



REMEDIAL ENVIRONMENTAL IMPACT ASSESSMENT REPORT

Ros an Mhíl Deep Water Quay

Chapter 9 Material Assets – Built Infrastructure

Department of Agriculture, Food and the Marine

October 2025

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Appendix 9A – Resource Waste Management Plan

Project No.	Doc. No.	Rev.	Date	Prepared By	Checked By	Approved By	Acceptance Code / Status
24984	6002	A	28/10/2025	KB	MT/CF	MT	FINAL

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9. Material Assets – Built Infrastructure

9.1 Introduction

This chapter of the rEIAR considers the direct and indirect significant effects on material assets located in the vicinity of the development site, which have occurred, or which are occurring as a result of the development works undertaken for the deep water quay that were completed between January 2023 and May 2024. The works undertaken prior to the expiry of the 2018 planning permission are included to facilitate the assessment of cumulative effects.

The Environmental Protection Agency's (EPA) 'Guidelines on the information to be contained in an Environmental Impact Assessment Report' (EPA, 2022) describes material assets to be taken to mean 'built services' (i.e. built services networks including electricity, telecommunications, gas, water supply infrastructure and sewerage), and 'waste management'. These are all considered within this chapter. Roads and traffic infrastructure is addressed in **Volume II, Chapter 12** Material Assets - Traffic & Transport of this rEIAR.

9.2 Assessment Methodology

The methodology used for this study included desk-based research of published information to assemble information on the relevant potentially impacted material assets.

9.2.1 Scope of Assessment

Table 9-1 outlines the issues which the EPA guidance documents suggest may be examined as part of the material assets impact assessment.

Table 9-1: Material Assets and Topics to be Included

Material Asset	Topics to be Covered
Roads & Traffic	Construction Phase Operational Phase Unplanned Events (i.e. Accidents)
Built Services	Electricity Telecommunications Gas Water Supply Infrastructure Sewerage
Waste Management	Construction Waste Operational Waste

Having regard to the above guidance, and the characteristics and context of the lands that are the subject of this application, this chapter aims to identify the likely significant effects that the Development may have on 'built services' and these are discussed under the following headings:

- Electricity network;
- Gas Infrastructure;

- Telecommunications;
- Local water supplies and foul network;
- Surface water drainage infrastructure; and
- Waste management infrastructure.

Roads and Traffic is considered in **Volume II, Chapter 14** Material Assets - Traffic & Transport of this rEIAR.

9.2.2 Desk Study

The desk study included the following activities:

- Review of Ordnance Survey Mapping and aerial photography to establish existing land use and settlement patterns within the study area.
- Review of the Galway County Development Plan 2022-2028 in order to identify future development and planning applications within the area of the development and surrounding locations.
- Review of Galway County Council's Planning Register to identify relevant development proposals.
- As part of the EIS prepared for the 2017 planning application, details of the material assets were documented and have been referenced for obtaining some of the material assets information.
- Review of the following sources for information regarding existing utilities:
 - Gas Networks Ireland Dial Before You Dig Maps (DBYD).
 - ESB Dial Before You Dig Maps (DBYD).
 - EIR eMaps open eir Civil Engineering Infrastructure Service.
 - Uisce Éireann Utility Mapping.

9.2.3 Legislation, Policy and Guidance

The legislation, policy and guidance applicable to the assessment are as follows:

- Guidelines on the Information to be contained in Environmental Impact Assessment Reports (Environmental Protection Agency (EPA), May 2022);
- Guidelines on the preparation of the EIAR (European Commission 2017);
- *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Local Government and Heritage, 2018);*
- *A Waste Action Plan for a Circular Plan for a Circular Economy: Ireland's National Waste Policy 2020-2025 (Government of Ireland);*
- *Landfill Directive (2018/850)(EU, 2018a);*
- *The European Union Waste Framework Directive (2018/851)(EU, 2018b);*
- *The European Commission's 'Circular Economy Action Plan' (EC, 2020);*
- *Planning and Development Regulations 2001 (as amended);*

- *Galway County Development Plan 2022-2028;*
- *Electricity Regulation Act 1999 (as amended);*
- *European Union (Drinking Water) Regulations 2023 (S.I. No. 99/2023, as amended);*
- *European Union (Urban Waste Water Treatment) Regulations 2001 (S.I. No. 254/2001, as amended);*
- *Water Services Acts 2007–2017;*
- *Circular Economy and Miscellaneous Provisions Act 2022;*
- *Connacht-Ulster Waste Management Plan 2015-2021 (CURWMO, 2015);*
- *The Waste Management (Collection Permit) (Amendment) (No.2) Regulations 2023;*
- *European Union (Waste Licensing) (Amendment) Regulations 2019;*
- *Waste Management (Packaging) Regulations 2014 to 2022 (as amended);*
- *Waste Management (Planning) Regulations 1997 (as amended) (S.I. No. 137/1997);*
- *Waste Management (Landfill Levy) (Amendment) Regulations 2023;*
- *Waste Management (Food Waste) Regulations 2009-2015 (as amended);*
- *Waste Management (Hazardous Waste) Regulations 1998 to 2000;*
- *Waste Management (Shipments of Waste) Regulations 2007 (as amended) (S.I. No.419/2007);*
- *Waste Management Act 1996 (as amended) (Act No.10/1996);*
- *Environmental Protection Agency Acts 1992-2011 (as amended);*
- *Protection of the Environment Act 2003 (as amended) (Act No 27/2003);*
- *Litter Pollution Acts 1997 to 2009 (as amended); and*
- *Planning and Development Act 2000 – 2023 (as amended) (Act No. 30/2000).*

9.2.4 Study Area

The assessment directly covers the physical extent of the study boundary for the Site as shown in **Figure 9-1**, and the assessment area has been extended as appropriate to identify the relevant material assets surrounding the Development.

In the assessment of cumulative impacts, the geographical extent of the rEIAR has been extended as appropriate to include the relevant related or unrelated development activities.



Figure 9-1: rEIAR Study Boundary

9.2.5 Assessment Criteria

Determination of the significance of an effect will be made in accordance with the criteria and terminology outlined in the 'Guidelines on the information to be contained in Environmental Impact Assessment Reports EIAR' (EPA, 2022) as outlined in **Section 1.4.4 of Volume II, Chapter 1** Introduction of this rEIAR.

9.2.6 Statement on Limitations and Difficulties Encountered

There were no difficulties or limitations encountered during the production of the material assets chapter of this rEIAR.

9.3 Baseline Environment

Due to the shoreline location of the quay and the land reclamation nature of the works on the site, there were no existing services and infrastructure within the development boundary. The only exception was the site of the construction compound and concrete batching plant which was located in a former parking area that formed part of the existing Ros an Mhíl harbour area.

9.3.1 Baseline Assessment Prior to January 2023

9.3.1.1 Grid Capacity and Electricity Infrastructure

The Electricity Supply Board (ESB) provides electrical power to the Ros an Mhíl area. The harbour is supplied by overhead electricity lines running along the eastern side of regional road R372. Cables run underground from the start of the harbour area and run to an electrical substation within the Údarás na Gaeltachta site at the land-side of the deep water quay. The substation then distributes electrical power to all of the sites in the harbour area. The underground line supplying the substation is believed to be a 10.5kV line. The existing lines exiting the substation are 400V lines.

The existing substation for the harbour is located at the end of the wayleave marked out in the boundary map.



Figure 9-2: Existing ESB Substation

9.3.1.2 Wastewater Infrastructure

The existing harbour area is serviced by a sewerage system which is operated by Údarás na Gaeltachta. The sewerage system comprises of gravity fed lines that discharge into two pumping stations. The pumping stations

pump sewage under pressure to the wastewater treatment plant, which is located just south of the development site, approximately 184m from the site entrance, refer to **Figure 9-3**. Treated sewage is disposed of through an outlet into Cashla Bay.

Information provided by Údarás na Gaeltachta for the effluent treatment plant details the ultimate capacity of the plant as 2,100 m³/week. The current loading is understood to be 956 m³/week.



Figure 9-3: Wastewater Treatment Plant and Water Supply Infrastructure

9.3.1.3 Water Supply

Uisce Éireann provides a 250mm diameter water main to the edge of the harbour area. The water main is supplied by the Carraroe/Ros an Mhíl system. From the edge of the harbour area a 100/150mm water main system supplies the existing harbour area, refer to **Figure 9-3**.

The water network in the harbour area is under the control of the Department of Agriculture, Food and the Marine (DAFM), which is responsible for distribution thereafter. **Table 9-2** details the maximum water demands at the quay.

Table 9-2: Deep Water Quay Demand

	Maximum Hourly Demand	Maximum Daily Demand
Deep Water Quay	50 m ³ /hr	150 m ³ /day

9.3.1.4 Surface Water Drainage

Prior to the initiation of the development construction works, there was a network of drainage systems in the wider area of Ros an Mhíl Harbour consisting of stormwater drains and gullies.

Due to the suspension of construction works in May 2024, no new permanent drainage systems had yet been installed in the development site.

9.3.1.5 Telecommunications

Eir supply a copper wire service into and throughout the Ros an Mhíl Harbour area.

9.3.1.6 Gas

Based on information from Gas Networks Ireland (GNI), there are no gas transmission lines within the development site.

9.3.1.7 Waste Management

The development site lies in an area of undeveloped rocky coastline and extends into the sea on the northwest shore of Ros an Mhíl Hill. While there was no specific waste management required for the development area prior to development, there was a waste management requirement for the wider area in order to protect the marine environment.

The DAFM are responsible for the management, maintenance and development of the port and its facilities and have developed a specific Port Waste Management Plan for the Ros an Mhíl harbour area. This plan ensures that port waste management facilities are relevant and are up to date.

9.4 Description of Likely Effects

9.4.1 Construction Phase Activities Overview

According to the 2017 EIS, construction works were expected to take 25 months in total. A total of 16 months of construction works were completed between January 2023 and 20th May 2024.

The previous development works included:

- Mobilisation and development of the construction compound and facilities;
- Reclamation works – Rock fill material was imported to reclaim land from the sea and raise the ground level to the high water mark (+5mCD). This reclaimed land was then used as a construction surface.
- Sequential construction and movement of the 20 drilling and blasting platforms over the quay wall and berthing pocket using imported quarry rock;
- Dredging works to remove the blasted seabed and construct the protective berm around the quay wall trench;
- Installation of 75m of rock armour revetments on the northern and southern ends of the reclamation area;
- Installation of the on-site concrete batching plant;
- Offsite manufacture and delivery of precast concrete caissons.
- Offsite manufacture of the L-shaped blocks for wall and foundation beams;
- Installation of 48m of quay wall foundations.

Upon confirmation that the planning permission had expired and would not be extended, all construction materials, equipment and facilities were dismantled and removed from the site.

9.4.2 Construction Phase Mitigation Measures

A number of mitigation measures proposed in the 2017 EIS and included in the subsequent Construction and Environmental Management Plan (CEMP) produced by the contractors (Ward and Burke) were implemented during construction process and helped to prevent any potential impact to material assets during the construction phase of the development.

Construction works to date were also carried out in accordance with the Surface Water Management Plan (SWMP) which is part of the CEMP (see **Volume III, Appendix 2B** of this rEIAR).

For works in the vicinity of ESB infrastructure, works were carried out in ongoing consultation with ESB Networks and in compliance with requirements and guidelines including procedures to ensure safe working practices were implemented when working near live overhead/underground electrical lines.

Wastewater from welfare facilities on site was drained to integrated wastewater holding tanks associated with the toilet units. The stored effluent was then collected on a regular basis from site by a permitted waste contractor and removed to a licensed/permitted waste facility for treatment and disposal.

In terms of mitigation measures designed to prevent impacts from waste, prior to commencement of development, the Contractor prepared a Waste Management Plan/Resource Recovery Plan which set out segregation of all wastes (**Volume III, Appendix 9A** of this rEIAR). The plan was prepared in accordance with the Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects published by the Department of the Environment, Community and Local Government in 2006.

Waste arising from activities during the construction period were managed by appropriately authorised waste contractors. Waste was segregated into construction wastes including recyclable, biodegradable and residual wastes and stored on site until they were removed by licenced waste disposal contractors.

In particular, the development contractor reduced waste generations by setting out the following measures, which were set out in the project CEMP also:

- Ordering the correct amount of materials to be delivered when needed,
- Ensuring materials are not delivered to site damaged and unusable;
- Reducing the amount of packaging used by suppliers,
- Where possible, establish a 'take back' system with suppliers,
- Ensuring wastes are handled and stored correctly, and;
- Limiting the amount of waste going to landfill by reusing and recycling where possible.

9.4.3 Construction Phase Effects Assessment

9.4.3.1 Grid Capacity and Electricity Infrastructure

During construction, development works to date utilised the power supply for the Fisheries Warehouse adjacent to the construction compound.

Construction works to date have not resulted in significant effects to the availability of electrical utilities to the surrounding users.

Effects to electricity capacity and electrical infrastructure during works completed to date will have been neutral, imperceptible, local and short-term, refer to **Table 9-3**.

Table 9-3: Construction Phase Effect 1: Grid Capacity and Electricity Infrastructure

Construction Phase Effect 1: Grid Capacity and Electricity Infrastructure					
	Quality of Effect	Post-Mitigation Significance	Spatial Extent	Duration	Other Relevant Criteria
Post-Mitigation	Neutral	Imperceptible	Local	Short-term	Direct

9.4.3.2 Wastewater Infrastructure

For construction works to date, portable chemical toilets were provided. All waste material for temporary facilities was removed from site and disposed of to an appropriately licensed facility in accordance with the **CEMP** set out for construction works to date (see **Volume III, Appendix 2B** of this rEiAR).

Effects on the wastewater infrastructure system during construction works completed to date will have been neutral, imperceptible, local, and short-term, refer to **Table 9-4**.

Table 9-4: Construction Phase Effect 2: Wastewater Infrastructure

Construction Phase Effect 2: Wastewater Infrastructure					
	Quality of Effect	Post-Mitigation Significance	Spatial Extent	Duration	Other Relevant Criteria
Post-Mitigation	Neutral	Imperceptible	Local	Short-term	Direct

9.4.3.3 Water Supply

To date, construction activities have not involved the installation of new water supply infrastructure, such as trench excavation or the laying of pipes and valves.

Throughout the construction period to date, water has been supplied from the existing mains network servicing the harbour area. A connection was established via a hydrant located adjacent to the weighbridge, positioned between the service road and the concrete batching plant site.

No interruptions or shortages in water supply were reported during the construction phase.

Accordingly, the effect of the construction phase on water supply has been neutral, imperceptible, localised, local and short-term in nature, refer to **Table 9-5**.

Table 9-5: Construction Effect 3: Water Supply

Construction Phase Effect 3: Water Supply					
	Quality of Effect	Post-Mitigation Significance	Spatial Extent	Duration	Other Relevant Criteria
Post-Mitigation	Neutral	Imperceptible	Local	Short-term	Direct

9.4.3.4 Surface Water Drainage

During construction works to date, there were no significant recorded effects on existing drainage infrastructure or watercourses.

Effects from completed construction works to date, on existing surface water drainage infrastructure and watercourses, have been negative, not significant, localised and short-term, refer to **Table 9-6**.

Table 9-6: Construction Phase Effect 4: Surface Water Drainage

Construction Phase Effect 4: Surface Water Drainage					
	Quality of Effect	Post-Mitigation Significance	Spatial Extent	Duration	Other Relevant Criteria
Post-Mitigation	Negative	Not Significant	Local	Short-term	Direct

9.4.3.5 Telecommunications

During construction, the temporary compound had its own satellite dish for telecommunications. There were no excavations or connections to existing telecoms infrastructure required.

Effects on telecommunications during the construction phase were therefore neutral, imperceptible, localised, and short-term, refer to **Table 9-7**.

Table 9-7: Construction Effect 5: Telecommunications

Construction Phase Effect 5: Telecommunications					
	Quality of Effect	Post-Mitigation Significance	Spatial Extent	Duration	Other Relevant Criteria
Post-Mitigation	Neutral	Imperceptible	Local	Short-term	Direct

9.4.3.6 Gas

There have been no requirements for a GNI connection to service the development. According to GNI, there are no gas pipelines in the area. Therefore, there have been no additional supply demands on the GNI networks from the Site from works to date.

Consequently, there were no effects to gas infrastructure during works completed to date.

9.4.3.7 Waste Management

Taking into account mitigation measures which were carried out to prevent adverse effects from waste management, refer to **Section 9.4.2**, it was considered that effects on the local waste management infrastructure due to works to date were neutral, imperceptible, localised, and short-term, refer to **Table 9-8**.

Table 9-8: Construction Effect 6: Waste Management

Construction Effect 6: Waste Management					
	Quality of Effect	Post-Mitigation Significance	Spatial Extent	Duration	Other Relevant Criteria
Post-Mitigation	Neutral	Imperceptible	Local	Short-Term	Direct

9.4.4 Current Phase Effects

The site was completely cleared of all equipment, facilities and materials when works ceased on the 20th May 2024. This site remains unused and has been fenced off.

There is currently no utility connections associated with the development. There is no waste at the site associated with development works.

Overall, the effects of on material assets associated with the current phase of the development are to be neutral, imperceptible, local and short-term, refer to **Table 9-9**.

Table 9-9: Current Phase Material Assets Effects

Current Phase Material Assets Effects					
	Quality of Effect	Post-Mitigation Significance	Spatial Extent	Duration	Other Relevant Criteria
Post-Mitigation	Neutral	Imperceptible	Local	Short-Term	Direct

9.5 Remedial Mitigation and Residual Effects

As the mitigation measures outlined in **Section 9.4.2** were adhered to there is no need for any remedial mitigation measures in the vicinity of construction works completed to date. There are therefore no significant effects as a result of previous works carried out, refer to **Table 9-10**.

Table 9-10: Ratings of Material Assets Effects Post Remedial Mitigation

Impact/Activity/Receptor	Quality of Effect	Post-Mitigation Significance Rating	Remedial Mitigation Measures	Residual Significance Rating
Construction Effects				
Grid Capacity and Electrical Infrastructure	Neutral	Imperceptible	None	Imperceptible
Wastewater Infrastructure	Neutral	Imperceptible	None	Imperceptible
Water Supply	Neutral	Imperceptible	None	Imperceptible
Surface Water Drainage	Negative	Not significant	None	Not Significant
Telecommunications	Neutral	Imperceptible	None	Imperceptible
Gas	Neutral	Imperceptible	None	Imperceptible
Waste Management	Neutral	Imperceptible	None	Imperceptible
Current Phase Effects				
Current Phase Material Assets Effects	Neutral	Imperceptible	None	Imperceptible

9.6 Cumulative Effects

Based on a review of developments in proximity to construction works, there have been no significant cumulative effects on material assets.

9.7 Conclusion

No significant effects on the existing built services and waste infrastructure from the development works undertaken have occurred or are occurring.

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