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# **Chapter 01 Introduction**

## **An Rínn Rua Hotel and Leisure Park County Kerry**

**Rínn Rua Holiday Park LTD**

**April 2024**

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## 1. Introduction

Rínn Rua Holiday Park LTD., (the 'Applicant') is seeking planning consent from Kerry County Council for a proposed Hotel and Leisure Park, at Reenroe, Ballinskelligs, Co. Kerry (hereafter referred to as the 'site').

MWP have been engaged by the Applicant to prepare an Environmental Impact Assessment Report (EIAR) to accompany the planning application. This Chapter sets out the purpose and scope of the EIAR, the report structure, assessment topics, assessment authors and contributors, and assumptions which underlie the EIAR. It introduces the project and outlines the site location and key elements of the project. It sets out the legislative background to the project and details the consultation undertaken with relevant stakeholders.

### 1.1 The Applicant

The Applicant, Rínn Rua Holiday Park Limited, seeks planning permission for the creation of a holiday park at the derelict Waterville Beach Hotel site at Rínn Rua/Reenroe. The Applicant has experience in successfully running holiday parks in Ireland.

### 1.2 Site Location and Description

The subject site is located on the shores of Ballinskelligs Bay on the Iveragh Peninsula, between the coastal town of Waterville and the village of Ballinskelligs, in the Uíbh Ráthaigh Gaeltacht. Reenroe Beach, which is located adjacent to the site, is a popular stop along Wild Atlantic Way and Ring of Skellig tourist routes. The proposed development site location in context of the wider County Kerry area is shown on **Figure 2-1**. The more local context in terms of proximity to nearest villages and accessibility is shown on **Figure 2-2**.

The site is located to the south of the R567 and to the north and west of Reenroe beach. The Dungeagan to Reenroe Walking Loop and the Emlagh Loop Ballinskelligs pass through the site. Agricultural lands surround the site to the north, east and west.

### 1.3 Project Summary

The proposal will involve restoration of the existing derelict hotel and expansion of the visitor offering to include mobile homes, holiday lodges, touring campervans pitches, tent/caravan pitches, glamping pods and hobbit huts and all associated services, along with sensitive landscaping of the entire development area. The development proposal will also include visitor services including a shop, bar, restaurant, reception area, leisure centre, surf/water sports school and beach café. A separate habitat enhancement area is also proposed on the lands to the east of the site boundary which are also in the ownership of the applicant.

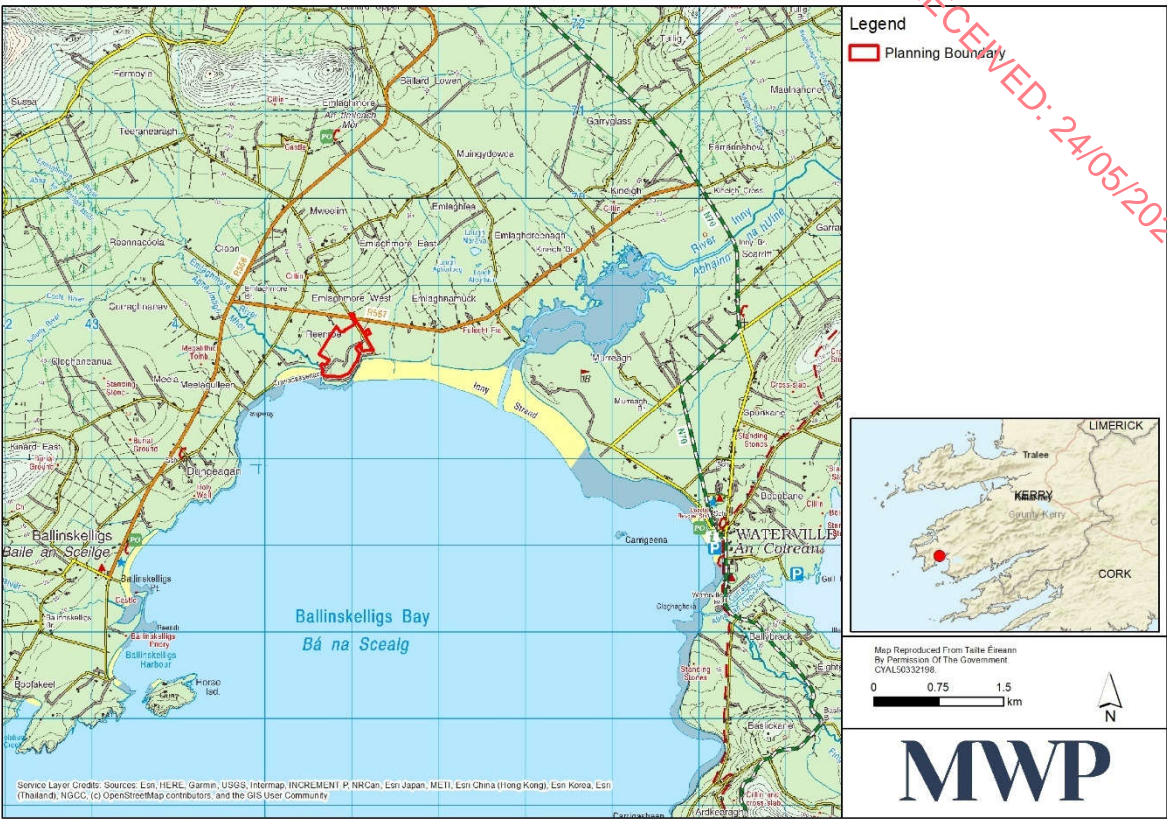


Figure 1-1: Site Location (County Scale)

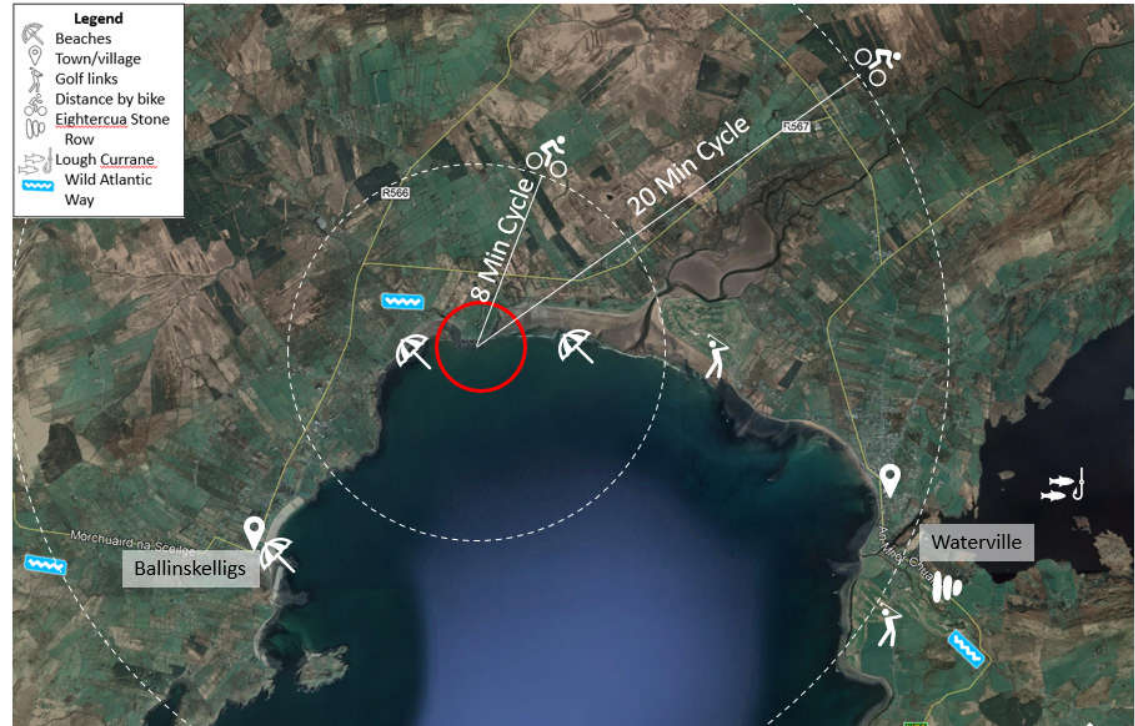


Figure 1-2: Local Site Context & Accessibility

### 1.4 Application Area

The total area of land on this site owned by the developer is 55.85ha, which contains the planning application and development footprint area of 22.6 ha.

### 1.5 Structure of the EIAR

Table 1-1 provides the structure of the EIAR.

Table 1-1 Structure of the Environmental Impact Assessment Report

Volume	Content	Description
Volume I	Non-Technical Summary	The Non-Technical Summary provides an overview of the project and the EIAR in non-technical terms. It is presented in a similar way to Volume 2 – Main EIAR, in the use of a ‘Grouped Format Structure’, which discusses each environmental topic separately.
Volume II	Main EIAR	<p>The Main EIAR provides a detailed description of the proposed project and contains specialist reports on each of the selected assessment topics. This document is prepared in the ‘Grouped Format Structure’ which examines each environmental topic area within an individual Chapter. This structure was selected for the Main EIAR as it facilitates straightforward investigation of individual topics:</p> <ul style="list-style-type: none"><li>• Chapter 1 Introduction</li><li>• Chapter 2 Description of Proposed Development</li><li>• Chapter 3 Consideration of Alternatives</li><li>• Chapter 4 Population and Human Health</li><li>• Chapter 5 Biodiversity</li><li>• Chapter 6 Land and soil</li><li>• Chapter 7 Water</li><li>• Chapter 8 Material Assets</li><li>• Chapter 9 Cultural heritage</li><li>• Chapter 10 Landscape and Visual</li><li>• Chapter 11 Noise and Vibration</li><li>• Chapter 12 Traffic and Transportation</li><li>• Chapter 13 Air Quality and Climate</li><li>• Chapter 14 Schedule of Environmental Mitigation</li><li>• Chapter 15 Integration of Foregoing</li></ul>
Volume III	Appendices	The Appendices volume contains supporting information and reference documents to Chapters of the Main EIAR Volume 2.
Volume IV	Photomontages	This volume contains the Photomontages and Zones of Theoretical Visibility maps in support of Chapter 10, the Landscape and Visual Impact Assessment. Chapter 10 should therefore be read in conjunction with Volume 4 Photomontages.

### 1.6 Methodology

#### 1.6.1 Legislative Context

The Environmental Impact Assessment (EIA) Directive (European Union Directive 2011/92/EU and the amending Directive 2014/52/EU) on the assessment of the effects of certain public and private projects on the environment, requires Member States to ensure that a competent authority carries out an assessment of the likely significant



effects of certain types of projects, as listed in the Directive, prior to development consent being given for the project.

EIA provisions in Irish Law in relation to planning consents are currently contained in the Planning and Development Act, 2000, (Part X) as amended, and in Part 10 of the Planning and Development Regulations, 2001, as amended. Both the Act and Regulations have recently been amended by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) (EIA Regulations).

The EIA Directive and the Planning and Development Regulations 2001, as amended, provide that in respect of an application for development consent where EIA is required, the developer (applicant) is required to prepare and submit an EIAR to the competent authority.

This EIAR is compliant with the requirements set out in the Planning and Development Regulations 2001, as amended, and as set out in the EIA Directive in terms of the structure and content of the information required to be provided by the Applicant.

This EIAR has been prepared having regard to this legislation and national guidance, including European Commission's Guidance on the preparation of the EIA Report (Directive 2011/92/EU as amended by 2014/52/EU) (2017), 'Guidelines on information to be contained in an Environmental Impact Statement, 2002' and most recent 'Guidelines for Planning Authorities and An Bord Pleanála on carrying out EIA (August 2018)'. Regard was also had to the published EPA 'Guidelines on the information to be contained in Environmental Impact Assessment Report, 2022'.

## 1.6.2 EIA Process

The Environmental Impact Assessment (EIA) Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment as amended by EIA Directive 2014/52/EU, requires Member States to ensure that a competent authority carries out an assessment of the likely significant effects of certain types of projects, as listed in the Directive, prior to development consent being given for the project.

The requirement for EIA of certain categories of development is transposed into Irish legislation under the Planning and Development Act 2000 as amended and the Planning and Development Regulations 2001 to 2023 as amended (the "Regulations").

### 1.6.2.1 Screening

The first step in the EIA process is 'Screening' which determines whether an EIA is required (EPA, 2017), and usually commences at the project design stage. EIA is mandatory for development of a class set out in Schedule 5 of the Planning and Development Regulations 2001 (as amended), which exceeds a limit, quantity or threshold set for that class of development. Schedule 5 transposes Annex I and Annex II of the 2011 EU EIA Directive into Irish law under Parts 1 and 2 of the Schedule, respectively. There have been no changes to Annex I introduced by the 2014 EIA Directive or the 2018 Regulations. In addition, schedule 7 of the Planning and Development Regulations 2001 (as amended), sets out the criteria for assessing whether or not a development would or would not be likely to have 'significant' effects on the environment. Schedule 7 transposes Annex III of the EIA Directive. The criteria are grouped under three headings and are used to help in the screening process to determine whether a development is likely to have a significant effect on the environment. See section 3.5 below.

The proposed Rínn Rua Hotel and Leisure Park is of a prescribed class of development to which the EIA Directive applies and falls within the list of project types requiring an EIA as set out under 12(c) and 10(dd) of the of Part 2 of the 5<sup>th</sup> Schedule of the Planning and Development Regulations 2001 to 2023 (as amended) (see **Table 1-2** below). EIAR assessment of this project is also relevant given the **size of the development** and potential

**cumulative effects** with existing developments (Schedule 7, 1 or EU Directive Annex III), as well as the **sensitive coastal location** on which the development is proposed and its absorption capacity (Schedule 7, 2(b)). Other scheduled activities which were considered but ruled out as not applicable are listed in **Table 1-3**.

**Table 1-2: Relevant Scheduled Activities that require a mandatory EIA as part of a planning application.**

EU Directive List	Irish Planning and Development Regulations 2020 – Schedule 5. Listed Activities requiring EIA that apply to the development	Characteristics of the Proposed Development
Annex II 12(c)	12(c): Holiday villages which would consist of more than 100 holiday homes outside built-up areas; hotel complexes outside urban areas which would have an area of 20 hectares or more or an accommodation capacity exceeding 300 bedrooms;	The proposed development is on a 22.6ha site and will consist of 254 individual accommodation units and another 40 camping sites. This includes 429 beds.
Annex II 10(dd)	10(dd): All private roads which would exceed 2000 metres in length.	Approximately 3475m of new private roadway will be developed as part of this development.

This **EIAR** is compliant with the requirements of the EIA Directive and the Planning and Development Regulations 2001 to 2023, as amended in terms of the structure and content of the information required to be provided by the Developer.

### 1.6.2.2 Consultation

#### Planning Authorities

##### *Pre-Planning Meeting*

A pre-planning meeting was held with Kerry County Council (KCC) on the 7<sup>th</sup> June 2023 in the Kerry County Council office between the Applicant and the representatives from the team and representatives from KCC.

#### Other Statutory and Non-Statutory Bodies

Written notifications in the form of a Consultation letter providing an overview of the development proposal were circulated in June 2023 to a number of identified stakeholders (both statutory and non-statutory consultees). The letters invited feedback from the consultee on any key issues and concerns which they consider should be addressed and expressed that their input at this stage would be welcomed. Copies of the Consultation letter and summary of the responses received are available in **Appendix 1.1 and 1.2**.

#### Meetings and consultations with various Government Agencies

##### *Irish Water/Uisce Éireann*

A site meeting was held with Raymond Lyne of Irish Water/Uisce Éireann on Friday 16<sup>th</sup> June 2023 11:00am. The letter from Irish Water/Uisce Éireann confirming capacity to supply water and clarifying their requirements is provided in **Appendix 1-4** of the **EIAR** (see **Volume 3**)



### ESB

An introductory phone conversation with Timmy O'Sullivan (ESB) was held on 26<sup>th</sup> January 2024 discussing the electricity issues and process for the overall project. Thereafter, an email was sent to Nigel Reidy (ESB Networks Area Engineer) on 11<sup>th</sup> March with a query regarding the connections to the neighbouring dwellings. This was followed by a phone conversation with Nigel on the Thursday 14<sup>th</sup> March while he was visiting the site.

### National Parks and Wildlife Service (NPWS)

The response received from the Department of Housing, Local Government and Heritage Development Applications Unit (DAU) on the 27<sup>th</sup> July 2023 recommended that various ecology surveys be undertaken as part of the Biodiversity Assessment of the proposed development. Pre-planning consultation was also undertaken directly with the National Parks and Wildlife Service (NPWS). A site visit was undertaken between staff ecologists from MWP and the NPWS local Conservation Ranger for the area on 11<sup>th</sup> January 2024 during which the proposed Biodiversity Enhancement Plan, conservation measures and ecological survey findings to date were discussed.

In addition, MWP met with Comchoiste Ghaeltacht Uíbh Ráthaigh on the 4<sup>th</sup> of July 2023 in relation to incorporating the Irish language into the development.

### **Consultation with the Local Community**

A Public Information Event was held on the 8<sup>th</sup> of June 2023 in the Ballinskelligs Community Centre from 5pm to 8:30pm. Members of the public were invited to attend at any time during the 3.5-hour window. Draft proposals were put on display and the public were welcomed to view them. The applicants, along with two agents from MWP, were present to speak with the public and answer any questions they had regarding the proposals. The public also had the option of completing a feedback form which allowed them to make a written submission regarding any concerns they had.

#### **1.6.2.3 Scoping**

If it is determined that an EIA is required, the next step is to 'scope' the content of the EIAR. Scoping considers the potential for likely significant effects throughout different phases of a proposed project to determine "the content and extent of the matters which should be covered in the environmental information to be submitted in the EIAR" (EPA, 2017).

As described in the draft EPA guidelines, "the potential for likely significant effects throughout different phases of the proposed project, are considered as far as possible at scoping stage – whether they would individually require consent or not. These include, as relevant, site investigations, construction, commissioning and operation to eventual decommissioning. Scoping also considers the range of alternatives to be considered in an EIAR" (EPA, 2017).

#### **1.6.2.4 Environmental Impact Assessment Report**

An EIAR is prepared as part of the EIA process. Typically the EIAR includes a baseline assessment to determine the status of the existing environment; impact prediction and evaluation to determine the significance of effects identified (this can include cumulative effects); determination of mitigation and monitoring measures to reduce the impacts identified; and a residual impact assessment once any mitigation and monitoring measures have been implemented.

An EIAR is defined by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (Statutory Instrument (S.I.) No. 296 of 2018) (EU, 2018):

*“A report of the effects, if any, which proposed development, if carried out, would have on the environment and shall include the information specified in Annex IV of the Environmental Impact Assessment Directive”.*

The EIAR consists of a systematic analysis and assessment of the potential effects of the entire proposed project on the receiving environment. The intended purpose of the EIAR is to:

- identify the baseline environmental context of the proposed development;
- inform the consenting authority, other regulatory bodies and the public of the possible environmental effects and impacts associated with implementation of the proposed development;
- determine whether the identified impacts could be significant;
- propose preventative or mitigation measures for potential impacts, as required, where feasible.

### 1.6.2.5 General Approach to Assessment

In preparing the EIAR, the following regulations and guidelines were considered:

- The requirements of EC Directives and Irish Regulations regarding Environmental Impact Assessment;
- Guidelines on the Information to be Contained in Environmental Impact Statements (Environmental Protection Agency [EPA], May 2022);
- Advice Notes on Current Practice in the Preparation of Environmental Impact Statements (EPA, 2003);
- Advice Notes for Preparing Environmental Impact Statements Draft (EPA, September 2015);
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of the Environment, Community and Local Government [DoECLG], 2013); and
- In addition, specialist disciplines have had regard to other relevant guidelines, as noted in the specific chapters of the EIAR.

For each technical EIAR chapter, the classification and significance of effects is generally evaluated in accordance with the EIA Directive and the methodology outlined in the EPA’s draft guidelines.

Where more relevant and specific standards and methodologies exist, they are adopted and outlined in the respective methodology sections within each technical chapter (for example, specific criteria and assessment terminology used to assess air quality impacts). The EIAR is based on the data gathered during the assessment process. It applies accepted methodologies in determining if effects will be significant and recommends mitigation measures to avoid or reduce impacts where possible.

Each of the chapters contains a description of the existing environment, an assessment of the likelihood and extent of any potential environmental impacts and proposes mitigation measures, where necessary.

#### Assessment of Effects

The potential impacts of the Proposed Development and associated effects on a sensitive receptor/existing environment are identified and assessed in this EIAR. This is undertaken by assessing the character of effect (including significance, extent, duration, likelihood and quality) in comparison to baseline conditions using the relevant terminology outlined in the EPA guidelines (EPA, 2022) (**Table 1-3**).

The assessment of impacts takes into account any embedded mitigation measures that forms an inherent part of the Proposed Development (and as included in the EIAR Chapter 2 Description of the Proposed Development).

For this assessment, ‘embedded mitigation measures’ are those that have been incorporated into the design of the development and any ‘additional mitigation’ are those preventing, reducing and offsetting any remaining significant adverse effects.

Where it has not been possible to quantify effects, qualitative assessments are carried out, based on expert opinion and professional judgement. Where uncertainty exists, this is noted in the relevant EIAR chapter.

The matrix (Error! Reference source not found.) adapted from the EPA guidelines is then used to classify the significance of effect being assessed. This considers the overall character of effect with the sensitivity of the receptor/existing environment.

**Table 1-3 EPA (2022) Criteria for Assessing Effects of developments**

Criteria	Term	Description
<b>Quality of Effects</b>	Positive	A change which improves the quality of the environment
	Neutral	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error
	Negative /adverse	A change which reduces the quality of the environment
<b>Significance of Effects</b>	Imperceptible	An effect capable of measurement but without significant consequence
	Not significant	An effect which causes noticeable changes in the character of the environment but without significant consequences
	Slight	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities
	Moderate	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends
	Significant	An effect which, by its character, magnitude duration or intensity alters a sensitive aspect of the environment
	Very Significant	An effect which, by its character, magnitude duration or intensity alters most of a sensitive aspect of the environment
	Profound	An effect which obliterates sensitive characteristics
<b>Extent of Effects</b>	Describe the size of the area, the number of sites and the proportion of a population affected by an effect.	
<b>Context</b>	Conform	Where the extent, duration or frequency conforms to established (baseline) conditions (is it the biggest, longest effect ever?)
	Contrast	Where the extent, duration or frequency contrasts to established (baseline) conditions (is it the biggest, longest effect ever?)
<b>Duration of Effect</b>	Momentary	Effects lasting from seconds to minutes
	Brief	Effects lasting less than a day
	Temporary	Effects lasting less than a year
	Short-term	Effects lasting one to seven years
	Medium-term	Effects lasting seven to fifteen years
	Long-term	Effects lasting fifteen to sixty years
	Permanent	Effects lasting over sixty years
	Reversible	Effects than can be undone e.g. through remediation or restoration

Criteria	Term	Description
Likelihood of Effects	Frequency	How often the effect will occur (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually)
	Likely	Where the extent, duration or frequency conforms to established (baseline) conditions (is it the biggest, longest effect ever?)
	Unlikely	The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.
Types of Effects	Indirect	Effects on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway.
	Cumulative	The addition of many minor or significant effects, including effects of other projects, to create a larger, more significant effect.
	‘Do Nothing’	The environment as it would be in the future should the subject project not be carried out.
	‘Worst case’	The effects arising from a project in the case where mitigation measures substantially fail.
	Indeterminable	When the full consequences of a change in the environment cannot be described.
	Irreversible	When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.
	Residual	The degree of environmental change that will occur after the proposed mitigation measures have taken effect.
	Synergistic	Where the resultant effect is of greater significance than the sum of its constituents, (e.g. Combination of SO <sub>x</sub> and NO <sub>x</sub> to produce smog).

## Cumulative Impacts

The assessment also takes into consideration cumulative impacts with consented, planned and reasonably foreseeable projects.

A search of planning applications within 10km of the proposed development site identified around 48 individual residential dwellings that were granted planning within the last 5 years. **Table 1-5** below provides the details of 11 non-residential development planning applications that were approved in the last 7 years. This table excludes applications for individual residential houses and the alteration of existing dwellings, as well as holiday homes conversion to residential dwellings and other small-scale developments with minor changes. This table also excludes refused and withdrawn applications.

Thirteen planning applications were identified. All are related to tourism activities. Six of these were in the pre-covid period and are likely to be completed and will therefore have no cumulative effect with the proposed development. One of these (No. 1 - the Hogs Head Hotel complex in 2017) and the last two more recently included the provision of new tourism accommodation. This Hogs Head Hotel facility is an operational luxury hotel located within a golf estate on the east side of Waterville town on the banks of Lough Currane. Entry 7 in table 1-5 below granted in 2021 include the development of six self-catering accommodation units. Three more recent planning applications (see number 9, 12 and 13 in **Table 1-5** below) involve the development of 5, 9 and 7 glamping pods and associated facilities. One of these (number 11 is in Ballinskelligs) and the others in Portmagee and Cahersiveen. One (see No.8) provides a viewing area, path and car park in Ballinskelligs. The two more recent applications involve upgrades and additions to existing tourism businesses that do not include the provision of new tourist accommodation. The decisions on four of these applications are still pending or require further information.

**Table 1-4: Non-residential planning applications within 10km of the proposed development site in the last 5 years**

#	Planning Ref.	Applicant	Description	Location	Decision
1	KCC Ref: 16787	A&M Hogs Head Golf Club Ltd.	Construct 5 no. cottages, putting green and practice green. The development includes the demolition of the existing Waterville Lake hotel and the construction of a new 48 no. bedroom hotel including a bar, restaurant, gym, spa facilities and other ancillary hotel uses, 121 no. car parking spaces, bus set down and associated site landscaping. the proposal also include 5 no. cottages with 10 no. car parking spaces and associated site landscaping and all ancillary works, including closure of an existing access to the site from the adjoining local road and its replacement by a new access to the north eastern corner of the site	Ballybrack, Waterville	Granted with conditions 21/01/2017
2	KCC Ref: 17829	Carl O'Connell	Construct a single storey building containing a cafe/bistro, commercial kitchen, small retail area and associated ancillary facilities. permission is further sought for a separate single storey structure containing shower and changing facilities, a new site entrance and access road, parking facilities, the installation of a new mechanical aeration treatment unit, intermittent filter and polishing filter and all associated ancillary site developments including landscaping and boundary treatments	Rathkieran, The Glen	Granted with conditions 17/10/2017
3	KCC Ref: 18687	Waterville Golf Links	Construct Canopy/Porch Extension to Existing Pro Shop Area and All Associated Site Works	Murreagh waterville co kerry murreagh	Granted with conditions 02/09/2018
4	KCC Ref: 171 058	Waterville Golf Links	Construct Extension to Ground Floor Services Area and First Floor Bar / Dining Area and All Associated Site Works And (B) Retention Permission to Retain Extensions, Internal Alterations and Elevational Changes to Clubhouse and Outbuildings Granted Under Planning Ref. No. 16/928	Murreagh Waterville Co Kerry Murreagh	Granted with conditions 14/12/2017
5	KCC Ref: 19129	Dessy Cronin, Chairperson Coiste Forbartha Na Sceilge	Construct a Community Playground Area Including Associated Ancillary Site Works Adjacent to the New Public Car Park	Ballyskellig Beach, Ballinskelligs, Co Kerry	Granted with conditions 10/04/2019
6	KCC Ref: 19588	Portmagee Distilling and Brewing Company Ltd	(I) Reconstruction and Change of Use of Existing Farm Buildings to Visitor Centre and Micro Distillery, (ii) Demolition of Exisitng Farming Structure and Construction of Replacement Building to be Used as Cafe, (iii) Construction of a Geodome (3 Units) Structures for Use as a Seine Boat Interpretative Centre, (iv) Construction of a Carpark/Bus Park, (V) Installation of a Proprietary Treatment System and Polishing/Sandfilter, (Vi) Construction of all Associated Services and Internal Service Road, (Vii) Installation of a Bored Well	Barrack Hill, Doory, Portmagee, Co Kerry	Granted with conditions 15/12/2019

#	Planning Ref.	Applicant	Description	Location	Decision
7	KCC Ref: 211049	Ballinskelligs Hostel	Change Use of Holiday Hostel to Six Self Catering Holiday Units	Ballinskelligs, Co Kerry	Granted with conditions 14/09/2021
8	KCC Ref: 21111	Tim O'brien	Provide A Viewing Area, Path and Car Park	Fermoye, Ballinskelligs, Co. Kerry	Granted with conditions 10/02/2021
9	KCC Ref: 23698	John Noel Mccarthy	Develop a Glamping Area Containing Five Pods Served by an Effluent Treatment Tank and Polishing Filter and Including Associated Treatment Unit	Portmagee, Co Kerry	Currently at Further Information
10	KCC Ref: 231008	A & M Hogs Head Golf Club Limited	The Construction of Staff Accommodation for Hogs Head Golf Club at The Former Brookhaven Guest House. The Development Will Consist of Internal Alterations to the Existing Dwelling/Guesthouse and Demolition of a Single Storey Utility Building. Construction of a New Single Storey Building with 20 Double Bedrooms, A Communal Lounge Area and Plant Room. Construction of a Single Storey Building with a Laundry Room and Refuse Store, A New Wastewater Treatment System, 17 No. Car Parking Spaces Including 1 No. Disabled Parking Space, 18 No. Covered Bicycle Stands, New Hard and Soft Landscaping Works and All Associated Site Services and Ancillary Works	Brookhaven House, Spunkane Waterville, Co Kerry V23 Ey98	Granted with conditions 15/03/2024
11	KCC Ref: 2315	Conor Quirke Michael F Quirke and Sons	Retain a Portacabin Containing Welfare Facilities Serving an Existing Woodchip Facility and Permission for the Installation of a Water Supply Borehole and the Installation of a Septic Tank and Secondary Treatment System Discharging to Groundwater	Bunaderreen, Mastergeehy, Waterville Co Kerry	Granted with conditions 09/03/2023
12	KCC Ref: 236028 8	Niall Galvin	Permission to construct (i) 9 No. Glamping (pods) units (ii) Wastewater Treatment Unit and Polishing Filter, (iii) site administration office and parking and (iv) all associated site services.	Rath Ciaran, The Glen, Ballinskelligs, Co. Kerry	Currently at Further Information
13	KCC Ref: 24/101	South Kerry Accommodation Limited	To develop a glamping area, containing the following, (1) seven pods, (2) a service building with reception, bike store and store, (3) pv panels with associated site development works	Garranearagh, Cahersiveen, Co. Kerry	New Application

### Mitigation and Monitoring Measures

Mitigation and monitoring measures are identified through the assessment process to prevent, reduce, offset/remedy the likelihood of the environmental impact identified arising.

### Residual Impacts and Effects

‘Residual impacts’ are defined as those impacts that remain following the implementation of mitigation measures. As per the EPA draft guidelines, the effects that remain after all assessment and mitigation are referred to as ‘Residual Effects’ (EPA, 2017). Determination of residual effects follows the same methodology outlined above.



It is important to note that the methodology outlined above is a general approach only. Characterising the character/significance of a potential effect can have specific criteria which is documented in the assessment chapters.

## 1.7 Project Team

Malachy Walsh and Partners (MWP) Engineering and Environmental Consultants are the Environmental and Engineering Consultants to the Applicant for the Proposed Development. The study team is a combination of in-house specialists and sub-consultants. The project team is presented in

**Table 1-5: Project Architectural and Engineering Design Team**

Company	Role
Rínn Rua Holiday Park Ltd.	Project Developer
	Community engagement
MWP	Project Management, Design Engineering, EIA, AA, Planning and community engagement
Brendan Williams Architect	Architectural Design
Cunnane Stratton Reynolds (CSR)	Landscape Design
Molloy Environmental Systems	Waste Water Treatment Plant

**Table 1-6: EIAR Authors and Specialist Contributors Qualifications**

Author/Contributors	Role	Qualifications	Competencies
Ken Fitzgerald	Project Lead	Diploma in EIA, Diploma in Planning, Diploma in Coastal Zone Management, Degree in Surveying, Diploma in Construction Economics. Associate/Project Director	Ken Fitzgerald has worked in the area of civil engineering, construction management, EIA and planning over the last 35 years. During last 18years he has focused on renewable energy and marine projects. He has managed the design, planning and preparation of EIA's on a number of large-scale wind energy projects. He has acted as planning lead on wind farm development projects that availed of both Local Authority and Strategic Infrastructure Development planning routes. He has expertise in planning appeals, public consultation, community engagement, Oral Hearings and in Judicial Review proceedings.
Áine Ryan	Project Manager and EIAR Reviewer	MSc Ecotoxicology & Pollution Monitoring, BSc Hons Environmental Science, Dip in Environmental Management	Áine is an Environmental Scientist with almost 30 years post graduate experience in the environment and waste fields. She has significant experience in the management of the environmental component of large-scale infrastructural projects for the public and private sectors. She has managed EIAs for major infrastructural projects including windfarms, pharma, roads, waste facilities and housing. Her work involves the regular preparation and review of EIA Screening reports and Appropriate Assessment Screening reports. Áine worked as a consultant to the waste industry developing and presenting bespoke courses in waste management for the private sector, local authorities and the EPA. She has conducted environmental due diligence and Environmental Liabilities Risk Assessments for EPA-licensed facilities. She has also gained significant experience in stakeholder consultation.

Author/ Contributors	Role	Qualifications	Competencies
Olivia Holmes	EIAR Reviewer and Advisor	BSc MSc, CEng MIEI, MCIWEM, C.WEM Environmental Consultant	Olivia Holmes has over twenty years' experience in Environmental Engineering focussing primarily on Environmental Impact Assessment (EIA), Appropriate Assessment (AA) and planning. She has led the preparation of a number of large-scale multi-disciplinary EIA projects and planning and other consent applications.
Maura Talbot	EIAR Coordinator, reviewer and author of chapters 1 (Introduction), 2 (Project Description), 3 (Alternatives), 4 (Population & Human Health) and 15 (Interaction of Forgoing).	Chartered Environmental Masters (Geography), BA Honours (Geography), BA Honours (Economics), BA	Maura is a Chartered Environmentalist (IES/SocEnv) with 25+ years of experience working as a Senior Environmental and Socio-Economic Specialist Consultant and joined MWP in April 2022. She has managed and contributed to environmental impact assessments for a wide variety of development and infrastructure projects in Southern Africa and Ireland. She has experience facilitating stakeholder engagement processes and undertaking qualitative and quantitative socio-economic baseline and monitoring surveys, Project Evaluations, Due Diligence Assessments, Environmental Audits and Resettlement Action Plans (as per IFC & WB guidelines). She also has considerable environmental and socio-economic research and university teaching experience.
Hazel Dalton	Ecologist and author of Chapter 2 - Biodiversity	BBUS, BSc Ecologist	Hazel Dalton is a Senior Ecologist with over nine years' experience with MWP in ecological surveying and impact assessment for Appropriate Assessment (AA) and EIAR. She has authored and contributed to numerous screening reports for AA, Natura Impact Statements (NIS) and Ecological Impact Assessments (EclA). She has completed assessments for a wide variety of projects including for renewable energy, infrastructure, coastal and other development projects. Hazel is an experienced field ecologist with a diverse ecological survey profile including habitats and flora, invasives, terrestrial mammals, bats, birds and terrestrial invertebrates. She has held various NPWS licences.
Gerard Hayes	Ecology advisor and surveys for Biodiversity Assessment (Chapter 5).	BSc, MIEEM, FBA Aquatic Ecologist	Gerard Hayes is a Senior Aquatic Ecologist with over 13 years' experience in environmental consultancy. He is a member of the Chartered Institute of Ecology and Environmental Management (MCIEEM) and the Freshwater Biological Association (FBA). Gerard has a diverse ecological profile, with Phase 1 habitat, tree, mammal (including bats), fish, bird, amphibian, macroinvertebrate survey experience. He has had numerous responsibilities including report writing (EIAR, EIA, EA, AA, NIS), waste assimilation capacity assessment and ecological monitoring. His area of expertise covers infrastructure projects ranging from wind energy development, waste-water treatment, roads/bridges, water supply, flood defence and hydroelectric schemes. He is co-author and/or carried out surveys for NPWS Irish Wildlife Manual Nos. 15, 24, 26, 37, 45. As part of his experience and continuing professional development, Gerard has developed excellent analytical and GIS skills.
Otto Storan	Ecologist and author of the Appropriate Assessment/Natura Impact Statement	BSc (Hons) MSc Ecologist and Environmental Scientist	Otto holds an MSc in applied environmental science from University College Dublin (UCD) and an honours BSc in Applied Freshwater and Marine Biology from Atlantic Technological University (ATU, formerly GMIT). Otto's core professional work to date has focussed on the implementation of European legislation in the context of the Water Framework Directive, the Habitats Directive, Birds Directive and EIA Directive and he has undertaken and prepared assessment reports for a range of coastal, marine, and terrestrial projects.

Author/ Contributors	Role	Qualifications	Competencies
Laurence Dunne Archaeology	Archaeologist and author of Chapter 9.	BSc	For over twenty years, Laurence Dunne and his experienced staff have completed an extensive and diverse range of terrestrial and underwater projects in all environments, all situations and developments. Laurence Dunne Archaeology Ltd. has the expertise and competency to complete all aspects of archaeological assessment.
Kieran Barry	Environmental Consultant and author of Chapter 11 (Noise) and Chapter 13 (Air and Climate)	BEng, PgDip Environmental Scientist	Kieran is an experienced Environmental Scientist. Kieran works on a variety of infrastructure projects conducting environmental assessments and supporting the delivery of a number of environmental deliverables including Environmental Impact Assessment (EIA) Screening Reports, feasibility and constraints studies, route option assessments and Environmental Impact Assessment Reports (EIAR).
Evelyn Sikora (CSR)	Visual Consultant and author of Chapter 10.	BA, MA Senior Landscape Planner	Evelyn is a qualified landscape architect and town planner and is also a Corporate Member of the Irish Landscape Institute. She has specialised in Landscape and Visual Assessment (LVIA) and has five years' experience in a range of projects, including Strategic Infrastructure Projects throughout Ireland. Projects include numerous wind farms, solar farms, road schemes, flood relief projects, and other infrastructural projects in both rural and urban contexts.
Seamus Quigley	Traffic Engineer and author of Chapter 12.	Member of The Chartered Institution of Highways and Transportation, Chartered Member of Institution of Engineers of Ireland, B.E. (Civil)	Seamus is a Senior Traffic and Transportation Engineer with 30 years experience. Seamus has extensive knowledge and experience in Transport planning and traffic engineering projects, including Traffic Impact Assessments, Traffic Management Studies, Mobility Management Plans Traffic Modelling Studies, Feasibility Studies and Road Safety Audits. He is a Chartered Engineer and also a chartered member of the Institution of Highways and Transportation. He joined Malachy Walsh and Partners in 2007, having spent sixteen years with WS Atkins. His is an NRA approved Road Safety Auditor.
Roman Puotkalis	Environmental Consultant and author of Chapter 6 (Land and Soils) and Chapter 7 (Water)	MSc in Environmental Analytical Chemistry, BSc (Hons) in Environmental Science	Roman is an Environmental Consultant with over 3 years experience on the Environment team at MWP. Roman works on a variety of development projects conducting environmental assessments and supporting the delivery of several environmental deliverables including baseline assessments, contaminated land remediation, waste classification, hydrogeological risk assessments, groundwater monitoring, He is also experienced in environmental data analysis and GIS mapping.
Vallerie Heffernan	Environmental Consultant and author of Chapter 8 (Material Assets)	MSc Geographical Information Systems (GIS) and Remote Sensing; BSc Biological Earth and Environmental Science (Earth Science)	Valerie has worked as an environmental professional since graduating in 2015 and has been employed as an Environmental Scientist with MWP since 2018. She has considerable experience in renewable energy developments and has had input in a variety of project including solar farms, marine developments and wind energy. She is experienced in planning and environmental report input and in the preparation of Foreshore Licences.
Zeba Habeeb	Environmental Consultant and co-author of Chapter 4 (Population and Human Health) and compiler of	MSC Environmental Science, Bachelor's degree in	Zeba is an Environmental Scientist with the Environment team at MWP. Zeba worked on a variety of projects conducting environmental assessments and supporting the delivery of a number of environmental deliverables including Environmental Impact Assessment (EIA) Screening Reports, Appropriate Assessment Screening Reports, feasibility

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	Chapter 14 (Mitigation Measures) and the Construction Environmental Management Plan (CEMP)	Environmental Science,	studies, Construction Environmental Management Plans (CEMP), health, safety and environment management and monitoring, socio-economic surveys, and Environmental Impact Assessment Reports (EIAR).

. External specialist sub-consultants engaged were:

- Brendan William (Architect)
- David Williams (Architect)
- CSR Land Plan (Landscape Architects and Visual Assessment)
- Laurence Dunne Archaeology
- Molloy Environmental – Wastewater Treatment Plants

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Table 1-5: Project Architectural and Engineering Design Team

Company	Role
Rínn Rua Holiday Park Ltd.	Project Developer
	Community engagement
MWP	Project Management, Design Engineering, EIA, AA, Planning and community engagement
Brendan Williams Architect	Architectural Design
Cunnane Stratton Reynolds (CSR)	Landscape Design
Molloy Environmental Systems	Waste Water Treatment Plant

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## 1.8 Difficulties Encountered

There were no difficulties encountered in the preparation of this EIAR. As is standard practice best available predictive modelling techniques where used were relevant to inform the assessment.

## 1.9 Note on Drawings and Graphics

Details of the proposed development are supported by the planning application drawings prepared by MWP in compliance with our internal Quality Management System (accredited to ISO: 9001). These drawings accompany the planning application and are referenced as relevant throughout the EIAR. The 1:50,000 and 1:25,000 mapping that was used to generate many of the figures in the EIAR are the copyright of Ordnance Survey Ireland (OSI licence number EN0015720).

## 1.10 References

DEHLG. (2006). *Planning Guidelines for Wind Energy*. Department of Environment, Heritage and Local Government.

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