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Appendix 1-3

Project Details Document Sent to all Consultees in June 2023

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PRELIMINARY PROJECT DETAILS

**Proposed Rínn Rua Hotel and Leisure Park
Co. Kerry**

John and Siobhán Breen

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1. Introduction

John and Siobhán Breen (the Applicant) intend to submit a planning application to renovate the derelict Hotel and develop a Leisure Park on lands adjacent to Reenroe beach in Co. Kerry, (see figures 3-1 and 3.2 for site location maps). MWP has been commissioned by the Applicant to undertake the engineering design, to prepare an Environmental Impact Assessment Report (EIAR) and prepare a planning application for the proposed tourism development. The ambition is to restore and expand the tourist offering in the area and create a sustainable tourism development that benefits the environment, economy and cultural heritage of the local and wider region.

A planning application will be made to the Kerry County Council (KCC). Pre-application stage consultations with KCC have already commenced.

The initial design process and environmental baseline assessments have also commenced. The environmental baseline context and sensitivities of the study area are being taken into account in designing the proposed development to ensure the least environmental impact.

This document provides preliminary details on the proposed tourism project and has been prepared for stakeholder consultation as part of the Environmental Impact Assessment (EIA) process.

The planning application and EIAR documents will be available on the Kerry County Council's planning applications webpage once the planning application is submitted (see <https://www.kerrycoco.ie/planning/online-planning-enquiry/>).

2. Developer/ Applicant Details

The applicant for the proposed development is John and Siobhan Breen. John Breen, is an experienced and knowledgeable local operator and runs Banna Beach Resort in North Kerry.

3. Location Details

The subject site is located on the Iveragh Peninsula, between the coastal towns of Waterville (Tier 3 settlement) and Ballinskelligs (Tier 4 settlement), on the coast of Ballinskelligs Bay, in the Uíbh Ráthaigh Gaeltacht. The site is part of the popular Wild Atlantic Way and ring of Skellig tourist routes. Reenroe Beach is a noted stop along these routes.

The proposed development site (Refer to Figure 3-1) is approximately 16 ha and encompasses:

- a large derelict hotel, a two story house,
- the access road to Reenroe beach,
- the Reenroe Cliff Walk, and
- agricultural land.

The site abuts the R567 to the north and Reenroe beach to the south. The Dungeagan to Reenroe Walking Loop and the Emlagh Loop Ballinskelligs pass through the site. There are agricultural fields surrounding the site to the north, east and west.



Figure 3-1: Proposed Development Site

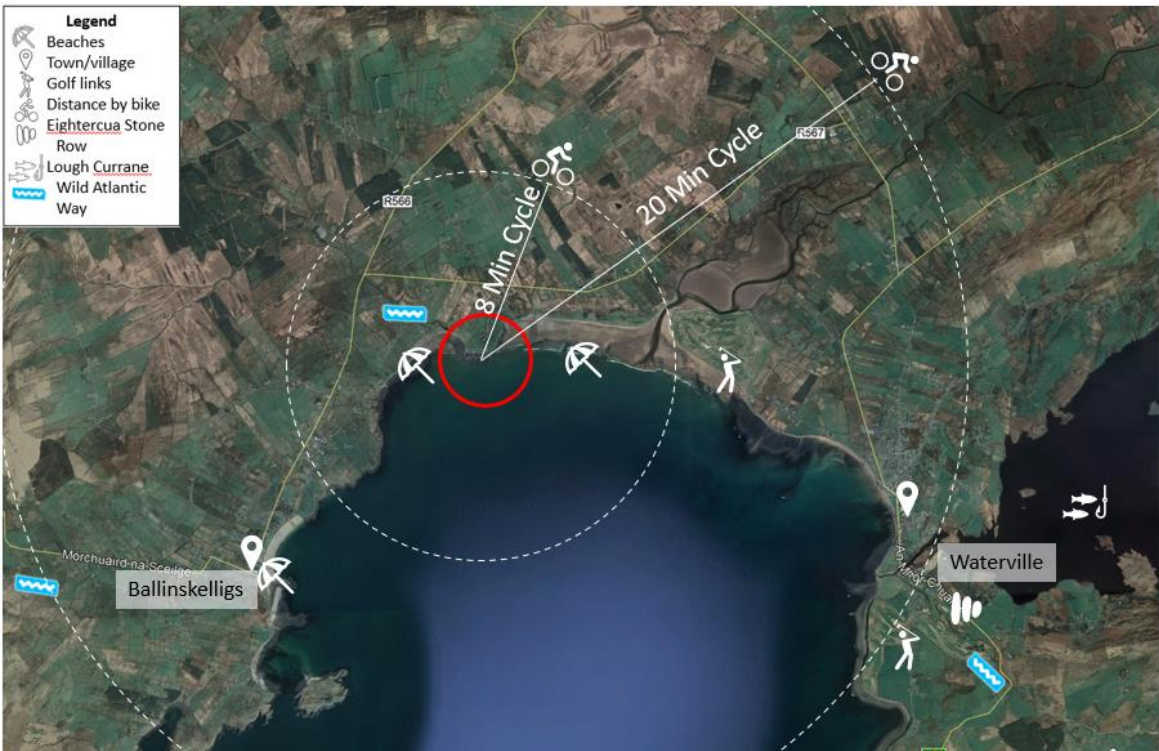


Figure 3-2: Site Context

The now derelict hotel was built in the late 1960's by Billy Huggards from Waterville. It originally offered amenities such as Sand Yachting, Horse Riding, Surfing, Beach Sulkies, an Outdoor Swimming Pool, Indoor swimming Pool, Standing Stones, Beehive Huts, Games Rooms, and Snooker Tables. The hotel also had an Air strip. Its fortunes declined in the early 70's and was last open for business in the early 1990's but has been closed since. Figure 3-3 provides a photograph of the current state of the derelict hotel.



Figure 3-3: Photograph of Derelict Hotel on the proposed development site.



Figure 3-4: Rooftop view from Derelict Hotel Building looking towards Reenroe Beach and Waterville.

There are a number of previous planning applications associated with the site and these have been included below for information:

Table 3-1: Site Planning History

Planning Ref:	Applicant Name:	Permission Type:	Decision:
063543	ECCLESTON INTERNATIONAL LTD	Permission for a hotel (12,914 sqm) comprising 120 bedroom suites in 2 no. Two storey wings, two storey height conference/function rooms together with lounge, bar and ancillary facilities, 3 no. Small conference rooms, retail unit, reception foyer, staff and kitchen facilities restaurant all around central courtyard spa with treatment rooms and pool leisure centre with swimming pool, gymnasium, changing rooms and ancillary areas, plant and storage areas at ground and roof levels. Car parking for 336 cars and 5 coach. Demolition of existing buildings waste treatment plant, hard and soft landscaping, 2 no. Tennis courts, playground and kickabout including road and road widening from the entrance road from r567 to hotel site entrance and beach. A new entrance and signage at the hotel site all on a site of 13.86 Ha	Conditional: 24/01/2007 - Granted at Appeal: 9/11/2007
041459	ECCLESTON INTERNATIONAL LTD	Construct hotel, consisting of 106 bedroom suites in 3 no. Two-storey wings, two storey height conference/function rooms together with lounge, bar and ancillary facilities, 3 no. Small conference rooms, retail unit, reception foyer, staff and kitchen facilities etc. And to demolish existing buildings, waste treatment plan, hard and soft landscaping, 2 no. Tennis courts, playground and kickabout and road widening from entrance road to hotel site entrance	Conditional: 06/09/2004 - Refused at appeal: 11/08/2005
012024	BARIAN LTD	To demolish the existing Waterville Beach Hotel and to construct 1 and 2 storey cottage/hotel , to include shop bar, swimming pool, reception area, health and fitness centre. A 9 hole golf course with parking for 40 cars.	Refused - 05/11/2001
92673	KERRY PARK GOLF & COUNTRY CLUB LTD.	Erect 72 cottages, hotel, golf course, and restaurant	Conditional - 06/08/1992

4. Project Components

Permission is being sought to renovate the existing derelict beach hotel at Reenroe (see figure 3-3) to develop the following facilities in the Hotel building:

- 6 no. self-catering studio apartments,
- 3 no. one bed self-catering apartment,
- 15 no two beds self-catering apartments,
- A bar 137sqm,
- Dining Room 231sqm and
- Restaurant 382sqm.

The rest of the proposed Leisure Park will include the construction of:

- 6 no. Hobbit Huts,
- 20 no. Glamping Pods,
- 25 no. Holiday Homes,
- 144 no. Mobile Homes,
- 20 no. Campervan Stands,
- 0.8ha Tent Camping Area,
- Washroom,
- Maintenance Building 600sqm,
- Leisure Complex 700sqm,
- Surf Shop/Café 305sqm,
- Natural Play Area,
- Central Park Area,
- 130no. Car Parking Spaces, including coach parking,
- 125no. bicycle spaces,
- EV Charging Point and the
- Renovation of an onsite derelict residential building.
- Internal roads,
- footpaths,
- waste storage areas,
- improvements to the access road from the R567,
- creation of lay-bys every 60m along access road,
- upgrades to facilities at Reenroe Beach including improved access, public walks and parking,
- new private access road to two neighbouring dwellings to the southwest of the development site,
- new wastewater treatment system with clear water pump station and UV system,
- method statement for biodiversity enhancement of the Ballinskelligs Bay and Inny Estuary SAC,
- drainage, water services,
- landscaping and
- all associated ancillary site works.

The proposed Hotel and Leisure Park will occupy approximately a third (16ha) of the 47ha of land owned by the developers (see figure 4-1). The proposed development will be located on the west side of the access road (see Figure 3.1). The only component of the project which will be located on the east side of the beach road is the Waste Water Treatment Plant. It is proposed to engage in habitat management/enhancement for the purposes

of biodiversity gain in the lands owned by the developer on the east side of the access road and west of the An Rínn Rua stream. There is an opportunity to expand the habitat management area subject to receiving planning permission for the proposal. This land is outside but adjoins the Ballinskelligs Bay and Inny Estuary SAC and Proposed Natural Heritage Area. An Appropriate Assessment will be undertaken to assess the potential impacts on the SAC.



Figure 4-1: Blue line boundary of the land owned by the An Rínn Rua Developers.

5. Preliminary Layout






Figure 5-1 provides the proposed layout for the Hotel and Leisure Park development. The process of refining the layout and design is expected to be an iterative one that will form part of the Environmental Impact Assessment process with the objective of avoiding or minimising the potential environmental impacts. Adjustments to the project design may occur due to social, environmental, or engineering issues.



DESIGN CONCEPT

The design for An Rínn Rua – Hotel and Leisure Park draws inspiration from the local field pattern which is distinctive in the Ballinskelligs area. New tree and hedge planting along field boundaries establishes a green infrastructure network that divides the site into smaller, clearly defined spaces, provides habitat connectivity and supports visual integration into the surrounding landscape.

KEY ELEMENTS

- 
Native hedgerow
 Maximise retention of existing hedgerows and provision of new planting measures to enhance the biodiversity potential of the site; locally hedgerows on low berms
- 
Natural play
 Play area comprising of natural materials like grass mounds, rocks, logs etc. to encourage interactive play; promotion of a child-centred approach that enables children of all ages to move freely and safely
- 
Circulation route and connecting paths
 Prioritisation of pedestrian/cyclist movement through walking loops and paths that connect to beaches and cliff walk with panoramic views along legible routes
- 
Central amenity space
 Multi-functional and safe open space in central location with amenity grass, walking paths, kickabout space, resting points etc. with access for all
- 
Pollinator friendly planting
 Plant selection in line with the All-Ireland Pollinator Plan to provide pollen all year long



Indicative section through mobile home plots (not to scale)

Figure 5-1: Proposed layout of the An Rínn Rua Hotel and Leisure Park Consultations

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6. Consultation

Pre-planning consultation with the Kerry County Council have commenced and consultation with relevant stakeholders will also be completed to inform the scope of the EIAR studies. Consultation will be conducted through letter and email for information sharing and phone calls and meetings where relevant. This Project Description Report will be provided when liaising with the Planning Authority and other stakeholders on the proposed development.

Public consultation has commenced with an initial letter drop in the area of the proposed development. Community events will be held as the project progresses and community participation will be welcomed throughout the process. A public information event will be held on the 8th June 2023 at Ballinskelligs Community Centre.

7. Environmental Impact Assessment

The EIAR will be prepared in accordance with Schedule 6 of the Planning and Development Regulations 2001, as amended, which sets out the contents of an EIAR. In addition, the contents of Directive 2014/52/EU will also be included in the preparation of this EIAR.

The EIAR will be based on the data gathered during the baseline assessment process. It will apply accepted methodologies in determining if effects will be significant and recommends mitigation measures to avoid or reduce effects where possible.

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 effects associated with implementation of the proposed development;
- determine whether the identified effects could be significant;
- propose preventative or mitigation measures for potential effects, as required, where feasible.

The methodology recommended in the following Guidelines will be followed:

- EPA publication 'Guidelines on Information to be contained in environmental impact statements', 2022
- The Department of Housing, Planning and Local Government Draft Revised Wind Energy Development Guidelines 2019,
- Environmental Impact Assessment of Projects – Guidance on Scoping (EC, 2018)
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (DoHPLG, 2018).

The EIAR Report is a legal document and will have regard to the following legislation:

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- The Planning and Development Act 2000 (as amended);
- The Planning and Development Regulations 2001 (as amended);
- EIA Regulations 1989 (SI No. 349 of 1989);
- EIA (Amendment) Regulations (SI No. 93 of 1999);
- EIA (Planning and Development Act, 2000) Regulations 2012 (SI No. 419 of 2012);
- EU Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (2011 EIA Directive);
- EU EIA Directive 2014/52/EU on the assessment of the effects of certain public and private projects on the environment (2014 EIA Directive);
- EU (Planning and Development)(Environmental Impact Assessment) Regulations 2018 (SI No. 216 of 2018).

Preliminary environmental appraisal and project feasibility will involve desk-top studies, review of available data for the general area of the site, site visits and field surveys. The EIAR will include the following chapters:

1. Introduction
2. Project Description
3. Alternatives
4. Population and Human Health
5. Biodiversity (including aquatic ecology)
6. Soils, Geology, Geotechnics and Ground Stability
7. Hydrology, Hydrogeology, and water quality
8. Material Assets, Transport, Aviation and Telecommunications
9. Archaeological, Architectural and Cultural Heritage
10. Noise and Vibration
11. Air Quality and Climate
12. Landscape and Visual
13. Interaction of Effects
14. Schedule of Environmental Mitigation Measures

Each specialist impact assessment chapter will include a methodology, scoping, baseline assessments, impact assessment of the construction, operation and decommissioning phases, mitigation, any design changes to reduce or remove impacts, residual impacts and cumulative effects.

8. Views /Comments/Feedback

It is recognised that consultation early and often is a critical component of the EIA process, and we therefore value your input with regard to any issues or concerns that you may have in relation to wind energy development in this area.

We would appreciate a response at your earliest convenience upon receipt of this correspondence to allow us to consider any feedback. Comments to the proposed wind farm development are invited from all interested parties and can be forwarded to:

Maura Talbot

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email: mwp.environmental@mwp.ie