should include the results of the surveys, and detail the survey methodology and timing of such surveys. It is expected by this Department, that in any survey methodology used, best practice will be adhered to and if necessary non-Irish methodology adapted for the Irish situation. CIEEM's recent advice titled 'Advice note on the Lifespan of Ecological Reports and Surveys' should be noted.

Any Mitigation measures proposed for protected species need to be assessed against the adverse effects the project or plan is likely to cause (alone or in combination with other projects or plans). To assess mitigation measures, the following tasks must be completed:

- list each of the measures to be introduced (e.g. habitat compensation, timing of construction works);
- explain how the measures will avoid the adverse impacts on the species
- explain how the measures will reduce the adverse impacts on the species

Then, for each of the listed mitigation measures:

- provide evidence of how they will be secured and implemented and by whom;
- provide evidence of the degree of confidence in their likely success;
- provide a timescale, relative to the project or plan, when they will be implemented;

Where residual impacts remain, further mitigation measures may be required.

Evidence should be provided of how the mitigation measures will be monitored, and, should mitigation failure be identified, how that failure will be rectified. The applicant should not use any proposed post construction monitoring as mitigation to supplement inadequate information in the assessment. The overall approach to mitigation and survey above also applies to habitats.

The National Biodiversity Action Plan 2017- 2021 aims to conserve and restore Ireland's biodiversity. A key objectives of the plan is to achieve; no net contribution to biodiversity loss arising from development projects occurring within the lifetime of the plan. Accordingly consideration should be given to how the project could avoid a net loss of biodiversity. Any losses of biodiversity habitat associated with a proposed development should be mitigated for.

In terms specifically of the stone walls with associated hazel scrub and scrub woodland (in particular the associated scrub with a ground flora, includes species such as lesser celandine, primrose, wood anemone, ground ivy, dog violet, bluebell etc.), areas such as this have a role in relation to the maintenance and restoration of biodiversity, including under Article 10 of the Habitats Directive. Under Article 10 of the Habitats Directive, member states must maintain and where possible enhance landscape features to improve the coherence of the Natura 2000 network.

To ensure there is no net loss of native hedgerows/stone walls due to the development, if removal is absolutely necessary it should be ensured that the same or greater length of compensatory native hedgerow will be planted. A plan to retain, transplant or provide compensatory planting to ensure there is no net loss of such features should be provided with the development proposal.

A constraints-led approach should have been adopted in planning and designing the layout and scale of the development, and in devising mitigation measures including mitigation by avoidance. In terms of retention and avoidance protection by appropriate setback distances, landscaping and boundary treatments should also be considered. Again in terms both of net loss avoidance/national Biodiversity Action Plan/County Development Plan issues (and regarding any potential annexed habitat issues) the site should be surveyed in particular regarding semi-natural grassland habitat presence (note potential Dry calcareous and neutral grassland habitat presence to the north/north-west of site).

Ecological surveys should be carried out in accordance with recognised methodologies, and should provide a comprehensive description and evaluation of the ecological baseline of the site, and an assessment of the likely direct, indirect and cumulative effects of all aspects of the proposed development.

This consultation relates to EIA but it is presumed Appropriate Assessment screening and potentially Natura Impact Assessment are also being carried out. For example the site is approximately 1km from the Lower River Shannon SAC 2165 and it is also less than 2km from the Newhall and Edenvale Complex SAC 002091. The key concerns in relation to likely significant effects of the project alone and in combination with other plans and projects, on these European sites for example, in view of their conservation objectives, include the following.

- The Conservation Objectives of the latter Lesser Horseshoe Bat SAC site for Extent of potential foraging habitat includes No significant decline within 2.5km of qualifying roosts and for Linear features includes No significant loss within 2.5km of qualifying roosts as linear features such as hedgerows, treelines and stone walls provide vital connectivity for this species within 2.5km around each roost. In terms of its Potential Foraging Grounds potential the proposed development site is mapped within the potential foraging range (for all three roosts within the SAC) in said Conservation Objectives (NPWS (2018) Conservation Objectives: Newhall and Edenvale Complex SAC 002091. Version 1. National Parks and Wildlife Service, Department of Culture, Heritage and the Gaeltacht). The proposed site contains such linear features and potential loss of foraging habitat will need to be assessed.

For the Lower River Shannon SAC any potential negative effects on the water quality of the site will need to be assessed, for example added pressures on existing water services which, in this case, are linked to European sites, e.g. increased water abstraction from, and increased discharges of treated effluent to the SAC.



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Emer Sexton
McCutcheon Halley
6 Joyce House
Barrack Square
Ballincollig
Co. Cork

15 February 2022

The above observations/recommendations are based on the papers submitted to this Department on a pre-planning basis and are made without prejudice to any observations that the Minister may make in the context of any consultation arising on foot of any development application referred to the Minister, by the planning authority/ies, in the role as statutory consultee under the Planning and Development Act, 2000, as amended.

You are requested to send further communications to the Development Applications Unit (DAU) at manager.dau@housing.gov.ie.

Is mise le meas,

Diarmuid Buttimer
Development Applications Unit
Administration

Re: Proposed Strategic Housing Development, Drumbiggle, Circular Road, Ennis, Co Clare
Your Ref: n/a
Our Ref: 22/28

Dear Emer,

Geological Survey Ireland is the national earth science agency and is a division of the Department of the Environment, Climate and Communications. We provide independent geological information and advice and gather various data for that purpose. Please see our [website](#) for data availability. We recommend using these various data sets, when conducting the EIAR, SEA, planning and scoping processes. Use of our data or maps should be attributed correctly to 'Geological Survey Ireland'.

With reference to your email received on the 03 February 2022, concerning the proposed Strategic Housing Development at Drumbiggle, Circular Road, Ennis, Co Clare, Geological Survey Ireland would encourage use of and reference to our datasets. Please find attached a list of our publicly available datasets that may be useful to the environmental assessment and planning process. We recommend that you review this list and refer to any datasets you consider relevant to your assessment. The remainder of this letter and following sections provide more detail on some of these datasets.

Geoheritage

A national inventory of geoheritage sites known as County Geological Sites (CGSs) is managed by the Geoheritage Programme of Geological Survey Ireland. CGSs, as adopted under the National Heritage Plan, include sites that are of national importance which have been selected as the very best examples for NHA (Natural Heritage Areas) designation. NHA designation will be completed in partnership with the National Parks and Wildlife Service (NPWS). CGSs are now routinely included in County Development Plans and in the GIS of planning departments, to ensure the recognition and appropriate protection of geological heritage within the planning system. CGSs can be viewed online under the Geological Heritage tab on the online [Map Viewer](#).

The audit for Co. Clare was completed in 2005. The full report details can be found [here](#). **Our records show that there are no CGSs in the vicinity of the proposed housing development.**

Groundwater

Geological Survey Ireland's [Groundwater and Geothermal Unit](#), provides advice, data and maps relating to groundwater distribution, quality and use, which is especially relevant for safe and secure drinking water supplies and healthy ecosystems.

Proposed developments need to consider any potential impact on specific groundwater abstractions and on groundwater resources in general. We recommend using the groundwater maps on our [Map viewer](#), which should include: wells; drinking water source protection areas; the national map suite - aquifer, groundwater vulnerability, groundwater recharge and subsoil permeability maps. **For areas underlain by limestone, please refer to the karst specific data layers (karst features, tracer test database; turlough water levels (gwlevel.ie).** Background information is also provided in the Groundwater Body Descriptions. Please read all disclaimers carefully when using Geological Survey Ireland data.

The Groundwater Data Viewer indicates a 'Regionally Important Aquifer - Karstified (conduit)' underlies the proposed housing development.



The Groundwater Vulnerability map indicates a range of groundwater vulnerabilities within the area covered is variable. We would therefore recommend use of the Groundwater Viewer to identify areas of High to Extreme Vulnerability and 'Rock at or near surface' in your assessments, as any groundwater-surface water interactions that might occur would be greatest in these areas.

The Groundwater Protection Response overview and link to the main report is here: <https://www.gsi.ie/en-ie/programmes-and-projects/groundwater-and-geothermal-unit/projects/protecting-drinking-water/what-is-drinking-water-protection/county-groundwater-protection-schemes/Pages/default.aspx>.

[GWClimate](#) is a groundwater monitoring and modelling project that aims to investigate the impact of climate change on groundwater in Ireland. This is a follow on from a previous project (GWFlood) and the data may be useful in relation to Flood Risk Assessment (FRA) and management plans. Maps and data are available on the [Map viewer](#).

Geological Mapping

Geological Survey Ireland maintains online datasets of bedrock and subsoils geological mapping that are reliable and accessible. We would encourage you to use these data which can be found [here](#), in your future assessments.

Geotechnical Database Resources

Geological Survey Ireland continues to populate and develop our national geotechnical database and viewer with site investigation data submitted voluntarily by industry. The current database holding is over 7500 reports with 134,000 boreholes; 31,000 of which are digitised which can be accessed through downloads from our [Geotechnical Map Viewer](#). We would encourage the use of this database as part of any baseline geological assessment of the proposed development as it can provide invaluable baseline data for the region or vicinity of proposed development areas. This information may be beneficial and cost saving for any site-specific investigations that may be designed as part of the project.

Natural Resources (Minerals/Aggregates)

Geological Survey Ireland provides data, maps, interpretations and advice on matters related to minerals, their use and their development in our [Minerals section](#) of the website. The Active Quarries, Mineral Localities and the Aggregate Potential maps are available on our [Map Viewer](#). **We would recommend use of the Aggregate Potential Mapping viewer to identify areas of High to Very High source aggregate potential within the area.** In keeping with a sustainable approach we would recommend use of our data and mapping viewers to identify and ensure that natural resources used in the proposed housing development are sustainably sourced from properly recognised and licensed facilities, and that consideration of future resource sterilization is considered.

Other Comments

Should development go ahead, all other factors considered, Geological Survey Ireland would much appreciate a copy of reports detailing any site investigations carried out. The data would be added to Geological Survey Ireland's national database of site investigation boreholes, implemented to provide a better service to the civil engineering sector. Data can be sent to the Geological Mapping Unit, at <mailto:GeologicalMappingInfo@gsi.ie>, 01-678 2795.

I hope that these comments are of assistance, and if we can be of any further help, please do not hesitate to contact me Clare Glanville, or my colleague Trish Smullen at GSIPlanning@gsi.ie.

Yours sincerely,



Clare Glanville
Senior Geologist
Geological Survey Ireland



Enc: Table - Geological Survey Ireland's Publicly Available Datasets Relevant to Planning, EIA and SEA processes.

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Geological Survey Ireland's Publicly Available Datasets Relevant to Planning, EIA and SEA processes
following European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018
(S.I. No. 296 of 2018)

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Geological Survey Ireland Programme	Dataset	Relevant EIA Topic	Coverage	Description / Notes	Link to Geological Survey Ireland map viewer
Geohazards	Landslide: National landslide database and landslide susceptibility map	Land & Soil/Climate/Landscape	National	Associated guidance documentation relating to the National Landslide Susceptibility Map is also available.	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=b68cf1e4a90445981950e9b9c5625c
Geohazards	Groundwater Flooding (Historic)	Water	Regional	Provide information of historic flooding, both surface water and groundwater. [A lack of flooding presented in any specific location of the map only indicates that a flood has not been detected. It does not indicate that a flood cannot occur in that location at present or in the future]	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=848f83c85799436b808652f9c735b1cc
Geohazards	Groundwater Flooding (Predictive)	Water	Regional	Provides information on the probability of future karst groundwater flooding (where available). [The maps do not, and are not intended to, constitute advice. Professional or specialist advice should be sought before taking, or refraining from, any action on the basis of the flood maps]	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=848f83c85799436b808652f9c735b1cc
Geohazards	Radon Map	Land & Soils/Air	National	http://www.epa.ie/radiation/radonmap/	
Geoharitage	County Geological Sites as adopted by National Heritage Plan and listed in County Development Pla	Land & Soils/Landscape	Regional	All geological heritage sites identified by Geological Survey Ireland are categorised as CGS pending any further NHA designation by NPWS.	https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=a30af518e87a4c0ab2fbde2aac3c228
Geological Mapping	Bedrock geology:	Land & Soils	National	1:100,000 scale and associated memoirs.	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7ee1b6ab8d5&scale=0
Geological Mapping	Bedrock geology:	Land & Soils	Regional	1:50,000 scale	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7ee1b6ab8d5&scale=0
Geological Mapping	Quaternary geology: Sediments	Land & Soils	National	1:50,000 scale	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7ee1b6ab8d5&scale=0
Geological Mapping	Quaternary geology: Geomorphology	Land & Soils	National	1:50,000 scale	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7ee1b6ab8d5&scale=0
Geological Mapping	Physiographic units:	Land & Soils	National	Broad-scale physical landscape units mapped at 1:100,000 scale in order to be represented as a cartographic digital map at 1:250,000 scale	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=afa76a420f54877843aca1bc075c62b
Geological Mapping	GeoUrban: Spatial geological data for the greater Dublin and Cork areas	Land & Soils	Regional	includes 3D models	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=9768f4818b79416093b6b2212a850ce6&scale=0
Geological Mapping	Geotechnical database	Land & Soils	National	Digitised geotechnical and Site Investigation Reports and boreholes which can be accessed through online downloads	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=a2718be1873d47a585a3f0415b4a724c
Goldmine	Historical data sets including geological memoirs and 6" to 1 mile geological mapping records	Land & Soils/Water	National	available online	https://secure.dcae.gov.ie/goldmine/index.html
Groundwater & Geothermal	Groundwater resources (aquifers)	Water	National	Data limited to 1:100,000 scale; sites should be investigated at local scale	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Groundwater recharge.	Water	National	Data limited to 1:40,000 scale; sites should be investigated at local scale; long term annual average recharge	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Groundwater vulnerability.	Water	National	Data limited to 1:40,000 scale; sites should be investigated at local scale	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Group scheme and public supply source protection areas.	Water	National	Not all PWS / GWS have SPZ / ZOC. Check with IW / coco / NFGWS for private supplies.	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Groundwater Protection Schemes	Water	National	Data is limited to scale of 1:40,000. Data does not include all of the source protection areas	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Catchment and WFD management units.	Water	National		https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	karst specific data layers	water	National	For areas underlain by limestone, includes karst features, tracer test database; turlough water levels (gwlevel.ie).	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Wells and Springs	Water	National	Not comprehensive, there may be unrecorded wells and springs	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Groundwater body Descriptions	Water	National	Not exhaustive; only those in designated SACs; could be other GWDETs; for more information contact NPWS / EPA / site investigations	https://www.gsi.ie/en-ie/programmes-and-projects/groundwater-and-geothermal-unit/activities/understanding-ireland-groundwater/Pages/Groundwater-bodies.aspx
Groundwater & Geothermal	Geothermal Suitability maps	Land & Soils/Water	National	Also, Roadmap for a Policy and Regulatory Framework for Geothermal Energy, November 2020	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=9ee46bee08de41278b90a991d60c0b9e
Marine & Coastal Unit	INFOMAR - Ireland's national marine mapping programme; providing key baseline data for Ireland's	Water	National		https://secure.dcae.gov.ie/GSI/INFOMAR_VIEWER/
Marine & Coastal Unit	CHERISH - Coastal change project (Climate, Heritage and Environments of Reefs, Islands, and Headl	Water	Regional		http://www.cherishproject.eu/en/
Marine & Coastal Unit	Coastal Vulnerability Index (CVI).	water /Land & Soils	Regional	Currently the project is being carried out on the east coast and will be rolled out nationally	https://www.gsi.ie/en-ie/programmes-and-projects/marine-and-coastal-unit/projects/Pages/Coastal-Vulnerability-Index.aspx
Minerals	Aggregate potential	Land & Soils/Material Assets	National	Consideration of mineral resources and potential resources as a material asset which should be explicitly recognised within the environmental assessment process	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=ee8c4c285a49413aa6f1344416dc9956
Minerals	Active quarries	Land & Soils	National		https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=ee8c4c285a49413aa6f1344416dc9956
Minerals	Historic mines	Land & Soils/Cultural Heritage	National	Inventory and Risk Classification 2009. Environmental Protection Agency, Economic Minerals Division and Geological Survey Ireland (DECC).	https://gis.epa.ie/EPA/Maps/default?eastings=7&northing=7&lid=EPA-LEMA-Facilities-Extractive-Facilities
Tellus	Geochemical data: multi-element data for shallow soil, stream sediment and stream water	Land & Soils	Regional	A national mapping programme	https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=6304e122b733498b99642707f72754
Tellus	Airborne geophysical data including radiometrics, electromagnetics and magnetics	Land & Soils	Regional	A national mapping programme	https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=6304e122b733498b99642707f72754
Tellus	urban geochemistry mapping (Dublin SURGE project).	Land & Soils	Regional		https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=6304e122b733498b99642707f72754

- Notes:
- The maps and data listed above are available on the Geological Survey Ireland map viewer <https://www.gsi.ie/en-ie/data-and-maps/Pages/default.aspx>
 - Please read all disclaimers carefully when using Geological Survey Ireland data
 - Geological Survey Ireland and Irish Concrete Federation published guidelines for the treatment of geological heritage in the extractive industry in 2008.

An tSeirbhís Sláinte Comhshaoil
Feidhmeannacht na Seirbhíse Sláinte,
Ionad 6, Páirc Ghnó Bothar Chuinche,
Inis, Co. An Chlár.

Environmental Health Service,
Health Service Executive,
Unit 6, Quin Road Business Park,
Ennis, Co. Clare.

☎ (065) 6706660

An tSeirbhís Sláinte Comhshaoil
Feidhmeannacht na Seirbhíse Sláinte,
Ionad 6, Páirc Ghnó Bothar Chuinche,
Inis, Co. An Chlár.

Environmental Health Service,
Health Service Executive,
Unit 6, Quin Road Business Park,
Ennis, Co. Clare.

☎ (065) 6706660

Date: 11 February 2022
Name: Ms. Majella O'Callaghan, McCutcheon Halley, 6 Joyce House,
Barrack Square, Ballincollig, Cork

Consultant's reference: Ennis Development Strategic Housing Development
Re: Scoping Report
Proposed development: Proposed 285 no. residential units at Ballymacaula, Keelty,
Drumbiggle, Circular Road, Ennis, Co. Clare

Applicant: Glenveagh Homes Ltd.
EHIS Reference: 2194

Dear Ms. O'Callaghan,

Please find enclosed the HSE Consultation Report in relation to the above proposal.
The following HSE departments were made aware of the consultation request for the proposed development on 25
January 2022

- Emergency Planning –Kay Kennington
- Estates – Helen Maher/Stephen Murphy
- Assistant National Director for Health Protection – National Clinical Director for Health Protection
- CHO – Maria Bridgeman

If you have any queries regarding this report, the initial point of contact is Mr. Gerard Leen, Principal Environmental Health Officer, undersigned, who will refer your query to the appropriate person.

Yours sincerely



Gerard Leen
Principal Environmental Health Officer

HSE EIAR Scoping Consultation Report
Environmental Health Service Submission Report

Date: 11th February 2022
Our reference: EHIS 2194
Report to: Ms Majella O'Callaghan, McCutcheon Halley, 6 Joyce House, Barrack
Square, Ballincollig, Cork

Consultant's reference: Ennis Development Strategic Housing Development

Type of Consultation: EIA Scoping

Applicant: Glenveagh Homes Ltd.

Proposed development: Proposed 285 no. residential units at Ballymacaula, Keelty, Drumbiggle,
Circular Road, Ennis, Co. Clare

General

This report only comments on Environmental Health impacts of the proposed development. We have made observations on the following specific areas:

Description of the Project

The EIAR must fully describe the existing physical environment and detail any potential impacts on the existing environment both during the construction and operational phase of the project.
The design characteristics of the project and the reasons for proposing same should be outlined. It is recommended a diverse variety of household types is provided in the residential development to offer people a range of lifestyle, affordability and life stage choices. All residential development should incorporate the 'Universal Design' Principle to ensure the housing can meet the needs of the occupants regardless of their age, size, ability or disability.

It is also recommended that the development proposals are assessed to ensure compliance with the objectives of the Clare County Development Plan 2017-2023 (as varied)

Later Consents Required:

Information on any possible future monitoring requirements for the proposed strategic housing development should be included in the EIAR.

Consideration of Alternatives:

The EIAR should fully describe and consider any alternatives to this project. The applicant should outline a rationale for the site selection and the proposed scheme design.

Public Consultation:

The EIAR should describe measures the applicant took to inform the public about the project. Details of feedback from the public regarding the proposal should be included within the EIAR. Public consultation should be a two way

RECEIVED: 30/06/2025

process between the applicant and the public. The EIAR should clearly demonstrate how the legitimate concerns of the public have been assessed and evaluated and how the outcome of consultation with the public influenced decision making within the environmental impact assessment.

Construction

The construction phase of the development creates the potential for temporary emissions which may have a negative impact on the environment and on the health of local residents. The applicant should assess the impacts of construction works having particular regard to:

- Waste Management
- Pest Control Management
- Emissions to air including noise, dust and vibration
- Emissions to Surface/Groundwater

All sensitive receptors in the vicinity of construction works should be identified and measures implemented to ensure they are protected. It is also recommended a Site Specific Construction Management Plan is prepared and included in the EIAR.

Drainage

Any natural flood plains or wetlands on or in the vicinity of the site should be identified and measures implemented to ensure they are protected. The impact of the proposed Strategic Housing Development on watercourses/wetlands further downstream should be assessed.

An integrated approach to surface water management should be implemented on the site. It is recommended that green space and nature based solutions are provided for the storage and conveyance of rainwater on site and to improve flood mitigation in line with the principals of Sustainable Urban Drainage Systems (SUDS)

Climate

It is recommended the applicant ensures climate considerations are fully integrated into the planning of the strategic housing development and outlines how the proposed buildings contribute to climate action through their design. Specific measures which conserve energy consumption and reduce carbon emissions should be outlined in the EIAR. The applicant should assess the vulnerability of the proposed development against the predicted impacts of a warming climate and they should predict and should outline proactive adaption measures to ensure the long term resilience of the site infrastructure to the impacts of climate change.

Health

Directive 2014/52/EU has an increased requirement to assess potential significant impacts on Population and Human Health. In the experience of the EHS impacts on human health are generally inadequately assessed in EIA in Ireland. It is recommended that the wider determinants of health and wellbeing are considered. Guidance on determinants of health can be found at www.publichealth.ie

The proposed strategic housing development should be explored for any opportunity to promote physical activity and any potential for health gain should be exploited.

It is recommended that measures to promote walking and cycling throughout the development are implemented along with proposals to ensure the connectivity of the site with the wider Ennis urban area. Recreational facilities should be provided to cater specifically for the needs of adolescents and the elderly, along with younger children.

Sustainable transport

The impact of traffic from the proposed Strategic Housing Development should be assessed by carrying out a traffic and transport assessment. An assessment of existing sustainable transport facilities and capacity should also be carried out. It is recommended that the applicant outlines a travel plan for the proposed development which will facilitate and promote the use of public or active transport options for residents.

Landscape

Green recreational space is proven to have positive impacts on health, both physical and mental. The recent global pandemic has highlighted the importance of access to open green space for recreational purposes for the public. The provision of quality, usable, safe urban green space is of paramount importance as housing design becomes more compact.

The applicant should assess the impact the proposed Strategic Housing Development will have on existing biodiversity in the area. The impact of any possible loss of recreational and amenity green area as a result of the proposed development should also be assessed.

It is recommended that green planting is integrated at every opportunity throughout the development to improve the quality of the built environment and the applicant should outline a diverse range of green spaces for the development in the EIAR. The applicant shall also outline proposals to protect and promote biodiversity on the site.

Noise:

The World Health Organisation (WHO) has identified environmental noise as an increasing cause of ill health and detrimental effect on health and wellbeing.

A noise assessment must be undertaken to assess the impact of noise from the proposed Strategic Housing Development on the residents living in the vicinity. Noise from traffic movements or heavy goods vehicles associated with the operation of the development should also be included in the noise assessment.

It is essential that up to date baseline monitoring is undertaken to establish the existing noise environment. All noise sensitive receptors in the vicinity of the facility should be identified. The selection of noise monitoring locations for background noise is of critical importance in the noise survey, therefore the rationale for choosing the number and the positioning of these should be provided by the applicant.

Once the existing noise environment has been established, the predicted increase in noise from the proposed Strategic Housing Development should then be quantified and assessed. It is the opinion of the Environmental Health Service that adherence to specified noise limit values do not always protect sensitive receptors from noise nuisance. Therefore the significance of the predicted change in the noise environment should be fully assessed.

It is requested that this information is outlined and displayed clearly in the EIAR.

Sustainable Development

The significance of the impact the proposed Strategic Housing Development will have on the existing town centre of Ennis should be examined and assessed in the EIAR. The applicant should demonstrate compliance with the Retail Planning Guidelines 2012 which promote "town centre vitality through a sequential approach to planning".

It is imperative that the key infrastructure facilities and amenities currently within the town of Ennis are examined to ensure the town can sustainably accommodate the proposed increase in residential development. The cumulative impacts of any other proposed housing developments in the vicinity should also be assessed.



Rory O'Dea
Senior Environmental Health Officer
HSE West
Unit 6 Quin Road Business Park
Quin Road
Ennis



Caroline Hueston
Environmental Health Officer
Environment OU
Ennistymon Health Centre
Ennistymon
Co. Clare



6 Joyce House,
Barrack Square
Ballincollig, Co Cork
P31 YX97

8th February 2022

Re: EIA Scoping Request – Strategic Housing Development at Ballymacaula, Keelty, Drumbiggle, Circular Road, Ennis Co. Clare.

Dear Ms O’Callaghan,

Irish Water has received notification of your Environmental Impact Assessment (EIA) scoping request relating to your Strategic Housing Development (SHD) proposal to construct a “residential development of c. 285 no. residential units” at Ballymacaula, Keelty, Drumbiggle, Circular Road, Ennis Co. Clare.

Please see attached, Irish Water’s scoping opinion in relation to Water Services. On receipt of the planning referral, Irish Water will review the finalised Environmental Impact Assessment Report (EIAR) as part of the planning process.

Queries relating to the terms and the EIA scoping opinions below should be directed to planning@water.ie

Yours sincerely,

Signed on behalf of Irish Water:

PP: Ali Robinson

Yvonne Harris
Connections and Development Services

Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
D01 WA07
Éire

Irish Water
PO Box 6000
Dublin 1
D01 WA07
Ireland

T: +353 01 89 25000
T: +353 01 89 25001
www.water.ie

Irish Water’s Response to EIA Scoping Requests

At present, Irish Water does not have the capacity to advise on the scoping of individual projects. However, in general the following aspects of Water Services should be considered in the scope of an EIA where relevant;

- a) Where the development proposal has the potential to impact an Irish Water Drinking Water Source(s), the applicant shall provide details of measures to be taken to ensure that there will be no negative impact to Irish Waters Drinking Water Source(s) during the construction and operational phases of the development. Hydrological / hydrogeological pathways between the applicant’s site and receiving waters should be identified as part of the report.
- b) Where the development proposes the backfilling of materials, the applicant is required to include a waste sampling strategy to ensure the material is inert.
- c) Mitigations should be proposed for any potential negative impacts on any water source(s) which may be in proximity and included in the environmental management plan and incident response.
- d) Any and all potential impacts on the nearby reservoir as public water supply water source(s) are assessed, including any impact on hydrogeology and any groundwater/ surface water interactions.
- e) Impacts of the development on the capacity of water services (*i.e. do existing water services have the capacity to cater for the new development*). This is confirmed by Irish Water in the form of a Confirmation of Feasibility (COF). If a development requires a connection to either a public water supply or sewage collection system, the developer is advised to submit a Pre-Connection Enquiry (PCE) enquiry to Irish Water to determine the feasibility of connection to the Irish Water network. All pre-connection enquiry forms are available from <https://www.water.ie/connections/connection-steps/>.
- f) The applicant shall identify any upgrading of water services infrastructure that would be required to accommodate the proposed development.
- g) In relation to a development that would discharge trade effluent – any upstream treatment or attenuation of discharges required prior to discharging to an Irish Water collection network.
- h) In relation to the management of surface water; the potential impact of surface water discharges to combined sewer networks and potential measures to minimise and or / stop surface waters from combined sewers.
- i) Any physical impact on Irish Water assets – reservoir, drinking water source, treatment works, pipes, pumping stations, discharges outfalls etc. including any relocation of assets.
- j) When considering a development proposal, the applicant is advised to determine the location of public water services assets, possible connection points from the applicant’s site / lands to the public network and any drinking

water abstraction catchments to ensure these are included and fully assessed in any pre-planning proposals. Details, where known, can be obtained by emailing an Ordnance Survey map identifying the proposed location of the applicant's intended development to datarequests@water.ie.

- k) Other indicators or methodologies for identifying infrastructure located within the applicant's lands are the presence of registered wayleave agreements, visible manholes, vent stacks, valve chambers, marker posts etc. within the proposed site.
- l) Any potential impacts on the assimilative capacity of receiving waters in relation to Irish Water discharge outfalls including changes in dispersion / circulation characterises. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified within the report.
- m) Any potential impact on the contributing catchment of water sources either in terms of water abstraction for the development (*and resultant potential impact on the capacity of the source*) or the potential of the development to influence / present a risk to the quality of the water abstracted by Irish Water for public supply should be identified within the report.
- n) Where a development proposes to connect to an Irish Water network and that network either abstracts water from or discharges wastewater to a "protected"/ sensitive area, consideration as to whether the integrity of the site / conservation objectives of the site would be compromised should be identified within the report.
- o) Mitigation measures in relation to any of the above ensuring a zero risk to any Irish Water drinking water sources (Surface and Ground water).

This is not an exhaustive list.

Please note;

- Where connection(s) to the public network is required as part of the development proposal, applicants are advised to complete the Pre-Connection Enquiry process and have received a Confirmation of Feasibility letter from Irish Water ahead of any planning application.
- Irish Water will not accept new surface water discharges to combined sewer networks.



Majella O'Callaghan
Mc Cutcheon Halley
Arran Court
Kreston House,
Arran Quay,
Dublin,
D07 K271
By email mocallaghan@mhplanning.ie

Date/Dáta: 17-02-2022

Re: TII22-117109 - EIS Scoping for Proposed SHD Application in Ennis Co. Clare

Dear Ms. O'Callaghan,

I refer to your letter of 31st of January, relating to the above.

Transport Infrastructure Ireland (TII) safeguards the strategic function of Luas and National Roads to promote the safe and efficient operation of both the national roads and light rail networks.

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

With regard to this location and area, TII has made submissions on planning applications file references 18/811 and 17/237 requesting clarification on proposals for surface water disposal which had the potential to impact on the N85, national road, drainage regime.

TII does not support proposals for private development to discharge to national road drainage infrastructure. Such proposals have the potential to impact on the capacity and efficiency of the drainage regime provided for the national road network. It is TII's opinion that adequate surface water drainage proposals need to be presented for development proposals in this area which demonstrate that the drainage regime associated with the N85, national road, is safeguarded and independent from the road.

It is requested that the applicant addresses this matter comprehensively and, where warranted, alternative surface water disposal proposals developed prior to the making of a future planning application.

TII will not be responsible for the costs of any future mitigation, repair or improvement required to the national road and associated drainage regime to remedy any negative impacts arising as a result of private development proposals being facilitated by the planning authority. Such costs will be the responsibility of the Council and/or the applicant.

With respect to General EIAR Scoping issues, the recommendations indicated below provide only general guidance for the preparation of EIAR, which may affect the National Roads Network. The developer should have regard, *inter alia*, to the following;

As set down in the DoECLG Spatial Planning and National Roads Guidelines (2012) it is in the public interest that, in so far as is reasonably practicable, that the national road network continues to serve its intended strategic purpose. The EIAR should identify the methods/techniques proposed for any works traversing/in proximity to the national road network to demonstrate that the development can proceed complementary to safeguarding the capacity, safety and operational efficiency of that network.

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

1. Consultations should be had with the relevant Local Authority/National Roads Design Office with regard to locations of existing and future national road schemes.
2. The Environmental Assessment should have regard to previous Environmental Assessment Statements/Reports and conditions and/or modifications imposed by An Bord Pleanála regarding road schemes in the area.
3. Where appropriate, subject to meeting the appropriate thresholds and criteria and having regard to best practice, a Traffic and Transport Assessment be carried out in accordance with relevant guidelines, noting construction and operational traffic volumes attending the site and traffic routes to/from the site with reference to impacts on the national road network and junctions of lower category roads with national roads. The Authority's Traffic and Transport Assessment Guidelines (2014) should be referred to in relation to proposed development with potential impacts on the national road network. The scheme promoter is also advised to have regard to Section 2.2 of the TII TTA Guidelines which addresses requirements for sub-threshold TTA.
4. TII Standards should be consulted to determine the requirement for Road Safety Audit (RSA) and Road Safety Impact Assessment (RSIA).
5. Assessments and design and construction and maintenance standards and guidance are available at [TII Publications](#) that replaced the NRA Design Manual for Roads and Bridges (DMRB) and the NRA Manual of Contract Documents for Road Works (MCDRW).
6. Environmental Impact Assessment shall include provision for travel planning / mobility management planning in the interests of protecting national roads capacity in the interests of sustainable travel policy.
7. The developer, in conducting Environmental Impact Assessment, should have regard to TII Environment Guidelines that deal with assessment and mitigation measures for varied environmental factors and occurrences. In particular evidenced assessment of the protection of the strategic function of the national road and interface with adjacent land uses in relation to the following matters is required;
 - i. TII's Environmental Assessment and Construction Guidelines, including the *Guidelines for the Treatment of Air Quality During the Planning and Construction of National Road Schemes* (National Roads Authority, 2006),
 - ii. The EIAR should consider the Environmental Noise Regulations 2006 (SI 140 of 2006) and, in particular, how the development will affect future action plans by the relevant competent authority. The developer may need to consider the incorporation of noise barriers and attenuation to reduce noise impacts (see *Guidelines for the Treatment of Noise and Vibration in National Road Schemes* (1st Rev., National Roads Authority, 2004)). The Authority will entertain no future claims in respect of impacts on the proposed development, if approved, due to the presence of the existing road or any new road scheme which is currently in planning.
 - iii. The Authority requests that the EIAR has regard to the provisions of Chapter 3 of the DoECLG Spatial Planning and National Roads Guidelines in the assessment and determination of the subject planning application. The Authority will entertain no future claims in respect of impacts (e.g. dust, glare visual etc.) on the proposed development, if approved, due to the presence of the existing road or any new road scheme which is currently in planning.

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

Notwithstanding, any of the above, the developer should be aware that this list is non-exhaustive, thus site and development specific issues should be addressed in accordance with best practise. I hope that the above comments are of use in your scoping process.

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

Yours sincerely,



Tara Spain
Head of Land Use Planning

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CHAPTER FIVE

LANDSCAPE AND VISUAL

APPENDIX 5-1 Photomontages

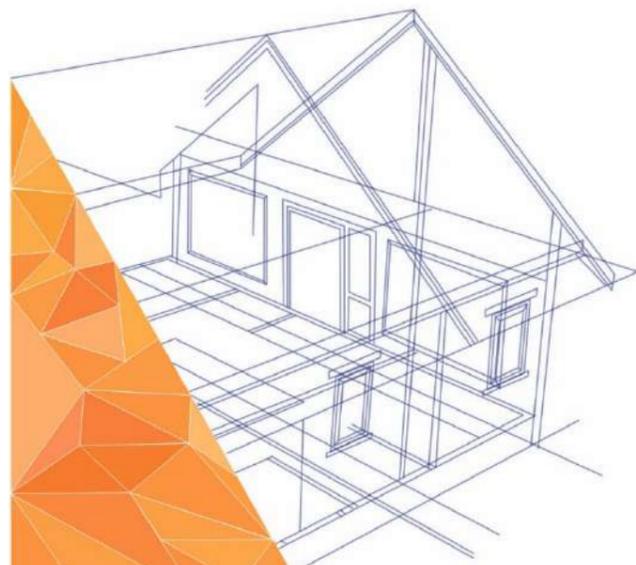


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APPENDIX 5-1 Photomontages

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Verified View Photomontages for
Proposed Residential Scheme on Lands at
Circular Road, Drumbiggle, Ennis, Co. Clare



June 2025

Document at A3 prepared by

G-Net 3D, NSC Campus, Mahon Cork

Tel: 021-230 7043

www.gnet3d.com

Verified View Photomontage Methodology

The methodology used to develop the photomontages is based on the “Visual Representation of Development Proposals” Guidance note by the Landscape Institute, 2019.

Photography

The photography was carried out on the January 15th, 2025, using Sony α7RIII full frame camera. Two lenses 24mm and 50mm prime lens were used for the photography.

A 24mm - wide angle lens was selected for the photography to provide more information on the context around the proposed development. The horizontal field of view of these photographs is 74°. The above-mentioned guidance suggests that 40° angle is the closest to human eye vision and is recommended for the verified photomontages. In the cases where the wide lens is used, there should be an indication of 40° field of view, which is shown on the bottom of all the views.

A recommended viewing distance of the photomontages taken using 50mm lens is around 500mm and 24mm lens - 300mm from eyes when printed on A3 paper.

Geomax Zenith 60 GPS Antennae was used to accurately record the viewpoint and reference markers' coordinates and height levels. Viewpoint locations are indicated in the viewpoint map to the right, viewpoint coordinates and information on photography is under each photo.

Modelling

Preparation of an accurate 3D model of the proposed residential development, including landscape and infrastructure.

Setup

The following information is used to accurately position the model of the proposed development into the photographs:

- Site survey,
- Photographs,
- Verified viewpoint coordinates and height levels are accurately marked on the location OSi map.

To match the 3D camera view with the photograph we take the following steps:

The camera height is taken from information gathered on the levels from where the photos are taken (table below). The height levels of the proposed development are outlined on the site. Focal length is based on the photograph EXIF info.

This data is imported into our 3D software and the 3D camera is matched with the selected photographs. To match the 3D camera accurately we use all the above data and the reference 3D models. The reference 3D models are existing structures i.e. buildings, roads, lamps, etc which are visible on the photographs. These items are modelled based on the survey information. After all the above conditions are fulfilled and we are satisfied that the camera matches correctly, we proceed to the next step.

Rendering

We apply the materials and textures prior to rendering the photomontage images. Light settings are adjusted to match the brightness of the photographs and sun is positioned according to the date and time the photo was taken.

Post processing

This process means incorporating a 3D image of the proposed development into the photograph to achieve the final result.



View 1. As Exists

RECEIVED: 30/06/2025

<< 50mm 39.6°

39.6° 50mm >>

Project Name:
Residential Scheme on lands at Circular
Road, Drumbiggle, Ennis, Co. Clare

Photo Date: 15.01.2025
Photo Time: 11:02
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 532719.653;677266.640;21.593

View 1. As Proposed

RECEIVED: 30/06/2025

<< 50mm 39.6°

39.6° 50mm >>

Project Name:
Residential Scheme on lands at Circular
Road, Drumbiggle, Ennis, Co. Clare

Photo Date: 15.01.2025
Photo Time: 11:02
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 532719.653;677266.640;21.593

View 2. As Exists

RECEIVED: 30/06/2025

< 24mm 73.7° <<50 mm 39.6° 39.6° 50mm>> 73.7° 24mm >

View 2. As Proposed

RECEIVED: 30/06/2025

< 24mm 73.7° <<50 mm 39.6° 39.6° 50mm>> 73.7° 24mm >

RECEIVED: 30/06/2025



< 24mm 73.7°

<<50 mm 39.6°

39.6° 50mm>>

73.7° 24mm >

RECEIVED: 30/06/2025



< 24mm 73.7°

<<50 mm 39.6°

39.6° 50mm>>

73.7° 24mm >

View 4. As Exists

RECEIVED: 30/06/2025



< 24mm 73.7°

<<50 mm 39.6°

39.6° 50mm>>

73.7° 24mm >

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< 24mm 73.7°

<<50 mm 39.6°

39.6° 50mm>>

73.7° 24mm >

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< 24mm 73.7°

<<50 mm 39.6°

39.6° 50mm>>

73.7° 24mm >

RECEIVED: 30/06/2025



< 24mm 73.7°

<<50 mm 39.6°

39.6° 50mm>>

73.7° 24mm >

RECEIVED: 30/06/2025



< 24mm 73.7°

<<50 mm 39.6°

39.6° 50mm>>

73.7° 24mm >

View 7. As Exists

RECEIVED: 30/06/2025



View 7. As Proposed

RECEIVED: 30/06/2025



<< 50mm 39.6°

39.6° 50mm >>

RECEIVED: 30/06/2025



< 24mm 73.7° | <<50 mm 39.6° | 39.6° 50mm>> | 73.7° 24mm >

RECEIVED: 30/06/2025



< 24mm 73.7° | <<50 mm 39.6° | 39.6° 50mm>> | 73.7° 24mm >

View 9. As Exists

RECEIVED: 30/06/2025



<< 50mm 39.6°

39.6° 50mm >>

View 9. As Proposed

RECEIVED: 30/06/2025



RECEIVED: 30/06/2025



<< 50mm 39.6°

39.6° 50mm >>

RECEIVED: 30/06/2025



<< 50mm 39.6°

39.6° 50mm >>

RECEIVED: 30/06/2025