MWP

Chapter 08 Material Assets

An Rínn Rua Hotel and Leisure Park
County Kerry

Rínn Rua Holiday Park LTD

April 2024

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8. Material Assets

8.1 Introduction

This chapter describes the Material Assets that are potentially impacted by the proposed creation of a Hotel and Leisure park at the derelict hotel site at Reenroe, Co. Kerry. A full description of the proposed development, development lands and all associated project elements is provided in Chapter 2 of this EIAR. The purpose of this assessment is to identify relevant Material Assets (see section 8.1.2 below for description) that are within the vicinity of the proposed development site or will be utilised by the development, determine the effect, if any, on these resources, and propose mitigation where necessary to ensure any negative effects are avoided or minimised and that they are used in a sustainable manner. The nature and probability of effects on material assets arising from the overall project has been assessed. The assessment comprises:

- A review of the existing receiving environment.
- Prediction and characterisation of likely effects on material assets.
- Evaluation of effects significance; and
- Consideration of mitigation measures, where appropriate.

8.1.1 Competency of Assessor

The assessment was completed by Valerie Heffernan (MWP).

Valerie Heffernan is an Environmental Scientist with MWP. She holds a Bachelor of Science in Biological, Earth and Environmental Sciences (BSc. Hons) and has completed a masters (level 9) Geographical Information Systems and Remote Sensing. Valerie has worked as an environmental professional since graduating in 2015 and has gained full membership with IES (Institution of Environmental Scientists). She has considerable experience in wind and solar development and has had input in a variety of projects. She has been a contributing author to EIARs for Galway Wind Park Phase 3, Co. Galway, Drumnahough Wind Farm, Co. Donegal and Cordal Wind Farm, Co. Kerry and a residential development in Annabella, Mallow, Co. Cork Scope of Assessment

The assessment considers the entirety of the proposed development including creation of a holiday park at the derelict hotel site at Reenroe. The proposal will involve restoration of the existing derelict hotel and expansion of the visitor offering to include holiday lodges, mobile homes, touring caravan pitches, and glamping pods 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, and measures to enhance local amenity including improvements to Reenroe beach access and parking.

8.1.2 Assessment Criteria

The method of impact assessment and prediction follows the EPA (2022) *Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR).* The methodology and approach outlined in the 2022 EPA Guidelines was used to determine whether the proposed development had the potential to cause significant effects on the material assets and is as set out in Table 1-2, Chapter 1 Introduction.

The following publications were consulted to determine the material assets relevant to the proposed development.

- EPA Advice Notes for Preparing Environmental Impact Statements (Draft 2015).
- European Commission Guidance on the Preparation of the Environmental Impact Assessment Report (2017); and
- EPA Guidelines on Information to be Contained in Environmental Impact Assessment Reports (2022).

The 2022 EPA Guidelines describes 'Material Assets' to be taken to mean 'built services and infrastructure', it includes traffic as traffic consumes transport infrastructure. Table 8 1 outlines topic areas to be examined when considering the effect of a development on Material Assets, as recommended in the 2022 Guidelines.

Table 8-1 Material Assets and topics to be covered.

Material Asset	Topics to be Covered
Roads & Traffic	Construction Phase Operational Phase Unplanned Events (i.e., Accidents)
Built Services	Electricity Telecommunications Gas Water Supply Infrastructure Sewerage
Waste Management	Construction Waste Operational Waste

Based on a review of the proposed development and the suggested topic areas set out in the EPA Guidelines, the following topics are included in this Material Assets effect assessment chapter:

- Electrical Infrastructure
- Gas
- Telecommunications
- Water and Wastewater Infrastructure
- Waste Management.

Other topic areas which are closely related are considered in other sections of this EIAR and therefore reference should be made to the associated chapters as follows:

- The assessment on the land and geological resource is presented in **Chapter 6 Lands and Soils**. No further assessment on this topic is included in this chapter.
- Water resources are considered in the assessment on the surface water and groundwater resource provided in **Chapter 7 Water**. No further assessment on this topic is included in this chapter;

- The assessment on Cultural Assets is provided in **Chapter 9 Cultural Heritage**. No further assessment on this topic is included in this chapter; and
- The subject of Roads & Traffic is addressed in a separate chapter: **Chapter 12 Traffic and Transportation**.
- Assimilative capacity of the air resource is considered in the assessment provided in **Chapter 13 Air and Climate**. No further assessment on this topic is included in this chapter.

8.2 Methodology

The study included desk based research of published information and site visits to assemble the information on the local receiving environment and the proposed development.

8.1.3 Legislation, Policy and Guidance

The legislation, policy and guidance applicable to the assessment for waste is as follows:

- Guidelines on the Information to be contained in Environmental Impact Assessment Reports (EPA, 2022);
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning and Local Government, 2018);
- Environmental Impact Assessment of Projects, Guidance on the preparation of the Environmental Impact Assessment Report (EU,2017);
- A Waste Action Plan for a Circular Plan for a Circular Economy: Ireland's National Waste Policy 2020-2025 (Government of Ireland);
- Landfill Directive (2018/850) (EU, 2018a);
- The European Union Waste Framework Directive (2018/851) (EU, 2018b); and
- The European Commission's 'Circular Economy Action Plan' (EC, 2020).

National waste management regulations in Ireland include the following:

- Circular Economy And Miscellaneous Provisions Act 2022;
- Southern Region Waste Management Plan 2015-2021;
- The Waste Management (Collection Permit) (Amendment) (No. 2) Regulations 2023;
- European Union (Waste Licensing) (Amendment) Regulations 2019;
- Waste Management (Packaging) Regulations 2014 to 2022 (as amended);
- Waste Management (Planning) Regulations 1997 (as amended) (S.I No. 137/1997);
- Waste Management (Landfill Levy) (Amendment) Regulations 2023;
- Waste Management (Food Waste) Regulations 2009 – 2015 (as amended);
- Waste Management (Hazardous Waste) Regulations 1998 to 2000;

- Waste Management (Shipments of Waste) Regulations 2007 (as amended) (S.I. No. 419/2007);
- Waste Management Act 1996 (as amended) (Act No. 10/1996);
- Environmental Protection Agency Acts 1992 – 2011 (as amended);
- Protection of the Environment Act 2003 (as amended) (Act No 27/2003);
- Litter Pollution Acts 1997 to 2009 (as amended); and
- Planning and Development Act 2000 - 2023 (as amended) (Act No. 30/2000).

The legislation, policy and guidance applicable to the Traffic Infrastructure assessment included the following:

- Kerry County Development Plan 2022-2028;
- Appraisal Guidelines for National Roads Unit 5.3 – Travel Demand Projections;
- The Transport Infrastructure Ireland (TII) Traffic and Transport Assessment (TTA) Guidelines PE PDV 02045 May 2014.

8.1.4 Desk Study

The study included desk based research of published information and site visits to assemble the information on the local receiving environment and the proposed development.

The desk study included the following activities:

- Review of Ordnance Survey Mapping and aerial photography to establish existing land use and settlement patterns within the study area.
- Review of Kerry County Development Plan 2022-2028 to identify local authority's planning policies relevant to the proposed development site and surrounding area.
- Review of Kerry County Council's Planning Register to identify relevant future development and planning applications within the proposed development and surrounding locations

Review of the following sources for information regarding existing utilities:

- Aviation (Irish Aviation Authority)
- Telecommunications (Eir and Comreg)
- Gas Networks Ireland Dial Before You Dig Maps (DBYD)
- ESB Dial Before You Dig Maps (DBYD).
- Irish Water/Uisce Éireann Utility Mapping.

8.1.5 Consultation

The methodology used for this study included consultation with telecoms and aviation authorities on the potentially impacted material assets.

Consultation was completed with statutory bodies who were requested to raise any concerns they have regarding the effect of the proposed development on their infrastructure. The consultation process is used to assist in identifying any potential effects by the proposed development.

The outcomes of the consultations relating to relevant individual topic areas are discussed in **Section 8.3 Baseline Environment**, **Section 8.4 Assessment of Impacts and Effects** and **Section 8.5 Mitigation and Monitoring Measures**.

A summary of consultee responses with utilities/infrastructure within the site boundary and surrounding area has been provided in **Appendix 1-4.**

8.1.6 Statement on Limitations and Difficulties Encountered

No limitations or difficulties were encountered in the production of this chapter.

8.3 Baseline Environment

The existing receiving environment (baseline environment) has been examined in **section 8.3.1** to **8.3.5** below.

8.1.7 Electrical Infrastructure

Existing electricity infrastructure includes a medium voltage (10kV/20kV) overhead line north of the proposed development. There is a medium/low voltage (10kV/20kV/400V/230V) underground cable at the north and west of the development. There is also a low voltage (400V/230V) overhead line west of the development as shown in Error! Reference source not found.. The existing site is served via ESB MV (10KV/20KV) overhead lines. One of these overhead lines terminates at a 100KVA pole mounted transformer (approx. 140m directly north of the old hotel) and from here an underground three phase cable was used to supply the old hotel building. A second pole mounted transformer (approx. 125m west of the old hotel) supplies 4 No. of the adjacent residences via overhead single phase connections.

It is understood that the two dwellings to the southwest of the proposed development access their electricity from the same line as goes to the hotel. The dwelling on the north-eastern boundary sources electricity via an underground cable from the hotel.

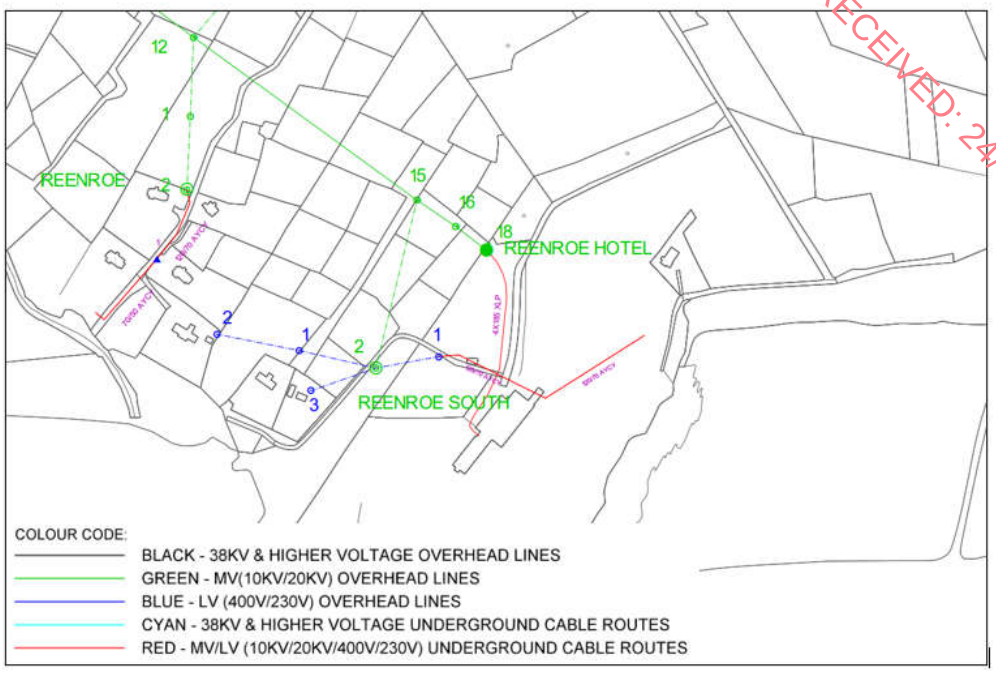


Figure 8-1: ESB Transmissions Map (Source ESB)

8.1.8 Aviation

Airports are valuable transport, tourism, employment, and business assets for the local and national economy.

The nearest aviation infrastructure to the proposed development site, i.e. airports and airfields, are listed in There is also evidence of a disused landing strip to the north of Reenroe beach and to the east the proposed development site.

Table 8-2 and Error! Reference source not found.2 and Figure 8-3. As indicated in Figure 8-3 below the proposed project site falls outside any exclusion zones, which are shown in blue circles.

MWP completed consultations with Irish Aviation Authority (IAA) (Dublin Headquarters) and Air Navigation Ireland. Irish Aviation Authority responded 'based on the information provided, the IAA has no requirements for the scoping for the EIAR'. Air Navigation Ireland did not respond to the consultation. A copy of the consultation is attached as EIAR Volume 3 Appendix 1-4.

There is also evidence of a disused landing strip to the north of Reenroe beach and to the east the proposed development site.

Table 8-2 Airports in the Region

Airfield	Location	Estimated Distance: To the Proposed Development
Bantry Aerodrome	Co. Cork	55km Southeast
Abbeyfeale Airfield	Co. Kerry	87km northeast
Ardfert Airfield	Co. Kerry	65km northeast
Kerry Airport	Co. Kerry	61km northeast

Figure 8-2 Airports & Airfields within the region

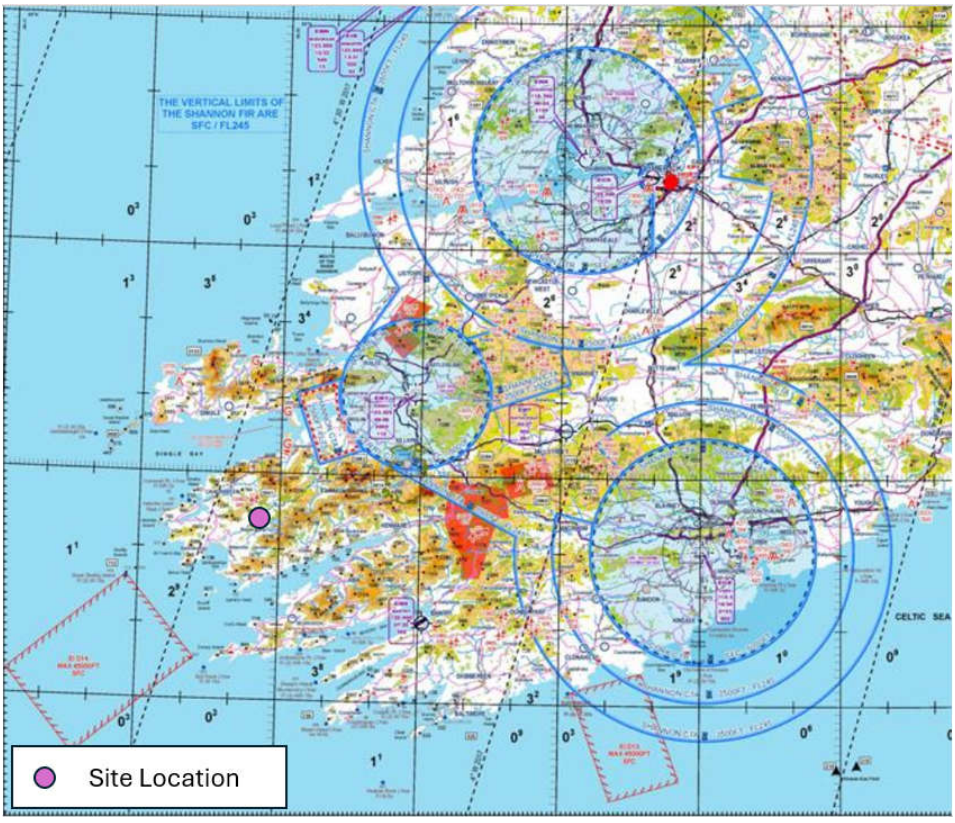


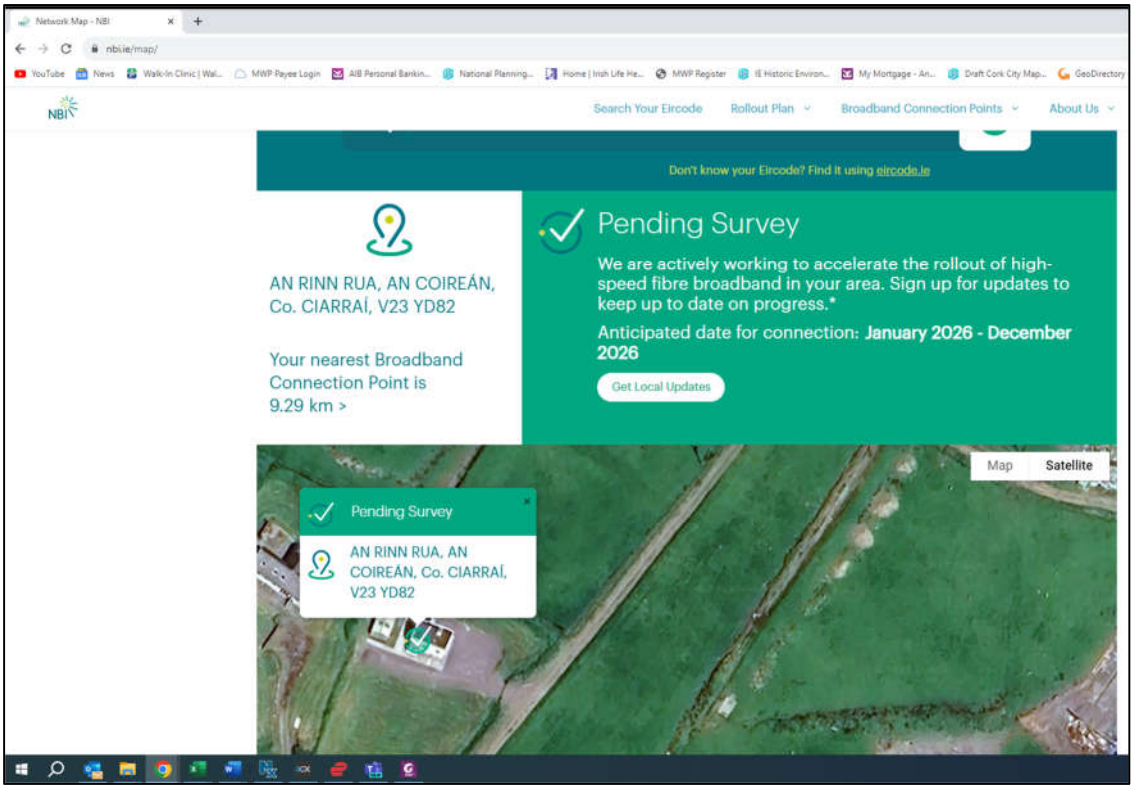
Figure 8-3 Aeronautical map for the Munster region showing exclusion areas in the blue circles

8.1.9 Telecommunications

According to Eir's Fibre Broadband Coverage Checker1, Eir Fibre Broadband is available within Reen Roe including north of the proposed development site. Mapping of the existing telecoms infrastructure and Eir Fibre has been sourced from the Eir 'eMaps open Eir Civil Engineering Infrastructure Service' which enables users to view and request maps of open Eir's civil engineering infrastructure. Based on information received from Eir, there is no telecoms infrastructure within the proposed development site. A review of the national high speed broadband development plan is indicated in **Figure 8-44**. This info is for the neighbouring house on the southwest corner of the development site and indicates that high speed broadband services are planned to be provided in 2026.

Figure 8-55 shows the existing Eir telecoms infrastructure, highlighted in blue, which extend from the north of the proposed development down as far as the existing derelict house adjacent to the hotel.

Figure 8-66 includes a number of cell phone towers in locality. The development would increase demand for these services and make the provision of them more economically sustainable for the cell phone and fibre providers. The nearest mast is approximately 3.4km west in Ballinskelligs.



[1] https://www.eir.ie/broadband/coverage-map/

Figure 8-4 EIR neighbouring Broadband Connection

Figure 8-5 Existing Eir Telecoms Infrastructure (Source:EIR eMaps)

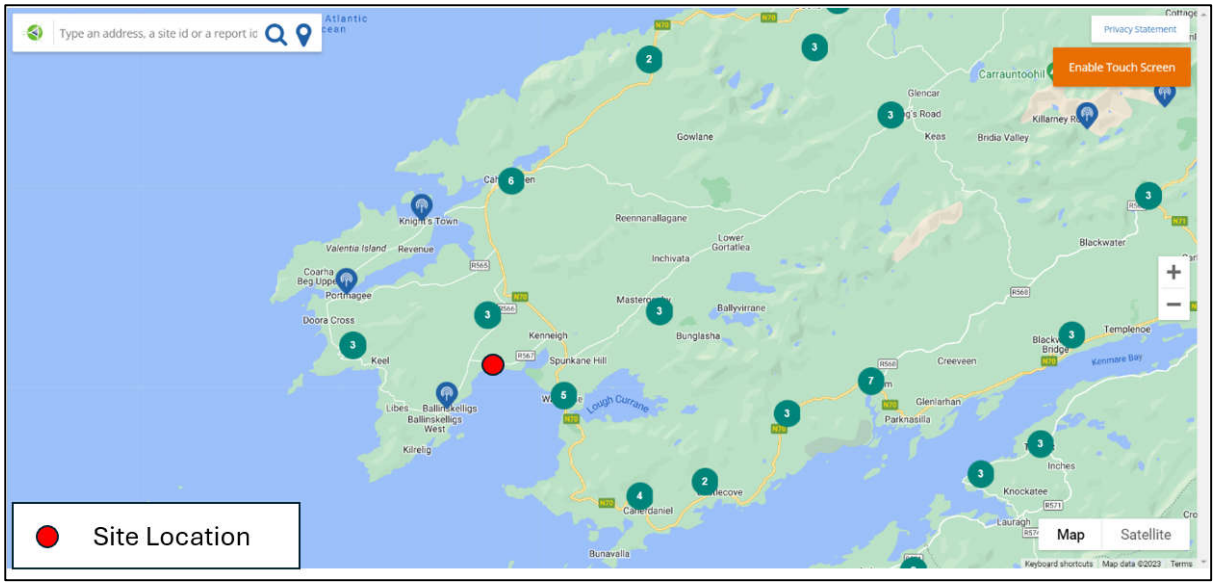


Figure 8-6 Cell phone towers

Source(https://siteviewer.comreg.ie/#explore
https://www.comreg.ie/industry/radio-spectrum/)

8.1.10 Gas

Natural gas is supplied via underground interconnecting pipelines throughout the Country. The natural gas network in Ireland is run by Gas Networks Ireland.

Following consultation with Gas Networks Ireland Dial Before You Dig (DBYD), there are no identified gas network utilities within the proposed development site boundary or surrounding areas.

8.1.11 Water and Wastewater Infrastructure

8.1.11.1 Water Supply

Consultation to identify water infrastructure within the proposed site location was completed with Irish Water /Uisce Éireann. A map was provided including water distribution as shown in **Figure 8-7** below. The existing water supply pipe is a 50mm PVC pipe. There is a 150mm pipe going west to east along the main road (the R567) and a 50mm uPVC pipe goes from main road (R567) and services the proposed development site.

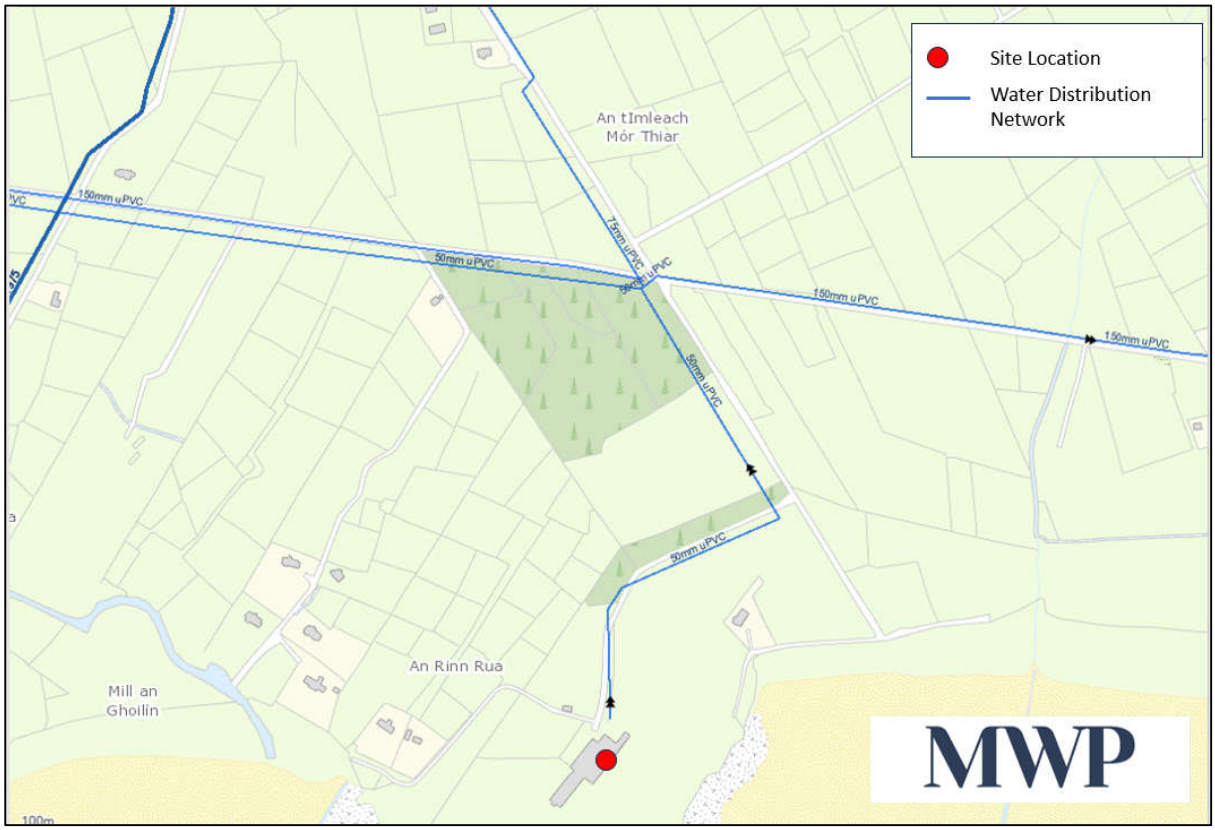


Figure 8-7 Water distribution network

8.1.11.2 8.3.5.2 Foul Water Infrastructure

There are no existing discharge locations to public sewers at the proposed site location. There is an existing unused concrete septic tank system 14m by 32m with an outfall pipe running to the foreshore to the south of the site. The distance to connect to the local municipal treatment plant is over 3.5 km which makes connection unfeasible. The existing waste water treatment plant in Ballinshelligs is also not accepting load from new developments because of capacity issues. This requires the design of a waste water treatment system specifically for the proposed development site.

The proposed new onsite treatment plant is described in **Section 2.4.8** of **Chapter 2** of the EIAR and in **Section 3** of the **Civils Report** included in the planning pack.

8.1.11.3 Stormwater Infrastructure

The site is relatively flat with slight slopes north to south towards Reenroe Beach and northwest to southeast towards the top of the beach and the access road. Existing drainage ditches are located along the north western boundary of the site and along the beach access road. As discussed in Land and Soils Chapter 6, the predominant soil types of the site are *"AminPDPT - Peaty poorly drained mineral (Mainly acidic), "AminPD - Mineral poorly drained (Mainly acidic)"* and *"BktPt - Blanket peat".*

As described in **Chapter 2** Project Description, a sustainable drainage system is proposed to be developed for the facility. This will have two components. Along the access roads for the lodges, mobile homes and camping areas, storm water will be drained to an interceptor and discharged to existing drainage ditch via a network of land drains adjacent to the access roads. Around the hotel and central parking area, surface water will drain into the surface (storm) water drainage network and be directed either to the south west or north east corners of the site where the water will pass through interceptors before being discharged to ground in existing drainage ditches.

As described in **Chapter 7** Water, roof runoff from the new buildings will be conveyed underground in a sealed storm sewer network and will discharge via soak pits/infiltration trenches into the underlying subsoil. Where feasible, rainwater harvesting from surface areas and buildings will be deployed and used for water requirements for landscaping.

8.3.1 Waste Management

The existing area of the proposed development site is currently a derelict hotel, which was built in the late 1960s by Billy Huggards from Waterville. There is no waste currently being generated from the site. However, there is evidence of some structural material from the derelict hotel deposited around the perimeter of the building.

A review of Kerry County Council's planning applications has confirmed that there are no waste or construction phase waste facilities within the proposed development area. Nearby waste facilities include a community recycling centre, approximately 4.7km southeast of the proposed development. Caherciveen Civic Amenity Site is also located 11.7km northeast of the proposed development.

8.4 Assessment of Effects

Likely effects are predicted on the basis of the proposed project as described in Chapter 2 of the EIAR and are discussed below.

8.1.12 Electrical Infrastructure

As discussed in **Chapter 2 Project Description**, a new ESB sub-station and an adjacent customer switch room will be required to service the new proposed development. This is to be located adjacent to the hotel building and has a footprint of 8m x 5m (see the left hand side of Figure 2-21 below). It would be expected that the existing ESB MV supply would be undergrounded from the north west of the site (from the site boundary by new private access road) to the new ESB sub-station. This sub-station will be used to supply the hotel, leisure centre, mobile homes, lodges, glamping pods and hobbit huts. The sub-station will also supply (via underground cables to two new ESB mini-pillars, the three houses to the south-west of the hotel and the single residence to the single residence to the north-east. Separate metered ESB underground supplies will also be provided for the Surf/Water Sports School & Café and the waste water treatment plant (WWTP). The WWTP will also be provided with a back-up generator in the event that there is an ESB power outage. It is anticipated that the total electrical loading for the site would be in the region of 450KVA. Four small electrical enclosures (3m x 2m) will be located around the site to facilitate the electrical distribution network. All ESB distribution and all site electrical distribution (cabling) will be routed through an underground ducting network.

During construction, there will be a requirement for a new connection to the local electrical supply network and the upgrading of the existing electrical infrastructure. There is potential for some temporary loss of power to existing dwellings associated with connecting the new development to the ESB network. New electricity supply lines will need to be installed for the neighbouring dwellings which are currently serviced via the old derelict hotel connection. The new lines will need to be installed and ready for connection when the existing lines are disconnected. If loss of power occurs, this would be a brief disruption of power supply to houses in the vicinity. In relation to working near overhead electric lines, the contractor will comply with ESB Networks Code of Practice for Avoiding Danger from Electricity Lines, 2019. It is envisaged that electricity supply to the proposed development will be connected on a phased basis and will involve a tie in with existing ducts. The potential disruptive effect from the construction phase of the proposed development on electrical infrastructure is likely to be **brief**, **negative, not significant, localised** over a **short term period** and **likely**.

During operation disruptions to electrical connections to neighboring properties are unlikely. The potential effect from the operational phase of the proposed development on the electricity supply network is likely to be **neutral, imperceptible, permanent, direct** and **likely.**

Table 8-3 Effect 1: Electrical Infrastructure

Effect 1: Electrical Infrastructure						
	Quality of Effect	Significance	Spatial Extent	Duration	Other Relevant Criteria	Probability
Construction Phase	Negative	Not Significant	Localised	short term	Direct	Likely
Operational Phase	Neutral	Imperceptible	Localised	Permanent	Direct	Likely

8.1.13 Aviation

Nearby airports are described in **Section 8.3.2** with the closest being Bantry Aerodrome, approximately 55km southeast of the proposed development. As indicated in **Figure 8-2**, the project site is also outside of any aeronautical restricted area. Given that the hotel already exists on the site and will not be substantially increased in height, and all the other structures will be single story structures, there is no new risk of obstructions to aviation traffic.

Table 8-4 Effect 2: Aviation

Effect 2: Aviation						
	Quality of Effect	Significance	Spatial Extent	Duration	Other Relevant Criteria	Likelihood
Construction Phase	Neutral	Imperceptible	Localised	Short Term	Indirect	Likely
Operational Phase	Neutral	Imperceptible	Localised	Permanent	Indirect	Likely

8.1.14 Telecommunications

The installation of telecoms during the construction phase will require access to the local telecoms networks in the vicinity of the proposed development. As each phase of the proposed development progresses, these ducting routes will be extended to serve all parts of the proposed development.

There will be a series of broadband distribution boxes scattered throughout the site that will feed approximately 20 pods/mobile homes/lodges and these will be fed by a ducted fibre cable to a central distribution location near the hotel. Eir or another external provider will bring Fibre broadband to this location via a duct to the external boundary. This cable will be laid underground along the same route and at the same time as all the other new services cables and pipelines are constructed.

Wi-Fi will be provided throughout the hotel (including bedrooms). The mobiles homes, lodges, pods and Hobbit Huts will be wired directly for the internet with small Wi-Fi boxes provided. This will be managed by an external operator. The apartments will also have a broadband connection in each living room with a phone. There will also be a phone provided in the reception, office, upstairs bar/restaurant/leisure centre. The beach cafe will have a fibre connection and a phone. All phones will be connected through to the internal broadband network.

The telecoms works construction phase will be carried out in accordance with the utility providers method statement and service providers Codes of Practice. Potential **negative** effects on the surrounding telecoms networks during construction phase are considered to be **likely**, **imperceptible** and **for brief periods over the short term.**

During the operational phase of the proposed development, the proposed development will increase usage and the number of customers for the service providers. In doing so, this will improve the financial viability of providing and maintaining these services in the locality. This will result in a **permanent, positive effect** for service providers and users in the surrounding areas.

Table 8-5 Effect 3: Telecommunications

Effect 3: Telecommunications						
	Quality of Effect	Significance	Spatial Extent	Duration	Other Relevant Criteria	Likelihood
Construction Phase	Negative	Imperceptible	Localised	Brief occasions over Short Term	Direct	Likely
Operational Phase	Positive	Imperceptible	Region	Permanent	Cumulative	Likely

8.1.15 Gas

There is no gas network infrastructure required at the proposed development. Therefore, there **no effects** to existing gas infrastructure are anticipated during the construction or operational phases.

8.1.16 Water and Wastewater Infrastructure

The water and wastewater infrastructure has been further divided into the following three sections: water supply, foul water discharge and stormwater discharge.

8.1.16.1 Water Supply

Consultation with Irish Water/Uisce Éireann has indicated that there is an existing watermain within the footprint of the proposed development, which will need to be replaced and enlarged (see letter from Irish Water/Uisce Éireann in **Appendix 1-4** in **Vol. 3 of the EIAR**). The construction of the new water supply infrastructure will involve trench excavation and installation of infrastructure such as pipes, valves, hydrants, and manhole chambers. Any such work will require a temporary shutdown of water supply. The presence of valves within the wider vicinity of the water supply network will allow for shutoffs of water supply to be localised. Any localised shut down of water supply will ensure that downtime in supply will be brief and will occur once or rarely. Users will be notified prior to any shutdown of water supply and consultation and agreements with Irish Water/Uisce Éireann will also be required.

In the absence of mitigation (i.e. the best practice measures outlined in the **CEMP**), any existing water supply infrastructure conflicting with excavations due to being close to the proposed works could cause ingress of suspended solids in the water supply effecting the water quality of receiving users (in this case the three neighbouring dwellings which source their water from the same supply). In addition, there is a risk of suspended solids and hydrocarbons being released into the existing water supply networks from accidental spills during the construction and reconnection works. Consequently, in the absence of mitigation, the water supply infrastructure works are therefore **likely** to cause a **negative, brief/once to rarely, slight** effect on the receiving water supply network, refer to **Table 8-6**.

Water needs for construction activities will be sourced from the existing water supply to the site and will be limited to concrete truck chute washing, wheel wash, dust suppression and sanitary facilities for construction workers. Water demand is estimated to be approximately 1,500 to 1,750 litres per day (based on an estimated workforce of 30 to 35 people generating on average 50L/person. Continued use of water supply by the three neighbouring dwellings during the construction period would also continue. The volumes of water required are minimal and will have a **neutral imperceptible effect** on the water supply utilities during the **short-term** construction period.

During the operational phase, the daily demand for water by the proposed development will vary seasonally depending on occupancy. The expected maximum water usage is approx. 144 400L. This will be sourced from the existing Irish Water/Uisce Éireann mains water supply to the development site. Uisce Éireann has indicated that water supply is feasible subject to the water supply pipeline being upgraded from a 50mm uPVC with a 665, of 150mm ID supply pipeline (see **Appendix 1-4 in EIAR Chapter 1** and in **Appendix C** in the **Civils Report**). These upgrades will be completed as part of the proposed works for this project.

New water supply connections will be needed for the neighboring holiday houses. New pipelines will be provided by the developer during phase 1 of construction. The effect on water supply to the neighboring houses will be **neutral, imperceptible, localised and long-term.**

The effect of the increase in water demand for the proposed development on the water supply will be **neutral, imperceptible, localized, long-term, direct and likely**.

Table 8-6 Effect 4: Water Supply

Effect 4: Water Supply						
	Quality of Effect	Significance	Spatial Extent	Duration	Other Relevant Criteria	Likelihood
Construction Phase						
Water Quality	Negative	Slight	Localised	Brief/once to rarely	Direct	Likely
Water Supply	Neutral	Imperceptible	Localised	Brief/once to rarely	Direct	Likely
Operational Phase						
Water Supply	Neutral	Imperceptible	Localised	long-term	Direct	Likely
Neighbour's Water Connections	Neutral	Imperceptible	Localised	long-term	Direct	Likely

8.1.16.2 Foul Water Infrastructure

Initially in the first phase of construction, the area where the proposed leisure centre and car park will be cleared and used as the construction compound. In Phase 2, the construction compound will be moved to the site for the camping, camper vans, ablutions and the last phase of mobile homes.

The compound will be used as a secure storage area for construction materials, waste materials and also contain temporary site accommodation units to provide welfare facilities and enclosed wastewater management system. Sanitary wastewater will be collected in portable toilets. Disposal of sanitary wastes will be managed through a contract with a licensed waste contractor. There is one licensed facility within 25km of the proposed development (Waterville Water Treatment Plant 6.6km southeast of the proposed development). Consequently, the effects on water and wastewater infrastructure in the wider area during the construction phase are considered to be **neutral, imperceptible** and **short-term**.

During the operational phase, the proposed new waste-water treatment plant (WWTP) on the site will not be connected to the existing foul water discharge network and treatment plant and will consequently not put any additional demands on this infrastructure. Any potential effects the proposed treatment facility would have on ground water resources, public health, biodiversity and protected area are assessed separately in the relevant **EIAR chapters (numbers 4, 5, and 7)** and the **Appropriate Assessment Report**). Therefore, the effects on water and wastewater infrastructure in the wider area during the operational phase are considered to be **neutral, imperceptible** and **Long-term**.

Table 8-7 Effect 5: Foul Wastewater Infrastructure

Effect 5: Foul Wastewater						
	Quality of Effect	Significance	Spatial Extent	Duration	Other Relevant Criteria	Likelihood
Construction Phase	Neutral	Imperceptible	Localised	Short term	Indirect	Likely
Operational Phase	Neutral	Imperceptible	Localised	Long-Term	Direct	Likely

8.1.16.3 Stormwater Infrastructure

As discussed in the **Alternatives Chapter (3)** of the **EIAR** and in the **Civils Report**, a number of storm water discharge options have been considered. A direct discharge to the sea has been ruled out due to its sensitive protected status. A SuDS system with greater at source water quality characteristics is considered to be a more sustainable method of storm water control on this site. The proposed storm drainage system has been designed taking on board the principles of Sustainable Drainage Systems (SuDS). SuDs endeavours to slow down runoff from developed sites, the ideal SuDS system will mimic existing green field runoff in terms to volume, rate of runoff and quality of the runoff. It is considered that without the implementation of mitigation measures, accidental spillage during construction has the potential to cause noticeable changes in the groundwater regime if groundwater is encountered, but without affecting its sensitivities. During construction the effects will be **negative, slight, localised, short-term, indirect** and **unlikely**.

It is considered that the effect of storm water drainage on hydrogeology and hydrology during the operation phase of the proposed development will be **negative, not significant, localised** and **long-term**.

Table 8-8 Effect 6: Stormwater Infrastructure and Discharge

Effect 6: Stormwater Discharge						
	Quality of Effect	Significance	Spatial Extent	Duration	Other Relevant Criteria	Likelihood
Construction Phase	Negative	Slight	Localised	Short term	indirect	likely
Operational Phase	Negative	Not Significant	Localised	long-term	indirect	Likely

8.1.17 Waste Management

In accordance with the waste hierarchy in Council Directive 98/2008/EC on waste and section 21A of the Waste Management Act 1996, as amended, waste management will be undertaken in order of priority, as follows:

(a)Prevention; (b)re-use; (c)Recycling; (d)Other recovery (including energy recovery); and (e) Disposal;

Waste generation is principally avoided through planning and management of activities and good housekeeping. The procurement of material inputs are generally in bulk. By bulk procurement, the generation of small-sized containers and packaging is largely avoided and thus minimises the generation of unnecessary waste requiring recycling or disposal.

In line with the Waste Hierarchy, wherever possible, packaging will be returned to originator for reuse ahead of recycling or disposal. Otherwise waste packaging will be segregated and stored on site in appropriate skips or bins and disposed of in accordance with waste management regulations. Skips will be clearly labelled for plastics, timber, steel and other waste materials to ensure segregation.

During the course of the project, a certain amount of waste will be produced. During construction phase anticipated wastes will include soil and subsoil, wastewater (as discussed in section 8.4.4) and general waste. All soils and sub soils generated from excavation works will be retained on site and reused in landscaping and localised earthworks where required.

Prior to demolition a survey will be completed to determine the presence of asbestos. If asbestos materials are found, then a licensed service provider will be contracted to safely remove it. The demolition activities will be minimal and will take place over 2 to 3 weeks during phase 1. The waste from this activity will take the form of residue of concrete, concrete blocks, steelwork etc. Much of the materials used in the previous restaurant, kitchen, bar and reception area of the derelict hotel structure has already been removed or decayed. From the hotel bedroom block the wastes will be concrete and concrete block walls, plaster of walls and maybe element of the concrete flat roof at existing roof level. This waste will be stored in the construction compound and collected and taken off site to be reused, recycled and disposed of in accordance with best practice procedures at an approved facility

Construction phase waste may consist of hardcore, concrete, spare steel reinforcement, shuttering timber and unused oil, diesel and building materials. This waste will be stored and segregated in the construction compound and collected and taken off site to be reused, recycled and disposed of in accordance with best practice procedures at an approved facility. Plastic waste will be taken for recycling by an approved contractor and disposed or recycled at an approved facility. Domestic type waste generated by contractors will be collected on site, stored in an enclosed skip at the construction compound and disposed of at a licensed landfill facility. Hazardous materials, such as fuels and lubricant oils, used during construction that require disposal will be disposed of in accordance with all applicable laws and regulations. During the construction phase, the effects on waste management are **negative, slight, localised, short term** and **Likely.**

During the operational phase, moderate amounts of visitor's and restaurant/bar domestic waste will be separated and stored in separated waste storage bin facilities will be provided at the service area adjacent to the kitchen on the eastern end of the hotel, and at other designated sites close to the other individual accommodation units and within the maintenance compound and removed to an appropriately authorised recycling or waste facility by a permitted waste hauling contractor. In the absence of mitigation, the effects of waste management during the operational phase are considered **negative, significant, localised, long-term and likely**.

Table 8-9 Effect 7: Waste

Effect 7: Waste						
	Quality of Effect	Significance	Spatial Extent	Duration	Other Relevant Criteria	Likelihood
Construction Phase	Negative	Slight	Localised	Short term	Direct	Likely
Operational Phase	negative	Significant	Localised	Long-term	Direct	Likely

8.1.18 Cumulative Effects

A search Kerry County Council's ePlan site of developments in the last five years, was carried out during the EIA process (March 2024) (see section 1.6.2.5.of EIAR Volume 2, Chapter 1). The search focused on the townlands common to the development area within 10km of the proposed development site. Recent planning applications that are pending a decision from the planning authority, which were accompanied by an EIAR, were also considered.

The majority of existing, permitted and proposed developments in the vicinity of the proposed development comprise alterations to existing tourism, residential and agricultural structures or construction of new facilities mostly for tourism accommodation and other facilities. Such small scale tourism development will not introduce cumulative effects on the material assets identified above. The potential cumulative effect on local waste water disposal facilities is avoided through the inclusion of a new WWTP as part of the proposed development.

8.5 Mitigation and Monitoring Measures

Mitigation measures have been outlined below to reduce or eliminate potential effects on the receiving environment.

8.1.19 Electrical Infrastructure

The Contractor will put measures in place to ensure that there are no interruptions to existing services and all services and utilities are maintained unless this has been agreed in advance with ESB Networks.

All works in the vicinity of ESB Networks infrastructure will be carried out in ongoing consultation with ESB networks and will be in compliance with any requirements or guidelines they may have including procedures to ensure safe working practices are implemented when working near live overhead/underground electrical lines.

Where new services are required, the Contractor will apply to ESB Networks for a connection permit where appropriate and will adhere to their requirements. Cables will be laid underground to avoid effects on roadside hedgerows and disturbance to nesting birds.

There is no anticipated effect upon the grid network outside of the infrastructure for the proposed development itself. No specific mitigation measures are proposed.

8.1.20 Aviation

The proposed development will not result in any significant effects on aviation navigation. No specific mitigation measures are proposed.

8.1.21 Telecommunications

In the event of interference to telecommunication services arising from the proposed development, the applicant will work with telecommunication providers to remedy any issues of interference to affected communication links. The design and construction of the required telecoms services infrastructure will be undertaken in accordance with the relevant guidelines and codes of practice. This will mitigate any potential effects during the operational phase of the development, with the exception of any routine maintenance of the site services.

8.1.22 Gas

There is no gas infrastructure in the vicinity of the proposed development. The proposed development will not result in any significant effects on gas capacity. No specific mitigation measures are proposed.

8.1.23 Water and Wastewater Infrastructure

8.1.23.1 Water Supply

There is an existing watermains within the footprint of the proposed development, which will need to be replaced and enlarged. Irish Water/Uisce Éireann has confirmed feasibility of supply subject to the proposed upgrades to the supply pipeline to be undertaken by the developer. The construction of the new water supply infrastructure will involve trench excavation and installation of infrastructure such as pipes, valves, hydrants, and manhole chambers.

Any such work will require a temporary shutdown of water supply. The presence of valves within the wider vicinity of the water supply network will allow for shutoffs of water supply to be localised. Any localised shut down of water supply will ensure that downtime in supply will be brief and will occur once or rarely. Users will be notified prior to any shutdown of water supply and consultation and agreements with Irish Water/Uisce Éireann will also be required.

Excavations not carried out with best practice measures outlined in the CEMP would potentially cause negative effect to the water quality of the water supply to end users. The appointed contractor will be obliged to conduct the works in accordance with all relevant local authority and Irish Water/Uisce Éireann requirements. Appropriate construction method statements should be prepared and implemented by the appointed contractor. Hydrocarbons or any liquids that could adversely affect the water supply network will be bunded. Good construction practice and the implementation of all measures outlined in the CEMP, will effectively reduce the potential for impacts. Effects are therefore unlikely to occur.

The water supply services will be put in place in phase 1 of construction. During construction the existing water connection will be kept live until day of the changeover minimising any disruptions to a couple of hours. Works will be scheduled outside of peak holiday period and coordinated with local residents and Irish Water, and notifications to neighboring holiday homes will be made prior to any disruptions. Once phase 1 of the proposed development is complete, the water supply network will be vested to Irish Water who will have responsibility for operation and maintenance of the water supply. It is considered that without the implementation of mitigation measures, accidental spillage during construction of the proposed development has the potential to cause noticeable changes in the hydrological regime if affected, but without significant consequences, the effects with mitigation are negative, not significant, localised, short-term, indirect, and unlikely.

The proposed water supply system will incorporate water meters at all points of connection to the public watermain network and will facilitate ongoing monitoring of demand.

8.1.23.2 Foul Water Infrastructure

Effluent generated on site from the contractors sanitary facilities will be discharged to a holding tank and removed off site to a licensed removal contractor. Any temporary construction discharge utilising the newly developed WWTP after the first phase of construction will be in agreement with the property owners and developers. All

necessary health and safety measures will be undertaken to ensure the safety and welfare of construction personnel, the public and road users during construction of the foul infrastructure.

During operation, the new WWTP on site will avoid any additional pressure on the existing foul water network and facilities and the proposed plant will treat the water to the required standards.

Once phase 1 of the proposed development is complete, the foul water discharge will remain the responsibility of the developer and will be operated and serviced by a qualified contractor. Mitigation measures proposed in EIAR chapters (numbers 4, 5, and 7) will endure that potential negative effects on the human and bio-physical environment are avoided and minimized.

No mitigation measures are required to avoid or minimize potential effects on the existing waste-water infrastructure.

8.1.23.3 Stormwater discharge

The private wastewater treatment works and network, as well as the stormwater drainage network for the development site, will be maintained by the developers' maintenance company. Any issues going forward will therefore be addressed and mitigated.

8.1.24 Waste Management

Waste will be managed in accordance with the waste hierarchy in Council Directive 98/2008/EC on waste and section 21A of the Waste Management Act 1996, as amended, as follows: (a)Prevention; (b)re-use; (c)Recycling; (d)Other recovery (including energy recovery); and (e) Disposal;

All waste for offsite treatment/disposal is to be stored temporarily in appropriate dedicated storage areas. The areas in which wastes are stored on site are segregated to prevent material and contaminated surface water runoff entering local surface water drains.

All chemical, hydrocarbon or other controlled wastes will be stored in designated areas in appropriate approved containers within bunds or on spill pallets, as required.

All waste to be removed from site will be undertaken by authorised waste contractors and transported to an authorised facility in accordance with best practice.

8.6 Residual Effects

Residual effects section outlines the degree of environmental change that will occur after the proposed mitigation measures have taken effect. (Refer to Table 8-10 below)

Table 8-10 Residual Effects

Impact	Effect (Pre-Mitigation)	Mitigation Measures	Residual Effect (Post-Mitigation)
Construction Phase			
Electrical Infrastructure	Negative, not significant, localised, brief/rare, direct and likely	Refer to section 8.5.1.	Negative, imperceptible, localised, brief/rare, direct and likely
Aviation	Neutral, imperceptible, localised, short-term, indirect, likely	No mitigation proposed	No effects
Telecommunications	Negative, imperceptible, localised, brief periods over short term, direct and likely.	Refer to section 8.5.3	imperceptible or no effect
Gas	No Effects	No Mitigation Measures Required	No Effects
Water and Wastewater Infrastructure: Quality of water supplied	Negative, slight, localised, brief/once to rarely, direct, likely	Refer to Section 8.5.5.1	Neutral, Imperceptible, Localised, brief/rare and Likely.
Water and Wastewater Infrastructure: Water Supply	Neutral, imperceptible, localised, short-term, direct, likely	Refer to Section 8.5.5.1	Neutral, Imperceptible, Localised brief/rare and Likely.
Water and Wastewater Infrastructure: Foul Water Infrastructure	Neutral, imperceptible, localised, short-term, indirect, and likely	Refer to Section 8.5.5.2	Neutral, Imperceptible, Localised, Short-term and Likely.
Water and Wastewater Infrastructure: Stormwater Infrastructure and Discharge	Negative, slight, localised, short-term, indirect and likely	Refer to Section 8.5.5.3	Neutral, Imperceptible, Localised, Short-term and Likely.
Waste Management	Negative, slight, localised, short-term, direct and likely	Refer to Section 8.5.6	Neutral, Imperceptible, Localised, Short-term and Likely.
Operational Phase			
Electrical Infrastructure	Neutral, imperceptible, localised, permanent, indirect, and likely	No mitigation measures required	No effects
Aviation	Neutral, imperceptible, localised, permanent, indirect, likely	No Mitigation Measures Required	No effects
Telecommunications	Positive, imperceptible, region, permanent, cumulative, & likely	No Mitigation Measures proposed	Neutral, imperceptible

Impact	Effect (Pre-Mitigation)	Mitigation Measures	Residual Effect (Post-Mitigation)
Gas	No Effects	No Mitigation Measures Required	No Effects
Water and Wastewater Infrastructure : Water Supply	Neutral, imperceptible, localised, long-term, direct, likely	Refer to Section 8.5.5.1	Negative, not significant, localised, short-term, indirect and unlikely.
Water and Wastewater Infrastructure : Neighbour's water connections	Neutral, Imperceptible, localised, long-term, direct and likely.	Refer to Section 8.5.5.2	Neutral, Imperceptible, localised, long-term, direct and likely.
Water and Wastewater Infrastructure : Foul water discharge	Neutral, imperceptible, localised, long-term, direct, likely	Refer to Section 8.5.5.2	Neutral, Imperceptible, Localised, Short-term and Likely.
Water and Wastewater Infrastructure : Stormwater discharge	negative, not significant, localised, indirect and long-term	Refer to Section 8.5.5.3	Neutral, Imperceptible, Localised, Short-term and Likely.
Waste Management	negative, significant, long-term, direct and likely	Refer to Section 8.5.6	Neutral, Imperceptible, Localised, Short-term and Likely.

8.7 Conclusion

The Material Assets assessment has been carried out in line with all relevant guidelines. There is no evidence to suggest that the proposed development will have significant negative effects on material assets in the area.

The operational holiday park will not cause any damage and does not pose any polluting or hazardous threat that will result in the devaluation or damage to valued material assets of the region.

8.8 References

Department of Housing, Planning and Local Government (2018). Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.

Environmental Protection Agency (EPA) (2002). Guidelines on the Information to be contained in Environmental Impact Assessment Reports.

EPA (2003). Advice Note on Current Practice in the Preparation of Environmental Impact Statements.

EPA (2015). Draft Advice Notes for Preparing Environmental Impact Statements.

EPA (2022). Guidelines on the Information to be contained in Environmental Impact Assessment Reports.

European Union (2017). Environmental Impact Assessment of Projects: Guidance on Scoping.