



ENVIRONMENTAL IMPACT ASSESSMENT

Screening Report

DEVELOPMENT AT INCH BEACH CAMPSITE, IN THE TOWNLANDS OF ARDROE AND INCH, INCH BEACH, ANNASCAUL, CO. KERRY



PREPARED FOR:

MARK, GEORGE, AND ZARA HUSSAIN
Inch Beach,
Inch,
Co. Kerry,
V92 W084.

PREPARED BY:

TOM PHILLIPS + ASSOCIATES
80 Harcourt Street,
Dublin 2,
D02 F449.

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1.0 INTRODUCTION

This EIA Screening Report has been prepared with respect to an application for planning permission (the project) under Section 177E of the *Planning and Development Acts 2000 (as amended)* ("the Acts") to An Coimisiún Pleanála (AVP).

This EIA Screening has been prepared having regard to the *Planning and Development Regulations 2001 (as amended)* ("the Regulations"). This EIA Screening Assessment confirms that the project does not exceed a threshold specified in Part 1 of Schedule 5 of the Regulations, which requires the mandatory preparation of an EIA.

The project may be considered to constitute sub-threshold development, i.e. is of a class specified in Part 2 of Schedule 5 of the Regulations, but does not equal or exceed the relevant quantity, area or other limit specified in that Class. The screening assessment which has been undertaken in accordance with Schedule 7A of the Regulations has concluded that the works, individually and cumulatively, have not given rise to any significant effects on the environment, which would require the preparation of an EIA.

2.0 THE DEVELOPMENT

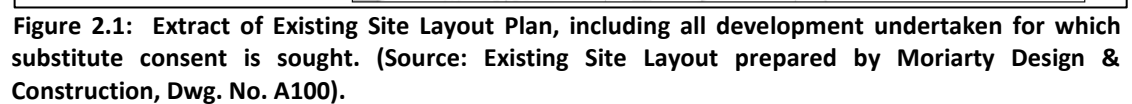
The following section sets out the description of the proposed development in respect of this application to ACP. Further detail regarding the proposed development is included with the application material submitted to ACP as part of the application for planning permission.

"Mark, George & Zara Hussain intend to apply for substitute consent for development at this site at the Inch Beach Campsite, in the townlands of Ardroe and Inch, Inch Beach, Annascaul, Co. Kerry.

The development consisted of:

- *The use of the land as a short term stay camping site, including all existing ancillary elements comprising (i) electrical infrastructure including electrical fittings and meter boxes, (ii) wooden fencing and entrance barrier, (iii) campervan toilet cassette emptying/cleaning unit, and (iv) all hard and soft landscaping, including the existing hardstanding areas comprising campervan / tent pitches and internal gravel roadway;*
- *The demolition of the previous toilet and shower block and the construction and alteration of the existing toilets and shower facilities, and associated structures to the rear; and*
- *Trenching works, and associated landscape alterations, undertaken as part of the Archaeological Assessment prepared in respect of KCC Reg. Ref. 21438 (An Coimisiún Pleanála Ref. 21438).*

The application is accompanied by a remedial Natura Impact Statement (rNIS)."



2.1 Site and Locational Context

The subject site (Inch Beach Camp Site) is located on lands within the townland of Inch, proximate to the prominent Blue Flag Inch Beach to the south. The subject lands are occupied by an existing camp site, consisting of a number of tent / campervan pitches, internal road layout comprising hardstanding area, existing customer toilet block, and grassed areas (figure 2.1 below refers). The site boundaries comprise a mixture of hedgerow, low stone wall and wooden post fencing.

The site is accessed via the R561 regional road which provides access to the N86 to the west, which in turn provides access to Dingle (c. 24km west), and to the N70 to the east which provides access to Tralee and Killarney to the east. Dingle and Killarney in particular are noted as being key tourism hubs both at county and national level.

The wider area is characterised by lands largely subject to agricultural use, with a number of single dwellings, minor commercial establishments and a limited number of short stay tourist establishments also present (Figure 2.1 refers).

Finally, the subject site is located within the Dingle Peninsula SAC and is proximate to a number of other Natura 2000 sites, including the Castlemaine Harbour SAC and Castlemaine Harbour SPA (refer to enclosed Appropriate Assessment Screening and remedial Natura Impact Statement prepared by MOR for further information).



Figure 3.1: Aerial view of site. (Source: Google Earth, cropped and annotated by TPA (2026)).



3.0 LEGISLATIVE BASIS FOR EIA

3.1 EIA Directive

EIA requirements are governed by Directive 2014/52/EU (referred to as the 2014 Directive), which amends the previous Directive (Directive 2011/92/EU). The primary objective of the EIA Directive is to ensure that projects that are likely to have significant effects on the environment are subjected to an assessment of their likely impacts.

Various types of projects and associated thresholds are defined in the Directive to classify whether a project is or is not likely to have a significant effect. These are set out as Annex I and Annex II.

Annex I projects require mandatory EIA.

Annex II projects require EIA if significant effects are likely. The latter is established in two ways:

- Classes of project and associated thresholds whereby ‘significant effects’ are triggered.
- Sub-threshold projects that are likely to have “significant effects on the environment” – Annex III sets out criteria whereby the significance of effects is assessed.

Member States are given a certain amount of discretion in respect of establishing thresholds criteria by which Annex II projects will be required to undergo EIA. However, as per Article 2(a)(1) of the 2014 EIA Directive, projects should be subject to EIA if, arising from their nature, size, or location, they are likely to have significant effects on the environment.

Article 1(2) of the Directive defines “project” as:

“the execution of construction works or of other installations or schemes, other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources”.

The requirements of the EIA Directive have been transposed into Irish planning consent procedures in Part X of the Acts and subsequently by the *European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018)*, which came into effect from 1st September 2018.

3.2 2014 Directive

The 2014 Directive redefined EIA as a process, whereby an Environmental Impact Assessment Report (EIAR) is a key informing element.

Among the key changes introduced by the 2014 Directive are the following:

- Additional environmental factors to be considered (e.g. population and human health);
- Maximum timeframes set for responses to scoping requests;
- Environmental Impact Statement (EIS) replaced by Environmental Impact Assessment Report (EIAR); and



- EIAR must be prepared by competent experts.

As noted above, the transposition of the EIA Directive into Irish Planning Codes has been completed, and The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) transposes the requirements of the 2014 EIA Directive into existing planning consent procedures.

This EIA Screening Report has also been prepared with reference to the EPA's *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*, August 2018¹, *OPR Practice Note PN02, Environmental Impact Assessment Screening*, June 2021² and the EPA's *Guidelines on the information to be contained in Environmental Impact Assessment Reports*, May 2022³.

3.3 The Acts and Regulations

Section 172(1) of the Acts sets out the following requirement for EIA:

"An environmental impact assessment shall be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either—

(a) the proposed development would be of a class specified in—

(i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either -

(I) such development would equal or exceed as the case may be any relevant quantity, area or other limit specified in that Part, or

(II) no quantity, area or other limit is specified in that Part in respect of the development concerned

or

(ii) Part 2 (other than subparagraph (a) of paragraph 2) of Schedule 5 of the Planning and Development Regulations 2001 and either -

(I) such development would equal or exceed as the case may be any relevant quantity, area or other limit specified in that Part, or

(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,

or

(i) the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not equal or exceed as the case may be, the relevant quantity, area or other limit specified in that Part, and

¹ <https://www.gov.ie/en/publication/53aee9-guidelines-for-planning-authorities-and-an-bord-pleanala-on-carrying/>

² <https://www.opr.ie/planning-practice/>

³ https://www.epa.ie/publications/monitoring--assessment/assessment/EIAR_Guidelines_2022_Web.pdf



does not equal or exceed as the case may be, the relevant quantity, area or other limit specified in that Part, an(ii) it is concluded, determined or decided, as the case may be, —

(I) by a planning authority, in exercise of the powers conferred on it by this Act or the Planning and Development Regulations 2001 (S.I. No. 600 of 2001),

(II) by the Board, in exercise of the powers conferred on it by this Act or those regulations,

(III) by a local authority in exercise of the powers conferred on it by regulation 120 of those regulations,

(IV) by a State authority, in exercise of the powers conferred on it by regulation 123A of those regulations,

(V) in accordance with section 13A of the Foreshore Act, by the appropriate Minister (within the meaning of that Act), or

(VI) by the Minister for Communications, Climate Action and Environment, in exercise of the powers conferred on him or her by section 8A of the Minerals Development Act 1940, that the proposed development is likely to have a significant effect on the environment.”



Schedule 5, Part 1

Part 1 of Schedule 5 includes a list of 24 classes where a mandatory EIA is required if the applicable development exceeds the identified limits within the class.

The project has been considered against the categories of development contained within Part 1 of Schedule 5 and does not reasonably fall within any of the defined classes. Therefore, a mandatory EIA is not required.

Schedule 5, Part 2

The Project has been considered against the categories of development contained within Part 2 of Schedule 5.

Part 2 - Class 12(d) – Tourism and Leisure

- (b) *“Permanent camp sites and caravan sites where the number of pitches would be greater than 100.”*

The Project has been considered against the categories of development contained within Part 1 of Schedule 5 and does not reasonably fall within any of the defined classes. Therefore, a mandatory EIAR is not required.

The development consists of 29 No. camp/caravan pitches (as annotated in the enclosed architectural drawings prepared by Moriarty Design and Construction) and is therefore significantly below the 100 No. unit threshold. Given the above, a mandatory EIAR is not required.

EIA is therefore not required in respect of this Class and threshold.

Part 2 – Class 13(a) – Changes, extensions, development and testing

“(a) Any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would:-

- (i) result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and*
- (ii) (ii) result in an increase in size greater than – - 25 per cent, or - an amount equal to 50 per cent of the appropriate threshold,*

whichever is the greater.”

As above, the development consists of 29 No. camp/caravan pitches and is therefore significantly below the 100 No. unit threshold, and 50 No. unit threshold in respect of Part 2 – Class 13(a).

EIA is therefore not required in respect of this Class and threshold.



Part 2 - Class 15

Class 15 sets out the following:

“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.”

It is considered that the development comprises a development type which is listed within Part 2 but does not exceed the specified limits, and is therefore considered to be a ‘sub threshold’ development.

Article 92 of the *Regulations* defines “sub-threshold development” as follows:

“sub-threshold development” means 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.”

We note that an EIA is required for projects which are ‘sub-threshold’ but are considered likely to have significant effects on the environment. A screening assessment in accordance with Schedule 7 of the *Regulations* has therefore been undertaken for the purposes of providing all necessary information to ACP as the competent authority.

The Assessment under Schedule 7 confirms that the project is not likely to have significant effects on the environment. This is examined in more detail in Section 3.4.1 of this Screening Report.

As such, EIA will be required for Projects which are listed in Part 2 of Schedule 5 which do not meet or exceed the thresholds or limits defined but which are considered likely to have significant effects on the environment, having regard to the criteria identified in Schedule 7 of the *Regulations*.

3.3 Article 44A (1) of the Regulations

Article 44A (1) of the *Regulations* sets out the following requirement for EIA:

“Information requirement for deciding in application to extend or extend further the appropriate period requires environmental impact assessment–

(1) Where an applicant is submitting to the planning authority the information specified in Schedule 7A, the information shall be accompanied by any further relevant information on the characteristics of the proposed extension of the appropriate periods and its likely significant effects on the environment, including, where relevant, information on how the available results of other relevant assessment of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account.”



The information specified in Schedule 7A is addressed below and includes relevant information on the characteristics of the development and its likely significant effects on the environment.

This following section details the other preliminary assessments (Non EIA Directive) and EU Directives relevant to the development and the results for the purposes of EIA screening, which have been taken into account.

3.3.1 DIRECTIVE 92/43/EEC, THE HABITATS DIRECTIVE & BIRDS DIRECTIVE (DIRECTIVE 2009/147/EC On The Conservation Of Wild Birds)

The European Communities (Birds and Natural Habitats Regulations 2011) (S. I. No. 477 of 2011) transpose the Habitats Directive and the Birds Directive. The 2011 Regulations were amended by:

- S.I. No. 290 of 2013
- S.I. No. 499 of 2013
- S.I. No. 355 of 2015
- Planning, Heritage and Broadcasting (Amendment) Act 2021 (no.11 of 2021), Chapter 4
- S.I. No. 293 of 2021

Appropriate Assessment Screening (AA) and remedial Natura Impact Statement (rNIS)

This application submission includes an Appropriate Assessment Screening (AA) and remedial Natura Impact Statement (rNIS), which concludes that:

“Following an examination, analysis and evaluation of the relevant information, including the nature of the potential effects from the Proposed Development and all associated works, it has been objectively concluded that with the implementation of the proposed mitigation measures, the Development did not or will not, either alone or in combination with other plans or projects, adversely affect the integrity or conservation status of any of the qualifying interests of the SPA & SAC & Dingle Peninsula SPA or any other European site in light of best scientific knowledge. This conclusion is reached on the basis of best scientific knowledge and there is no reasonable scientific doubt as to the absence of adverse effects on site integrity.”



3.3.2 DIRECTIVE 2007/60/EC, FLOODS DIRECTIVE

A Flood Risk Assessment has not been prepared in respect of the development; however, we highlight that the subject site lies within Flood Zone C. In relation to Flood Zone C, *The Planning System and Flood Risk Management: Guidelines for Planning Authorities* (2009) notes the following -

“Zone C is the low-risk areas, with a less than 1 in 1000 (<0.1%) chance of flooding from rivers, estuaries or the sea in any one year.”

We therefore confirm that the development is not likely to result in adverse impacts associated with flood risk.

3.3.3 DIRECTIVE 2002/49/EC, ENVIRONMENTAL NOISE DIRECTIVE

As noted in the enclosed AA Screening and rNIS, no piling was undertaken during the construction period of the development. Whilst it is noted that construction noise has the potential for effects on fauna directly by causing disturbance and/or displacement or indirectly by reducing the quality and availability of predation opportunities due to disturbance and/or displacement of prey, the potential for noise impacts is deemed to be negligible due to the nature and scale of the development.

In respect of in combination effects, the AA and rNIS notes:

“Given the nature and scale of the development and the distance between it and the relevant European sites, no in-combination effects relating to disturbance from construction noise on the qualifying interests of the Dingle Peninsula SPA, Castlemaine Harbour SAC and SPA, are considered likely or significant.”

As a result, no further assessment in relation to the Environmental Noise Directive is required.

3.3.4 DIRECTIVE 2001/42/ EC, SEA DIRECTIVE

A Strategic Environmental Assessment (SEA) Environmental Report has been prepared for the Development Plan. The Plan sets out an overall strategy for the proper planning and sustainable development of the functional area of KCC for the period of 2022 to 2028.

We confirm that the preparation of the enclosed reports have been informed by the provision of the relevant Development Plans, both underpinned by their respective SEA. As a result, no further assessment in relation to the SEA Directive is required.

3.3.5 DIRECTIVE 2008/98/EC WASTE FRAMEWORK DIRECTIVE & DIRECTIVE 1999/31/EC LANDFILL DIRECTIVE

To comply with the legal framework for the classification of waste, the Waste Producer is required to identify if the waste is either hazardous or non-hazardous in nature. This has been transcribed into Irish law under S.I. No.126/2011 – European Communities (Waste Directive) Regulations 2011.

Furthermore, to comply with the Landfill Directive (Council Decision of 19th December 2002) establishing criteria and procedures for the acceptance of waste at landfills pursuant to Article



16 of and Annex II to Directive 1999/31/EC (2003/33/EC) the Waste Producer must determine whether the waste is suitable for either inert, non-hazardous or hazardous landfill facilities.

We confirm that the Applicants operate in accordance with the directives - waste is segregated to different streams on site and is collected on site by a registered waste provider for disposal off site.

3.3.6 SEVESO III DIRECTIVE (2012/110/EU)

Section 9.8 of the KCC Development Plan notes, in relation to Seveso Sites:

“The SEVESO III Directive (2012/18/EU) is the main EU legislation dealing with the control of on-shore major accident hazards involving dangerous substances. The Directive is implemented in Ireland through the Chemicals Act (Control of Major Accident Hazards involving Dangerous Substances) Regulations 2015. A Major Accident Hazard Site (SEVESO Site) is a site where the occupier has notified the Health and Safety Authority that they meet a specified threshold for quantities of hazardous substance as outlined in the above-mentioned Regulations.”

Policy Objective KCDP 9-91 of the KCC Development Plan states that:

“Control the following, for the purposes of reducing the risk or limiting the consequences of a major accident (regard will be had to the provisions of the SEVESO III Directive and any regulations, under any enactment, giving effect to that Directive)

- *The siting of Major Accident Hazard sites.*
- *The modification of an existing Major Accident Hazard site; or*
- *Specified development in the vicinity of a Major Accident Hazard site.”*

There are two tiers of Seveso/COMAH sites, relating to the quantities of dangerous substances present.

There are no COMAH sites (defined within the Control of Major Accident Hazards Regulations as “locations where significant quantities of dangerous substances are stored”) within 500 metres of the subject site, nor are there any COMAH sites within 5km of the subject site.

The development will therefore not result in negative impacts on the Seveso Sites.



3.4 Schedule 7 of the Regulations

Schedule 7A of the *Regulations* sets out the following information to be provided, for the purposes of screening sub-threshold development for EIA by the planning authority:

- “1. A description of the proposed development, including in particular—*
- (a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and*
 - (b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.*
- 2. A description of the aspects of the environment likely to be significantly affected by the proposed development.*
- 3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—*
- (a) the expected residues and emissions and the production of waste, where relevant, and*
 - (b) the use of natural resources, in particular soil, land, water and biodiversity.*
- 4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.”*

Competent/Consent authorities must have regard to these criteria in forming an opinion as to whether or not a sub-threshold development is likely to have significant effects on the environment by virtue of, inter alia, of their nature, size or location and should be subject to EIA. The key issue is:

‘Are the likely effects significant?’

In order to provide the Planning Authority with all requisite information for a screening determination, the information required in Schedule 7A is detailed in Section 3.3.1 below. This is based on the criteria in Schedule 7 as referenced under Part (4) of Schedule 7A.



3.4.1 Assessment under Schedule 7 of the Regulations

	Criteria for Determining whether development listed in Part 2 Schedule 5 should be subject to EIA	Are the likely effects significant?		Yes / No						
1	Characteristics of proposed development <i>The characteristics of proposed development, in particular—</i>									
(a)	<i>the size and design of the whole of the proposed development,</i>	This project relates to the application for the development of a short stay campsite and associated infrastructure on a site area of c.2.8 hectares. Due to its scale and nature, there are no apparent characteristics or elements of the development that are likely to cause significant effects on the environment.		No						
(b)	<i>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,</i>	A search of the KCC and ACP planning application databases has been carried out to identify any recent existing or approved projects in the site area A number of developments in the surrounding area have been permitted and constructed during the operation of the campsite and associated development. Such development includes the construction of single dwellings and extensions to existing dwellings. Given the remove of the site from surrounding development and the localised and insignificant nature of potential impacts arising from such development, it is not considered that significant environmental effects would have arisen from the construction and operation of the development when considered in combination with past neighbouring projects. In terms of the ongoing operation of the campsite, we note that there are several development proposals located in the areas surrounding the subject site and within the potential Zone of Influence (ZoI). These have been assessed for potential cumulative effects. Approved schemes in the ZoI primarily consist of the construction of extension of existing dwellinghouses, which are not considered to be relevant due to their minor scale. The following is a list of relevant planning application(s): <table><tr><th>KCC Reg. Ref. / ACP Ref. No.</th><th>Address</th><th>Proposal</th></tr><tr><td>221254</td><td>Inch West, Annascaul, Co Kerry,</td><td>Construct a Dwelling House and Shed with a Wastewater Treatment Unit</td></tr></table>		KCC Reg. Ref. / ACP Ref. No.	Address	Proposal	221254	Inch West, Annascaul, Co Kerry,	Construct a Dwelling House and Shed with a Wastewater Treatment Unit	No
KCC Reg. Ref. / ACP Ref. No.	Address	Proposal								
221254	Inch West, Annascaul, Co Kerry,	Construct a Dwelling House and Shed with a Wastewater Treatment Unit								



		2560209	Gortnanooran, Annascaul, Co Kerry	Permission for development to construct a dwelling house with a wastewater treatment unit.	
		The above developments have been assessed for cumulative effects. Following this assessment, it is considered that in combination effects associated with the ongoing operation of the campsite with the above permitted developments is unlikely to result in significant cumulative effects.			
(c)	<i>the nature of any associated demolition works,</i>	Demolition of the previously existing toilet and shower block (c.30 sqm) has been undertaken to accommodate the new and upgraded toilet and shower block (refer to the architectural pack prepared by Moriarty Design & Construction for further information). The demolition undertaken is minor in nature, and it is noted that the demolition material was removed from site and disposed of by a registered waste removal provider. As such, the likely effects associated with demolition works undertaken are considered to not be significant.			No
(d)	<i>the use of natural resources, in particular land, soil, water and biodiversity,</i>	The development used land and construction materials. There have been no significant effects on the environment as a result of materials used in the construction process. As such, the likely effects from the use of natural resources are considered to not be significant.			No
(e)	<i>the production of waste,</i>	Waste was generated during the construction phase. It was disposed of using licensed waste disposal facilities and contractors. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant effects on the environment. Operational waste from the campsite is disposed of by an approved licensed waste disposal contractor. As such, the likely effects from the production of waste associated with the operational development are considered to not be significant.			No
(f)	<i>pollution and nuisances,</i>	During the construction and operational stages of the development, there was and is the potential to generate pollution or potential nuisance associated with air, noise and traffic. During the construction phase, these activities were carefully controlled through on-site management. Appropriate measures will continue to be taken to ensure the potential to generate pollution or nuisances during the operation of the development is properly controlled. As such, the likely effects from potential pollution and nuisances associated with the development are considered to not be significant.			No



(g)	<i>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, and</i>	During the construction stage there was potential for accidents that could affect human health or the environment. Specific controls were put in place to manage risks in line with HSA requirements and best practice. The risk of accidents associated with the development would not cause unusual, significant or adverse effects of a type that would individually or cumulatively require EIA. The subject site is located in Flood Zone C and the potential for flood risk at the subject site is considered to be low. As such, the likely effects the potential risk of major accidents, and/or disasters associated with the development are considered to not be significant.	No
(h)	<i>the risks to human health (for example, due to water contamination or air pollution).</i>	During the construction stage there was potential for polluting matter to enter onto land, water and ground water. Standard preventative measures were implemented as part of the development, which were carried out in accordance with best practice. These measures are captured in the AA Screening and rNIS prepared by Malone O' Regan. It is noted that the measures included are best practice and have not been included to avoid or reduce harmful effects on any European site. As such, the likely effects of potential risks to human health associated with the development are considered to not be significant.	No

2	Location of proposed development <i>The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—</i>		
(a)	<i>the existing and approved land use,</i>	The site of c.2.8 hectares, is located at the Inch Beach Campsite, in the townlands of Ardroe and Inch, Inch Beach, Annascaul, Co. Kerry. The site is not subject to a land use zoning designation under the Development Plan. However, the site is located within a 'Rural Area under Urban Influence' as per Map 5.1 of Volume 4 of the KCC Development Plan. Section 5.5.1.2 of the KCC Development Plan notes that in these areas: <i>"Population levels are generally stable within a well-developed town and village structure and in the wider rural areas around them. This stability is supported by a traditionally strong rural/agricultural economic base. The key challenge in these areas is to maintain a reasonable balance between development activity in the extensive network of smaller towns and villages and housing proposals in wider rural areas."</i> As such, the likely effects on the existing land use from the development are considered to not be significant.	No



(b)	<i>the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,</i>	This is a rural site, which is not subject to a land use zoning objective/designation. The site is primarily devoid of vegetation, save for existing site boundaries / hedgerows and landscaping elements associated with the existing campsite (refer to the architectural pack prepared by Moriarty Design & Construction). The inclusion of planting will be of benefit for the site and environs. As such, the likely effects on natural resources (in the area and underground) from the development are considered to not be significant. The site is located within the Dingle Peninsula SPA and directly abuts the Castlemaine Harbour SPA and Castlemaine Harbour SAC to the south. The Castlemaine Harbour proposed Natural Heritage Area (pNHA) is also located directly to the south of the subject site.	No
(c)	<i>the absorption capacity of the natural environment, paying particular attention to the following areas:</i> <i>(i) wetlands, riparian areas, river mouths;</i> <i>(ii) coastal zones and the marine environment;</i> <i>(iii) mountain and forest areas;</i> <i>(iv) nature reserves and parks</i> <i>(v) areas classified or protected legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;</i> <i>(vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a</i>	Wetlands, Riparian Areas and River Mouths The development site is located c.500 metres from the Castlemaine Harbour, which is fed by the River Maine (which enters the Harbour c.13km east of the subject site). Potential impacts of the development on the Castlemaine Harbour/ River Mouth have been assessed under the Appropriate Assessment Screening and remedial Natura Impact Statement prepared by Malone O' Regan using the source-pathway receptor model. There is potential for a weak hydrological connection to these sites, although as noted in the AA Screening and rNIS "the risks to water quality are considered extremely low." Coastal Zones and the Marine Environment There is the potential for a weak indirect hydrological pathway from the development site via surface water run-off. The AA notes that pollution to marine waters are not a sufficient threat given the scale and nature of the development and the assimilative capacity of the marine area. Mountain and forest areas The development is not within or directly connected to any forest areas. The development site is located c.10km from the Slieve Mish Mountain range. There is no known pathway between the site and mountain or forest areas. Nature reserves and parks The development is not within or directly connected to any parks. The Castlemaine Harbour proposed Natural Heritage Area (pNHA) is also located directly to the south of the subject site. There is no known pathway between the site and nature reserves or parks. Areas classified or protected under national legislation, including Natura 2000 areas designated pursuant to Directives 79/409/EEC and 92/43/EEC The site is located within the Dingle Peninsula SPA and directly abuts the Castlemaine Harbour SPA and Castlemaine Harbour SAC to the south.	No



	<i>failure;</i> (vii) <i>densely populated areas; landscapes and sites of historical, cultural or archaeological significance.</i>	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 The site is not known to be located within or connected to such an area. Densely populated areas The subject site is not located within a densely populated area. Landscapes and sites of historical, cultural or archaeological significance. There is 1 No. Ringfort/Rath located within the subject site (Ref. KE045-087⁴). No works have taken place at this portion of the site (north-west). We note that the portion of the site is included within the redline boundary to capture the archaeological trenching works undertaken in respect of KCC Reg. Ref. 21438. Trenching works were undertaken in a manner so as not to disturb the existing Ringfort. The Archaeological Assessment Report prepared by Laurence Dunne Archaeology in respect of KCCC Reg. Ref. 21438 concluded: <i>"Ultimately, there are no archaeological reasons which would prevent the construction of the proposed caravan and camping facility at Ardroe/Inch."</i> Overall, the likely effects on the aforementioned areas from the development are considered to not be significant.	
3	Types and characteristics of potential impacts <i>The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Act, taking into account—</i>		
(a)	<i>the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),</i>	The Project relates to the development of land on a rural, greenfield site, and the principal area of influence with respect to potential environmental impacts arising are primarily limited to the site, surrounding properties/lands, and the proximate Natura 2000 sites. As previously outlined, there may be possible short-term nuisances to human beings from noise and pollution. These are not likely to be at such a quantity or of such a significance that would warrant the completion of a sub threshold EIAR. There are no operational impacts that would be likely to cause significant effects on the environment in terms of population and human health. There are no nearby new sensitive receptors that would be likely affected by the development, with the most proximate residential receptor being c.70 metres west of the subject site, which is screened by existing vegetation.	No

⁴ [Historic Environment Viewer - National Monuments Service](#)



(b)	<i>the nature of the impact,</i>	The principal impact arising from the development during construction and operational phases is environmental and visual impacts. During the construction phase, all potential impacts were managed through careful on-site management (as detailed in the AA Screening and rNIS prepared by Malone O' Regan Consulting Engineers. The impact in this respect is considered to be negligible.	No
(c)	<i>the transboundary nature of the impact,</i>	Given the nature and geographical extent of the potential impacts of the Project there is no scope for any cumulative trans-boundary impacts to occur.	No
(d)	<i>the intensity and complexity of the impact,</i>	The subject project relates to physical works that are minor in nature and appropriate in the context and therefore results in negligible impacts to the road network and visual environment. No significant impacts are likely to arise.	No
(e)	<i>the probability of the impact,</i>	The principal potential impacts arising relate to environmental and visual impacts. Having regard to the seasonal nature of tourism/the use of the camp site, the visual impact is considered to be low. As noted in the AA Screening and rNIS, the potential for impacts to the Dingle Peninsula SPA and the wider Natura 2000 network is considered to be low, both during the construction stage and operational stage. No significant impacts are likely to arise.	No
(f)	<i>the expected onset, duration, frequency and reversibility of the impact,</i>	The construction works undertaken lasted approximately 3 months. The likelihood of significant impacts is low. The development forms permanent works, however it is noted that the works such as the hardstanding areas, pitches, and fencing can be reversed.	No



(g)	<i>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</i>	The development is not located within proximity to any 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. In this context, the likelihood of significant impacts arising is low.	No
(h)	<i>the possibility of effectively reducing the impact.</i>	The principal impact arising relating to traffic impacts to the local road network is negligible. The likely visual impacts are also negligible. The construction phase was undertaken in accordance with best practice, and the potential for impacts arising from construction is considered negligible.	No

4.0 CONCLUSION

This EIA Screening Report confirms that the Project does not exceed a threshold specified in Part 1 of Schedule 5 of the Regulations, which requires the mandatory preparation of an EIA.

The relevant development may be considered to constitute sub-threshold development, i.e., is of a class specified in Part 2 of Schedule 5 of the Regulations, but does not equal or exceed the relevant quantity, area or other limit specified in that Class.

The screening assessment which has been undertaken in accordance with Schedule 7 and Schedule 7A of the Regulations has concluded that the works, individually and cumulatively, would not give rise to any significant effects on the environment, which would require the preparation of a remedial EIA.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'L. Donnelly'.

Lizzie Donnelly
Associate Director
Tom Phillips + Associates