

MWVP

Screening for Environmental Impact Assessment

**Magherabeg Beach Facility Centre for Water Sport
Activities**

Kerry County Council

August 2025

Contents

1. Introduction	4
2. Development Overview	4
2.1 Characteristics and Scale of the Proposed Development.....	5
2.1.1.1 Provision of Toilet/Shower Facilities and Management of Wastewater	5
2.1.1.2 Management of Stormwater	6
2.1.1.3 Water Supply.....	6
2.2 Duration of Proposed Works.....	6
2.3 Use of Natural Resources	6
2.4 Production of Wastes	7
2.5 Emissions.....	7
3. Environmental Setting	9
3.1 Site Location and Context	9
3.2 Land and Soils	10
3.3 Hydrogeology.....	10
3.4 Hydrology	11
3.5 Biodiversity.....	13
3.6 Air Quality.....	13
3.7 Population	13
4. EIA Screening Legislation and Guidance	14
4.1 Legal Requirements for EIA.....	14
4.2 EIA Screening Methodology	15
4.3 Screening for Mandatory EIA	15
4.4 Sub Threshold Assessment.....	17
5. Conclusion.....	32

Tables

Table 3-1: Part 2 of Schedule 5 projects and their applicability to the Proposed Development	16
Table 3-2: Schedule 7 Criteria Assessment.....	18
Table 3-3: EU Guidance EIA Screening Checklist	27

Figures

Figure 1: Proposed Development site Boundary..... 5

Figure 3-1: Site location of Proposed Development 9

Figure 3-2: CORINE Land Cover 10

Figure 3-3: Groundwater Vulnerability 11

Figure 3-4: Subcatchments 12

Figure 3-5: Surface Water Features 12

Project No.	Doc. No.	Rev.	Date	Prepared By	Checked By	Approved By	Status
25609	ZZ-ZZZ-RP-MWP-EN-6004	A	15/08/2025	WM	CF	CF	Final

MWP, Engineering and Environmental Consultants

Address: Reen Point, Blennerville, Tralee, Co. Kerry, V92 X2TK, Ireland

www.mwp.ie



Disclaimer: This Report, and the information contained in this Report, is Private and Confidential and is intended solely for the use of the individual or entity to which it is addressed (the "Recipient"). The Report is provided strictly on the basis of the terms and conditions contained within the Appointment between MWP and the Recipient. If you are not the Recipient you must not disclose, distribute, copy, print or rely on this Report (unless in accordance with a submission to the planning authority). MWP have prepared this Report for the Recipient using all the reasonable skill and care to be expected of an Engineering and Environmental Consultancy and MWP do not accept any responsibility or liability whatsoever for the use of this Report by any party for any purpose other than that for which the Report has been prepared and provided to the Recipient.

1. Introduction

Malachy Walsh and Partners (MWP), Engineering and Environmental Consultants, have been commissioned by Kerry County Council to prepare an Environmental Impact Assessment (EIA) Screening Report in respect of a proposed Facility Centre for water sport activities at Maherabeg Beach.

This report provides information on the proposed development and assesses whether the proposal is likely to have significant effects on the environment. The purpose of the report is to provide information to assist the planning authority to determine whether or not Environmental Impact Assessment (EIA) is required in respect of the proposed development.

2. Development Overview

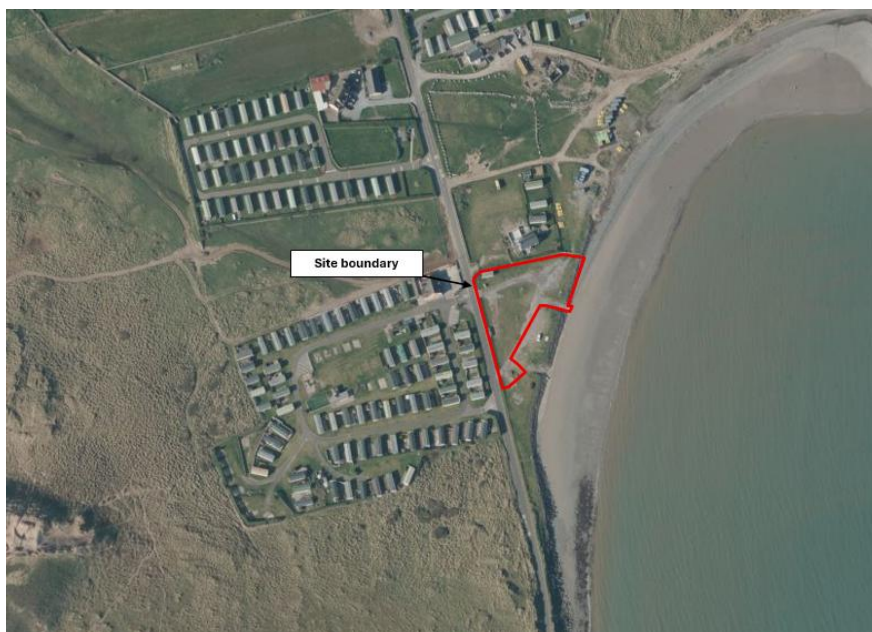
Kerry County Council is applying for planning permission to construct a shared facilities centre located in the townland in Magherabeg near Castlegregory in Co. Kerry. The proposed development will occupy an area of approximately 2,995m², and includes:

- new sanitary facilities, internal and external showers,
- new wastewater treatment system and polishing filter
- upgrading of vehicle entrance at the south of the proposed development
- provision of 2no. disabled parking spots, and
- universal access and existing ramp upgrade to the beach.

The proposed facility will contain a number of resources such as indoor and outdoor showers and serviced toilets, as well as external and internal seating. The proposed facility will also include a multi-functional outdoor induction space for operators and visitors. Ancillary upgrade works, including ancillary upgrade of existing beach access ramp to provide universal beach access, complementary with the blue flag beach designation, are also proposed. The proposed beach access ramp upgrade works will be confined to the footprint of the existing ramp, avoiding sensitive adjoining habitats. A new wastewater and separate stormwater treatment system are proposed to be constructed on-site, and these will replace the existing system and improve wastewater and stormwater management on-site.

Figure 1 shows the proposed development site boundary.

Figure 1: Proposed Development site Boundary



2.1 Characteristics and Scale of the Proposed Development

The proposed facilities structure will contain a number of resources such as indoor and outdoor showers (which are to be heated through solar power), serviced toilets, as well as external and internal seating. The proposed facilities will also include a multi-functional outdoor induction space for operators and visitors. Additional amenities included in the design plan are lockers for storage and washdown areas, bicycle stand, bin store and mechanical and electrical plant room, boardwalk and walkway to beach access ramp. A sedum roof is proposed for the structure. There is also provision for disabled car-parking spaces (2 no.).

2.1.1.1 Provision of Toilet/Shower Facilities and Management of Wastewater

The existing site currently provides toilet facilities to beach users in the form of a portable structure on a concrete base housing free-to-use male and female toilets (WCs), male urinals and wash hand basins (WHBs). These toilet facilities are connected to an existing septic tank with percolation area. Kerry County Council provide and maintain these facilities during the annual period March to October. The existing toilet facilities consist of a maximum of eight WCs, four urinals and associated WHBs. There are no existing showers. Potable water records available for this facility for the years 2006 to 2025 show that the months of July and August are the peak usage months, as would be expected. Existing potable water is provided via an Uisce Éireann watermain on the main road.

The proposed facilities will include seven shower/changing rooms, five WCs and four free outdoor cold washdown showers. Since these facilities will be pay-per-use, it is expected that they will only be used by persons taking part in prolonged water-based activities e.g. wind surfing etc. It is proposed to retain provision of the free-to-use facilities for general beachgoers and thus the existing toilets will also be retained on-site.

A new Wastewater Treatment System (WWTS) is required to cater for both the proposed pay-per-use toilet/shower facilities and existing free toilet facilities. This new system, comprising a Sequencing Batch Reactor

(SBR) package treatment plant followed by a Tertiary Polishing Filter, proposed to cater for the peak use months, will replace the existing septic tank and percolation area. Wastewater (foul from toilets and grey from showers and sinks) will be delivered from the proposed pay-per-use toilet/shower facilities and the existing free toilet facilities to the proposed WWTS via new 150mmØ UPVC foul pipes.

The proposed WWTS will consist of the following main components:

- - 1 no. new precast concrete primary/buffer tank (7,500 litres),
- - 1 no. new precast concrete reactor tank (4,500 litres) and
- - 1 no. 200m² soil polishing filter with 2 no. closed cell percolation modules (2 streams).

The use of a raised percolation area will ensure there will be no direct discharge to the beach or tide and that tertiary level treatment of effluent will be achieved prior to discharge to ground. The proposed wastewater treatment system has been designed for the site physical and usage parameters and is considered sufficient to achieve a very high level of treatment of the proposed wastewater and to safeguard the receiving environment.

Refer to the 'Wastewater Treatment System Design Report' which has been prepared by MWP (Document No.25609-ZZ-ZZZ-RP-MWP-CE-6001).

2.1.1.2 Management of Stormwater

The extent of hardstanding on-site is currently minimal, and the site is largely grassed. Surface run-off will be managed via temporary attenuation ponds during construction, if required.

During operation, it is proposed that stormwater will be conveyed to a proposed new stormwater percolation area via new 150mmØ UPVC storm pipes and 150mmØ perforated land drains.

2.1.1.3 Water Supply

As per the existing scenario, water supply will remain unchanged and will be via the existing Uisce Éireann watermain on the main road.

2.2 Duration of Proposed Works

The project duration is estimated at approximately 10-12 months

2.3 Use of Natural Resources

The development will require land take of circa 0.29ha. Construction of the facility will require excavation and removal of topsoil and subsoils within the site across the extent of the development footprint. It is proposed that all excavated topsoil and subsoil materials will be reused within the site. Any excavated subsoils not suitable for reuse within the proposed development will be brought to a suitable licensed waste facility.

Materials to be delivered to site will mainly consist of higher grade materials, eg stone material for roads and foundations, and concrete for the construction of the hardstanding areas and beach access ramp. Concrete and additional aggregate material required for construction will be sourced from authorised facilities.

It is anticipated that the daily water requirement will be approximately 3.7m³ per day.

2.4 Production of Wastes

During construction, it is estimated that, all excavated materials will be suitable for reuse within the site. Any excavated materials not suitable for reuse within the proposed development will be brought to a suitable licensed waste facility.

Other construction phase waste may consist of surplus hardcore, stone, concrete, ducting, electrical wiring, metal off-cuts, shuttering timber, plastic waste and packaging, and unused oil and diesel. These wastes will be stored in the construction compound and collected at intervals and taken off site to be reused, recycled and disposed of in accordance with best practice procedures at an approved facility. All waste to be taken off-site will be collected by an approved contractor and recycled or disposed at an approved facility. Domestic type waste generated by contractors will be collected on site, stored in an enclosed skip at the construction compounds and disposed of at a licensed landfill facility.

The types of wastes to be generated will be similar to established construction waste streams and will not require unusual or new treatment options. Waste volumes will not be significant as to require new permitted treatment, storage and disposal facilities as there is sufficient capacity at existing licensed disposal or recycling facilities.

The operational aspect of the proposed development would produce a minimal amount of waste and would be similar to the waste stream currently generated by the existing facilities.

Wastewater generated by the new facilities will be managed by a new wastewater treatment system.

2.5 Emissions

The anticipated emissions likely to be generated by the project are summarised in Table 3 below

Project Phase	Aspect	Potential Emission/Nuisance
Construction Phase	Air	<p>The main emissions to atmosphere during the construction stage of the project is from fugitive dust associated with the following activities:</p> <ul style="list-style-type: none"> • Groundworks associated with excavation and construction of the project infrastructure • Transportation and unloading of crushed stone around the site; • Vehicular movement over potentially hard dusty surfaces such as freshly excavated lands <p>The movement of machinery, construction vehicles and the use of generators during the construction phase will also generate exhaust fumes containing predominantly carbon dioxide (CO₂), sulphur dioxide (SO₂), nitrogen oxides (NO_x), carbon monoxide (CO), and particulate matter (PM₁₀)</p>
	Noise	Traffic flows, excavation works, mechanical machinery and electrical equipment typically used for construction projects would generate noise emissions.
	Water	Surface water runoff and discharges from construction working areas are likely during construction. Potential pollution sources could arise as a result of soil

		erosion or from oil/ fuel or chemical storage and use. During construction a temporary site drainage system will be install to manage stormwater run-off
	Traffic	The additional traffic, especially heavy goods vehicles associated with the construction phase, has the potential to cause nuisance to those using the local road networks
Operational Phase	Air	No significant air emissions would be produced by the proposed facilities during operation
	Noise	There would be no significant point source noise emissions associated with the proposed facilities
	Water	Wastewater emissions generated during the operational phase will be managed by the proposed new site specific wastewater treatment system. The system will treat wastewater to standards that surpass the minimum performance standards as set out in the EPA Code of Practice: <i>Domestic Waste Water Treatment Systems 2021</i> Surface water run-off will be captured and managed by the proposed stormwater drainage systems
	Traffic	Traffic disruption is expected to be comparable to the current situation

3. Environmental Setting

3.1 Site Location and Context

The proposed development is located in the Magherabeg townland, approximately 2.9 km north of the town of Castlegregory. This is located on the Magharees tombolo, a coastal feature of the Dingle Peninsula. The site will be located at Magherabeg Beach, with the Sandy Bay Caravan and Camping Park adjacent to the proposed development on the western side. There is also the Splash Sports Watersports Centre and Beal Geal Sauna and Coffee shop north of the Proposed Development. An unnamed road travelling north from Castlegregory provides access to the area via vehicle.

The area is located along the Wild Atlantic Way tourist route for the west coast of Ireland, with Castlegregory being a popular stop along the route, and the Dingle Peninsula being a significant tourist area for both national and international visitors. The proposed development is located on the Magharees tombolo, with several beaches and attractions based on its coastal features. Nearby, at the base of the tombolo is Stradbally Mountain, a popular area for hikes. Mount Brandon is located to the west of the proposed development and is also a popular location for recreational hiking. Replacing the current facilities with upgraded and more modern facilities will aid in managing the number of tourists to the area, especially during peak season.



Figure 3-1: Site location of Proposed Development

3.2 Land and Soils

The proposed development is located near Magherabeg beach on the eastern side of the Magharees tombolo, Co. Kerry. The CORINE Land Cover for 2018 has the area of the proposed development classified as ‘231 Agricultural Areas’ (Figure 3-2). North of the proposed development is an area classified as ‘331 Forest and Semi-natural Areas’.

Bedrock geology in the area is Dinantian Limestone of Palaeozoic, Carboniferous and Mississippian age. The bedrock consists of viséan limestone and calcareous shale. South of the proposed development is a band of Tournaisian limestone before the dominant Old Red Sandstone and mudstone is found that forms the Dingle Peninsula. Quaternary sediments in the area of the proposed development are marine beach sands, while north of the site is designated as windblown sands and dunes. South of the proposed development site towards Castlegregory is till derived from Devonian sandstones. There is a small area adjacent to Lough Gill west from the proposed development that is designated as lacustrine sediments.



Figure 3-2: CORINE Land Cover

3.3 Hydrogeology

The proposed development is located in the Brandon Head groundwater body, IE_SH_G_044. It is classed as a ‘Poorly Productive Bedrock’ but has an overall groundwater status of ‘Good’ and is considered ‘Not at Risk’ under the Water Framework Directive (WFD) (Directive 2000/60/EC). The bedrock aquifer is designated as a ‘Locally Important – Karstified’.

Groundwater vulnerability (Figure 3-3) in the area is classified as High, with the groundwater recharge rate being 822.42mm per year. Recharge occurs via rainwater percolating through the subsoil, as there is moderate permeability of the aquifers in the groundwater body, rainwater can effectively percolate through the subsoil.

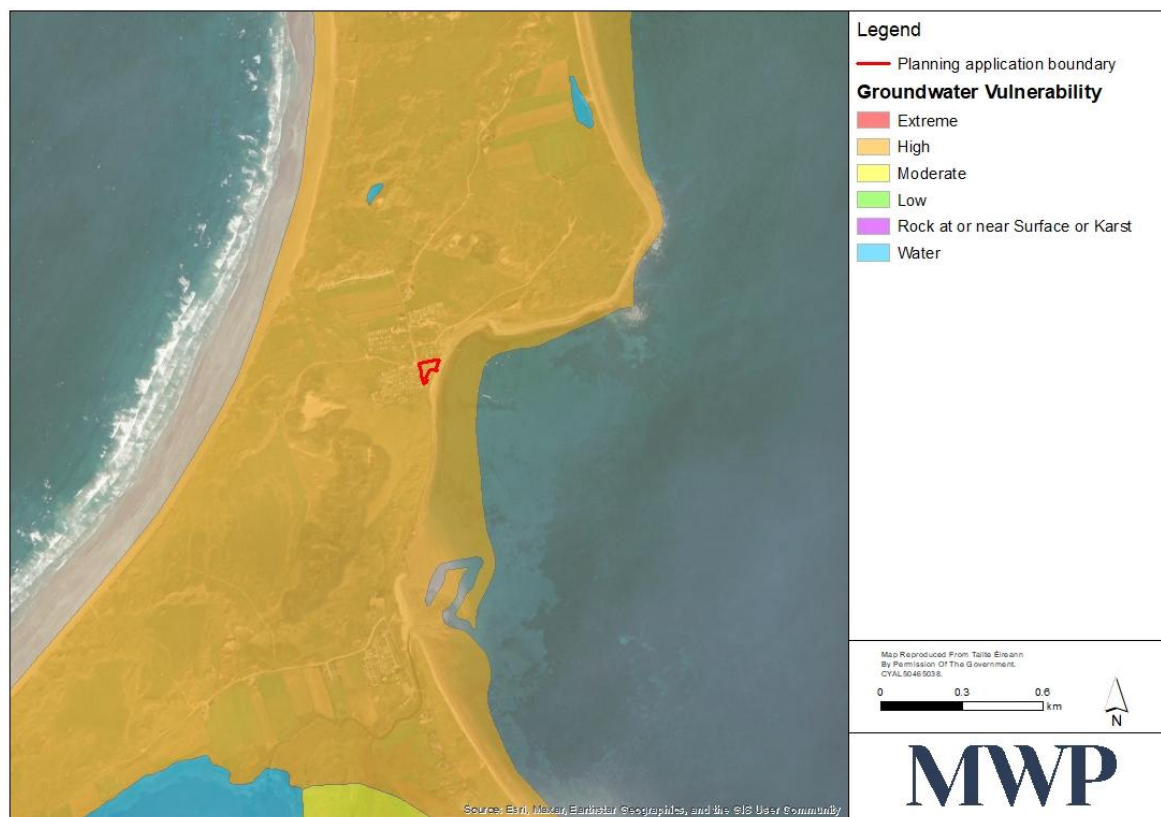


Figure 3-3: Groundwater Vulnerability

3.4 Hydrology

The proposed development is located in Hydrometric Area 23, also known as the Tralee Bay-Feale Catchment. The subcatchment is designated as the Owencashla_SC_010 (Figure 3-4) and is within the Cloosguire_010 river subbasin. The Gowlane_010 is the closest river that flows south of the proposed development site and into Tralee Bay, approximately 1 km. It has a ‘Poor’ ecological status from the 2016-2021 period of modelling and a WFD Risk Assessment of ‘Review’. The Gowlane_010 flows out of Lough Gill, approximately 1.6 km from the proposed development. Lough Gill (IE_SH_23_72) is a 1.4km² lake that is classed ‘At Risk’ by the WFD. The monitoring period of 2016-2021 recorded the lake as having ‘Moderate’ ecological status and a chemical surface water status of ‘Good’. It is classified as a low salinity sedimentary lagoon that has a sluice and a weir to prevent any saltwater entering it. Lough Gill is also classified as a transitional waterbody (IE_SH_040_0100), with a ‘Review’ WFD risk assessment and ‘Unassigned’ ecological status following the 2016-2021 monitoring period.

The proposed development is located adjacent to the Outer Tralee Bay coastal waterbody, which has a WFD risk status of ‘Review’ and a ‘Good’ ecological status following the 2016 – 2021 monitoring period (Figure 3-5).

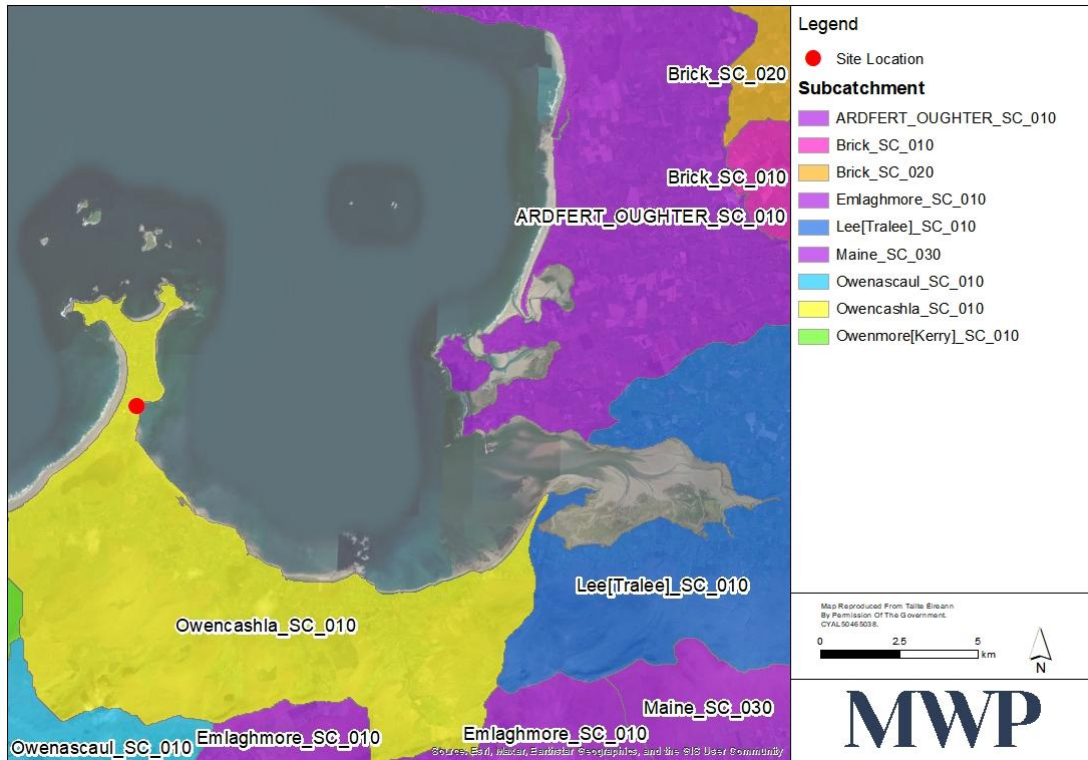


Figure 3-4: Subcatchments

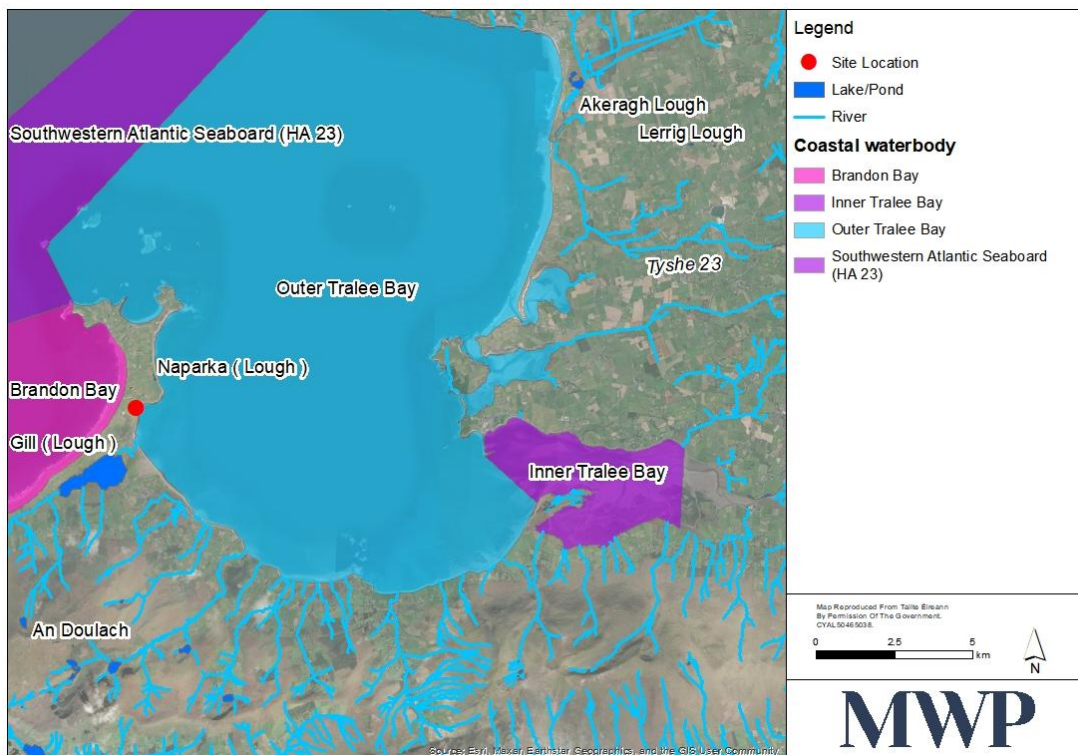


Figure 3-5: Surface Water Features

3.5 Biodiversity

The proposed development site comprises a largely grassed and heavily utilised amenity area of artificial/managed/disturbed habitats of low intrinsic ecological value. This amenity area comprises the main route/parking area whereby visitors access the beach and surrounding area.

The following Fossitt habitats were recorded on-site during the 2025 ecological walkover survey.

The dominant habitat occurring at the site comprises '**Amenity grassland (improved) GA2**'. This is a low-quality grassland habitat which is heavily trampled as it is subject to both pedestrian and vehicle use. The existing internal access road, existing toilet block, beach access ramps and recycling bin area are classified as '**Buildings and other artificial surfaces (BL3)**'. Disturbed areas of bare ground and rough gravelled/unsealed areas adjoining the roadway are classified as '**Spoil and bare ground (ED2)**'. Existing rock-armour which separates the amenity area from the beach is classified as '**Sea walls, piers and jetties (CC1)**'.

Habitats in the area surrounding and extending away from the proposal site comprise other areas of amenity grassland (GA2), dry meadow and grass verge (GS2), buildings and artificial surfaces (roads, hardstanding's, buildings and other structures) (BL3), sandy shore (LS2), muddy sand shore (LS3), shingle and gravel banks (CB1), marram dune (CD2) and fixed dune (CD3).

No rare or protected plant species were noted on-site during surveys. No Annex I habitats were recorded within the subject site. No invasive plant species were recorded within the subject site during any of the field surveys undertaken.

3.6 Air Quality

The proposed development is located in a rural coastal area, and is characterised by its CORINE landcover classification as 'Pastures in an Agricultural area' (231).

The Environmental Protection Agency's Quality Index for Health (AQIH) is a number from 1 to 10 that tells you what the air quality currently is in the station nearest you and whether or not this might affect your health. A reading of 10 means the air quality is very poor and a reading of one to three inclusive means that the air quality is good. In areas of Fair to Poor air quality i.e. AQIH ranking 4 to 10, certain types of outdoor activity should be restricted or avoided for at risk individuals and the general population depending on the AQIH ranking.

The nearest available data from air quality stations to the proposed development is Station 45 Valentia Observatory on Caherciveen, Co. Kerry (KY2), approximately 40 km southwest of the proposed development.

The air quality stations update twice daily, once in the morning and once in the evening. Maps are typically available by 9.30 am and 7.30 pm each day. The air quality for the air is reported as 'Good' (2) at the Valentia Observatory EPA air quality monitoring station, when assessed on August 11th, 2025. Influences on air quality in the area include traffic utilising the local road networks. It is of note there is an air monitoring station located in Tralee Library, but at the time of writing this station was offline.

3.7 Population

The proposed development is located in a coastal and rural area. It is not densely populated, with a total population for the Castlegregory Electoral Division of 1,041, and a population density of 43 per km² according to Census 2022 data. The town of Castlegregory, approximately 2.9km to the south, has a recorded population of 370 and within the townland of Magherabeg. The surrounding area consists of mostly one-off residential ribbon

development housing along the unnamed road. The closest urban centre is Tralee, with a population of 26,079, located approximately 28 km east of the proposed development.

4. EIA Screening Legislation and Guidance

This section of the report outlines the legislative basis for 'Screening' for EIA.

4.1 Legal Requirements for EIA

1. EIA comes from EU environmental policy. The initial Directive of 1985 and its three amendments have been codified by Directive 2011/92/EU of 13 December 2011. Directive 2011/92/EU has been amended in 2014 by Directive 2014/52/EU. Together these comprise the EIA Directive.
2. The EIA Directive requires that public and private projects that are likely to have significant effects on the environment be made subject to an assessment prior to development consent being given. Screening for EIA requires consideration whether the project is likely to have significant effects on the environment.
3. Article 2(1) of the Directive makes specific reference to Article 4 for the definition of those projects which must undergo an assessment of their effects.
4. Article 4 distinguishes between two categories of projects.
 - Article 4(1) requires that projects listed in Annex I of the Directive must always be subject to EIA.
 - Article 4(2) requires that projects listed in Annex II of the Directive must be subject to EIA if it is determined, either by case-by-case examination or on the basis of thresholds and criteria set by the Member State, that they are likely to have significant effects on the environment
5. Therefore, in order for a project to be subjected to an assessment of its environmental effects, in accordance with the procedural requirements of the EIA Directive it must be:
 - (i) A project of a type listed in Annex I; or
 - (ii) A project of a type listed in Annex II which either meets thresholds or criteria set by the Member State; or
 - (iii) A project of a type listed in Annex II which is under the threshold, but following case by case examination, is likely to have significant effects on the environment.
6. In Ireland, a number of pieces of legislation have been used to implement the EU Directive, but for the majority of projects in Ireland it is the Planning and Development Acts 2000 (as amended) (the "Planning Acts"), Planning and Development Regulations 2001 (as amended), and European Communities (Environmental Impact Assessment) Regulations 1989 (as amended) that are the key legal instruments at present.
7. EIA provisions in relation to planning consents are currently contained in the Planning Acts, (Part X) and in Part 10 of the Planning and Development Regulations, 2001, as amended. Schedule 5 Part 1 and 2 of the Planning and Development Regulations 2001 (as amended) set out the prescribed classes of development requiring EIA in accordance with Article 4 of the EIA Directive 2014/52/EU.
8. Schedule 5 Part 1 of the Planning and Development Regulations 2001 (as amended) set out projects which require a mandatory EIA.

9. Schedule 5 Part 2 of the regulations lists other types of development for which an EIA is required when certain thresholds and criteria are met.
10. Article 92 of the Planning and Development Regulations 2001 (as amended) interprets “sub-threshold development” as development of a type set out in Schedule 5 which does not exceed a quantity, area or other limit specified in that Schedule in respect of the relevant class of development.

4.2 EIA Screening Methodology

To determine if an EIA is required, this EIA screening exercise firstly assesses the development for Mandatory EIA to determine whether the Project is a class set out in Annex I or II of the Directive. These Annexes have been broadly transposed into Schedule 5 (Part 1 and 2) of the Planning and Development Regulations 2001, as amended, with national thresholds included for many of the Annex II classes. Where no mandatory requirement is concluded, screening advances to Sub-Threshold Development Assessment, to determine the likelihood of the project having significant effects on the environment. Criteria are included in Annex III of the EIA Directive (transposed into Irish Law in Schedule 7 of the Planning and Development Regulations 2001, as amended).

Regard was had to the following guidance documentation when carrying out the screening exercise:

- Department of Housing, Planning and Local Government (August 2018) Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment;
- Department of the Environment, Heritage and Local Government (August 2003), Environmental Impact Assessment (EIA) Guidelines for Consent Authorities regarding Sub-threshold Development;
- Environmental Protection Agency (2022) Guidelines on the Information to be contained in Environmental Impact Assessment Reports;
- European Commission (2017) Environmental Impact Assessment of Projects. Guidance on Screening.
- European Commission (2024) Interpretation of definitions of project categories of Annex I and II of the EIA Directive.

4.3 Screening for Mandatory EIA

The proposed development for which planning is being sought is for shared community facilities located at Magherabeg Beach in the Magharees in Co. Kerry.

The following considers the proposed development in combination with all of the combined project elements to determine whether there is a mandatory requirement for EIA.

Table 4-1: Part 2 of Schedule 5 projects and their applicability to the Proposed Development

Part 2 of Schedule 5		Appraisal on Applicability
1	Agriculture, silviculture and aquaculture	No
2	Extractive Industry	No
3	Energy Industry	No
4	Production and processing of metals	No
5	Mineral Industry	No
6	Chemical Industry	No
7	Food Industry	No
8	Textile, Leather, Wood and Paper Industries	No
9	Rubber Industry	No
10	Infrastructure Projects (b) (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. (In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)	The proposed development could broadly be considered as urban type development but the area involved is significantly under the threshold criteria for mandatory EIA
11	Other Projects (c) Wastewater treatment plants with a capacity greater than 10,000 population equivalent as defined in Article 2 (6) of Directive 91/271/EEC no included in Part 1 of this Schedule	The proposed development includes the provision of a new wastewater treatment system but is significantly under the threshold criteria for mandatory EIA
12	Tourism and Leisure	The proposed development is to facilitate tourism and leisure activities but is not a type of development listed as requiring EIA
13	Any change or extension of projects listed in Annex I or this Annex, already authorised	No
14	Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.	No – some demolition works but not related to EIA development
15	Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development, but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.	Elements of the project broadly apply but are significantly under the threshold criteria. Subthreshold screening recommended.

The proposed shared community facilities are not of a development type specifically listed in any of the categories in Annex I and II of the EIA Directive or their equivalents in Irish Legislation (Planning and Development Regulations 2001 (as amended), Schedule 5, Parts 1 and 2 and is thus not of a prescribed class of development listed in the Regulations requiring mandatory EIA.

Elements of the proposed development however may be regarded as a class of activity within Part 1 and Part 2 of the regulations but falls below any of the thresholds for which an EIA is mandatory.

Schedule 5 Part 2 Category 15 of the above Regulations includes a requirement for EIA for: *“Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.”*

Consequently, for robustness the proposed development is to be assessed as a sub-threshold development using the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended).

4.4 Sub Threshold Assessment

Sub-threshold development is defined at Part 10 Section 92 in the Planning and Development Regulations 2001 (as amended) as “development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development”.

Schedule 7 of the Planning and Development Regulations 2001 (as amended) provides a list of criteria for determining whether development listed in Part 2 of Schedule 5 should be subject to an EIA. The criteria are grouped under three broad headings:

1. Characteristics of proposed development;
2. Location of proposed development; and
3. Types and characteristic of potential impacts.

The appraisal against the criteria in Schedule 7 is set out in **Table 3-2**.

The development is further appraised using the EU Guidance 2017 EIA Screening Checklist (See **Table 3-3**)

Table 4-2: Schedule 7 Criteria Assessment

1. Characteristics of Proposed Development The characteristics of proposed development, in particular—	Appraisal
(a) The size and design of the whole project;	The proposed development area is approximately 0.29ha and includes new sanitary facilities, internal and external showers, 2no. disabled parking spots, upgrading of vehicle entrance at the south of the proposed development, universal access path to the beach, and a wastewater treatment system and polishing filter. Overall the proposed project elements are not considered significant in terms of size, form or scale
(b) Cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment;	There are no other projects in the vicinity that will have any interaction with the proposed development
(c) The nature of any associated demolition works	<p>The works will include removal of existing site surfaces to formation level with the excavated material reused on site for reinstatement and infilling.</p> <p>There will be demolition waste produced during the relocation of the existing shared facility. This includes a 100mm unreinforced slab and the existing septic tank which will be removed and disposed of by a licenced contractor.</p> <p>The scale of the demolition works is considered to be minor.</p>
(d) The use of natural resources, in particular land, soil, water and biodiversity;	The proposed development will not require the extensive use of natural resources. The land take associated with the proposed development is approximately 0.29ha of mainly grassy sandy lands. Biodiversity studies do not indicate the likelihood of any significant loss of valuable ecological habitat, protected plant or animal species associated with the proposed project elements.. Importation of stone and aggregate material resources (locally sourced) will be required for construction of development. The use of natural rock and aggregate material resources associated with the development is unlikely to affect overall regional resources and would not cause unusual, significant or adverse effects of a type that would, in itself, require an EIA. There is a minimal water requirement associated with the development

1. Characteristics of Proposed Development The characteristics of proposed development, in particular—	Appraisal
(e) The production of waste;	<p>During construction of the proposed development it is anticipated that all subsoils and stone generated from excavation works associated with the construction phase will be retained on site within the development boundary. Other construction phase wastes associated with the proposed development may consist of surplus hardcore, stone, concrete, ducting, electrical wiring, spare steel reinforcement, metal off-cuts shuttering timber, plastic waste, packaging, unused oil, diesel and domestic refuse waste generated by contractors. The types of wastes to be generated will be similar to established construction waste streams and will not require unusual or new treatment options. Wastewater from the existing sanitary systems will be drained and take to an authorised waste facility by an approved licenced contract prior to their removal.</p> <p>The main operational waste will be wastewater (foul water) which will be discharged to the ground following Primary, Secondary and Tertiary treatment in the new wastewater treatment system. General waste from the community facility will be stored in the wheeled bins in the waste storage area and collected on a daily basis or on demand during peak usage period.</p> <p>It is considered that the production of any waste associated with the construction of the development, as described above, would not cause unusual, significant or adverse effects of a type that would require an EIA.</p>
(f) Pollution and nuisances;	<p>Potential pollution and nuisances associated with construction works are as follows:</p> <ul style="list-style-type: none"> • Disturbance for road users due to additional HVG movements on the local road network. The works however will be temporary and short term and appropriate traffic control and management systems will be in place to minimise traffic disruption and danger to road users. • There is some potential for water quality impacts to occur from run-off from excavated areas and temporary on-site storage of construction materials and fuels. Proposed surface water drainage and control systems will ensure significant risk of water quality impact during construction does not occur. • Excavation activities and construction vehicles and plant will generate minor emissions of pollutants to the atmosphere. Pollutant emissions to the atmosphere would be short-term temporary in nature and would unlikely result in quantifiable or lasting negative effects on air quality. • Excavation activities and construction vehicles and plant will generate noise. Noise effects would be localised and short term temporary in nature. Best management practices will ensure noise emissions are controlled to within acceptable levels. <p>Likely pollution and nuisances associated with operational works are limited and would mainly be wastewater discharges from the proposed welfare facilities. Wastewater will be treated to an appropriate standard by a site specific wastewater treatment system prior to being discharged.</p>

1. Characteristics of Proposed Development		Appraisal
The characteristics of proposed development, in particular—		
(g)	The risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge;	<p>The risk of major accidents and/or disasters during the construction and operational phase from the overall project is low given the nature and type of site activities. Overall, the nature of the construction works for each development element is standard and not particularly complex.</p> <p>The proposed project will be constructed in accordance with the Safety and Health at Work Act 2005 and any subsequent regulations or amendments and with the requirements of the Health and Welfare at Work (Construction) Regulations, (SI 291 of 2013), any subsequent amendments and any other relevant Health and Safety legislation to ensure that the construction areas, site environs and public roads remain safe for all users.</p> <p>The project is not considered to be particularly vulnerable or at risk in terms of disasters such as landslides or flooding.</p>
(h)	The risks to human health (for example, due to water contamination or air pollution).	The project is a small- scale development, which will not result in significant risks to human health.

2. Location of Proposed Development		Appraisal
The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to		
(a)	The existing and approved land use	The proposed works will take place on the Magherabeg beach, a popular beach for locals and tourists. The works will be a mix of decommissioning and construction works. There is no change in land use associated with these works. Land use will not be adversely affected to a level that would require an EIA.
(b)	The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;	The proposed development is not considered to have significant effects on the relative abundance, availability, quality and regenerative capacity of natural resources. Areas around the site are protected under Natura 2000. Best practice procedures will be in place to protect the surrounding sensitive landscape, particularly the Tralee Bay and Magharees Peninsula, West to Cloghane SAC (Site Code: 002070), the Tralee Bay Complex SPA (Site Code: 004188), and the Dingle Peninsula SPA (Site Code: 004153). A Natura Impact Assessment was also undertaken, and it concluded that there will be no significant impact on any of the Natura 2000 sites recognised within the Zone of Influence (Zol) of the project with proper mitigation implemented.

2. Location of Proposed Development		Appraisal
The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to		
(c) The absorption capacity of the natural environment, paying particular attention to the following areas:		
i.	Wetlands, riparian areas, river mouths;	No river/stream drains through the site and there is no freshwater surface water body in close proximity of the site. The extent of the proposed works during the construction phase, are relatively small in scale and local in nature. No significant are expected on wetlands, riparian areas, river mouths.
ii.	Coastal zones and the marine environment;	The site is located on Magherabeg beach, adjacent to the Out Tralee Bay coastal waterbody.,
iii.	Mountain and forest areas;	N/A. There is no forestry within the vicinity of the proposed works. Stradbally Mountain is located 5km south of the site, which rises to 798 metres.
iv.	Nature reserves and parks;	N/A There are no recognised Nature Reserves or parks in the vicinity of the development.
v.	Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive;	There are a number of designated Natura 2000 sites in proximity to the proposed development. An Appropriate Assessment Screening Report and Natura Impact Statement has been prepared to determine whether the proposal is likely to have a significant effect on the conservation objectives Natura 2000 sites in the Zol. The assessment concluded that the proposed development with adequate mitigation measures would not result in significant adverse effects on any Natura 2000 site.
vi.	Areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;	N/A The EPA water quality assessment under the WFD status indicate that The Outer Tralee Bay coastal waterbody, has a WFD risk status of 'Review' and a 'Good' ecological status following the 2016 – 2021 monitoring period. Maherabeg Beach, adjacent to the proposed development is a designated bathing water area and Blue Flag beach, the only one on the northern side of the Dingle Peninsula and has been a Blue Flag beach since 1995. Bathing water quality is sampled throughout the bathing season, June 1st to September 15th each year, and was last sampled on the 14th of July 2025, reporting Excellent quality.
vii.	Densely populated areas;	The proposed development is situated in a coastal rural lightly populated area. The nearest densely populated areas to the development is the town of Tralee
viii.	Landscapes and sites of historical, cultural or archaeological significance.	Examination of the National Monuments Service (NMS) online database of its sites and monuments records (SMR) indicates there are several features around the site. There is no overlap between any sites of historical significance and the proposed development. The closest archaeological features are clusters of shell middens approximately 0.9km southwest.

2. Location of Proposed Development

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to

Appraisal

No landscapes/sites of historical cultural or archaeological significance will be affected by the proposed development.

3. Type and Characteristics of the potential impacts

Appraisal

(a) The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);

The land directly impacted by the proposed development would be limited to the site. The extent of any impact during the construction or operational phase of the proposed development will be local in character. Construction activities are not of a sufficient magnitude, nature or duration to give rise to likely significant impacts. During the operational phase any impacts again would be localised and will not have any adverse significant impacts.

(b) The nature of the impact;

Population and Human Health

The development is expected to have a slight, localised, and temporary negative impact on the receiving environment during the construction phase. This is associated with noise, road traffic and dust. However, it is not anticipated that there will be any significant, negative impact to human health during the construction phase. Best practice measures will be implemented during the construction phase. During the operational phase, the proposed project will not give rise to significant effects on sensitive receptors. There will be no emissions to air generated during the operational phase and no direct surface water emissions from the development.

Biodiversity

There will be no loss of sensitive ecological habitat. There may be some indirect surface water runoff onto the beach, but this is considered extremely unlikely. The increase in activity during the demolition and construction works is considered to be minimal given its presence in the remote, flat-terrain area.

A Natura Impact Assessment was also undertaken, and it concluded that there will be no significant impact on any of the Natura 2000 sites recognised within the Zone of Influence (Zol) of the project with proper mitigation implemented. There will be no new or additional land take within any Natura 2000 site.

3. Type and Characteristics of the potential impacts

Appraisal

Water

Construction activities by their nature could potentially result in negative water quality impacts, which includes oil/fuel contamination, run off of sediment and concrete contamination due to excavations at the site and the installation of new structures during the construction phase.

The extent of the proposed works during the construction phase, are relatively small in scale and local in nature, the land area at the site is relatively flat and the low gradient will reduce the potential of overland flow from the site to the designated sites, namely the Tralee Bay and Magharees Peninsula, West to Cloghane SAC (Site Code: 002070), the Tralee Bay Complex SPA (Site Code: 004188), and the Dingle Peninsula SPA (Site Code: 004153).

Standard best management practices and the proposed drainage controls will ensure significant risk of water quality impact during construction do not occur. Foul water will be discharged to the ground following Primary, Secondary and Tertiary treatment, rendering the waste at the accepted level for discharge. Storm water will be directed to the new percolation area. Therefore impacts to water quality are considered to be negligible.

Land and Soils

The site is located near Magherabeg beach on the eastern side of the Magharees tombolo. The area of the proposed development classified as '231 Agricultural Areas'. The site is underlain by Dinantian Limestones. Due to the proposed developments proximity to the beach, the predominant soil is classified as 'Blown sand/Dune', while subsoil is classed as 'Blown sands in dunes' (Wsd).

Best practices methods will be in place to protect the nearby sand dunes protected under Natura 2000. The proposed development will have minimal impact on the land and soil in the area.

Air Quality

The construction phase will give rise to dust and additional air emissions from construction vehicles, plant and machinery. However, this will be temporary and considering the scale of the project, will not lead to significant impacts requiring an EIA. No odour emissions are anticipated. There are no point source emissions to air associated with the operational development.

Noise and Vibration

3. Type and Characteristics of the potential impacts

Appraisal

During the construction phase, there is potential for minor noise and vibration effects to occur during construction from the use of vehicles and operation of equipment. Given the proposed development is on a beach and the dominant dwellings in the area belong to the holiday caravans at the Sandy Bay Caravan and Camping Park, it is not expected to have a significant impact. There are no point source noise emission associated with the operational development.

Material Assets

Given the scale and nature of the proposed development, no likely significant impacts are anticipated on utilities as a result of the proposed development

Landscape and Visual

Any landscape and visual effects arising from the construction on Magherabeg beach would be localised, and limited in both scale and extent, and would not result in any substantial adverse change to the landscape character of the general area. The proposed development will not change any views from protected features or sensitive receptors and is considered an appropriate scale for the existing landscape. According to the NMR sites and Monuments Record, there are no National Monuments within the footprint of the proposed development. The existing views experienced from nearby public roads, and protected viewpoints will not dramatically alter or be subject to a significant negative change or impact.

Cultural Heritage

No known or recorded archaeological features have been identified within the proposed development site. A few areas of potential archaeological have however been identified in the wider area. There is no likelihood of impacts on these other archaeological features.

(c) The transboundary nature of the impact;	N/A There will be no potential for transboundary impacts from any element of the proposed development.
(d) The intensity and complexity of the impact;	There are no significant or complex impacts associated with the proposed development. The majority of the impacts are associated with the construction phase of the proposed development e.g., noise nuisance, traffic nuisance, machinery on site, surface water runoff, dust. However, the construction phase impacts are common

3. Type and Characteristics of the potential impacts	Appraisal
	<p>and not of a complex nature and can easily be mitigated with standard best practice construction methods. Therefore, significant impacts to the existing environment during the construction phase are not anticipated.</p> <p>Operational phase impacts are not deemed to be intense or complex. Wastewater emissions will be managed by a site specific wastewater treatment system capable of treating wastewaters to an acceptable standard prior to being discharged.</p>
(e) The probability of the impact;	<p>The impacts associated with the construction works such as noise and dust generation, disruption of local road network are probable and unavoidable but given the temporary and short duration of the works, these impacts are not considered to be significant.</p> <p>Mitigation measures will be provided to safeguard natural resources and sensitive receptors from any impact on the relative abundance, availability, quality and regenerative capacity.</p>
(f) The expected onset, duration, frequency, reversibility of the impact;	<p>The potential impacts associated with the construction phase are temporary and minimal. With the implementation of standard best practice measures any potential impact is not considered to pose any significant risks, and the nature of the impact is considered temporary and reversible.</p> <p>Operational wastewater discharge will be long term but will be within acceptable discharge standard and would not significantly affect the surrounding local environment.</p>
(g) The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment; and	<p>A review of other planned projects which may have the potential to cause cumulative impacts with the proposed development was undertaken and no significant adverse cumulative impacts are anticipated.</p>
(h) The possibility of effectively reducing the impact.	<p>The proposed development is not anticipated to result in any significant effects on the existing environment. However, where temporary, negative and transient impacts are likely to occur during construction all impacts can be effectively managed through standard best practice measures</p>

3. Type and Characteristics of the potential impacts

Appraisal

The CEMP will outline best construction measures to ensure that the impacts during the construction stage are mitigated for, thus reducing the probability of the impact occurring.

The proposed wastewater treatment system will ensure wastewater discharges will be within acceptable discharge standard and would not significantly affect the surrounding local environment

Table 4-3: EU Guidance EIA Screening Checklist

Questions to be considered	Yes/No/? Briefly Describe	Is this likely to result in a significant effect? Yes/No/? – Why?
Will construction, operation, decommissioning or demolition works of the Project involve actions that will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.	Yes - The proposed works will be adding a new pedestrian crossing, involve removal and reinstallation of topsoil and construction of a new wastewater treatment system and shared facility for the community.	Yes – The nearby properties will have access to new sanitary facilities and new access routes. This is a significant positive impact. It is not considered that there are to be any significant negative effects on the locality.
Will construction or the operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	Yes - Soil will be excavated to allow for the construction of the pedestrian crossing and shared facilities.	No - Small size and scale of project requiring small amounts of materials and resources. Soil excavated will be reused onsite for backfilling and landscaping.
Will the Project involve the use, storage, transport, handling or production of substances or materials which could be harmful to human health, to the environment or raise concerns about actual or perceived risks to human health?	Yes- Use of concrete and fuel/oils during construction pose a potential impact to the environment and to human health.	No- Best practice and standard methods and controls will be applied. Details of construction methodology and environmental controls will be provided by the contractor.
Will the Project produce solid wastes during construction or operation or decommissioning?	Yes- Construction phase waste may consist of stone, concrete, timber, removed vegetation and general waste from workers on site. Operational wastes will be primarily wastewater.	No- All waste generated during construction will be disposed of at a licenced facility in accordance with the Waste Management Acts, 1996 to 2011. Wastewater from operation will go through Primary, Secondary and Tertiary treatment processes before being discharged to the ground.
Will the Project release pollutants or any hazardous, toxic or noxious substances to air or lead to exceeding Ambient Air Quality standards in Directives 2008/50/EC and 2004/107/EC)?	Yes- There will be vehicles and machinery required for construction that will release emissions.	No- Insignificant increase in vehicle emissions and temporary duration.

Questions to be considered	Yes/No/? Briefly Describe	Is this likely to result in a significant effect? Yes/No/? – Why?
Will the Project cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?	Yes - There will be noise and vibration occurring as part of construction works.	No - Construction noise will be typical of this type of project and restricted to agreed construction times. The project has a short duration, and the effect will be localised and not significant.
Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes- Small amounts of soil and surface water runoff may be released from the construction and surrounding area onto Magherabeg beach and into the sea. Upon completion, the wastewater will be released into the ground.	No- A surface water management plan will be implemented, and best practice guidelines will be followed to reduce the chance of impact on water at the proposed development site. Excavation work for the facilities will be undertaken in sections. There will be a provisional supply of sandbags kept at the site during the excavation works that will be deployed if a flood event is forecast to prevent flooding and pollution. There are no instream works planned at the site. Wastewater from operation will go through Primary, Secondary and Tertiary treatment processes before being discharged to the ground.
Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?	Yes- There is some minor risk to construction personnel during the proposed development works, such as traffic accidents or construction works related incidents, but nothing of unusual or unique risk to the proposed works. No risk to the wider population is anticipated.	No - Given the temporary to short-term nature of the proposal and the small scale of the project, the risk of disasters (typically considered to be natural catastrophes e.g. very severe weather event) or accidents (e.g. fuel spill, traffic accident) is considered low. In the case of the occurrences of a severe weather event such as flooding, work will be curtailed.
Will the Project result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?	Yes- The proposed development will see facilities available to beach and water sport users, including increased toilets, changing rooms, showers and a community building.	Yes-The provision of the new amenity and services will have a positive effect on the surrounding area, providing more services to beach users and those engaging in water sports in the area.
Are there any other factors that should be considered such as consequential development which could lead to environmental impacts or the potential for cumulative impacts with other existing or planned activities in the locality?	No- The proposed development is located in an area with holiday homes and other proposed developments have no interaction with the Shared Community Facility works.	No- No significant effects.
Is the project located within or close to any areas which are protected under international, EU, or national or local	Yes – There are two identified European sites adjacent to the development location: Tralee Bay and Magharees Peninsula, West	No – No significant effects as per The Natura Impact Statement with proper mitigation implemented.

Questions to be considered	Yes/No/? Briefly Describe	Is this likely to result in a significant effect? Yes/No/? – Why?
legislation for their ecological, landscape, cultural or other value, which could be affected by the Project?	to Cloghane SAC (Site Code: 002070) (9.93km) and Magharee Islands SAC (002261).	
Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, that could be affected by the Project?	Yes – There are sand dunes which are protected under Tralee Bay and Magharees Peninsula, West to Cloghane SAC (Site Code: 002070).	No – No significant effects as per The Natura Impact Statement with proper mitigation implemented.
Are there any areas on or around the location that are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the Project?	Yes – The closest SAC and SPA sites are adjacent to the development site.	No - A Natura Impact Assessment was undertaken, and it concluded that there will be no significant impact on any of the Natura 2000 sites recognised within the Zone of Influence (Zoi) of the project with proper mitigation implemented.
Are there any inland, coastal, marine or underground waters (or features of the marine environment) on or around the location that could be affected by the Project?	Yes – Lough Gill is located south the development, and the development also lies next to Magherabeg beach. The project is located above Maherabeg Beach, which is adjacent to the Outer Tralee Bay coastal waterbody.	No – There will be no direct discharges to nearby lake or beach during the construction phase of the project. During the excavation and removal of topsoil there is a risk of pollution and sedimentation from the excavation works if a flood event were to occur. A supply of sandbags will be kept onsite during this phase of construction and will be deployed if a flood event is forecast. Wastewater from operation will go through Primary, Secondary and Tertiary treatment processes before being discharged to the ground.
Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the Project?	Yes – The whole Tralee Bay, the Magharees and Northern Slieve Mountains are classed as having an overall high landscape sensitivity	No – Due to the size/scale of the proposed development there will be no significant effects on high value landscape or scenic routes.
Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the Project?	Yes – The existing toilet facilities will be relocated during construction for public safety, as will the northern vehicular entrance to the facilities. The northern	No – The proposed development will not affect access to the beach.

Questions to be considered	Yes/No/? Briefly Describe	Is this likely to result in a significant effect? Yes/No/? – Why?
	slope beach access will also be enhanced as part of the works.	
Are there any transport routes on or around the location that are susceptible to congestion or which cause environmental problems, which could be affected by the Project?	Yes – There will be a slight negative effect from traffic generated and traffic system interruptions during construction.	No – There will be no significant effects due to the traffic management plan in place.
Is the Project in a location in which it is likely to be highly visible to many people?	Yes - The proposed development is in front of the Sandy Bay Caravan and Camping Park and the Splash Sports Watersports Centre and Beal Geal Sauna and Coffee shop to the north.	No- No significant effect.
Are there any areas or features of historic or cultural importance on or around the location that could be affected by the Project?	No – There is a cluster of 3 middens approximately 0.9km from the proposed development. These featured have the smr designated codes KE027-006002, KE027-006001, and KE027-006----	No- No significant effect.
Is the Project located in a previously undeveloped area where there will be loss of greenfield land?	No- The proposed development is not located in a greenfield site.	No- No significant effect.
Are there existing land uses within or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying that could be affected by the Project?	Yes- There is a caravan and camping park directly across the road from the site that will be affected by the proposed development.	Yes- The proposed development, when completed, will increase the sanitary facilities standards.
Are there any plans for future land uses within or around the location that could be affected by the Project?	No-Other projects in the vicinity are considered low impact and short-term with no interaction with the proposed flood relief scheme.	No- No significant effects.

Questions to be considered	Yes/No/? Briefly Describe	Is this likely to result in a significant effect? Yes/No/? – Why?
Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?	No- The area is not densely populated. There is a caravan and camping park across the road from the site boundary which is not expected to be negatively affected by the proposed development.	No- No significant effects.
Are there any areas within or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, that could be affected by the Project?	Yes-There is a water sports centre and a sauna in the vicinity of the proposed development.	Yes-The new community facilities will provide increased sanitary facilities to those utilising the water sports centre and sauna, as well as users of Maherabeg Beach, having a positive effect.
Are there any areas within or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be affected by the Project?	Yes- The site is next to Magherabeg beach, which is adjacent to the Outer Tralee Bay Coastal Waterbody.	No- There will be no direct discharges to surface water during the construction phase of the project. The wastewater from the new community facility will go through Primary, Secondary, and Tertiary treatment before being discharged into the ground.
Are there any areas within or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, that could be affected by the Project?	No	No - no significant effect.
Is the Project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the Project to present environmental problems?	Yes – the proposed development location is susceptible to erosion and flooding.	No – the proposed development is an area that has a 0.1% Annual Exceedance Probability, or 1-in-1000 year probability of flooding based on mid-range future climate predictions.

5. Conclusion

Having considered the proposed development, and the types of potential impacts and effects it is concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and that an EIA is not required in this instance.

It is concluded an Environmental Impact Assessment is not required based on the following reasons;

- Having considered the proposed works in the context of the mandatory requirement for Annex I and II projects, there is no requirement for EIA as the project is below the mandatory threshold for EIA.
- Having regard to the characteristics of the development, the proposal is of a relatively small-scale, involving demolition and construction works which are not complex in nature. Therefore, the development is not of a scale that would introduce significant or complex environmental effects.
- There is no potential for impacts on the qualifying interests for which European sites are designated. As such, there would be no significant direct or indirect impact on qualifying habitat or species associated with European sites.
- Having regard to the potential for effects on the environment, it is considered that due to the relatively small scale of the proposed development and the development site location, the potential for minor effects can be alleviated through standard good site practice.
- Having considered the proposal in combination with existing and approved projects and activities, significant effects on the environment are not likely.

Overall, this EIA Screening considers that the impacts or effects resulting from the project will not be significant. Site management through the implementation of the CEMP and general good construction practice will minimise and reduce potential impacts.

It is noted that this is a recommendation to support the final determination by the competent authority.