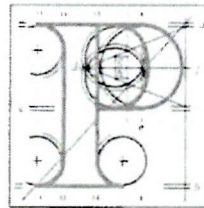


Our Case Number: ABP-319843-24



An
Bord
Pleanála

Development Applications Unit
Government Offices
Newtown Road
Wexford
Co. Wexford
Y35 AP90

Date: 24 July 2024

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

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Board has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Board at laps@pleanala.ie

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,


Aisling Reilly
Executive Officer
Direct Line: 01-8737131

AA02

Tel (01) 858 8100
Glaó Áitiúil 1800 275 175
Facs (01) 872 2684
Láithreán Gréasáin www.pleanala.ie
Ríomhphost bord@pleanala.ie

64 Sráid Maoilbhríde 64 Marlborough Street
Baile Átha Cliath 1 Dublin 1
D01 V902 D01 V902

Aisling Reilly

From: LAPS
Sent: Tuesday 16 July 2024 14:23
To: Aisling Reilly
Subject: FW: Part 8 Section 177AE Castlegregory Kerry
Attachments: Kerry Part 8 Section 177AE Castlegregory Kerry.pdf

From: David OConnor (Housing) <David.OConnor@npws.gov.ie>
Sent: Tuesday, July 16, 2024 12:11 PM
To: LAPS <laps@pleanala.ie>
Subject: Part 8 Section 177AE Castlegregory Kerry

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

A chara

Please find attached Nature Conservation observations/recommendations for the above mentioned planning application.

Kindly forward a copy of your decision to manager.DAU@npws.gov.ie as soon as it issues.

In addition, please acknowledge receipt of the attached letter (as required under Article 29(2) of the Planning & Development Regulations 2001).

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at: referrals@npws.gov.ie

Kind regards,

David O'Connor
Executive Officer

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreacht
Department of Housing, Local Government and Heritage
Aonad na nIarratas ar Fhorbairt
Development Applications Unit
Oifigí an Rialtais
Government Offices
Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90
Newtown Road, Wexford, County Wexford, Y35 AP90

David.oconnor@npws.gov.ie
Manager.DAU@npws.gov.ie



Ref: Part 8 Section 177AE Castlegregory Kerry

15 July 2024

The Secretary
An Bord Pleanála,
64 Marlborough Street,
Dublin 1
D01 V902
Via email: laps@pleanala.ie

Re: Notification to the Minister for Housing, Local Government and Heritage under the Planning and Development Act, 2000, as amended.

Development: construction of a water-based Activity Facility including a new wastewater treatment facility at Magherabeg Beach, Castlegregory, Co. Kerry.

A Chara,

I refer to correspondence received in connection with the above.

Outlined below are heritage-related observations/recommendations of the Department co-ordinated by the Development Applications Unit under the stated heading:

Nature Conservation

Adjacent European sites – four relevant designations

The proposed shower/toilet block and water-sports facility is directly adjacent to Tralee Bay and Magharees, west to Cloghane Special Area of Conservation (SAC no. 2070), designated for, amongst other habitats and species, intertidal mudflats and sandflats (in this case Magherabeg Beach), coastal lagoons (in this case Lough Gill), large shallow inlets and bays (see Map 8 of NPWS (2014¹) for marine habitat types, especially *Zostera* (eelgrass) beds), reefs, fixed coastal dunes, and otter. This will be referred to as 'Tralee Bay SAC' below.

The proposed development is also within sports-facility-user travel distance of the Magharee Islands Special Protection Area (SPA no. 4125), designated for, amongst other, bird species. The proposed development is also directly adjacent to Tralee Bay Complex Special Protection Area (SPA no. 4188), designated for a range of bird species.

Finally, the proposed development is also adjacent to Dingle Peninsula Special Protection Area (SPA no. 4153), designated for a range of bird species.

¹ https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO002070.pdf



Site & species protection

Regarding the above European sites, there are two concerns relating to this proposed development:

- (1) The discharge by percolation of nutrients and shower chemicals on to the adjacent beach and tidal waters;
- (2) The increased use of the surrounding areas by visitors facilitated by the development, in particular the adjacent shingle bank (used by breeding ringed plover), the offshore islands (which may have increased kayak and recreational traffic), and the surrounding dunes in the area.

It would be preferable if a wildlife management plan was developed in tandem with this facility, to ensure that users avoided sensitive habitats and species in the vicinity.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at manager.DAU@npws.gov.ie, where used, or to the following address:

The Manager
Development Applications Unit (DAU)
Government Offices
Newtown Road
Wexford
Y35 AP90

Is mise, le meas

David O'Connor
Development Applications Unit
Administration