

Planning Office, Galway City Council
Planning Department
City Hall, Collage Road, Galway City
Galway, H91 X4K8

04 January 2023

Our Ref: 2123

Your Ref: **Part 8 Application for alterations to the existing Church house (known as the “Manse”) and adjoining Theatre building at 23 Nun’s Island, Galway Environmental Statement**

Dear Sir/ Madam,

We are pleased to confirm, on behalf of Dr. Ciaran Ryan of “Kerry Ecological Services” the following:

1. Dr. Ciaran Ryan has reviewed the “Flood Risk Assessment” dated “December 2022” carried out by “Jennings O’Donovan & Partners Ltd.”
2. In an email on 15 December 2022 Dr. Ciaran Ryan confirmed “*that the findings of the flood risk assessment does not alter the Screening and EcIA reports for Nun’s Island. Even with flooding occurring, the works would not have a significant impact on the SAC / local ecology as works would be virtually all internal, of low level and there is little ecological value to the site. Also works would not occur during a flood event. In any case, the risk of flooding is minor to moderate as stated in the Flood Risk Report:*
‘The conclusion of this FRA is that the proposed development site is at moderate risk of flooding as defined by the guidance document ‘The Planning System and Flood Risk Management’, and the proposed works will not result in any significant change in risk or flooding regime.’”

We trust that this is in order

Best regards,

Ciaran O’Brien MRIAI
For and on behalf of **OBFA Architects Ltd.**