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1. INTRODUCTION

1.1 Introduction

This Environmental Impact Assessment Report (EIAR) has been prepared by MKO on behalf of Kingston Stables Ltd (the Applicant), who intend to apply to Galway City Council (GCC) pursuant to the provisions of the Planning and Development (Amendment) (Large-scale Residential Development (LRD)) Act 2021 for permission in respect of a large-scale residential development located at Knocknacarra, Co. Galway. The location of the site is outlined in Figure 1-1 and Figure 1-2 below.

The Proposed Development site which covers an area of 5.37 hectares (ha) will consist of a mix of residential units, open spaces, creche and all other site related infrastructure. The Proposed Development site is located at Knocknacarra, County Galway which is approximately 3 kilometres (km) west of Galway City Centre.

The Proposed Development is a component of a larger residential development project (Proposed Project). The Proposed Project involves the construction of more than 500 residential units, and the development will require separate, individual planning applications for each part of the project. The Proposed Project forms part of an overarching masterplan for the wider landholding that was extensively discussed and refined in collaboration with the planning authority. The master planning process, initiated in 2023 for the Knocknacarra District Centre (South) and the adjoining “Kingston lands” considered access, connectivity, permeability, and a balanced mix of uses across the broader area, ensuring that each subsequent application, including the present proposal, is informed by a cohesive and coordinated design framework.

Currently, the site is comprised of a mixture of agricultural grassland and areas of brownfield. Stone walls and treelines are also present within the Proposed Development site boundary. The surrounding area is urban in character with a number of residential housing estates and commercial and industrial buildings being located in close proximity.

MKO is the Environmental Consultant on this project and has been commissioned to prepare this EIAR, which will accompany the planning application for the Proposed Development to be submitted to GCC.

This EIAR which is prepared to accompany the planning application will assess all project components of the Proposed Development that will be submitted within the planning application to GCC. All elements of the proposed works included as part of the planning application will henceforth be referred to as the ‘Proposed Development’ throughout the EIAR.

1.2 Brief Description of the Proposed Development

The Proposed Development will consist of the following:

- Provision of 362 no. residential units in 4 no. development areas with a mix of apartment and house types on a site area of 5.37 ha. The buildings range between 2 no. and 6 no. storeys in height. The development will comprise the following:
 - 4 no. 2-bed townhouses;
 - 40 no. 3-bed townhouses;
 - 21 no. 4-bed townhouses;
 - 15 no. 1-bedroom duplex apartments;
 - 46 no. 2-bedroom duplex apartments;
 - 15 no. 2-bedroom duplex houses;
 - 46 no. 3-bedroom duplex houses;

- 114 no. 1-bedroom apartments;
- 56 no. 2-bedroom apartments;
- 5 no. 3-bedroom apartments.
- Demolition of existing structures (333.8 m²);
- Vehicular access to the Proposed Development from a permitted road (Planning Reference 24/60370 refers);
- The provision of new active travel cycle and pedestrian access from Millers Lane;
- Upgrades to the existing access at Kingston Road
- The provision of a childcare facility (440 m²);
- The provision of public open space;
- The provision of 665 no. bicycle parking spaces;
- The provision of 313 no. car parking spaces;
- Public lighting, bin stores, signage, services, ESB substation, site landscaping and all ancillary site development and enabling works.

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1.2.1 References to Proposed Development

For the purposes of this EIAR:

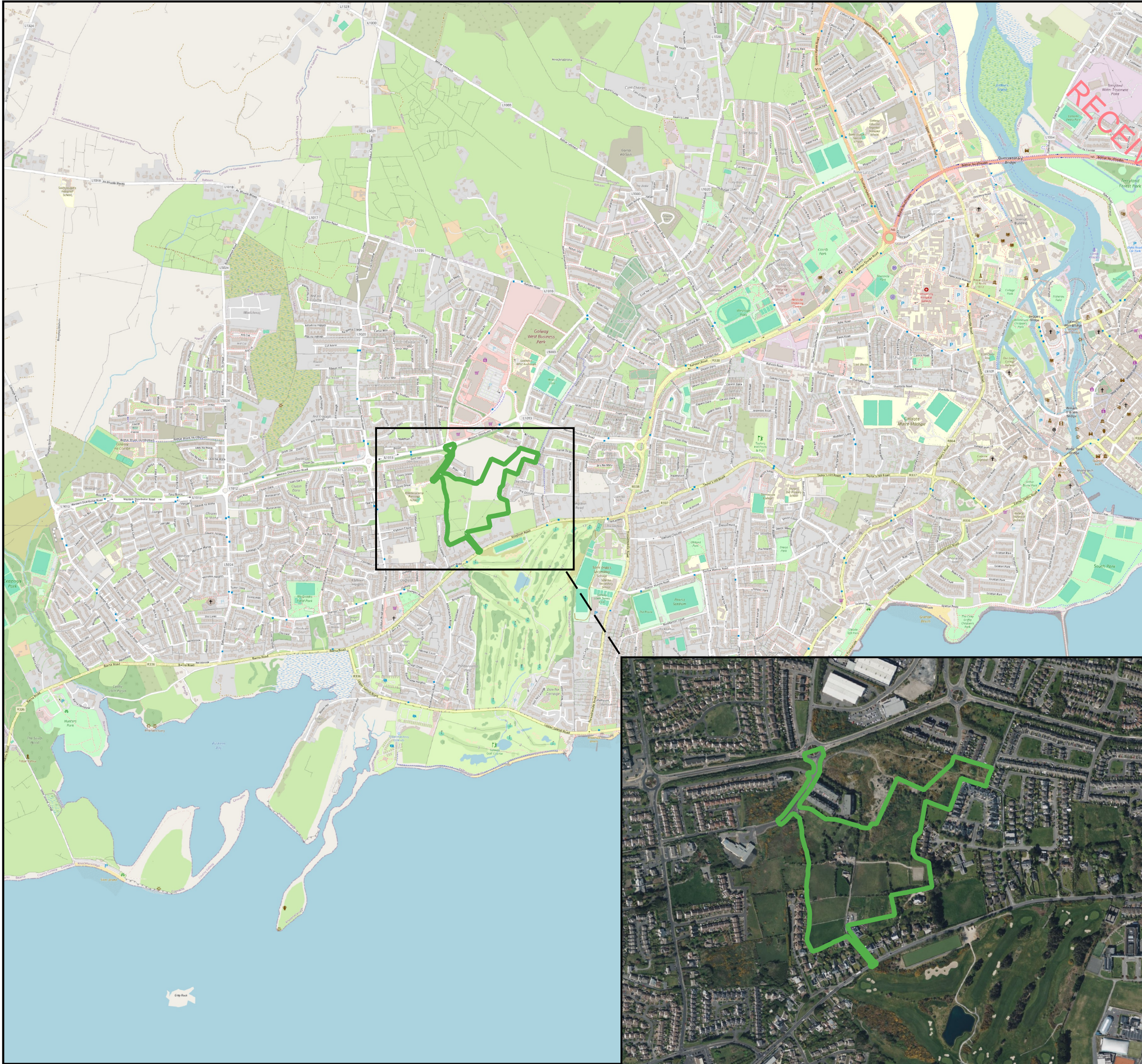
- Proposed Development – This term refers to all the project components detailed in Section 1.2 above,
- Proposed Project – The Proposed Project involves the construction of more than 500 residential units.
- EIAR Study Area encompasses an overall area of 8.74 ha and covers the entire Proposed Project area. The EIAR Study Area is primarily comprised of areas of agricultural grassland which are predominantly located in the southern portion of the study area with areas of brownfield being located in the northern section. There is an existing residential dwelling along with agricultural sheds present within the EIAR Study Area. This EIAR assesses and provides baseline information on the EIAR Study Area as a whole with specific impact assessment sections relative to the Proposed Development site being contained in each EIAR chapter. Individual topics for assessment purposes, i.e., each chapter, will indicate the study area used for that topic which may extend beyond the defined primary EIAR Study Area. The EIAR Study Area represents the primary area of study and not necessarily areas where proposed works will occur as part of the Proposed Project. This EIAR Study Area is shown in Figure 1-1 below.

For clarity in this EIAR, all elements of the Proposed Development will be assessed cumulatively and in combination with other projects to aid the competent authority in carrying out an EIA. The methodology for the identification of projects with the potential for in combination effects is set out in detail in Chapter 2 Background of this EIAR.

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

1.3 The Applicant

The applicant for the Proposed Development is Kingston Stables Ltd. The client has extensive experience within the residential, retailing, commercial and hospitality industries having completed a multitude of medium and large sized projects in and around Galway. The clients main focus is developing innovative new developments in the west of Ireland.



Map Legend

 EIAR Study Area

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Drawing Title
Site Location - EIAR Study Area

Project Title
Proposed Large-Scale Residential Development at Knocknacarra, Galway

Drawn By EC	Checked By TM/EOS
Project No. 240142	Drawing No. Figure 1-1
Scale 1:18,000	Date 2025-10-10



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Map Legend

 Planning Application (Red Line) Boundary

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Drawing Title
Site Location - Planning Application (Red Line) Boundary

Project Title
Proposed Large-Scale Residential Development at Knocknacarra, Galway

Drawn By	EC	Checked By	TM/EOS
Project No.	240142	Drawing No.	Figure 1-2
Scale	1:18,000	Date	2025-10-10



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1.4

Need for the Proposed Development

There is currently a significant shortage of housing units available to service the housing market (including the rental market) in Galway City and the surrounding areas. The rapidly increasing price of housing is a result of the shortage in supply, and many people will soon find themselves unable to afford a home. This problem is also aggravated by a lack of housing units available for the rental market. The Proposed Development will contribute significantly to alleviating the shortage of housing supply in Galway and brings into use lands zoned specifically for that purpose.

In addition, the construction industry, through projects such as the Proposed Development, makes a significant contribution to economic development in Ireland. There remains strong demand for housing in the Galway Metropolitan Area Strategic Plan (MASP) area, for which the Proposed Development will be able to provide. The Proposed Development will provide a significant supply of mixed residential units which will contribute towards the aim of growing the population of the Galway MASP in a sustainable manner in accordance with national, regional and local planning policy.

1.5

Legislative Context

1.5.1

Introduction

The consolidated European Union Directive 2011/92/EU (the EIA Directive) on the assessment of the effects of certain public and private projects on the environment, has been transposed into Irish planning legislation by the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended. Directive 2011/92/EU was amended by Directive 2014/52/EU, which has been transposed into Irish law with the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018). Most of the provisions of the new regulations came into operation on the 1st of September 2018 with a number of other provisions coming into operation on the 1st of January 2019.

Accordingly, this EIAR has been prepared in compliance with the EIA Directive as amended by Directive 2014/52/EU and Irish implementing legislation, including Part X of the Planning and Development Act 2000, as amended and Planning and Development Regulations 2001 (S.I. No. 600 of 2001), as amended in particular as amended by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018).

The European Union Directive 2011/92/EU, amended by EU Directive 2014/52/EU on the assessment of the effects of certain public and private projects on the environment (the 'EIA Directive'), requires Member States to ensure that a competent authority carries out an assessment of the likely significant effects of certain types of project, as listed in the Directive, prior to development consent being given for the project. The Environmental Impact Assessment (EIA) of the Proposed Development will be undertaken by GCC as the competent authority, in compliance with the provisions of EU and Irish law and guidance.

This EIAR complies with the EIA Directive in terms of the structure and content of the information required.

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

- a) *A description of the project comprising information on the site, design, size and other relevant features of the project;*
- b) *A description of the likely significant effects of the project on the environment;*

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

In addition, article 94 of Schedule 6 to, the Planning and Development Act 2000 to 2019 sets out the information to be contained in an EIAR, with which this EIAR complies.

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

1.5.2 EIA Screening

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

Section 172 of the Planning & Development Act 2000, as amended, provides the legislative basis for EIA. It states the following:

“An environmental impact assessment shall be carried out by a planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either:

- 1. the proposed development would be of a class specified in –*
 - (i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either*
 - I. such development would exceed any relevant quantity, area or other limit specified in that Part, or*
 - II. no quantity, area or other limit is specified in that Part in respect of the development concerned,*

or

- (ii) Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either –*
 - I. such development would exceed any relevant quantity, area or other limit specified in that Part, or*
 - II. no quantity, area or other limit is specified in that Part in respect of the development concerned,*

Accordingly, Schedule 5 of the Planning & Development Regulations 2001, as amended sets out a number of classes and scales of development that require EIA.

With regards to the Proposed Project, the provisions of Schedule 5, Part 2, Item 10 (b) (i) and (iv) require an EIA to be undertaken where it is proposed to carry out the following:

- 10 (b) (i) Construction of more than 500 dwelling units.’*

The Proposed Project involves constructing more than 500 residential units and therefore exceeds threshold as outlined in Class 10 (b)(i) above.

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

1.5.3 EIA Guidance

The Environmental Protection Agency (EPA) published its *Guidelines on the Information to be Contained in Environmental Impact Assessment Reports*¹ in May 2022, which is intended to guide practitioners preparing an EIAR in line with the requirements set out in the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018).

In preparing this EIAR regard has also been taken of the provisions of the *Guidelines for Planning Authorities and An Bord Pleanála on Carrying out Environmental Impact Assessment*², published by the Department of Housing, Planning and Local Government (DHPLG) in August 2018 to the extent these guidelines are relevant having regard to the enactment of the revised EIA Directive.

The European Commission also published several guidance documents in December 2017 regarding the Environmental Impact Assessment of Projects (EIA Directive as amended by 2014/52/EU) including *Guidance on Screening*³, *Guidance on Scoping*⁴ and *Guidance on the preparation of the Environmental Impact Assessment Report*⁵. MKO has prepared the EIAR in accordance with these guidelines also.

1.6 Purpose and Scope of the EIAR

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

It is important to distinguish the EIA to be carried out by the Planning Authority, from the Environmental Impact Assessment Report (EIAR) accompanying the planning application. The EIA is the assessment carried out by the competent authority, which includes an examination that identifies, describes and assesses in an appropriate manner, in the light of each individual case and in accordance with Articles 4 to 11 of the Environmental Impact Assessment Directive, the direct and indirect effects of the Proposed Development on the following:

- a) *population and human health*
- b) *biodiversity, with particular attention to species and habitats protected under Directive 92/43/EEC and Directive 2009/147/EC*
- c) *land, soil, water, air and climate*
- d) *material assets, cultural heritage and the landscape*
- e) *the interaction between the factors referred to in points (a) to (d)*

¹ Environmental Protection Agency (EPA), 2022. *Guidelines on the Information to be Contained in Environmental Impact Assessment Reports*. May 2022. Environmental Protection Agency.

² Department of Housing, Planning and Local Government (DHPLG), 2018. *Guidelines for Planning Authorities and An Bord Pleanála on Carrying out Environmental Impact Assessment*. Department of Housing, Planning and Local Government.

³ European Commission, 2017. *Guidance on Screening*. European Commission.

⁴ European Commission, 2017. *Guidance on Scoping*. European Commission.

⁵ European Commission, 2017. *Guidance on the Preparation of the Environmental Impact Assessment Report*. European Commission.

1.7 Structure and Content of the EIAR

1.7.1 General Structure

This EIAR uses the grouped structure method to describe the existing environment, the potential impacts of the Proposed Development thereon and the proposed mitigation measures. Background information relating to the Proposed Development, consultation undertaken and a description of the Proposed Development are presented in separate sections. The grouped format sections describe the impacts of the Proposed Development in terms of human beings and population, flora and fauna, soils and geology, water, air and climate, noise, landscape, cultural heritage and material assets such as traffic and transportation, together with the interaction of the foregoing.

The chapters of this EIAR are as follows:

1. *Introduction*
2. *Background to the Proposed Development*
3. *Consideration of Reasonable Alternatives*
4. *Description of the Proposed Development*
5. *Population & Human Health*
6. *Biodiversity*
7. *Geology and Soils*
8. *Hydrology & Hydrogeology*
9. *Air*
10. *Climate*
11. *Noise*
12. *Cultural Heritage*
13. *Landscape*
14. *Major Accidents and Natural Disasters*
15. *Material Assets = including Traffic*
16. *Interaction of the Foregoing*
17. *Schedule of Mitigation*

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

1.7.2 Description of Likely Significant Effects and Impacts

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

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

As stated in the *Guidelines on the Information to be Contained in Environmental Impact Assessment Reports*¹ (EPA, May 2022), an assessment of the likely impacts of a development is a statutory requirement of the EIA process. The statutory criteria for the presentation of the characteristics of potential impacts requires that potential significant impacts are described with reference to the extent, magnitude, complexity, probability, duration, frequency, reversibility and trans-boundary nature (if applicable) of the impact.

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

Each effect is described in terms of its quality, significance, extent & context, probability, duration & frequency, and type, where possible. A 'Do-Nothing' effect is also predicted in respect of each environmental theme in the EIAR. Residual effects are also presented following any impact for which mitigation measures are prescribed. The remaining effect types are presented as required or applicable throughout the EIAR. Any potential interactions between the various aspects of the environment assessed throughout this EIAR are presented in Chapter 16: Interaction of the Foregoing.

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

Impact Characteristic	Term	Description
Quality	Positive	A change which improves the quality of the environment
	Neutral	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
	Negative	A change which reduces the quality of the environment
Significance	Imperceptible	An effect capable of measurement but without significant consequences
	Not significant	An effect which causes noticeable changes in the character of the environment but without significant consequences.
	Slight	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities
	Moderate	An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends
	Significant	An effect, which by its character, magnitude, duration or intensity alters a sensitive aspect of the environment
	Very significant	An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment
	Profound	An effect which obliterates sensitive characteristics
Extent & Context	Extent	Describe the size of the area, number of sites and the proportion of a population affected by an effect
	Context	Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions

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

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Impact Characteristic	Term	Description
	Residual	Degree of environmental change that will occur after the proposed mitigation measures have taken effect
	Synergistic	Where the resultant effect is of greater significance than the sum of its constituents

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1.8 Project Team

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

The EIAR project team comprises a multidisciplinary team of experts with extensive experience in the assessment of projects and in their relevant area of expertise. The qualifications and experience of the principal staff from each company involved in the preparation of this EIAR are summarised in Section 1.8.1 below. Each chapter of this EIAR has been prepared by a competent expert in the subject matter. Further details on project team expertise are provided in the Statement of Authority at the beginning of each impact assessment chapter.

Table 1-2 below details the companies and staff that were responsible for completion of the EIAR:

Table 1-2 Companies and Staff Responsible for EIAR Completion

Consultants	Principal Staff Involved in Project	EIAR Input
MKO Tuam Road, Galway, H91 VW84	Michael Watson Eoin O’Sullivan Tom Madden Eileen Corley Killian McGovern Sean McCarthy Evelina Sadauskaite Corey Cannon Pdraig Desmond Fiona Killeen Sara Fissolo David Culleton Jack Workman Rachel Smith James Crean Joseph O’Brien Damian Brosnan Colin Fitzgerald Bebhinn Anders Catherine Johnson	Project Managers, Scoping and Consultation, Preparation of Natura Impact Statement, EIAR Report Chapters: 1. Introduction 2. Background to the Proposed Development 3. Consideration of Reasonable Alternatives 4. Description of the Proposed Development 5. Population & Human Health 6. Biodiversity 7. Land, Soils and Geology 8. Hydrology & Hydrogeology 9. Air 10. Climate 11. Noise 12. Cultural Heritage 13. Landscape 14. Risk of Major Accidents 15. Material Assets 16. Interaction of the Foregoing 17. Schedule of Mitigation

Consultants	Principal Staff Involved in Project	ELAR Input
Tobin Consulting Engineers Blanchardstown Corporate Park, Dublin 15	Micheal Geraghty	Preparation of ELAR Chapter 15. Material Assets - Traffic and Transport
John Cronin & Associates Burnside, St Orans Road, Buncrana, Donegal	Martin McGonigle John Cronin	Archaeological Impact Assessment and preparation of Chapter 12: Cultural Heritage

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1.8.1 Project Team Members

1.8.1.1 MKO

Michael Watson – Environmental Director

Michael Watson is a Director and head of the Environment Team in MKO. Michael has over 20 years’ experience in the environmental sector. Following the completion of his Master’s Degree in Environmental Resource Management, Geography, from National University of Ireland, Maynooth he worked for the Geological Survey of Ireland and then a prominent private environmental & hydrogeological consultancy prior to joining MKO in 2014. Michael’s professional experience includes managing Environmental Impact Assessments, EPA License applications, hydrogeological assessments, environmental due diligence and general environmental assessment on behalf of clients in the wind farm, waste management, public sector, commercial and industrial sectors nationally. Michaels key strengths include project strategy advice for a wide range and scale of projects, project management and liaising with the relevant local authorities, Environmental Protection Agency (EPA) and statutory consultees as well as coordinating the project teams and sub-contractors. Michael is a key member of the MKO senior management team and as head of the Environment Team has responsibilities to mentor various grades of team members, foster a positive and promote continuous professional development for employees. Michael also has a Bachelor of Arts Degree in Geography and Economics from NUI Maynooth, is a Member of IEMA, a Chartered Environmentalist (CEnv) and Professional Geologist (PGeo).

Eoin O’Sullivan – Project Director

Eoin O’Sullivan is a Senior Environmental Consultant and Project Director at MKO with over 15 years of experience in the assessment of a wide range of energy and infrastructure related projects and working in the fields of environmental and human health risk assessment, waste management, waste policy and permitting. Eoin holds a BSc (Hons) in Environmental Science & Technology and a MSc in Environmental Engineering. Eoin’s key strengths include project strategy advice for a wide range and scale of projects, project management and liaising with the relevant local authorities, EPA and statutory consultees as well as coordinating the project teams and sub-contractors. Eoin is a Chartered Member of the Chartered Institute of Water and Environmental Management and Chartered Environmentalist with the Society of Environment.

Tom Madden –Project Environmental Scientist

Tom Madden is a Project Environmental Scientist with over 5 years’ experience in professional environmental consultancies. Tom holds a BSc (Hons) in Environmental Science from the University of Limerick. Prior to joining MKO, Tom worked with environmental consultancies in Dublin and Carlow where he gained experience from working on a wide range of different projects. Tom’s key strengths are in compilation of various types of environmental reports such as ELAR Chapters, EIA Screenings, Construction & Environmental Management Plans and Construction Waste Management Plans. Tom is also proficient in conducting environmental sampling and monitoring such as groundwater, surface

water, noise and odour. Since joining MKO, Tom has worked widely on energy infrastructure, commercial, recreational and residential projects, and plays a role in preparing Environmental Impact Assessment Reports, EIA Screening Reports, Construction Environmental Management Plans and Decommissioning and Restoration Plans.

Eileen Corley – Environmental Scientist

Eileen Corley is an Environmental Scientist who has been working with MKO since September 2023. Eileen graduated from University of Galway and holds a BSc Environmental science where she focused her studies on environmental nature conservation and environmental legislation. Since taking up her position with MKO, Eileen has worked on Environmental Impact Assessment Screening Reports, Construction and Environmental Management Plan Reports, preparation of Environmental Impact Assessment Report Chapters, fee proposals for a wide range of projects such as wind energy, wastewater treatment plants, residential developments, quarries and QGIS mapping for a range of projects. Eileen is a graduate member of the Institute of Environmental Management and Assessment.

Killian McGovern – Environmental Scientist

Killian McGovern is an Environmental Scientist with MKO with over six years of experience in private and public sector positions. Killian holds a B.SC in Environmental Science from NUIG. Killian has experience working in Environmental Clerk of Works (ECoW) management covering day-to-day monitoring, oversight, auditing and reporting of the implementation of all planning and environmental requirements for on-site wind farm developments covering projects nationwide and waste remediation/pharmaceutical related sites. Killian has experience in investigating hydrocarbon spills and chemical contamination related to construction, pharmaceutical and private sector activities. This experience also extends into environmental field sampling, database management, geographic information systems and data analysis. Killian's key areas of experience are in ECoW management, field sampling, water quality monitoring, environmental auditing, investigation of contaminated land and remediation. Since joining MKO, Killian also has experience in the preparation of Construction Environmental Management Plans, Construction and Demolition Management Plans, EIAR chapters and EIA screenings. Killian is part of a large multi-disciplinary team and works to produce operational compliance reports and monitoring reports for MKO.

Catherine Johnson – Environmental Scientist

Catherine is a Climate Practitioner and Environmental Scientist with MKO with over two years of private consultancy experience and expertise in climate and sustainability matters. Catherine has expertise in greenhouse gas assessments, international climate law and policy, earth science, and sustainability/ESG processes. Catherine possesses skills in mapping and design, which complement her experience in preparing comprehensive reports for EIAs with a particular focus on climate change. Catherine holds a BSc in Earth and Ocean Science and a LLM in Global Environment and Climate Change Law. Prior to joining MKO in 2022, Catherine worked as an Environmental Social Governance (ESG) analyst for Acasta in Edinburgh. Catherine has expertise regarding international climate law and policy, earth processes, ocean science, and sustainability/ESG. Catherine has been involved in a myriad of environmental service offerings at MKO including EIA Screenings and Reports, climate and sustainability related work and renewable energy infrastructure projects, including both onshore and offshore wind energy developments

Sean McCarthy –Project Director - Planning

Sean McCarthy is a Project Director with MKO with over 10 years of experience in both private practice and local authorities. Sean holds BSc. (Hons) in Property Studies and a Masters in Regional & Urban Planning. Prior to taking up his position with MKO in September 2015, Sean worked as a Planning Officer with the Western Isles Council in Scotland in the UK and prior to that worked as a

Graduate Planner with Tipperary County Council. Sean is a chartered town planner with specialist knowledge in one off rural housing, renewable energy developments, quarry consents and retail planning. Since joining MKO Sean has been involved as a Project Planning Consultant on a significant range of energy infrastructure, commercial, housing, retail and residential projects in addition to project managing circa 26MW of solar energy planning applications through the statutory planning system, with more projects in the pipeline. Sean holds chartered membership of the Royal Town Planning Institute.

Evelina Sadauskaite –Project Planner

Evelina Sadauskaite joined MKO as a Planner in December 2021. She holds a BSc (Hons) in Planning, Environment and Development and a Master's in City Design and Planning, both from Queen's University Belfast. Evelina has experience in a range of projects across various sectors, with focus on commercial, residential, renewable energy, and industrial projects. Her role involves providing development advice to clients, preparing and submitting planning applications, and contributing to Development Plan and Local Area Plan submissions. Her expertise lies in project and development management as well as collaborative planning. At MKO, she plays a key role in managing applications and coordinating project inputs, collaborating within a multidisciplinary team to deliver comprehensive EIS Reports.

Corey Cannon – Ecology Director

Corey is Project Director (Ecology) with MKO. She is a Chartered Ecologist (CEcol) and full member of the Chartered Institute of Ecology and Environmental Management (CIEEM) with over 12 years' professional experience. Corey holds a BSc in Zoology from Queen Mary University of London and an MSc in Biodiversity Survey from the University of Sussex. Prior to taking up her position with MKO in October 2023, Corey worked as a Principal Ecologist with Jacobs (Dublin office) for over 8 years and held previous posts with LUC and The Ecology Consultancy in London. Corey has strong generalist ecology field skills in terrestrial and riparian environments (with a particular interest in botany and bat ecology) and through her experience can demonstrate undertaking a range of ecological surveys including habitat, invasive and protected species survey, delivering initial site appraisals and identification of ecological constraints. Key areas of expertise include Ecological Impact Assessments (EcIA), Preliminary Ecological Appraisals (PEAs) and Appropriate Assessment (AA). She has undertaken ecological assessments and surveys on a variety of project types (e.g. road and rail schemes, waste, water and housing) involving survey, mitigation and enhancement. Within MKO Corey is responsible for overall management of the general ecology team alongside Sarah Mullen, providing technical input on all ecological aspects of our projects from inception through to planning. Outside of her professional role Corey is involved with voluntary initiatives. She helped reform the Dublin Bat Group in 2018. She is also a committee member to CIEEM's Ireland Members Network.

Padraig Desmond – Project Ecologist

Pádraig is a Project Ecologist with MKO with 5 years post graduate ecological experience and over 4 years of which have been in ecological consultancy. Pádraig holds a BSc (Hons) in Ecology and Environmental Biology from University College Cork. Pádraig took up his position with MKO in December 2021, prior to which he worked as a Junior Ecologist with Envirico. Through these consultancy roles Pádraig has gained excellent experience in producing ecological reports such as Natura Impact Statements, Ecological Impact Assessments, Biodiversity chapters, Invasive Species Management Plans, and Constraints Reports for a wide range of projects including small private developments to housing developments and renewable energy projects such as solar and wind farms. Prior to the above roles, Pádraig worked as a field ecologist for the Department of Conservation in New Zealand, where he developed a strong field-based skill set. Pádraig's key strengths and areas of expertise are in terrestrial ecology, including vegetation surveys, habitat identification, invasive species surveys, mammal surveys, Appropriate Assessment and Ecological Impact Assessment. Pádraig is also skilled in GIS.

Fiona Killeen – Practitioner Ecologist

Fiona is a Practitioner Ecologist with MKO with over 1.5 year's professional ecological consultancy experience. Fiona holds B.Sc. (Hons) in Environmental Science. Fiona joined the MKO Ecology team as a graduate ecologist in October 2022, and was promoted to Ecologist role in April 2023. Fiona's key strengths and areas of expertise are in undertaking a range of specific ecological surveys i.e. rare plants, otter, badger, birds, bats, marsh fritillary, Annex 1/rare and protected habitats) as well as liaising with clients throughout the planning process and detailing a range of ecological reports for planning including Appropriate Assessments (Stage 1 and Stage 2-Natura Impact Statement), Preliminary Ecological Assessments, Invasive Species Management Plans, Ecological Impact Assessments, Biodiversity Chapters (Environmental Impact Assessment Reports), Ecological Briefing Notes, Ecological Constraint/ Feasibility reports, while advising clients to be strategic and take precaution where necessary to reduce planning risks.

Sara Fissolo – Project Ecologist

Sara Fissolo is a Project Ecologist with MKO with over four years' experience in ecological consultancy. Sara holds a BSc. (Hons) in Ecology and Environmental Biology from University College Cork. Sara first joined MKO in 2019 and is now a member of MKO's dedicated bat unit, where she scopes and manages bat survey requirements for a variety of projects, including wind-farms planning applications. She has specialised in carrying out bat survey requirements for developments and nature conservation projects, including habitat appraisals and roost assessments, manual/static activity surveys and data analysis, and produces bat report outputs to inform Ecological Impact Assessments, Environmental Impact Assessments and Appropriate Assessments. Sara's role includes keeping up to date with scientific literature and guiding her team and the rest of the ecology team on how to assess impacts on bats. She attended Wildlife Acoustics, Bat Conservation Ireland (BCI), Bat Conservation Trust (BCT) and CIEEM courses on surveying heritage buildings for bats, on performing advanced survey techniques and identification, on bats and lighting, on performing bat care, on assessing the impact of developments on bats and on the use of Kaleidoscope Pro Software. Sara is a member of BCI, for which she carries out volunteer surveys, is a qualifying member of CIEEM and holds a current Bat Roost Disturbance Licence from NPWS.

David Culleton – Bat Ecologist

David is a Bat Ecologist with MKO having joined the company in March 2023. David holds a BSc in Zoology from University College Cork and a MSc in Conservation Behaviour at Atlantic Technological University. He has a range of experience in project management, acoustic sampling, bat habitat appraisal, sound analysis, bat roost identification, data management and mammal and habitat surveying. He is also proficient at GIS, Ecological Impact Assessments (EcIAs) and mapping techniques. Since joining MKO, David has been involved in bat habitat appraisals, roost assessments, dusk emergence and dawn re-entry bat surveys, static bat detector deployment, sonogram analysis, mapping, impact assessment, mitigation and report writing. He attended BCI Bat Detector and Survey Training Course. Within MKO, he works as part of a multidisciplinary team to help in the production of ecological reports and assessments. David is a qualifying member with CIEEM and a member of Bat Conservation Ireland. He also currently holds a Bat Roost Disturbance licence.

Jack Workman – Project Director – Landscape and Visual

Jack Workman is a Project Director with MKO. Jack's primary role at MKO is within the landscape team where he produces the Landscape Visual Impact Assessment (LVIA) chapter of Environmental Impact Assessment reports. Jack holds a BSc. In Psychology, an MSc. in Coastal and Marine Environments (Physical Processes, Policy & Practice) where he was awarded the Prof. Máirín De Valéra distinction in science research award. Prior to taking up his position with MKO, Jack worked as a Geospatial Analyst and Research Assistant with NUIG and also held previous posts in the coastal engineering sector with Royal Haskoning DHV and Saltwater Technologies. Since joining MKO in

February 2020, Jack has conducted and project managed all aspects of LVIA for a broad range of commercial infrastructure developments including wind and solar energy projects, grid infrastructure, extraction industry and Strategic Housing Developments. Jack has utilised his specialist knowledge in LVIA to deliver effective consultation during the early-stage design of large infrastructure developments as well as conducting Landscape Capacity Assessments and feasibility studies. Jack holds a membership with the Chartered Institute of Water and Environmental Management, he is an Affiliate member with the British Landscape Institute and is also an active member of the Landscape Research Group.

Rachel Smith – Environmental Scientist – Landscape & Visual Assessment LVIA Professional.

Rachel is a Landscape and Visual Impact Assessment Professional who has been working with MKO since October 2023. Rachel is an Earth & Environmental Science consultant with more than 10 years of professional experience in producing and editing technical scientific reports, and collecting, analysing and reporting environmental data for regulatory compliance in both the US and Ireland, including the utilisation of QGIS mapping, organisation of field work, management of environmental databases and training of environmental science staff. Rachel's primary role at MKO is producing and reviewing the LVIA chapter of EIA reports accompanying Planning Applications for multi-scale onshore renewable energy and non-wind developments. Rachel holds an MSc. in Coastal and Marine Environments (Physical Processes, Policies & Practice) and a BSc. in Geology.

James Crean – Landscape and Visual Impact Assessment (LVIA) Practitioner

James Crean is an LVIA practitioner with MKO. James holds BA (Hons) in Geography & English and Masters in Applied Coastal and Marine Management. James took up his position with MKO in 2023. James' key strengths and areas of expertise are in GIS, remote sensing and report writing. His primary role at MKO is conducting LVIA's and writing the Landscape and Visual chapter of EIA reports. Since joining MKO, James has worked widely on renewable energy infrastructure, commercial, recreational, and residential projects. James is a qualified Unmanned Aerial Vehicle Operator and holds an A1/A3 and A2 drone licence.

Damian Brosnan – Project Director Acoustics

Damian is Project Director Acoustics with MKO, with over 30 years of experience in both private practice and local authority. Damian holds a BSc from University College Cork and an MSc in Applied Acoustics from the University of Derby. He has completed the Institute of Acoustics Post-Graduate Diploma, and now presents tutorials to the next generation of students on Institute courses. Prior to joining MKO, Damian worked as an acoustic consultant, specialising in environmental impact assessment. Previously, Damian worked with Cork County Council's Environment Department.

Damian joined MKO in 2023, heading up the new MKO acoustics unit. The unit has extensive experience in assessing noise impacts associated with industry, quarrying, waste management and renewable energy, as well as a wide variety of other projects, through planning applications, SID applications and the EPA licensing system. The unit also manages compliance monitoring programmes and noise management plans for a large number of clients across a range of sectors, and advises clients faced with acoustic issues such as allegations of excessive noise.

Colin Fitzgerald – Senior Environmental Geologist

Colin Fitzgerald is a Senior Environmental Geologist at MKO with over 12 years of experience in geological and environmental consulting. This experience can be categorised into the disciplines of contaminated land, hydrology, and mineral resources. Colin completed his undergraduate degree (B.Sc. Hons.) in geology from University College Cork and completed a P.G. (Dip.) in environmental engineering from Trinity College Dublin. He is also a Professional Geologist with the Institute of

Geologists Ireland. Prior to his current position with MKO, Colin worked as a geologist in gold exploration, heavy minerals mining, and lead mining in Western Australia before joining AECOM in Dublin as an environmental geologist. Colin then joined CDM Smith as a senior geologist before MKO acquired CDM Smith Ireland in 2024. Colin has worked on small and large-scale projects on greenfield and brownfield development sites, providing project management, environmental assessment, and mitigation/remediation design. His key skills include data analysis, site investigation, risk assessment, report writing and communication. Colin has led and managed large project teams since the start of his career and aims to deliver the highest standard of work in a positive and effective project environment.

Bébhinn Anders – Environmental Geologist

Bébhinn Anders is an environmental geologist with MKO with 2 years of experience in the industry sector. Bébhinn holds BA (Hons) in Earth and Ocean Science and a PhD in Sedimentary provenance and geochemistry. Prior to taking up her position with MKO in February 2024, Bébhinn worked as a project geologist with CDM Smith Ireland and held previous roles with University of Galway as a research assistant and as a teaching assistant over a 7-year period. Bébhinn is an environmental geologist with specialist knowledge in sedimentary analysis, geochemistry especially Pb-Pb feldspar and U-Pb dating, site investigations, remediation and monitoring of contaminated lands, groundwater and surface water monitoring, soil characterisation, and knowledge in geo-heritage and historic mine sites. Bébhinn's key strengths and areas of expertise are in environmental monitoring, site investigations, organisation, and data management. Since joining MKO Bébhinn has been involved as an environmental geologist on a range of environmental groundwater and surface water monitoring projects, remediation projects and geoheritage monitoring projects of historic mine sites. Within MKO Bébhinn works as part of a large multi-disciplinary team that focus on hydrogeology, environmental, surface and groundwater monitoring, site investigations and remediation of contaminated lands. Bébhinn is a Member-in-Training with the IGI (Institute of Geologists Ireland).

Joseph O'Brien – CAD Technician

Joseph O'Brien holds the position of CAD Technician. Joseph holds a BA Honours Level 8 Modelmaking, Design and Digital Effect, Institute of Art Design and Technology (IADT), Dun Laoghaire & City & Guilds Level 3 2D & 3D AutoCAD certificates. Joseph's role entails various wind and solar farm projects which require various skills such as mapping, aerial registration and detailed design drawings for projects. Prior to joining us, Joseph worked as a free-lance Modelmaker and CAD Technician. His previous experience included designing various models and props through CAD and then making them for various conventions such as Dublin Comic Con and Arcade Con.

1.8.1.2 Tobin Consulting Engineers.

Micheal Geraghty – Associate Director

Micheál Geraghty is an Associate Director with TOBIN and has a Bachelor of Science (Hons) in Construction Project Management. He was worked in Civil and Traffic Engineering for over 25 years with extensive experience in the preparation of Traffic and Transportation Assessments (TTA's), Mobility Management Plans and EIAR chapters for various residential, commercial, business, retail and leisure developments.

James Quinn – Civil Design Engineer

James Quinn (Civil Design Engineer) has a Bachelor of Engineering in Civil Engineering and a Masters in Road and Transportation Engineering. He has over 7 year's work experience in the roads and transport engineering. James has undertaken numerous Traffic and Transportation Assessments (TTAs) and prepared EIAR Traffic Chapters for various developments.

1.8.1.3 John Cronin and Associates

The Cultural Heritage chapter will be prepared by Martin McGonigle and reviewed by John Cronin. Martin has over ten years' experience working in the archaeological sector. He has a wide experience including archaeological excavations on a wide range of site types and periods in both Ireland and the UK; post-excavation work including report writing and historical research; archaeological survey and publications.

1.9 Difficulties Encountered

There were no technical difficulties encountered during the preparation of this EIAR.

1.10 Viewing and Purchasing the EIAR

Copies of this EIAR will be available online, including the Non-Technical Summary (NTS), on the Planning Section of the GCC website, under the relevant Planning Reference Number (to be assigned on lodgement of the application).

<https://www.galwaycity.ie/online-planning-system>

This EIAR and all associated documentation will also be available for viewing at the offices of GCC. The EIAR may be inspected free of charge or purchased by any member of the public during normal office hours at the following address:

Galway City Council
Planning Department
City Hall
College Road
Galway
H91 X4K8

The EIAR will also be available to view online via the Department of Planning, Housing and Local Government's EIA Portal, which will provide a link to the planning authority's website on which the application details are contained. This EIA Portal was recently set up by the Department as an electronic notification to the public of requests for development consent which are accompanied by an EIAR.

<https://www.housing.gov.ie/planning/environmental-assessment/environmental-impact-assessment-eia/eia-portal>