



An
Coimisiún
Pleanála

Memorandum
ABP 319843-24 – Further
Information Response

To: Stephen Rys Thomas, ADP
From: Donogh O'Donoghue PI
Re: ABP-319843-24 – Further information Response
Date: 15/12/2025

I have reviewed the applicant's response to the Further Information Request received on the 08th September 2025.

- In relation to AA, I note the following:
 - The AA Screening and Natura Impact Statement (NIS) submitted with the initial application was prepared by CAAS Ltd. It concluded that significant effects potentially associated with the proposed development cannot be excluded for 3 no. Natura 2000 sites and therefore required the preparation of a NIS.
 - A number of items relevant to the submitted NIS were raised in the RFI issued by ABP. This included conflicting statements in relation to wastewater, grey water and storm water, the submitted CEMP and anomalies in drawings/plans and levels submitted. The RFI also requested that measures outlined in a requested Visitor Management Plan be prepared and that any measures within this be included in a revised NIS. ABP also invited responses from the Applicant in relation to concerns raised by the DAU in relation to discharge proposals, specifically 'discharge by percolation of nutrients and shower chemicals on to the

adjacent beach and tidal waters', increased visitor usage of the surrounding area and the recommendation to develop a Wildlife Management Plan.

- In response to the FI request a new Screening for Appropriate Assessment (AA) and NIS, was prepared by Malachy Walsh and Partners (MWP). A Visitor and Wildlife Management Plan (VWMP) was prepared by MWP and measures recommended within this have been incorporated into this revised NIS. The AA Screening concluded that significant effects potentially associated with the proposed development cannot be excluded for 5 no. Natura 2000 sites and required the preparation of a NIS.
- The submitted outline Construction Environmental Management Plan (OCEMP) and Environmental Impact Assessment Screening Report required significant amendments as they included inaccurate statements and conflicted with other submitted documents.
- New documents titled 'Visitor and Wildlife management plan' and 'a WFD compliance assessment' have been submitted in response to the FI request.
- A revised Wastewater Treatment System Design which includes a raised percolation area was also submitted.

Conclusion

Overall a number of new and updated documents have been submitted in response to the FI request which include.

1. A new Screening for Appropriate Assessment (AA) and NIS prepared by Malachy Walsh and Partners (MWP).
2. A WFD compliance assessment.
3. A Visitor and Wildlife Management Plan.
4. Updated and revised outline Construction Environmental Management Plan (OCEMP)
5. A revised Environmental Impact Assessment Screening Report
6. A revised Wastewater Treatment System Design which includes a raised percolation area.

Recommendation

I am of the opinion that the Response to the Further Information Request is significant and recommend that it is re-advertised and re-circulated to prescribed bodies and the third party.

Kind regards,



Donogh O Donoghue

Planning Inspector

Donogh O'Donoghue

From: Stephen Rhys Thomas
Sent: Wednesday 17 December 2025 13:56
To: Donogh O'Donoghue
Subject: RE: 319843 - Facility centre for water based activities at Magherabeg beach, Co Kerry

Hi Donogh

Noted and I agree with your conclusions. Advertise yes and circulate to parties yes (DAU I presume). Just to note that upon receipt of any submissions/observations as a result of the new public notices, no further circulation is warranted and a recommendation by you should follow as soon as is practical. Unless you decide otherwise, but we can discuss that scenario when/if it occurs.

Regards, Stephen

From: Donogh O'Donoghue <donogh.odonoghue@pleanala.ie>
Sent: Monday 15 December 2025 11:50
To: Stephen Rhys Thomas <S.RhysThomas@pleanala.ie>
Subject: 319843 - Facility centre for water based activities at Magherabeg beach, Co Kerry

Hi Stephen

Re – 319843 - Facility centre for water based activities at Magherabeg beach, Co Kerry

Attached is a recommendation in relation to Further Information received from the applicant. I am of the opinion that it is significant and should be re-advertised and re-circulated for comments.

Thanks
Donogh

Donogh O'Donoghue
Inspectorate
Ext: 8367

Má fhaigheann tú an ríomhphost seo lasmuigh de na gnáthuaireanta oibre, ní bheidh mé ag súil le freagra ná gníomh lasmuigh de d'uaireanta oibre féin.

If you receive this email outside of normal working hours, I do not expect a response or action outside of your own working hours