hw planning

EIA Screening

Large-Scale Residential Development at Countess Road, Killarney, County Kerry.

Client: Dipharma Unlimited Company

June 2026

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Introduction

1.1 Purpose of Statement

This Environmental Impact Assessment Screening has been prepared by HW Planning on behalf of Dipharma Unlimited Company to determine whether an Environmental Impact Assessment Report (EIAR) is required for a Large-scale Residential Development at lands located at Countess Road, Killarney, County Kerry.

This statement should be read in conjunction with other application documents including the Statement of Consistency, Appropriate Assessment Screening, Landscape Design Report, Townscape and Visual Impact Assessment and Construction and Environmental Management Plan.

The requirement for Environmental Impact Assessment (EIA) has its origins in Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment. This Directive has been amended three times and was codified by Directive 2011/92/EU in 2011. Directive 2011/92/EU was then subsequently amended by Directive 2014/52/EU in 2014.

Projects requiring EIA are defined in Article 4 and set out in Annexes I and II of Directive 2014/52/EU. These provisions are in turn transposed into domestic Irish legislation through Schedule 5 of the Planning and Development Regulations 2001, as amended.

In determining the requirement for EIA, Schedule 5 differentiates between different types of projects in the context of 'project types':

- Schedule 5 'Part 1' identifies project types which are anticipated to have significant effects on the environment, and which require mandatory EIA.
- Schedule 5 'Part 2' identifies projects which do not necessarily have significant effects but for which different thresholds or other criteria are applied, and if these are met, then EIA is required. In certain cases, projects which are identified in Part 2, but which fall below those thresholds and other criteria, may also require EIA. This is determined by the outcome of a sub-threshold EIA Screening which is undertaken in accordance with Schedule 7.

Having regard to the above, the first step in the EIA process is to undertake a screening exercise to determine whether or not EIA is required for a particular project. This report considers same relative to European best practice guidance on such matters.

Article 4(4) of the Directive 2014/52/EU introduces a new Annex IIA to be used in the case of screening determinations. Annex IIA of Directive 2014/52/EU requires that the following information be provided by a developer in respect of projects listed in Annex II:

> *"1. A description of the project, including in particular:*
>
> > *a) a description of the physical characteristics of the whole project and, where relevant, of demolition works.*
> >
> > *b) a description of the location of the project, with particular regard to the environmental sensitivity of geographical areas likely to be affected.*
>
> *2. A description of the aspects of the environment likely to be significantly affected by the project.*
>
> *3. A description of any likely significant effects, to the extent of the information available on such effects, of the project on the environment resulting from:*
>
> > *a) the expected residues and emissions and the production of waste, where relevant.*

b) the use of natural resources, in particular soil, land, water and biodiversity.

4. The criteria of Annex III shall be taken into account, where relevant, when compiling the information in accordance with points 1 to 3."

The above referenced Schedule 7 of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIA should be undertaken. This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. EU Directive 2014/52/EU provides a revised Annex III and its transposition into national legislation is mandatory. Accordingly, the pro-forma included in Section 4 of this report provides a screening statement of the proposed development against the Annex III criteria of 2014/52/EU.

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Project Details

2.1 Description & Characteristics of Proposed Development

Dipharma Unlimited Company are applying to Kerry County Council for permission for a Large-scale Residential Development with creche, at lands located at Countess Road, Killarney, County Kerry.

The proposed scheme of 259 residential units will consist of:

- 76 no. 1-bed courtyard apartment units;
- 80 no. 2-bed courtyard apartment units;
- 103 no. 3-bed houses.

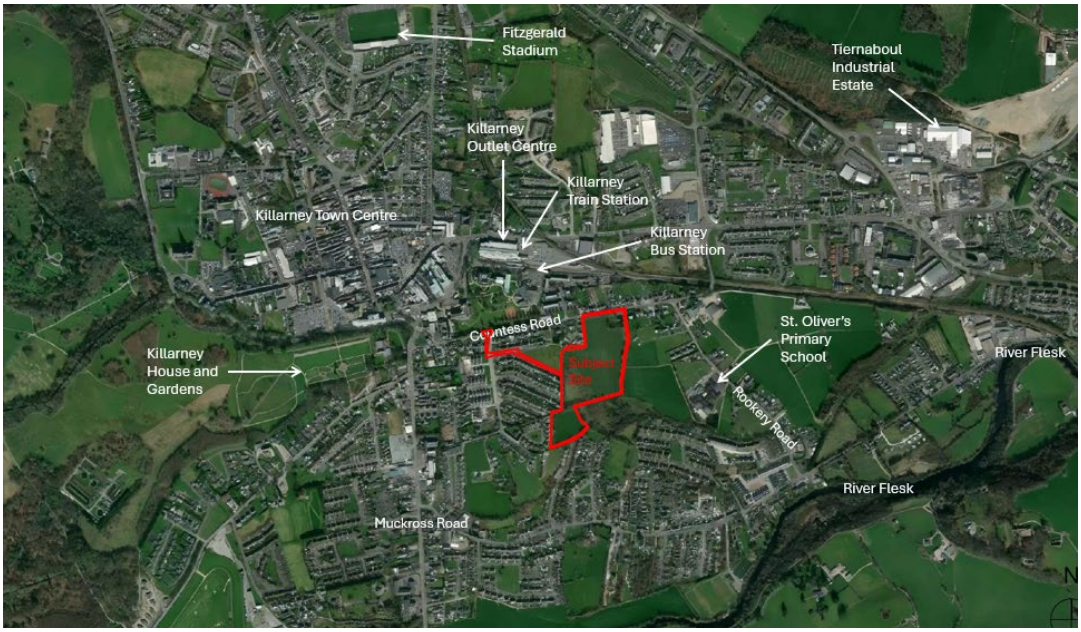


Figure 1: Aerial View of the Site and Surrounding Context

Vehicular access to the proposed development will be via one entrance from Countess Road (L3904) to the north, with the entrance design including improvement works on the public road inclusive of a raised crossing point. The design includes pedestrian/cycle infrastructure to/from Countess Road and internally within the development site and to adjoining areas.

Ancillary site works include car parking, provision of bicycle parking and bin storage facilities serving the proposed apartment/courtyard apartment buildings and creche, 2 no. ESB substations, landscaping, water services and drainage infrastructure (including foul and storm network upgrades in Countess Grove), and all associated site development works. The proposed development also provides for the demolition of existing site boundary walls along Countess Road.

A Natura Impact Statement (NIS) has been prepared and will be submitted to the Planning Authority with the application.

2.2 Description of Location of Site

The red line boundary of the site is 6.44ha in size[1] and is located under 1km to the north east of Killarney Town Centre. While the site itself is currently in agricultural use, it is in an area characterised by existing residential, educational and recreational uses. It is bounded to the north by Countess Road, to the east and south by agricultural lands; and to the west by mature residential development of Countess Grove. On the opposite side of Countess Road there are dwellings and an apartment complex. It is in close proximity to St. Oliver's Primary School to the east and Killarney Train Station and Killarney Bus Station are located further to the north of the site. The site is within walking distance of Killarney Town Centre to the west of the site.

The area is categorised as an Urban Neighbourhood within a Key Town as per the Sustainable Residential Development and Compact Settlement Guidelines.

2.3 Environmental Sensitivities

2.3.1 Landscape

The site is not within a 'Visually Sensitive Area' as defined by the Kerry County Development Plan (KCDP) 2022-2028, and there are no scenic routes or protected views in its vicinity. Height throughout the development is at a relatively low level, reflecting existing adjacent typologies. The proposal therefore would not negatively impact the existing landscape by way of height and would rather consolidate the existing character that has been established in this urban landscape context.

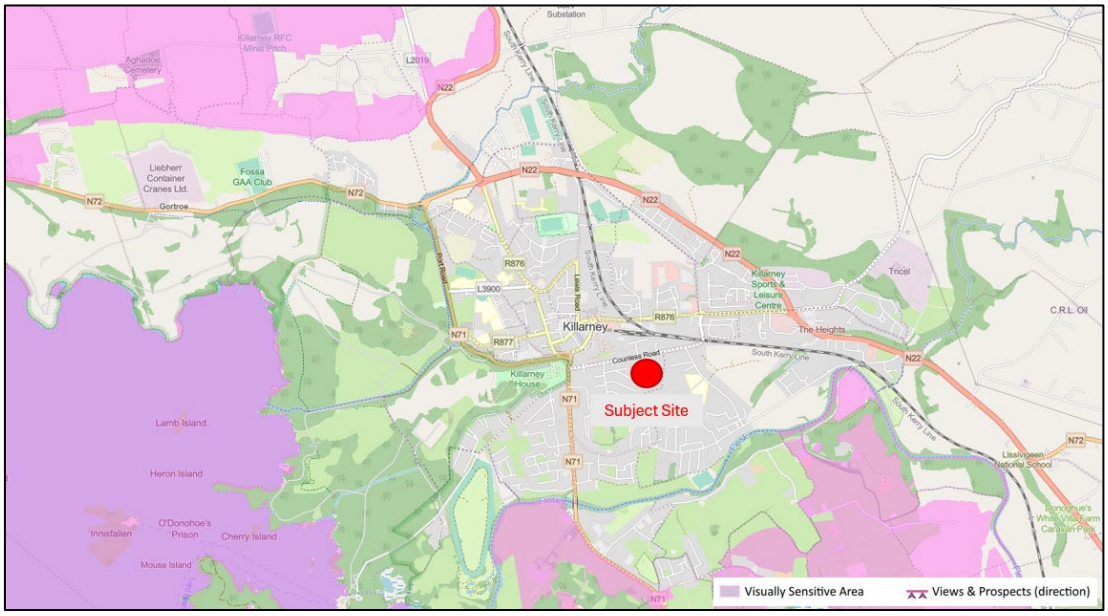


Figure 2: Extract from KCDP Landscape Designations Map

2.3.2 Amenity

As with any new development within an existing built-up area, there is the potential for overlooking and overshadowing arising from and within the proposed scheme. To address this potential issue a suite of technical reports in relation to the daylight and sunlight reception of the existing and proposed habitable rooms and amenity areas has been undertaken by DK Partnership. Based on this analysis, the design of the proposed development has been rigorously tested against a number of key assessments and the proposal will provide future occupants with high quality amenity while protecting that of existing residents in the area. The proposed development has been designed to protect all existing residential amenities in the area.

[1] Main residential area of 6 hectares.

2.3.3 Biodiversity & European Sites

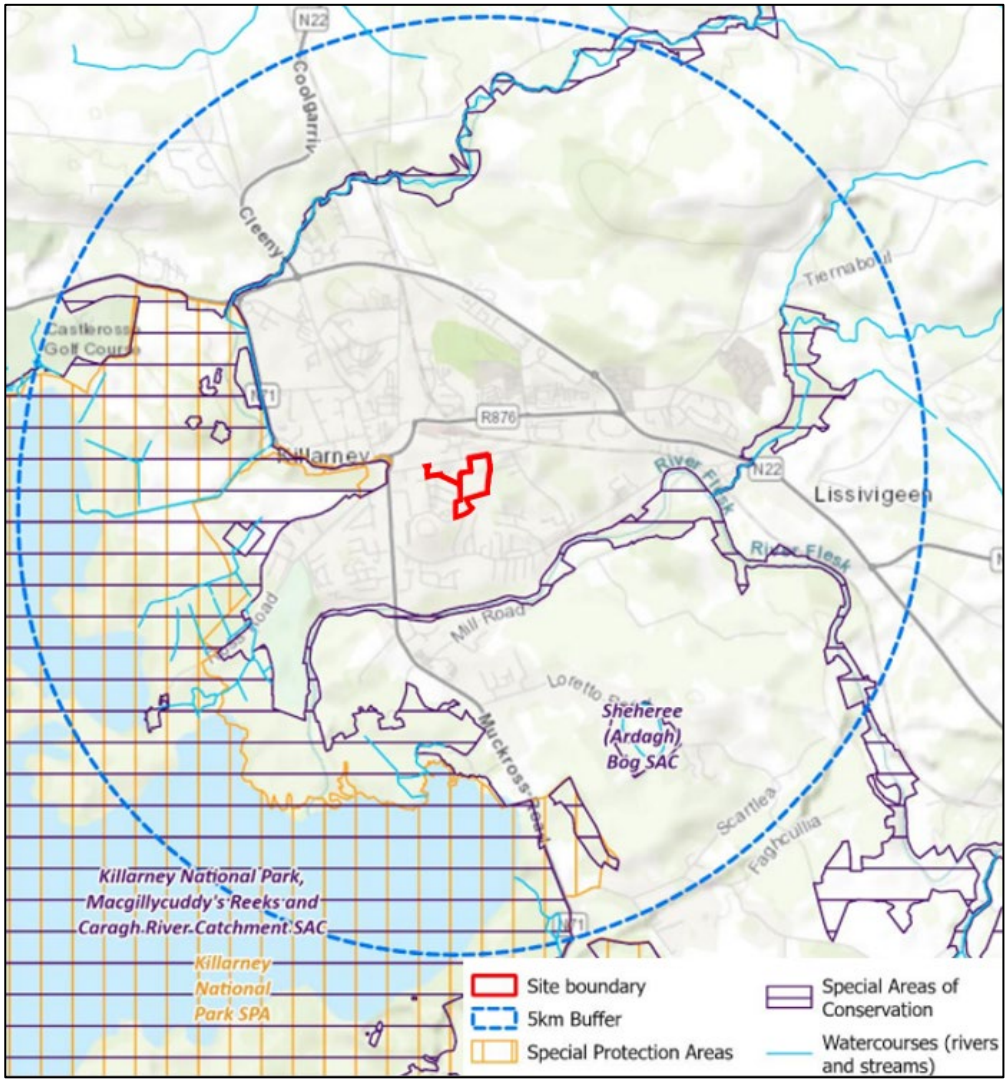


Figure 3: Proximity to designated Natura 2000 Sites

Three European sites occur within a 5km radius of the proposed development as presented above.

- Killarney National Park, Macgillycuddy's Reeks And Caragh River Catchment SAC (000365). Occurs 700m to the west of the proposed development site;
- Sheheree (Ardagh) Bog SAC (000382). Occurs c.2.4km to the south of the proposed development site;
- Killarney National Park SPA (004038). Occurs c.700m to the west of the proposed development site.

The application is also accompanied by an Appropriate Assessment Screening and Stage 2 Natura Impact Statement by Wetland Surveys. It has been determined that the proposed development may, in the absence of mitigation measures, potentially lead to significant adverse impacts on the Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment SAC.

Taking into account all matters discussed and provided that the mitigation measures and recommendations are adopted, it is objectively concluded that the proposed residential development at Countess Road, Killarney, Co. Kerry will not adversely affect the integrity and conservation status of the Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment SAC in view of the conservation objectives for this site.

2.3.4 Ecology

An Ecological Impact Assessment (EcIA) has been prepared by Wetland Surveys, inclusive of dedicated bat survey and reporting by Greenleaf Ecology. The agricultural grassland present within the site is modified

and intensively managed for agriculture with a low species diversity. The habitat is deemed to be of low ecological value. The site is currently of low value to terrestrial mammals of conservation importance. No evidence of badgers or otter have been identified.

Features within the site that are of potential use by foraging and commuting bats are hedgerows and treelines, which provide connectivity between the site and other foraging areas in the wider landscape. Overall, the site is considered to be of moderate to high suitability for foraging and commuting bats due to the presence of connectivity to other suitable habitats in the wider landscape. Results from bat surveys undertaken between June and September 2025 indicate that eight species of bat forage within the site. A relatively high amount of common pipistrelle, soprano pipistrelle and Leisler's bat activity was recorded and lower levels of activity from brown long-eared bat, Daubenton's bat, Natterer's bat, whiskered bat and lesser horseshoe bat were also recorded. Overall, the proposed site is considered to be of local conservation interest (higher value) for bats. A derogation license has been obtained by the project ecologist for this development as the proposed development includes the demolition of 2 no. existing dwellings and a ruinous structure.

2.3.5 Traffic Impact

The subject lands are located on Countess Road. Possible operational stage impacts include the generation of levels of congestion and queuing at the site entrance. The potential for operational traffic to impact human health from increased traffic volumes and associated road safety implications is addressed in the accompanying Traffic and Transportation Assessment prepared by MHL Consulting Engineers. The report was prepared in accordance with the TII's 2014 publication "Traffic and Transport Assessment Guidelines" and the "Guidelines for Traffic Impact Assessments" as published by the Institution of Highways & Transportation U.K. in 1994.

The report concludes that that the assessed junctions have sufficient capacity for the development traffic volumes, all junctions were found to be operating below capacity for all design years up to 2042 for both morning and evening peaks respectively. The development was therefore not found to pose a significant negative impact on the operation of these junctions from a capacity point-of-view. Furthermore, given the site's central and connected location, and the emphasis on Active Travel in the proposed layout, through the provision of internal dedicated cycle and pedestrian routes traversing the site, it is considered that the proposed development will encourage the adoption of Active Travel options.

2.3.6 Flood Risk

A flood risk assessment for the proposed residential development on Countess Road has been undertaken in accordance with the methodology recommended in the FRM Guidelines. The site including all proposed residential dwellings is located in Flood Zone C as defined by the requirements of "The Planning System and Flood Risk Management, Guidelines for Planning Authorities" and its Technical Appendices.

The proposed development will not increase run-off rates when compared with the existing site and satisfies the requirement of the SSFRA to not increase flooding. It is concluded that there is no potential for flood risk impacts arising from the proposed development.

2.3.7 Air

With regard to any potential impacts on nearby residents, the submitted Construction and Environmental Management Plan provides a suite of mitigation measures which will ensure that the surrounding air quality is not impacted by the construction stage of the proposed development. There are no operational phase impacts relating to the operation of the development and use of these lands for residential purposes is compatible with the local environment.

2.3.8 Archaeology

A review of the National Monuments Service (NMS) records indicates that there are no recorded monuments on the subject site. The CDP does not indicate that there are any Records of Protected Structures (RPS) on the site or in near proximity to the site. The closest recorded monument in the vicinity to the site is shown on the NMS Historic Viewer and is located 120 meters to the northwest of the redline of the subject site and is recorded as a 'Ritual Site – holy well' (Ref. KE066-071----). There is a second recorded monument located 166m to the south of the redline boundary which is recorded as a 'Ringfort – rath' (Ref. KE066-076----).

Aegis Archaeology Limited have prepared a Archaeological Test Trenching and Impact Assessment Report for the subject lands. No archaeological features were identified on the subject site as part of the programme of tests. All anomalies identified in the geophysical survey were geological in origin. The field boundary depicted on the Ordnance Survey 1st edition map (c. 1840) was identified by the geophysical survey. It was visible in the trenches as a compact line of gravel. Copies of the submitted reports are enclosed with this submission for reference.

2.3.9 Soil

The Geological Survey of Ireland (GSI) classes that the area of the site classifies the aquifer vulnerability in this region as having a high vulnerability rating. GSI state that "*Vulnerability is a term used to represent the intrinsic geological and hydrogeological characteristics that determine the ease with which groundwater may be contaminated by human activities.*" The GSI further describes that the vulnerability of groundwater depends on:

- The time of travel of infiltrating water (and contaminants).
- The relative quantity of contaminants that can reach the groundwater; and
- The contaminant attenuation capacity of the geological materials through which the water and contaminants infiltrate

2.3.10 Description of Aspects of the Environment Likely to be Affected

The most significant possible negative impacts on the environment, without appropriate mitigation measures in place, are likely to be:

- Construction traffic contributing to traffic congestion and road safety hazards on the local road network;
- Additional operational traffic on local road network once scheme is operational;
- Adverse health and amenity impacts arising from noise and air quality pollution during construction;
- Disturbance and habitat loss of fauna potential impacts on designated European sites;
- Possible residential amenity and visual impacts;
- Possible impacts include a risk of inadequacy or malfunction of the sewage system resulting in contamination, odour and potential human health impacts. A lack of capacity in the water or sewer network, could result in a lack of supply to residential units.

These matters have been considered in full as part of the design and assessment of the subject proposal, with a range of positive measures produced in response, including:

- Provision of a detailed architectural and landscaping design having regard to local context.
- Preparation of Townscape and Visual Impact Assessment.
- Preparation of Daylight Reception and Sunlight Reception Reports.
- Provision of an AA Screening / Natura Impact Statement and Ecological Impact Assessment Report.
- Provision of a Traffic and Transport Impact Assessment, and mobility management plan.
- Preparation of Construction and Environmental Management Plan.
- Engagement with Uisce Eireann and receipt of confirmation of feasibility.

2.3.11 Expected Residues / Emissions / Production of Waste

It is expected that there will be some normal residues/emissions during the construction stage. Standard dust and noise prevention reduction measures as per the majority of planning applications of all scales will be employed and monitored. As such, pollution and nuisances are not considered likely to have the potential to cause significant impacts on the environment. Construction will be guided by a Construction and Environmental Management Plan. There will be some waste produced in the construction of the proposed scheme, but this will be subject to normal controls. This will be disposed of using licensed waste

disposal facilities and contractors. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant impacts on the environment.

A preliminary Operational Waste Management Plan has been prepared by DOSA Consulting Engineers which will guide the disposal of everyday waste and recycling from residential dwellings by approved licensed waste disposal contractors. There are no significant mitigations measures or methods to be undertaken in order to reduce likely significant impacts on the environment in order to complete the proposed scheme. Any measures to manage noise, dust and/or pollution during the construction and operational phases are subject to standard policies and practices.

2.3.12 Use of Natural Resources – Soil / Land / Water / Biodiversity

There will be no significant likely impacts on the environment in relation to natural resources in the area. The main use of natural resources will be land. However, the land is in an urban context. The scale of natural resources used both in construction and operation is not such that would cause concern in terms of significant likely impacts on the environment. The development will not result in high demand for water use.

As outlined in the prepared NIS there is no likelihood of significant impacts on the nearest European sites.

2.3.13 Cumulative Impacts

This screening assessment has also considered potential cumulative impacts that could arise from the proposed development in combination with other known projects in the area. A desktop review of other local projects in the vicinity was undertaken using the Kerry County Council and An Coimisiún Pleanála planning enquiry systems.

Reference No.	Distance	Status	Description
2561011	c.0.17km	Granted Permission with Conditions.	Construct an extension consisting of a passenger lift and a service lift along with all associated site works (Protected structure ref no. RPS-KY-0479)
2660088	c.0.32km	Granted Permission with Conditions.	Change of use of existing retail units No.43 to 48 inclusive into a single unit, comprising of an indoor family entertainment centre to include a fully accessible 8 Lane bowling facility, interactive games area, flexible seating area and all associated site works
2560467	c.0.34km	Granted Permission with Conditions.	Planning permission for (A) a change of use of existing singular retail unit to 2 no. units. Unit 1 a Café/Restaurant without takeaway facilities and unit 2 a Restaurant with ancillary takeaway facilities and (B) to carry out alterations to existing front façade at Countess Shopping Centre, Park Road, Killarney, Co. Kerry.
2460948	c.0.51km	Granted Permission with Conditions.	Change of use of retail area of existing discount food store to retail unit for sale of bulky goods, internal alterations. External aircon units, replacement signage to existing sign boards. All associated and ancillary works necessary to facilitate the development, at Arbutus Drive, Deerpark Road, Killarney, Co. Kerry, V93 W528.
2460491	c.0.53km	Granted Permission with Conditions.	Permission for change of use from retail/offices to a medical and wellness centre and associated elevational changes at Unit No. 9, Deerpark Retail Park

2560694	c.0.57km	Granted Permission with Conditions.	Construct a new grass soccer pitch, including the provision of ball stop netting, installation of perimeter fencing surround, construction of proposed walkways to connect and link with existing soccer pitches, and all ancillary works.
2460394	c.0.62km	Granted Permission with Conditions	Planning permission to: A) change the use of the leisure centre and plant room to use as 10 no. guest bedrooms, B) construct a lift enclosure, C) modify the South Elevation, West Elevation , and the East Elevation by the addition of associated new windows and the alteration to existing windows and external doors and the inclusion of the lift shaft enclosure, at the Randles Hotel, Muckross Road, Killarney, Co. Kerry.
2560682	c.1.12km	Granted Permission with Conditions	The proposed development will consist of a largescale residential development (LRD), comprising of 134no. residential dwellings as follows: 65no. houses consisting of 10no. 4-bed dwellings and 55no 3-bed dwellings; 51no. townhouses consisting of 32no. 3-bed units and 19no. 2-bed units; and 18no. apartments consisting of 12no. 2-bed units and 6no. 1-bed units. The proposed development also includes a crèche with capacity to accommodate 102no. children.
23967	c.1.51km	Granted Permission with Conditions	Construct 249 no. dwellings comprising of 2 no 5-bed houses, 6 no. 4-bed houses, 117 no. 3 bed houses, 18 no. 2-bed houses, 68 no. 2-bed apartments and 38 no. 1-bed apartments.
2560046	c.0.74km	Granted Permission with Conditions	Planning Permission to Construct a revised design Children's Creche, parking and all associated site works as previously granted under Planning reg number 23/991
23991	c.0.74km	Granted Permission with Conditions	Planning Permission to (a) construct children's creche, (b) planning permission to construct 14 in number 1 bedroom and 2 in number 2 bedroom apartments, (c) new access road, parking and all associated site works within revised site boundaries
22685	c.0.33km	Granted Permission with Conditions.	Planning permission for the removal of existing single storey prefabricated buildings (that consist of 4 classrooms, 5 resource rooms and associated services), Replacement with a two storey extension consisting of 3 mainstream classrooms, 3 SET resource rooms, and a 3 classroom base special education needs unit and associated facilities, external play areas, and canopy to SEN set down parking facilities to the rear of the school. Associated alterations and elevational changes to the existing school building including the construction of a single storey extension with 3 SET rooms. New boundary treatment to Rookery Road incorporating a new vehicular set down provision, revised pedestrian entrances and the relocation of parking facilities. Together with all related services and site works all at St Oliver's Primary School, Rookery Road, Ballycasheen, Killarney, Co. Kerry, V93 W594.
2467	c.0.44km	Grant Permission with Conditions.	Construct a rear extension to permitted hotel premises comprising (a) demolition of ground floor back-of house facilities and replacement thereof with upgraded and enlarged facilities, (b) first, second and third floor bedroom re-design and rear extension at south-western end of

			premises to add 4 no. guest bedrooms with associated service facilities, (c) basement storage facility and (d) all associated elevational alterations and site development works to facilitate the proposal together with the provision of 22 no. on-site car parking spaces previously permitted under Planning Permission Register No. 191148.
23759 ABP Ref. 320090	c.1.68km	Granted with conditions and subsequent third party appeal was also conditionally granted.	Construct a mixed-use development consisting of 90 bed nursing home, 18 no. independent living units (14 no.1 bedroom and 4 no. 2 bedroom) and 31 no. duplex/apartment residential units (18 no. 2 bedroom and 13 no. 1 bedroom) and all ancillary site development works. The proposed nursing and independent living units will be accommodated within a 3-5 storey building in the eastern area of the site and the proposed duplex/apartment residential units will be accommodated within 2 no. apartment buildings ranging in height from 3-4 storeys in the western areas of the site. Ancillary site works include the provision of bin stores, bicycle stores, an ESB substation, totem signage and public realm improvements. Vehicular access to the proposed development will be provided from the Ballycasheen Road to the south with pedestrian access also accommodated from the N22 to the north.
211426	c.1.93km	Grant Permission with Conditions.	Construct a 3 story office building, alter the road layout and incorporate additional car park with all associated site works.
23967 ABP Ref. 418509	c.1.55km	Granted with conditions and subsequent third party appeal was also conditionally granted.	Construct 249 no. dwellings comprising of 2 no 5-bed houses, 6 no. 4-bed houses, 117 no. 3 bed houses, 18 no. 2-bed houses, 68 no. 2-bed apartments and 38 no. 1-bed apartments. All houses and apartments are contained in two storey buildings in height and comprise a mix of terrace and semi-detached typologies, house type F (4-bed semi-detached) and house type G (5 bed- semi-detached) include residential accommodation at attic/second level with associated rooflights. The apartments include balconies/ground floor terraces as private open space provision. The development includes public open space including play facilities, a new vehicular access from upper park road, all internal roads and footpaths including a number of home zones/shared surfaces, boundary treatment and hard and soft landscaping, drainage works for the new development and all associated and ancillary works. The proposed development also includes a new two-way cyclepath and a footpath along upper park road, with pedestrian crossings on upper park road, a two storey creche of c.417 sq.m gross floor space with associated open space and pv panels at roof level: 510 no. surface car parking spaces (including accessible spaces) for the residential development and 19 no. surface car parking spaces for the creche, 352 no. bicycle parking spaces are provided in secure facilities for the maisonette units to the rear of each unit. A Natura Impact Statement has been prepared in respect of the proposed development.
23685	c.0.9km	Grant Permission with Conditions.	To build an all weather astroturf pitch with fencing around it and associated works.

23889	c.0.9km	Grant Permission with Conditions.	(A) Construction of a split-level two-storey extension to the south of the Killarney Innovation Centre consisting of reception, 11 no. offices, meeting rooms, multi-function/presentation suites and associated facilities, (b) construction of a single-storey link corridor to the existing buildings together with all associated site works.
2460295 ABP Ref. 320288	c.1.7km	Granted with conditions and subsequent third party appeal was also conditionally granted.	The construction of a residential development of: 224 no. residential units with ancillary two storey crèche, landscaping, road improvements, pedestrian/cycleways, storm water upgrades and associated site development works. The proposed development makes provision for 76 houses comprising of 8 no. 2-storey 2-bedroom townhouses, 28 no. 2-storey 3-bedroom townhouses, 10 no. 2-storey 3-bedroom semi-detached units and 30 no. 2-storey 4-bedroom semi-detached units. The proposed development includes 148 no. apartments/duplexes to be provided as follows: Block 1 (4 no. 2-bedroom & 4 no. 3-bedroom over 3 storeys), Block 2 (2 no. 2-bedroom & 2 no. 3-bedroom over 3-storeys), Block 3 (4 no. 1-bedroom, 10 no. 2-bedroom and 6 no. 3-bedroom over 3-storeys), Block 4 (10 no. 1-bedroom & 10 no. 2-bedroom over 3-storeys), Block J (32 no. 2-bedroom over 4 storeys), Block K (16 no. 1-bedroom apartments & 16 no. 2-bedroom apartments over 4 storeys) Block L (32 no. 2-bedroom apartments over 4 storeys). The proposed development will provide for a new vehicular access and pedestrian entrances onto Port Road, upgrades to Port Road comprising reduction in carriageway widths, provision of shared pedestrian/cycle path and uncontrolled pedestrian crossing, and a pedestrian connection to Millwood Estate. It is proposed to upgrade the stormwater network on St. Margaret's Road (approximately 140 metres north of the main development site) to support the development. Ancillary infrastructure development works will include relocation/undergrounding of ESB powerlines, wastewater infrastructure including foul pumping station, surface water attenuation, water utility services, public lighting, bin stores, bicycle stores, ESB substations, and all associated site development works. A Natura Impact Statement has been prepared in respect of the proposed development.
19914	c.1.47km	Grant Permission with Conditions.	For the development of lands within the grounds of St. Finan's hospital. The proposed development will comprise of a part single, part two storey community nursing unit/residential care unit (c. 10,045 sqm total gross floor area (GFA) comprising of 130 en-suite bedrooms (including 30 bedrooms for residents with dementia) with associated resident accommodation including dining rooms, kitchenettes, day rooms, resident areas with family overnight room, visitor's room, treatment room, a hairdresser's salon etc. Internal courtyards and first floor terrace spaces, associated back of house areas including kitchen and laundry rooms, staff accommodation and ancillary office space, new access from Upper Lewis Road including revised access to existing HSE facility to the south and revisions to existing internal roadway. Permission is also sought for the demolition of 2 no. farm buildings (436 sqm total GFA), landscaping, site services including waste storage area (45 sqm), ESB substation (25 sqm) and gas compound, and all associated site and development works. The proposed development is within the curtilage of St. Finan's hospital (a Protected Structure Ref. No. P23), but no works are proposed to the protected structure. A Natura Impact Statement (NIS) has been prepared.

201054	c.1.5km	Grant Permission with Conditions.	Construct 8 no. 2 bedroom apartments, access road, footpaths, ancillary services and areas.
171183	c.3.8km	Grant Permission with Conditions.	For ten years for the development of a solar pv farm consisting of circa 40,000 sq.m. of solar panels on ground mounted steel frames, 1 no. substation, 3 no. inverter cabins, 1 no. battery storage container, 1 no. battery switch gear storage container, underground cable ducts, a temporary site compound area and ancillary facilities, boundary security fencing, site landscaping, new internal access track, CCTV and all associated site works located in the townlands of Knockeenalicka and Knockeenduff, Kilcummin, Killarney, Co. Kerry.
23165	c.4.5km	Grant Permission with Conditions.	For a waste facility for the importation of waste material, specifically inert waste material comprising of soils and stones and concrete from construction and demolition sites (EWC Codes 17 05 04 and 17 01 01) along with associated site works for the purposes of filling and raising lands for land reclamation. The development is a development related to an activity requiring and application for a waste permit. An Environmental Impact Assessment Screening Report (EIAR), Appropriate Assessment Screening Report (AA) and Natura Impact Statement (NIS) have been submitted.
22348	c.4.6km	Grant Permission with Conditions.	(a) Planning permission to construct a new accommodation (b) Planning permission to construct additional car park spaces for the new staff accommodation and all associated site works.
2460480	c.1.7km	Grant Permission with Conditions.	Permission to construct 35 no. bedrooms at second floor level over existing bedrooms, construct a function room at first floor level, covered outdoor seating & dining area, new stairways and lift, revised main entrance to hotel lobby, revised entrance to existing function room lobby, make elevational changes to the front façade of the building including providing balconies to 3 no. existing first floor bedrooms located on the west elevation along with all ancillary services and areas.
Ballycasheen LRD	0.1km	In Preparation	Proposed construction of a residential development of c.260 no. residential units with ancillary crèche, landscaping and associated site development works. The Ballycasheen LRD is located on adjacent lands to the subject application. Meitheal Architects have meet and engaged with the project architects of the Ballycasheen LRD to discuss the scheme and ensure a sympathetic design and approach. At the time of writing, this application has not been submitted to the Council.

The proposed development has been considered in the context of potential construction and operational stage impacts with other projects in the area. Any overlap related to project construction in the immediate vicinity of the site can be proactively managed via the Construction and Environmental Management Plan, and via focused engagement with Kerry County Council.

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Assessment of EIA Requirement

3.1 Schedule 5 Criteria

Article 93 and Schedule 5 of the 2001 Planning and Development Regulations sets out the classes of development for which a planning application must be accompanied by an Environmental Impact Assessment Report (EIAR).

Part 1 and Part 2 Schedule 5 of the Planning and Development Regulations, 2001 defines the categories and thresholds of developments requiring EIA. The subject proposal does not come under any of the stipulated categories contained in Part 1.

The proposed development for a residential scheme and ancillary works falls within the category of an 'Infrastructure Project' under Schedule 5 (10) (b) of the Planning and Development Regulations, which provides that a mandatory EIAR must be carried out for the following projects:

> *"b)*
>
> *(i) Construction of more than 500 dwellings*
>
> *(ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.*
>
> *(iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.*
>
> *(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.*
>
> *(In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)"*

The proposed development does not trigger a requirement for mandatory EIA because:

- At 6.44 ha[2], the site area is below the threshold that would trigger a mandatory EIA.
- At 259 the number of individual residential units falls below the threshold of 500 dwellings.

[2] The main residential site is 6 hectares.

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Schedule 7 Screening

4.1 Schedule 7 Criteria

Schedule 7 of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIA should be undertaken. This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. EU Directive 2014/52/EU provides a revised Annex III and its transposition into national legislation is mandatory. Accordingly, a screening statement of the proposed development against the Annex III criteria of 2014/52/EU is enclosed in Appendix A.

Based on the information provided in accordance with Annex IIA and Annex III of the 2014 Directive, it is considered that a sub-threshold EIA is not required for the proposed development, as adequate measures are in place to avoid, reduce or mitigate likely impacts, such that neither the construction nor operational phase of the overall development will have a significant negative impact on the environment.

4.2 Construction Phase

Criteria for assessment of EIA sub-threshold	Impacts during Construction Phase
1. Characteristics of proposed development The characteristics of the proposed development, in particular	
- The size of the proposed development	The site area is 6.44ha. It is estimated it will be constructed on a phased basis over a period of 36 months. The construction works themselves will be confined to the site and are outlined in a Construction and Environmental Management Plan (CEMP) to manage potential impacts. No significant impact likely
- the cumulation with other proposed development	The potential for the project to be constructed alongside others in the wider local area remains an unknown at present. In the event that the construction phases coincide with other construction works locally, this will be proactively managed as part of the CEMP, including Construction Traffic Management Plan which will be approved with the Council. No significant impact likely.
- the use of natural resources, in particular land, soil, water and biodiversity	Energy, including electricity and fuels, will be required during both the demolition and construction phase. Rock and soil resources to be excavated. Construction will use various raw materials typical of the construction of residential estate developments. No out of the ordinary use of natural resources is likely during the construction process.

	No significant impact likely.
- the production of waste	Waste will be generated during the construction phase and these will be typical of development of this nature. The Construction and Environment Management Plan includes provisions for handling waste in full accordance with statutory legislation and associated guidance. This includes a suite of mitigation measures related to objectives contained in the Southern Region Waste Management Plan 2021. No significant impact likely.
- pollution and nuisances	Development of site will increase traffic in the area for the duration of the construction phase. Temporary noise, dust and vibration impacts will be addressed as part of standard best practice controls. Such measures shall include the designation of any onsite mixing of mortar to be carried out within selected areas of the site, and the storage of fuel within certified double skinned metal fuel tanks to be stored in an appropriate, secure location. No significant impact likely.
- the risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge	No negative impacts are foreseen, subject to strict compliance with standard environmental controls. No significant impact likely.
- the risk to human health (for example due to water contamination or air pollution)	Additional noise and dust from temporary construction works may be experienced by residents and other property users in the vicinity. This can be effectively managed, having regard to the nature of the project and mitigation measures proposed in the Construction and Environmental Management Plan. On completion of works, noise and dust levels will return to background levels. Any stores of excavated materials that arise during the construction phase will be stored at least 20m from any watercourse or any drainage ditch. Additional standard water control measures will ensure that run-off of sediment or other pollutants will not enter the watercourse therefore the proposed project will not have any impact on water quality. No significant impact likely.
2. Location of proposed development	

The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard to:	
- the existing land use	The site is currently agricultural in nature and is in an area characterised by existing residential and community uses that bound it. It is suitably zoned for residential development and therefore the proposed development is consistent with the land use objective. No significant impact likely.
- the relative abundance, quality and regenerative capacity of natural resources in the area	The site is not located within or in the immediate vicinity of any statutory designated area. The prepared NIS has actively considered the potential for impacts on qualifying interests, arising from the construction phase. No significant impact likely.
- the absorption capacity of the natural environment, paying attention to the following areas: (a) wetlands, (b) coastal zones, (c) mountain and forest areas, (d) nature reserves and parks, (e) areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC, (f) areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded, (g) densely populated areas, (h) landscapes of historical, cultural or archaeological significance	The site is not located within or in the immediate vicinity of any statutory designated area. However, an Appropriate Assessment (AA) Screening Report and NIS have been prepared based on the precautionary approach to actively consider the potential for adverse impacts on qualifying interests, arising from the construction phase. The findings of the report have determined that construction of the proposed development will not adversely impact on natural resources. There are no recorded archaeological monuments on the subject site. The Archaeological Impact Assessment concluded that there would be no impact on archaeological or cultural heritage. Best practice standards, environmental guidelines and mitigation measures will be adhered to during the construction phase in order to avoid potential impacts on natural resources and likely significant effects are not anticipated. No significant impact likely.
3. Characteristics of potential impacts The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in	

- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)	The site is located along Countess Road, approximately 600m east of a roundabout that connects to the N71 National Road. The road network is of good quality and has sufficient carrying capacity to accommodate the construction phase. A Construction Traffic Management Plan will be put in place to mitigate any potential negative impacts on traffic flow. No significant impact likely.
- the nature of the impact	Potential for the human environment to be impacted negatively during the construction phase by way of traffic disruption, noise and dust issues etc. Any impacts will be localised and temporary in nature and are not deemed to be significant. These will be proactively managed via standard environmental protection measures. No significant impact likely.
- the transboundary nature of the impact	No significant effects arising from construction of the development.
- the intensity and complexity of the impact	The intensity and complexity of the construction phase is in keeping with modern construction projects. No significant impact likely.
- the probability of the impact	Some level of construction impacts is highly probable, but these will be mitigated by standard best practice techniques identified in the Construction and Waste Management Plan. No significant impact likely.
- the expected onset, duration, frequency and reversibility of the impact.	The construction phase of the development is expected to commence within approximately 6 months of any grant of permission. Any impacts will be short-term and restricted by planning conditions in terms of the hours of operation. No permanent negative impacts are anticipated as a result of the construction phase of the project. No significant impact likely.
- cumulation of the impact with the impact of other existing and/or approved projects.	A desktop review of Kerry County Council and An Coimisiun Pleanála's planning enquiry systems identified recent grants of permission in the wider area of a similar scale as to potentially result in a cumulative impact, a 90 no. bed nursing home facility (Reg. Ref. 23759), a 3 no. storey office building (Reg. Ref.

	211426), construction of 249 dwellings (Reg. Ref. 23967) and 224 dwellings (Reg. Ref. 2460295). At the time of writing, the adjoining Ballycasheen LRD application documentation has not been lodged to Kerry County Council for consideration. Meitheal Architects have meet with the project architect for the adjoining site to discuss the projects and ensure a sympathetic design is adopted across the two sites. In the event that the construction phases of these projects coincide, potential for cumulative impacts will continue to be monitored and considered in full as part of the final pre-commencement Construction and Environmental Management Plan and Construction Traffic Management Plan and the potential for such impacts will be mitigated accordingly as part of focused response measures. No significant impact likely.
- The possibility of effectively reducing the impact	There is a strong possibility of reducing potential impacts arising from the construction phase through appropriate project management and the application of identified best practice construction and environmental protection methods. No significant impact likely.

4.1 Operational Phase

Criteria for assessment of EIA sub-threshold	Impacts during Operational Phase
1. Characteristics of proposed development The characteristics of the proposed development, in particular	
- The size of the proposed development	The site area is 6.44 ha. The development will change the use of the land from agriculture to residential which is consistent with the zoning of the site. The developed design has been tested relative to key policy and guidelines, as well as landscape and visual considerations. Collectively, the size and design of the project will deliver significant positive benefits relative to the 'do-nothing' scenario. No significant impact likely.
- the cumulation with other proposed development	The proposed uses are consistent with the land use zoning of the site and compatible with adjacent land-uses, as enshrined in adopted planning policy. The

	development will positively integrate with other plans and projects once operational. No significant impact likely.
- the use of natural resources, in particular land, soil, water and biodiversity	Water, consumption of electricity, energy related to the proposed residential and creche uses. No out of the ordinary use of natural resources is likely during the operational phase. No significant impact likely.
- the production of waste	A preliminary Operational Waste Management Plan has been prepared and this will put in place measures to avoid and / or mitigate pollution from operational waste. With mitigation measures in place no significant negative impacts are likely. Domestic waste will be generated from the development, the disposal of which will be informed by a waste/refuse management strategy for the site. Related practices are unlikely to cause unusual, significant or adverse effects. No significant impact likely.
- pollution and nuisances	The proposal will give rise to an increase in traffic and visitor numbers to/from site. Suitable provision has been made for pedestrian and cycle infrastructure throughout the scheme, which provides for a dedicated cycle route segregated from vehicular traffic, to offset vehicular trips. The preliminary Operational Waste Management Plan puts in place measures to avoid and / or mitigate pollution from operational waste. Surface water management proposals for the site have been designed in accordance with best practice measures. Sustainable Drainage Systems (SuDS) techniques have been incorporated into the design of the scheme to prevent the potential for contaminated storm water run-off to arise from the proposed development. Approaches that will be utilised within the scheme include tree pits, infiltration, filter drains, rain gardens and storage biorention basins. No significant impact likely.
- the risk of major accidents and/or disasters which are relevant to the project concerned, including those	None foreseen, subject to strict compliance with standard environmental controls. No significant impact likely.

caused by climate change, in accordance with scientific knowledge	
- the risk to human health (for example due to water contamination or air pollution)	None. The development will not involve the use, storage, transport, handling or production of substances or materials which could be harmful to people and the environment. It is considered that this proposal has the potential to have a long-term beneficial impact on human health as a consequence of facilitating sustainable urban development incorporating communal and private open space areas on lands zoned for residential development. No significant impact likely.
2. Location of proposed development The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard to:	
- the existing land use	The site is currently in agricultural use, however, the area is characterised by existing residential development. The objectives of the Kerry County Development Plan 2022-2028 support the proposal as it seeks to provide a residential development at a residentially zoned site, within a wider area that has been established by similar and related uses. No significant impact likely.
- the relative abundance, quality and regenerative capacity of natural resources in the area	The proposed operational phase will not have any out of the ordinary impact on natural resources. No significant impact likely.
- the absorption capacity of the natural environment, paying attention to the following areas: - wetlands, - coastal zones, - mountain and forest areas, - nature reserves and parks, - areas classified or protected under legislation, including special protection areas designated	Proposed use is compatible with the geographical area and zoning, as well as other policy intentions for the area. The proposal includes pedestrian and cycle links to sustainably connect the site to existing centres of population, as well as other future development areas. The submitted EcIA / AA Screening and NIS have assessed potential for connectivity to any designated European sites and has concluded that specific mitigation measures are not necessary in order to protect such as significant effects are unlikely to arise as a result of the development.

pursuant to Directives 79/409/EEC and 92/43/EEC, - areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded, - densely populated areas, - landscapes of historical, cultural or archaeological significance	An Archaeological Impact Assessment has been prepared and it has been demonstrated that there will be no impact on associated heritage in the local area. No significant impact likely.
3. Characteristics of potential impacts The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in:	
- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)	The subject site is approximately 6.44 hectares in area, and is sub-threshold for the purposes of EIA [Schedule 5, Part 2, Section 10 (b)(iv) of 2001 Planning and Development Regulations]. Development will be compatible with its urban context and consistent with zoning objectives. Photomontages have been prepared for the proposal. They confirm that the operational development will not give rise to any adverse effects of major significance from the selected viewpoint locations, rather it will enhance and contribute positively to urban character. No significant impact likely.
- the nature of the impact	Expected benefits to physical, micro and macro environments fostering the envisaged growth of the settlement of Killarney. The effects will be significant and positive in nature. No significant impact likely.
- the transboundary nature of the impact	An AA Screening / NIS has been prepared by Wetlands Ecology which considers the potential for significant effects on designated Natura 2000 sites, including transboundary impacts. No transboundary impacts are expected. No significant impact likely.
- the intensity and complexity of the impact	The operational phase of the development is moderate and will be actively managed.

	No significant impact likely.
- the probability of the impact	The operational phase will inevitably change the local environment. Measures are in place to avoid, reduce, or mitigate any likely negative impacts. No significant impact likely.
- the expected onset, duration, frequency and reversibility of the impact.	Once constructed, the proposal will be permanent and non-reversible. No significant impact likely.
- cumulation of the impact with the impact of other existing and/or approved projects.	The development of the subject site is supported by adopted plans and policy objectives which have been subject to Strategic Environmental Assessment. The environmental effect of the proposed development has already been adjudicated on and it has been determined that the types of intended development would be appropriate relative to the subject site and adjacent areas. It is anticipated that the subject proposal will provide for important synergistic and cumulative benefits in the wider area. No significant impact likely.
- The possibility of effectively reducing the impact	The proposal is being shaped by a number of proactive design measures to reduce the potential for any negative impacts. This includes the promotion of sustainable active travel patterns and the promotion of sustainable energy efficiencies. With the exception of boundaries being protected, the subject site does not comprise a significant area of tree cover and so the development will not bring about a substantial loss in this regard. The submitted landscape plans will establish a significant quantum of new trees within the site among other planting strategies that will ultimately bring about a gain in green infrastructure for the area. It has been objectively concluded that the proposal will provide for long-term beneficial effects of varying degrees. No significant impact likely.

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Conclusion

5.1 Summary

Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001 defines the categories and thresholds of development that require EIA. The proposed residential development and ancillary works fall within the category of an 'Infrastructure Project' under Schedule 5 (10)(b) of the Planning and Development Regulations, which provides that a mandatory EIAR must be carried out for the following projects:

> *"b)*
>
> *(i) Construction of more than 500 dwellings*
>
> *(ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.*
>
> *(iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.*
>
> *(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.*
>
> *(In this paragraph, "business district" means a district*

The proposed development does not trigger a requirement for mandatory EIA because:

- At 6.44ha, the site area is below the threshold that would trigger a mandatory EIA.
- At 259 the number of individual residential units falls below the threshold of 500 dwellings.

Based on the information provided in accordance with Annex IIA and Annex III of the 2014 Directive, it is considered that a sub-threshold EIA is not required for the proposed development, as adequate measures are in place to avoid, reduce or mitigate likely impacts, such that neither the construction nor operational phases of the overall development will have a significant negative impact on the environment. The application is accompanied by focused technical reports across various disciplines which confirm no significant environmental impacts, findings which are reflected in this EIA Screening.



HW Planning
5 Joyce House,
Barrack Square,
Ballincollig,
Cork
P31 KP84

www.hwplanning.ie
info@hwplanning.ie +353
(0)21 487 3250

Directors:
Harold Walsh
Conor Frehill

Company Reg. No. 486211

Accreditations
ISO 9001:2015
ISO 14001:2015
ISO 45001:2018