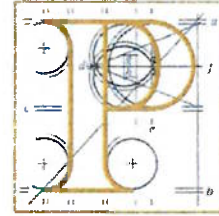


Our Case Number: ABP-319843-24



An
Bord
Pleanála

Kerry County Council
Roads & Transportation Department, SMART Travel, Public Realm
c/o Director Frank Hartnett
County Buildings
Tralee
Co. Kerry

Date: 10 February 2025

Re: Proposed development for a Facility Centre for Water Based Activities.
Magherabeg Beach, Castlegregory, in the townland of Magherabeg, Co. Kerry.

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer further to the above-mentioned proposed development which is before the Board for consideration.

Please be advised that the Board, in accordance with section 177AE(5) of the Planning and Development Act, 2000, as amended, hereby requires you to furnish the following further information in relation to the effects of the environment of the proposed development:

Request 1 – Drawings/Plans and Levels

Ground elevation levels are absent from the submitted site layout drawings and therefore it is not clear what the changing levels are and the differing levels between the site entrance and the disabled access ramp. Likewise, with regard to the wastewater treatment plant, the relationship in level between the facility producing the wastewater and the treatment facility receiving the wastewater is also not clear. While noted that the Wastewater Treatment System document does provide invert levels on the Cross Sections (23173 MWP 00 00 DR A 0420) on page 40/41, there is no way of cross referencing these with actual ground levels.

There would also appear to be discrepancies on some of the drawings submitted and inconsistencies between those drawings provided with the application and those contained within the submitted Natura Impact Statement (NIS).

The applicant is therefore requested to:

- i. Submit an updated site layout plan clearly showing all ground elevation levels and in addition the location of the proposed construction compound.

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The NIS refers to the Grey Water system throughout the document. An EPA definition of "Grey water" is water from your bath, shower, kitchen sink, washing machine and dishwasher (epa.ie).

Section 2.1.1 of the NIS refers to:

A complete greywater system is to be installed as part of the proposed project, consisting of soak pit, and filter drains for stormwater and greywater drainage.

This suggests discharge of sink waters to a soak pit without any level of treatment. There are though multiple references to separate grey and wastewater systems. In Section 2, it refers to:

The main operational waste will be wastewater (foul and grey water) which will be discharged to the Fenit Wastewater Treatment plant via the existing connection to the public sewer.

In summary, there are several conflicting statements around wastewater and grey management in the NIS regarding the discharges from the site.

In addition, in Table 4.1 of the NIS, a tailored CEMP is referred to multiple times which suggests the NIS is relying on a document not yet prepared. There is no reference to this tailored CEMP included with the application.

The Applicant is therefore requested to:

- i. Provide clarification and consistency across all documents;
- ii. Provide a tailored CEMP to address those details referred to in the NIS.
- iii. Address those points previously raised under **Request Point 1. Part iv** of this FI request above in relation to any updates required to Drawing no. 23173-MWP-00-01-DR-C-0105 and Drawing no. 23173-MWP-00-01-DR-C-0101.
- iv. Having regard to the above, the NIS should be updated accordingly (including potential impacts from the provision of a temporary construction compound).

In addition to the above issues, there are also concerns regarding access to the adjoining designated Natura 2000 sites, in particular beach access which is facilitated from the subject site. Given that the facility would attract an increase in users and as a result increased visitors to the surrounding sensitive areas, a Visitor Management Plan is considered a necessary measure. The applicant is therefore requested to:

- v. Submit a Visitor Management Plan to address those concerns highlighted above.

The NIS should be updated accordingly to reflect the inclusion of those measures outlined in the Visitor Management Plan.

Request 5 – Environmental Impact Assessment (EIA) Screening

The Environmental Impact Assessment (EIA) Screening included with the application undertakes a preliminary examination of the proposal and states that the local authority 'shall carry out a preliminary examination of, at least, the nature, size, or location of the development'. However, the submitted assessment does not follow this pattern. Instead a section is provided on 'Characteristics of the Plan or Project' which provides details on project description, construction methodologies, discharge volumes summary and a commitment to preparing a traffic management plan. The document also refers to a source-pathway-receptor approach to assessment, but such an examination is not provided.

The submitted Preliminary EIA Screening Assessment also states in the Table in Section 2 Project Description and Context;

'The main operational waste will be wastewater (foul and grey water) which will be discharged to the Fenit Wastewater Treatment plant via the existing connection to the public sewer'. Conflict with this statement is noted in other submitted documents.

Also it is noted that Section 3 states the following *'The nearest sensitive ecological receptors are the Natura 2000 sites and significant effects on same have been ruled out with certainty (refer to the AA*

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