

## **Appendix 1-4**

### **Responses from Statutory and Non-Statutory Consultees**

RECEIVED: 24/05/2024

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RECEIVED: 24/05/2024

## 1. Response from Development Applications Unit

RECEIVED: 24/05/2023

From: Housing Manager DAU <Manager.DAU@npws.gov.ie>

Sent: Wednesday, June 7, 2023 10:57 AM

To: Maura Talbot <maura.talbot@mwp.ie>

Subject: DAU Ref: G Pre00116/2023 RE: Proposed Rinn Rua Hotel and Leisure Park – Pre-Application Consultation

Our Ref: G Pre00116/2023 (Please quote in all related correspondence)

A Chara

I acknowledge receipt of your recent consultation.

Please note that the Development Applications Unit (DAU) is the co-ordinating unit for the Department of Housing, Local Government and Heritage, co-ordinating responses/submission from National Parks and Wildlife Service, National Monuments Service, the Underwater Archaeology Unit and Architectural Heritage.

All Correspondence in relation to preplanning consultations is to be issued to Development Applications Unit.

In the event of observations, you will receive a co-ordinated heritage-related response by email from the Development Applications Unit (DAU).

The normal target turnaround for pre-planning and other general consultations is six weeks from date of receipt. In relation to general consultations from public bodies under the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 to 2011, the Department endeavours to meet deadline dates, where requested.

If you have not heard from DAU and wish to receive an update, please email [manager.dau@npws.gov.ie](mailto:manager.dau@npws.gov.ie).

Kind Regards

Sinéad

—  
**Sinéad O' Brien**  
Executive Officer

—  
**Aonad na nIarratas ar Fhorbairt**  
*Development Applications Unit*  
**Oifigí an Rialtais**  
*Government Offices*  
**Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman Y35 AP90**

Newtown Road, Wexford, County Wexford Y35 AP90

**Maura Talbot**

---

**From:** Housing Manager DAU <Manager.DAU@npws.gov.ie>  
**Sent:** Thursday 27 July 2023 08:53  
**To:** MWP Environmental  
**Subject:** Our Ref: G Pre001162023 Your Ref: Rinn Rua Hotel and Leisure Park - 21513  
**Attachments:** G Pre001162023.pdf

RECEIVED: 27/05/2024

**CAUTION:** This email originated from outside MWP. Do not click links or open attachments unless you recognize the sender and know the content is safe.

A Chara,

Attached please find the nature conservation observations/recommendations of the Department in relation to the aforementioned Preplanning consultation.

Can you please confirm receipt of same?

Kind Regards,  
Sinéad

—  
**Sinéad O' Brien**  
Executive Officer

—  
**Aonad na nIarratas ar Fhorbairt**  
*Development Applications Unit*  
**Oifigí an Rialtais**  
*Government Offices*  
Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman Y35 AP90  
Newtown Road, Wexford, County Wexford Y35 AP90  
—

An Roinn Tithíochta,  
Rialtais Áitiúil agus Oidhreacht  
Department of Housing,  
Local Government and Heritage

RECEIVED: 24/05/2024



Your Ref: Rinn Rua Hotel and Leisure Park - 21513  
Our Ref: **G Pre001162023**  
(Please quote in all related correspondence)

27 July 2023

MWP  
Park House  
Bessboro Road  
Blackrock  
Cork  
T12 K251

Via email: [mwp.environmental@mwp.ie](mailto:mwp.environmental@mwp.ie)

**Re: Preplanning consultation in relation to EIAR Scoping for proposed Rinn Rua Hotel and Leisure Park which is adjacent to Rinn Ruan beach, County Kerry, approximately 4.7km northwest of Waterville Town and 3.3km east of Ballinskelligs village.**

A Chara

I refer to correspondence received in connection with the above.

Outlined below are nature conservation observations/recommendations of the Department.

The Department has visited the site and has reviewed the Preliminary Project Details, which provide an overview of the proposed development. The site comprises Dry Calcareous and Neutral Grassland GS1, grading into Wet Grassland GS4 in places, with some areas of Reed and Large Sedge Swamp FS1. The derelict buildings on site are of Low to Medium potential for roosting bats and are also of value for nesting birds such as swallows.

The site lies partly within the Ballinskelligs Bay and Inny Estuary Special Area of Conservation (SAC) (Site Code: 000335). However, there is no proposal for development in any of the land in the SAC. The eastern half of the site, which is partly within the SAC, is proposed as a 'Habitat Enhancement Area'.

The Ballinskelligs Bay and Inny Estuary SAC (Site Code: 000335) is designated for Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) [1330], Mediterranean salt meadows (*Juncetalia maritimi*) [1410] and *Petalophyllum ralfsii* (Petalwort) [1395].

None of the Qualifying Interest (QI) habitats are mapped within the boundary of the site for the proposed development. The Petalwort is mapped near enough to the boundary, but it is a good distance away from the actual footprint of the works.

**Aonad na nIarratas ar Fhorbairt, Oifigi an Rialtais**, Bóthair an Bhaile Nua, Loch Garman, Y35 AP90  
Development Applications Unit, Government Offices, Newtown Road, Wexford, Y35 AP90  
[manager.dau@npws.gov.ie](mailto:manager.dau@npws.gov.ie)  
[www.gov.ie/housing](http://www.gov.ie/housing)

RECEIVED: 24/05/2024



A small number of Grey Seals haul out on the beach in Ballinskelligs, but these are not a QI of the SAC.

The grassland on site is not very species rich, but it would be of value for pollinators. The site would benefit from a management plan to enhance its ecological value.

It is recommended that the following surveys are carried out:

- Habitats/Botanical (terrestrial and aquatic)
- Bats
- Other mammals
- Birds (breeding and wintering)
- Invertebrates (terrestrial and aquatic)

The Department would also like to be involved in the development of the management plan for the Ecological Enhancement Area.

The above observations/recommendations are based on the papers submitted to this Department on a pre-planning basis and are made without prejudice to any observations that the Minister may make in the context of any consultation arising on foot of any development application referred to the Minister, by the planning authority, in his role as statutory consultee under the Planning and Development Act, 2000, as amended.

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

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

Is mise, le meas

A handwritten signature in blue ink, which appears to read 'Sinéad O'Brien', is written over a horizontal line.

Sinéad O' Brien  
Development Applications Unit  
Administration

## 2. Response from Kerry County Fire & Rescue Service.

RECEIVED: 24/05/2024

Begin forwarded message:

From: Tim Kelleher <tim.kelleher@kerrycoco.ie>

Date: 6 December 2023 at 16:21:03 GMT

To: Mike O'Shea <mike.o'shea@mwp.ie>

Cc: Tim Kelleher <tim.kelleher@kerrycoco.ie>

Subject: RE: Reenrue Development Ballinskelligs -Fire Hydrant Requirements

Michael,

Notes from our discussion this afternoon:

1. To check the adequacy of the vehicular and pedestrian routes on both the main roadway and on the internal roadways of the development site so that they provide adequate width and safeguard fire appliance access to/from and means of escape for persons away from the various premises.
2. Note that any material alterations at the derelict hotel premise and new works and extensions etc. may require an appropriate application for a Fire Safety Certificate and Disability Access Certificate.
3. Replace 50mm UPVC with 665m of 150mm PE piping is being proposed.
4. The two fire hydrants that appear to be situated on or nearby to parking spaces near to where the derelict hotel is located are to be repositioned onto accessible areas, e.g. roadway and/or footpaths and/or maintained grassed areas so that they would be accessible to fire fighters to provide fire fighting water supplies. Note that on relocation that these fire hydrants and any others serving the proposed hotel redevelopment should be located at a distance from the building of not less than 6m or more than 46 m (See paragraph 5.1.7 of TGD: B Fire Safety and Diagram 30).
5. To examine the volume of the hotel building, and to determine vehicle access arrangements and fire-fighting water supply for same. Note that different categories of vehicle access may be relevant per Paragraphs 5.2 and Table 5.1 of TGD: B Fire Safety.

Note that this may require a ring road suitable for High Reach appliance access to be provided around the hotel building.

6. Recommend to provide additional fire hydrants to all sides of the hotel building so as to allow ready access to fire fighting water supplies.

Note also that these other hydrants around the building may need to be provided on a ring main as appropriate.

7. Depending on the height and volume and floor area of the building please note that rearrangements of the hard-standings and access routes for fire appliance vehicles may be required, please take note of Diagram 32 Fire appliance (high reach) access to buildings Par. 5.2.4 of TGD: B Fire Safety.
8. An additional Fire Hydrant may be necessary to be provided to serve the existing two dwelling houses that are located to the west of the hotel building.
9. An additional Fire Hydrant may be necessary to be provided to serve the various mobile homes that are located in the vicinity of where there is a 'Utility Pole' marked on the drawings.

10. To consider that an additional Fire Hydrant may be necessary to be provided along the main access route at the top of the site between the various Fire Hydrants.
11. Also at the other main junction/approach road to the sites to provide another fire hydrant there.
12. Also another two number of Fire Hydrants are seemingly required on the main road on the bottom of the site access road serving the various mobile homes there along the roadway that is left of the Rainwater Storage area. May also need to move the Fire Hydrant from where it is presently located by the Utility Pole back to the roadway, etc.
13. Suggest to modify the arrangements of the various Fire Hydrants along the roadway to be better arranged for convenience to the main access roadways.
14. To consider whether Fire Water Retention is to be considered at an appropriate location to the site in a suitable area.
15. Also to consider the potential need for a Fire Hydrant to be provided at the main road junction at the T-junction to the site entrance.
16. Also at the Beach Head entrance for general emergency purposes and future development purposes down the line in the future for possible development.

Kind Regards,

Timothy Kelleher, ACFO,

Kerr Fire & Rescue Service.



### 3. Response from Kerry County Council Environmental Officer

**Maura Talbot**

**From:** Michael Boyce <mboyce@kerrycoco.ie>  
**Sent:** Wednesday 16 August 2023 09:03  
**To:** Maura Talbot  
**Cc:** Aine Ryan; Caoimhe O'Connor  
**Subject:** RE: Rinn Rua Hotel and Leisure Park

**CAUTION:** This email originated from outside MWP. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Maura,  
Yes, that's a good summary of the points I raised.  
Regards,  
Mick

**From:** Maura Talbot <maura.talbot@mwp.ie>  
**Sent:** Wednesday 16 August 2023 08:47  
**To:** Michael Boyce <mboyce@kerrycoco.ie>  
**Cc:** Aine Ryan <Aine.Ryan@mwp.ie>; Caoimhe O'Connor <Caoimhe.o'connor@mwp.ie>  
**Subject:** Rinn Rua Hotel and Leisure Park

**[CAUTION FROM KERRY COUNTY COUNCIL I.T. DEPARTMENT: EXTERNAL SENDER]** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Mick

Thank you for the call yesterday and your feedback on the proposed Rinn Rua Hotel and Leisure Park development. For the record you flagged the following concerns or pointers:

- Given the proposal to demolish parts of and renovate the old hotel – an asbestos survey of the facilities should be undertaken
- Related to the demolition – there is a need for a waste management plan
- You raised a concern about the scale of the development and the potential waste water issues related to it. You asked for all the details of the WWTP and discharge from this to be detailed in the EIAR and planning docs. If there is to be discharge to ground there would need to be a thorough site assessment (as the conditions do not look very suitable).
- Other environmental issues that would need to be assessed and managed would be the noise impact on neighbours and the traffic issues.

I trust I have captured the issues you raised but pls confirm.

Regards  
Maura

Maura Talbot  
Senior Environmental Consultant  
e [maura.talbot@mwp.ie](mailto:maura.talbot@mwp.ie) m +353 87 382 0612  
t +353 (0)21 453 6267 w [www.mwp.ie](http://www.mwp.ie)

MWP, Park House, Bessboro Road,  
Blackrock, Cork, T12 X251, Ireland

MWP

## 4. Response from Kerry County Council Tourism Officer

**Maura Talbot**

**From:** Tourism Office <tourismoffice@kerrycoco.ie>  
**Sent:** Monday 12 June 2023 11:17  
**To:** MWP Environmental  
**Subject:** Tourism KCC RE: Proposed Rinn Rua Hotel and Leisure Park – Pre-Application Consultation

RECEIVED: 24/05/2024

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Maura,

Thank you for your email.

I understand the application is progressing through the KCC Planning process and feedback will be provided.

You may wish to link with Fáilte Ireland also. Please see contact details below.

Danielle Favier, Project Officer for the Skellig Coast, should be able to assist you Email: [Danielle.Favier@failteireland.ie](mailto:Danielle.Favier@failteireland.ie)

The following resources may also be of interest to you.

<http://docstore.kerrycoco.ie/KCCWebsite/Tourism/TourismStrategy.pdf> and West Iveragh Local Area Plan <http://docstore.kerrycoco.ie/KCCWebsite/planning/lap/westiveragh/plan.pdf>

Kind regards,

Patricia Greaney

**Administrative Officer**

Economic Development & Tourism Unit  
Kerry County Council  
County Buildings, Rathass, Tralee V92 H7VT

**T: +353 (0)66 7183623 | M: 087 3707736**

**E: [patricia.greaney@kerrycoco.ie](mailto:patricia.greaney@kerrycoco.ie)**

Cé gur féidir liom ríomhphoist a léamh agus a sheoladh lasmuigh de ghnáthuaireanta oibre, nílim ag súil le freagra ná gníomh uaitse lasmuigh de d'uaireanta oibre féin.

While I may read and send emails outside normal working hours I do not expect a response or action outside your own working hours.

## 5. Response from Kerry County Council Archaeology Officer

**Maura Talbot**

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**From:** MWP Environmental  
**Sent:** Thursday 8 June 2023 12:02  
**To:** Maura Talbot  
**Subject:** KCC Archaeologist - FW: Proposed Rinn Rua Hotel and Leisure Park – Pre-Application Consultation

---

**From:** Michael Connolly <mconnolly@kerrycoco.ie>  
**Sent:** Thursday, June 8, 2023 10:20 AM  
**To:** MWP Environmental <mwp.environmental@mwp.ie>  
**Subject:** RE: Proposed Rinn Rua Hotel and Leisure Park – Pre-Application Consultation

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Maura,

A detailed archaeological assessment of the proposed development site will be required and, given the scale of the site, should include pre-development archaeological testing or geophysical survey followed by testing as part of the assessment. The assessment should consult the usual sources – early mapping, Record of Monuments & Places/Sites & Monuments Record, NMI artefact files, KCM artefact files, aerial photography, published surveys etc.

Regards  
Michael Connolly,  
County Archaeologist

## 6. Response from The Department of Environment, Climate and Communications

From: Planning Notifications <PlanningNotifications@DECC.gov.ie>  
Sent: Thursday, June 8, 2023 9:38 AM  
To: MWP Environmental <mwp.environmental@mwp.ie>  
Subject: Auto-Reply

We acknowledge receipt of your email.

The Planning Advisory Division acts on behalf of the Department of the Environment, Climate and Communications with respect to its function as a statutory consultee within the planning system.

The Department provides observations in relation to County Development Plans, Local Area Plans and Strategic Environmental Assessments.

The Department does not provide observations for individual projects and developments.

As such, the Department will not provide observations on individual planning applications, Environmental Impact Assessments or any notification relating to an individual development.

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## 7. Response from The Office of Communications and Corporate Services, Wexford

A Chara,

Your correspondence on 08/06/2023 has been forwarded for attention. Tá do chomhfhreagras ó 08/06/2023  
seolta ar aghaidh le haghaidh aird.

Le gach dea-ghuí,

RECEIVED: 24/05/2024

## 8. Response from EPA

**Maura Talbot**

**From:** Wexford Receptionist <REC\_WEX@epa.ie>  
**Sent:** Thursday 8 June 2023 12:01  
**To:** MWP Environmental  
**Subject:** EPA response - RE: Proposed Rinn Rua Hotel and Leisure Park – Pre-Application Consultation

RECEIVED: 24/05/2024

**CAUTION:** This email originated from outside MWP. Do not click links or open attachments unless you recognize the sender and know the content is safe.

A Chara,

Your correspondence on 08/06/2023 has been forwarded for attention. Tá do chomhfhreagras ó 08/06/2023 seolta ar aghaidh le haghaidh aird.

Le gach dea-ghuí,

**Meghann Bennett**

Duty Receptionist | Organisational Services Team  
Office of Communications and Corporate Services, Wexford  
Fáilteoir ar Dualgas | Foireann Seirbhísí Eagraíochtúla  
An Oifig Cumarsáide agus Seirbhísí Corparáideacha, Loch Garman



053-9160600 (Direct dial)

[info@epa.ie](mailto:info@epa.ie)

[www.epa.ie](http://www.epa.ie)



## 9. Response from The ESB

From: O'Brien. Keith (Engineering and Major Projects) <keith.obrien@esb.ie>

Sent: Tuesday 14 November 2023 14:39

To: MWP Environmental

Subject: Rinn Rua Hotel and Leisure Park - 2151

A Chara,

A letter from Malachy Walsh and Partners has landed on my desk, of which pertains to the opportunity for preapplication consultation regarding the proposed development of a Hotel and Leisure Park adjacent to Rinn Rua beach, Co. Kerry.

I wish to touch base and ask if you have been able to touch base with someone in ESB for comment on the development?

If no comments have been made on ESB behalf, I can be of assistance.

Apologies for the late correspondence.

Best Regards,

Keith O'Brien | Spatial Planner | Group Property | Engineering & Major Projects | ESB

T: +353 1 702 6357 / +353 86 136 1258 | [www.esb.ie](http://www.esb.ie)

27 Fitzwilliam Street Lower, Dublin 2, D02 KT92

RECEIVED: 24/05/2024

#### **Subsequent Consultations with 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.

## 10. Response Geological Survey Ireland

RECEIVED: 24/05/2024

Maura Talbot MWP

Park House Bessboro Road Blackrock

Cork T12 X251

13 June 2023

Re: Proposed Rínn Rua Hotel and Leisure Park – Pre application consultation Your Ref: n/a

Our Ref: 23/144

Dear Maura,

Geological Survey Ireland is the national earth science agency and is a division of the Department of the Environment, Climate and Communications. We provide independent geological information and gather various data for that purpose. Please see our [website](#) for data availability. We recommend using these various data sets, when conducting the EIAR, SEA, planning and scoping processes. Use of our data or maps should be attributed correctly to 'Geological Survey Ireland'.

The publicly available data referenced/presented here, should in no way be construed as Geological Survey Ireland support for or objection to the proposed development or plan. The data is made freely available to all and can be used as independent scientific data in assessments, plans or policies. It should be noted that in many cases this data is a baseline or starting point for further site specific assessments.

With reference to your letter received on the 06 June 2023, concerning the Proposed Rínn Rua Hotel and Leisure Park – Pre application consultation, Geological Survey Ireland would encourage use of and reference to our datasets. Please find attached a list of our publicly available datasets that may be useful to the environmental assessment and planning process. We recommend that you review this list and refer to any datasets you consider relevant to your assessment. The remainder of this letter and following sections provide more detail on some of these datasets.

### **Geoheritage**

A national inventory of geoheritage sites known as County Geological Sites (CGSs) is managed by the Geoheritage Programme of Geological Survey Ireland. CGSs, as adopted under the National Heritage Plan, include sites that are of national importance which have been selected as the very best examples for NHA (Natural Heritage Areas) designation. NHA designation will be completed in partnership with the National Parks and Wildlife Service (NPWS). CGSs are now routinely included in County Development Plans and in the GIS of planning departments, to ensure the recognition and appropriate protection of geological heritage within the planning system. CGSs can be viewed online under the Geological Heritage tab on the online Map Viewer.

The audit for Co. Kerry has not yet been completed. The sites are listed in the 'indicative list' of unaudited sites, created by theme-specific panels of experts, and are presented on Geological Survey Ireland's Map Viewer as sites with buffer zones but no specific site boundary. Our records show that there are no unaudited CGSs in the vicinity of the proposed development.

### **Groundwater**

Geological Survey Ireland's Groundwater and Geothermal Unit, provides advice, data and maps relating to groundwater distribution, quality and use, which is especially relevant for safe and secure drinking water supplies and healthy ecosystems.

Proposed developments need to consider any potential impact on specific groundwater abstractions and on groundwater resources in general. We recommend using the groundwater maps on our Map viewer which should



include: wells; drinking water source protection areas; the national map suite - aquifer, groundwater vulnerability, groundwater recharge and subsoil permeability maps. For areas underlain by limestone, please refer to the karst specific data layers (karst features, tracer test database; turlough water levels (gwlevel.ie). Background information is also provided in the Groundwater Body Descriptions. Please read all disclaimers carefully when using Geological Survey Ireland data.

The Groundwater Data Viewer indicates an aquifer classed as a 'Locally Important Aquifer - Bedrock' which is Moderately Productive only in Local Zones' underlies the proposed development. The Groundwater Vulnerability map indicates the area covered is classed as 'High' Vulnerability.

GWClimate is a groundwater monitoring and modelling project that aims to investigate the impact of climate change on groundwater in Ireland. This is a follow on from a previous project (GWFlood) and the data may be useful in relation to Flood Risk Assessment (FRA) and management plans. Maps and data are available on the Map viewer.

Geological Survey Ireland has completed Groundwater Protection Schemes (GWPSs) in partnership with Local Authorities, and there is now national coverage of GWPS mapping. A Groundwater Protection Scheme provides guidelines for the planning and licensing authorities in carrying out their functions, and a framework to assist in decision-making on the location, nature and control of developments and activities in order to protect groundwater. The Groundwater Protection Response overview and link to the main reports is here: <https://www.gsi.ie/en-ie/programmes-and-projects/groundwater/projects/protecting-drinking-water/what-is-drinking-water-protection/county-groundwater-protection-schemes/Pages/default.aspx>

## **Geological Mapping**

Geological Survey Ireland maintains online datasets of bedrock and subsoils geological mapping that are reliable and accessible. We would encourage you to use these data which can be found here, in your future assessments.

Please note we have recently launched QGIS compatible bedrock (100K) and Quaternary geology map data, with instructional manuals and videos. This makes our data more accessible to general public and external stakeholders. QGIS compatible data can be found in our downloadable bedrock 100k .zip file on the Data & Maps section of our website.

## **Geohazards**

Geohazards can cause widespread damage to landscapes, wildlife, human property and human life. In Ireland, landslides, flooding and coastal erosion are the most prevalent of these hazards. We recommend that geohazards be taken into consideration, especially when developing areas where these risks are prevalent, and we encourage the use of our data when doing so.

Geological Survey Ireland has information available on landslides in Ireland via the National Landslide Database and Landslide Susceptibility Map both of which are available for viewing on our dedicated Map Viewer. Associated guidance documentation relating to the National Landslide Susceptibility Map is also available.

Geological Survey Ireland also engaged in a national project on Groundwater Flooding. The data from this project may be useful in relation to Flood Risk Assessment (FRA) and management plans, and is described in more detail under 'Groundwater' above.

## **Natural Resources (Minerals/Aggregates)**

Geological Survey Ireland provides data, maps, interpretations and advice on matters related to minerals, their use and their development in our Minerals section of the website. The Active Quarries, Mineral Localities and the Aggregate Potential maps are available on our Map Viewer.

We would recommend use of the Aggregate Potential Mapping viewer to identify areas of High to Very High source aggregate potential within the area. In keeping with a sustainable approach we would recommend use of our data and mapping viewers to identify and ensure that natural resources used in the proposed development

are sustainably sourced from properly recognised and licensed facilities, and that consideration of future resource sterilization is considered.

### **Marine and Coastal Unit**

Our marine environment is hugely important to our bio-economy, transport, tourism and recreational sectors. It is also an important indicator of the health of our planet. Geological Survey Ireland's Marine and Coastal Unit in partnership with the Marine Institute, jointly manages INFOMAR, Ireland's national marine mapping programme; providing key baseline data for

Ireland's marine sector. The programme delivers a wide range of benefits to multi-sectoral end-users across the national blue economy with an emphasis on enabling our stakeholders.

Demonstrated applications for the use of INFOMAR's suite of mapping products include Shipping & Navigation, Fisheries Management, Aquaculture, Off-shore Renewable Energies, Marine Leisure & Tourism and Coastal Behaviour.

INFOMAR also produces a wide variety of seabed mapping products that enable public and stakeholders to visualize Ireland's seafloor environment <https://www.infomar.ie/maps/downloadable-maps/maps>. Story maps have also been developed providing a different perspective of some of the bays and harbors of the Irish coastline. We would therefore recommend use of our Marine and Coastal Unit datasets available on our website and Map Viewer.

The Marine and Coastal Unit also participate in coastal change projects such as CHERISH (Climate, Heritage and Environments of Reefs, Islands, and Headlands) and are undertaking mapping in areas such as coastal vulnerability and coastal erosion.

Further information on these projects can be found [here](#).

### **Guidelines**

The following guidelines may also be of assistance:

- Institute of Geologists of Ireland, 2013. Guidelines for the Preparation of the Soils, Geology and Hydrogeology Chapters of Geology in Environmental Impact Statements.
- EPA, 2022. Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR)

### **Other Comments**

Should development go ahead, all other factors considered, Geological Survey Ireland would much appreciate a copy of reports detailing any site investigations carried out. The data would be added to Geological Survey Ireland's national database of site investigation boreholes, implemented to provide a better service to the civil engineering sector. Data can be sent to the Geological Mapping Unit, at <mailto:GeologicalMappingInfo@gsi.ie>, 01-678 2795.

I hope that these comments are of assistance, and if we can be of any further help, please do not hesitate to contact me Clare Glanville, or my colleague Trish Smullen at [GSIPlanning@gsi.ie](mailto:GSIPlanning@gsi.ie).

**Yours sincerely,**



RECEIVED: 24/05/2024

Dr. Clare Glanville Trish Smullen

Senior Geologist

Geoheritage and Planning Programme

**Geological Survey Ireland**

Enc: Table - Geological Survey Ireland's Publicly Available Datasets Relevant to Planning, EIA and SEA processes.

## 11. Response from The Health and Safety Authority (HAS)

From: Contact Us <contactus@hsa.ie>

Sent: Thursday, June 15, 2023 2:42 PM

To: MWP Environmental <mwp.environmental@mwp.ie>

Subject: Request for EIA - Issue Response

RECEIVED: 24/05/2024

Dear Maura

We received your recent correspondence in relation to the planned development at the Ard Rinn Rua in Kerry however there seems to be some confusion as the Authority is not a consultee for such a development under EIA legislation. In respect to planning applications we are the Central Competent Authority under the Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 (S.I. 209 of 2015) which gives technical advice to the Planning Authority when requested, under regulation 24(2) in relation to:

- (a) the siting and development of new establishments;
- (b) modifications to establishments of the type described in Regulation 12(1);
- (c) new developments including transport routes, locations of public use and residential areas in the vicinity of establishments, where the siting, modifications or developments may be the source of, or increase the risk or consequences of, a major accident.

Since the above-referenced request appears to be outside the scope of the Regulations, the Authority has no observations to forward.

For general guidance and advice on construction safety and health ([https://www.hsa.ie/eng/your\\_industry/construction/](https://www.hsa.ie/eng/your_industry/construction/)) or other safety and health matter please check out the information our website or if you can send a query to [contactus@hsa.ie](mailto:contactus@hsa.ie)

Kind regards

Carmel Bolger

Executive Officer (Acting)

HSA Contact Centre

0818 289 389

[www.hsa.ie](http://www.hsa.ie)

## 12. Response from The Irish Aviation Authority#

From: Christophe O'BRIEN <Christophe.O'BRIEN@IAA.ie> On Behalf Of Planning

Sent: Friday, June 9, 2023 2:16 PM

To: MWP Environmental <mwp.environmental@mwp.ie>

Subject: Rinn Rua Hotel and Leisure Park – 21513

RECEIVED: 24/05/2024

Good afternoon Maura,

Thank you for your email.

Based on the information provided, the IAA has no requirements for the scoping for the EIAR.

Following [the separation of the Irish Aviation Authority and Air Navigation Ireland \(the IAA ANSP\) from the 30<sup>th</sup> April 2023](#), Air Navigation Ireland has responsibility for the maintenance and safeguarding of en route communications and navigation surveillance equipment in Ireland. Please forward the report for their review to: [planning@airnav.ie](mailto:planning@airnav.ie)

Regards,

Christophe

*Christophe O'Brien*

**Aerodromes Inspector**

The Times Building, 11-12 D'Olier Street, Dublin 2, D02 T449



IRISH AVIATION AUTHORITY  
ÚDARÁS EITLÍOCHTA NA HÉIREANN

### 13. Response from The Department of Enterprise, Trade and Employment

Dear **Maura**,

I refer to your recent e-mail enquiry below.

I have forwarded your email for attention and direct reply to:

Mr. Paul Gavin,

Property Manager,

IDA Ireland,

Three Park Place

Hatch Street Upper

Dublin 2

DO2 FX65

Email: [paul.gavin@ida.ie](mailto:paul.gavin@ida.ie)

**Kind Regards**

**Carl Keating**

*Aonad Seirbhíse do Chustaiméirí/Customer Services Unit*

---

**An Roinn Fiontar, Trádála agus Fostaíochta**  
Department of Enterprise, Trade and Employment

**23 Sráid Chill Dara, Baile Átha Cliath 2, D02 TD30**

23 Kildare St, Dublin 2, D02 TD30

T +353 (0)1 631 2121

[Carl.Keating@enterprise.gov.ie](mailto:Carl.Keating@enterprise.gov.ie) | [www.enterprise.gov.ie](http://www.enterprise.gov.ie) | [www.gov.ie](http://www.gov.ie)  
[LinkedIn](#) | [Twitter](#)

## 14. Response from Kerry County Council

From: Michael Connolly <mconnolly@kerrycoco.ie>

Sent: Thursday, June 8, 2023 10:20 AM

To: MWP Environmental <mwp.environmental@mwp.ie>

Subject: RE: Proposed Rínn Rua Hotel and Leisure Park – Pre-Application Consultation

RECEIVED: 24/05/2024

Maura,

A detailed archaeological assessment of the proposed development site will be required and, given the scale of the site, should include pre-development archaeological testing or geophysical survey followed by testing as part of the assessment. The assessment should consult the usual sources – early mapping, Record of Monuments & Places/Sites & Monuments Record, NMI artefact files, KCM artefact files, aerial photography, published surveys etc.

Regards

Michael Connolly,

County Archaeologist

## 15. Response from Transport Infrastructure Ireland

RECEIVED: 24/05/2024

Maura Talbot

Malachy Walsh and Partners Park House

Bessboro Road Blackrock

Cork

T12 X251

by e.mail; mwp.environmental@mwp.ie

Dáta|Date      Ár dTag|Our Ref.

15 June, 2023      TII23-123257

Re.      EIAR Scoping - Proposed Rinn Rua Hotel and Leisure Park – Pre-Application Consultation - Kerry

Dear Ms. Talbot,

I acknowledge receipt of your e.mail of 8 June, 2023, relating to the above EIAR Scoping exercise.

TII will endeavour to consider and respond to planning applications referred to it given its status and duties as a statutory consultee under the Planning Acts. The approach to be adopted by TII in making such submissions or comments will seek to uphold official policy and guidelines as outlined in the Section 28 Ministerial Guidelines ‘Spatial Planning and National Roads Guidelines for Planning Authorities’ (DoECLG, 2012). Regard should also be had to other relevant guidance available at [www.TII.ie](http://www.TII.ie).

The issuing of this correspondence is provided as best practice guidance only and does not prejudice TII’s statutory right to make any observations, requests for further information, objections or appeals following the examination of any valid planning application referred.

With respect to EIAR scoping issues, the recommendations indicated below provide only general guidance for the preparation of an EIAR, which may affect the National Roads Network.

The developer/scheme promoter should have regard, *inter alia*, to the following;

- Consultations should be had with the relevant Local Authority/National Roads Design Office with regard to locations of existing and future national road schemes,
- TII would be specifically concerned as to potential significant impacts the development would have on the national road network (and junctions with national roads) in the proximity of the proposed development,
- The developer should assess visual impacts from existing national roads,
- The developer should have regard to any Environmental Impact Statement and all conditions and/or modifications imposed by An Bord Pleanála regarding road schemes in the area. The developer should in particular have regard to any potential cumulative impacts,
- The developer, in preparing EIAR, should have regard to TII Publications (formerly DMRB and the Manual of Contract Documents for Road Works), The developer, in preparing EIAR, should have regard to TII’s Environmental Assessment and Construction Guidelines, including the *Guidelines for*



*the Treatment of Air Quality During the Planning and Construction of National Road Schemes* (National Roads Authority, 2006),

- The EIAR/EIS should consider the Environmental Noise Regulations 2006 (SI 140 of 2006) and, in particular, how the development will affect future action plans by the relevant competent authority. The developer may need to consider the incorporation of noise barriers to reduce noise impacts (see *Guidelines for the Treatment of Noise and Vibration in National Road Schemes* (1<sup>st</sup> Rev., National Roads Authority, 2004)),
- It would be important that, where appropriate, subject to meeting the appropriate thresholds and criteria and having regard to best practice, a Traffic and Transport Assessment be carried out in accordance with relevant guidelines, noting traffic volumes attending the site and traffic routes to/from the site with reference to impacts on the national road network and junctions of lower category roads with national roads. While it is noted that the EIAR Scoping Report makes reference to the use of the IHT Guidelines for Traffic Impact Assessment, in relation to national roads, the Authority's Traffic and Transport Assessment Guidelines (2014) should be referred to. The scheme promoter is also advised to have regard to Section 2.2 of the NRA/TII TTA Guidelines which addresses requirements for sub-threshold TTA. Any improvements required to facilitate development should be identified. It will be the responsibility of the developer to pay for the costs of any improvements to national roads to facilitate the private development proposed as TII will not be responsible for such costs,
- The designers are asked to consult TII Publications to determine whether a Road Safety Audit is required,
- In the interests of maintaining the safety and standard of the national road network, the EIAR should identify the methods/techniques proposed for any works traversing/in proximity to the national road network.

TII recommends that that applicant/developer should clearly identify haul routes proposed and fully assess the network to be traversed. Where abnormal 'weight' loads are proposed, separate structure approvals/permits and other licences may be required in connection with the proposed haul route and all structures on the haul route through all the relevant County Council administrative areas should be checked by the applicant/developer to confirm their capacity to accommodate any abnormal 'weight' load proposed.

Notwithstanding, any of the above, the developer should be aware that this list is non-exhaustive, thus site and development specific issues should be addressed in accordance with best practise.

I trust that the above comments are of use in your EIAR preparation.

Yours sincerely,



Michael McCormack Senior Land Use Planner

## 16. Response from Uisce Éireann (Irish Water)



### CONFIRMATION OF FEASIBILITY

Michael O'Shea

Reen Point  
Blennerville  
Tralee  
Kerry  
V92 X2TK

15 November 2023

**Uisce Éireann**  
Bosca OP 44  
Oifig Sheach  
Cathrach Th  
Cathair Chor

**Uisce Éireann**  
PO Box 448  
South City  
Delivery Offi  
Cork City

[www.water](http://www.water.ie)

**Our Ref: CDS23004277 Pre-Connection Enquiry  
ReenRoe, Ballinskelligs, Ballinskelligs, Kerry**

Dear Applicant/Agent,

### **We have completed the review of the Pre-Connection Enquiry.**

Uisce Éireann has reviewed the pre-connection enquiry in relation to a Water connection for a Multi/Mixed Use Development of 207 unit(s) at ReenRoe, Ballinskelligs, Ballinskelligs, Kerry, (the **Development**).

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection**
  - Feasible Subject to upgrades
  - Replace 50mm uPVC with approximately 665m of 150mm ID.

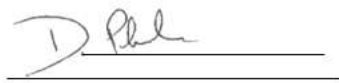
This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Uisce Éireann.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at [www.water.ie/connections/get-connected/](http://www.water.ie/connections/get-connected/)

**This letter is issued to provide information about the current feasibility of the proposed connection(s) to Uisce Éireann's network(s). This is not a connection offer and capacity in Uisce Éireann's network(s) may only be secured by entering into a connection agreement with Uisce Éireann.**

For any further information, visit [www.water.ie/connections](http://www.water.ie/connections), email [newconnections@water.ie](mailto:newconnections@water.ie) or contact 1800 278 278.

Yours sincerely,



**Dermot Phelan**  
**Connections Delivery Manager**



For the attention of Maura Talbot

Senior Environmental Consultant  
Malachy Walsh and Partners  
Park House,  
Bessboro Road,  
Blackrock,  
Cork,  
T12 X251.

Date: 20<sup>th</sup> June 2023

By Email: [mwp.environmental@mwp.ie](mailto:mwp.environmental@mwp.ie)

Uisce Éireann  
Bosca OP 6000  
Baile Átha Cliath 1  
D01 WA07  
Éire

Uisce Éireann  
PO Box 6000  
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T: +353 1 89 25000  
F: +353 1 89 25001  
[www.water.ie](http://www.water.ie)

Re: **EIA Scoping Request** – Proposed 'Rinn Rua Hotel and Leisure Park – 21513'. located adjacent to Reenroe Beach approximately 4.7 northwest of Waterville town and 3.3 km east of Ballinskelligs village, Co. Kerry.

Dear Maura Talbot,

Uisce Éireann has received notification of your Environmental Impact Assessment (EIA) scoping request relating to the forthcoming planning application for the proposed Rinn Rua Hotel and Leisure Park development in Co. Kerry.

Please see attached, Uisce Éireann's scoping opinion in relation to Water Services. On receipt of the planning referral, Uisce Éireann will review the finalised Environmental Impact Assessment Report (EIAR) as part of the planning process.

Queries relating to the terms and observations above should be directed to [planning@water.ie](mailto:planning@water.ie)

Yours sincerely,

PP *Ali Robinson*

Signed on behalf of Yvonne Harris

Connections and Developer Services

## Uisce Éireann's Response to EIA Scoping Requests

At present, Uisce Éireann does not have the capacity to advise on the scoping of individual projects. However, in general the following aspects of Water Services should be considered in the scope of an EIA where relevant;

- a) Where the development proposal has the potential to impact an Uisce Éireann Drinking Water Source(s), the applicant shall provide details of measures to be taken to ensure that there will be no negative impact to Uisce Éireann's Drinking Water Source(s) during the construction and operational phases of the development. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified as part of the report.
- b) Where the development proposes the backfilling of materials, the applicant is required to include a waste sampling strategy to ensure the material is inert.
- c) Mitigations should be proposed for any potential negative impacts on any water source(s) which may be in proximity and included in the environmental management plan and incident response.
- d) Any and all potential impacts on the nearby reservoir as public water supply water source(s) are assessed, including any impact on hydrogeology and any groundwater/ surface water interactions.
- e) Impacts of the development on the capacity of water services (*i.e. do existing water services have the capacity to cater for the new development*). This is confirmed by Uisce Éireann in the form of a Confirmation of Feasibility (COF). If a development requires a connection to either a public water supply or sewage collection system, the developer is advised to submit a Pre-Connection Enquiry (PCE) enquiry to Uisce Éireann to determine the feasibility of connection to the Irish Water network. All pre-connection enquiry forms are available from <https://www.water.ie/connections/connection-steps/>.
- f) The applicant shall identify any upgrading of water services infrastructure that would be required to accommodate the proposed development.
- g) In relation to a development that would discharge trade effluent – any upstream treatment or attenuation of discharges required prior to discharging to an Uisce Éireann collection network.
- h) In relation to the management of surface water; the potential impact of surface water discharges to combined sewer networks and potential measures to minimise and or / stop surface waters from combined sewers.



## Maura Talbot

**From:** MWP Environmental  
**Sent:** Wednesday 7 June 2023 14:31  
**To:** Maura Talbot  
**Subject:** FW: EIAR Scoping Request - Proposed Rínn Rua Hotel and Leisure Park - Pre-Application Consultation  
**Attachments:** IW Correspondence (#16899) - 000000370001.pdf

RECEIVED: 24/05/2024

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**From:** Barry Kelly (C) <barry.kelly@water.ie>  
**Sent:** Wednesday, June 7, 2023 2:14 PM  
**To:** MWP Environmental <mwp.environmental@mwp.ie>  
**Cc:** Planning <Planning@water.ie>  
**Subject:** EIAR Scoping Request - Proposed Rínn Rua Hotel and Leisure Park - Pre-Application Consultation

**CAUTION:** This email originated from outside MWP. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Maura,

I hope all is well.

We've recently received your EIAR Scoping Request documentation (as attached) for the proposed Rínn Rua Hotel and Leisure Park adjacent to Rínn Rua beach in Co.Kerry.

Would it be possible for you to email me (directly) a pdf version of the attached as I'm finding it hard to view the location maps on the scanned document?

All correspondence in relation to any future planning applications/EIAR's etc should be forwarded via email using the [Planning@water.ie](mailto:Planning@water.ie) email address.

Kind regards,

**Barry Kelly**  
Development Management Planning

**Uisce Éireann**  
Aonad 6, Páirc Ghnó N5, An Móinín, Caisleán an Bharraigh, Contae Mhaigheo  
**Uisce Éireann**  
Unit 6, N5 Business Park, Moneen, Castlebar, Co. Mayo, Ireland

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[barry.kelly@water.ie](mailto:barry.kelly@water.ie)  
[www.water.ie](http://www.water.ie)  
[Facebook](#) | [Twitter](#) | [LinkedIn](#)