



EIA Screening

Large-Scale Residential Development at Pat Scarteen Road,
Killowen, (townland), Kenmare, Co. Kerry.

Client: KPH Construction

September 2026

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Contents

1. b Introduction	2
1.1 Purpose of Statement.....	2
2. Project Details	4
2.1 Description & Characteristics of Proposed Development.....	4
2.2 Other Works.....	5
2.3 Description of Location of Site	6
2.4 Environmental Sensitivities	6
2.4.1 Landscape	6
2.4.2 Amenity	7
2.4.3 Biodiversity & European Sites	8
2.4.4 Bat Assessment	10
2.4.5 Bird Assessment	10
2.4.6 Other Mammals (except Bats)	11
2.4.7 Traffic Impact	11
2.4.8 Flood Risk	12
2.4.9 Air	13
2.4.10 Archaeology	13
2.4.11 Water Framework Directive (WFD)	13
2.4.12 Description of Aspects of the Environment Likely to be Affected	14
2.4.13 Expected Residues / Emissions / Production of Waste	15
2.4.14 Use of Natural Resources – Soil / Land / Water / Biodiversity	15
2.4.15 Cumulative Impacts	15
3. Assessment of EIA Requirement	17
3.1 Schedule 5 Criteria.....	17
4. Schedule 7 Screening	18
4.1 Schedule 7 Criteria.....	18
4.2 Construction Phase.....	18
4.1 Operational Phase	23
5. Conclusion	30
5.1 Summary.....	30

Introduction

1.1 Purpose of Statement

This Environmental Impact Assessment Screening has been prepared by HW Planning on behalf of KPH Construction to determine whether an Environmental Impact Assessment Report (EIAR) is required for a Large-scale Residential Development at lands off Pat Scarteen Road, Killowen, (townland), Kenmare, Co. Kerry.

This statement should be read in conjunction with other application documents including the Statement of Consistency, Natura Impact Assessment, Water Framework Compliance Statement, Landscape Design Report, Water Framework Directive Compliance Assessment, Townscape and Visual Impact Assessment, Civil Utilities Report 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.

Project Details

2.1 Description & Characteristics of Proposed Development

KPH Construction are applying to Kerry County Council for a 10 year planning permission for a Large-scale Residential Development at lands off Pat Scarteen Road, Killowen, (townland), Kenmare, Co. Kerry.

The proposed scheme of 100 residential units will consist of:

- 30 no. 1-bed units;
- 30 no. 2-bed units;
- 40 no. 3-bed houses.



Figure 1: Aerial View of the Site and Surrounding Context

Vehicular access to the development will be via an upgraded and relocated entrance off the Pat Scarteen Road, with proposed upgrades including amendments to the existing shared pedestrian/cycle path and modifications to the signing and lining on the public road. The proposed

development also provides for separate pedestrian/cycle entrances off Pat Scarteen Road and includes dedicated pedestrian and cycling paths traversing the site.

Ancillary infrastructure development works will include wastewater infrastructure, a pumping station, surface water attenuation, water utility services, public lighting, bin stores, bicycle stores, ESB substations, landscaping and all associated site development works.

As outlined in the enclosed Construction and Environmental Management Plan (CEMP), prepared by MWP, the pre-construction phases of the proposed development will include preparatory works such as:

- Prior to the commencement of construction activities, the area for development will be fenced off.
- Site clearance activities. Typical activities will include preparation of the construction working area and topsoil stripping and levelling.

The key construction elements of the project include:

- A temporary construction compound will be established within the site boundary. This will be situated a minimum of 25m from the 'Lissaniska 21' river or surface drain.
- Implementation of temporary site construction surface water drainage system.
- Roads, car parking area, public open spaces and footpaths will be constructed.
- 100 No. residential units will be constructed.
- New planting to comprise native trees; shrubs. Refer to the Landscape Plan and Drawings accompanying the planning application for details and locations.

Access for the construction phase will be via a single site entrance proposed along Pat Scarteen Road, this access point will also serve the operational phase of the development.

Repairs will be carried out on the public road, as necessary, to ensure that the condition does not deteriorate below a standard that could affect the use of the site, as required.

2.2 Other Works

As outlined in the enclosed Drainage Impact Assessment and Civil Utilities Reports prepared by MWP, the approach to storm water drainage evolved through pre-planning discussions with the Council. Surface water runoff from the development will be managed through a combination of conventional drainage infrastructure and Sustainable Drainage Systems (SuDS), including bioretention rain gardens, filter drains, attenuation storage tanks and a petrol interceptor. Surface water will be attenuated and discharged at the calculated greenfield runoff rate via a Hydro-Brake flow control device.

In addition to these proposed storm water management systems the Council requested the inclusion of a controlled overland outlet on lands to the west. To facilitate this discharge, it is proposed to construct a headwall outfall structure within the bank of the Lissiniska_21 waterbody. The discharge will be controlled to greenfield runoff rates and will convey treated and attenuated surface water from the development drainage system to the receiving watercourse. The drainage strategy has been designed to mimic the existing hydrological regime of the site and minimise impacts on the receiving environment. These Other Works have been fully assessed as part of the ecological reporting that accompanies this application. As discussed in the enclosed Planning

Statement the applicants are inviting the provision of these works be addressed by way of appropriate condition.

2.3 Description of Location of Site

The site, which is c. 2.63 ha in size, is located within the settlement of Kenmare, with the eastern boundary fronting onto the Part Scarteen Road, the Kenmare Inner Relief Road. While the site itself is disused agricultural lands, it is in an area characterised by existing residential, retail, educational and recreational uses, c. 400m from the Main Square in the town centre.

The subject site was previously used as a compound and area for spoil storage during the Pat Scarteen Relief Road construction and the subsequent habitat on-site consisted largely of recolonising scrub vegetation. Preparatory works have recently been undertaken to allow for appropriate site survey and investigations to inform this proposal, however care has been taken to ensure all mature trees have been retained. There is an area of mature woodland adjacent to the western boundary. The Kealnagower Stream, a small tributary of the Finnihy River, flows c. 300m north-west of the site.

An Aldi Store is immediately adjacent to the northern boundary of the subject site, and the mature residential developments of Cill Muire, Oakwood Manor and Scarteen Park are in the vicinity to the north-east, north and west respectively. Kenmare Shopping Centre including a Lidl and Supervalu store and medical centre is located c. 250m further north along Pat Scarteen Road. Kenmare Playground is nearby with both a primary and a secondary school located on Railway Road.

The R569 Kilgarvan Road is c. 90m from the south of the site. This is identified in the Draft CycleConnects as the route of an Inter-urban cycle route. The northern side of this regional road is predominantly a linear development of detached dwellings, with recreational uses clustered to the south and east, including Kenmare Golf Club, Reenagross Woodland Park and Kenmare Shamrocks GAA. Beyond these, the Roughty River flows into Kenmare Bay to the south. The Kilgarvan Road area is characterised by tourism and recreational uses, with a significant number of hotels, B&B's and holiday homes present.

The area is categorised as a suburban area within a Regional (Medium) Town as per the Sustainable Residential Development and Compact Settlement Guidelines.

2.4 Environmental Sensitivities

2.4.1 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. The enclosed Townscape and Visual Impact Assessment (TVIA) prepared by Macroworks considers this infill site reads as a latent void in the urban fabric of Kenmare. It notes that the height throughout the proposed development is predominantly two-storey, follows the profile of the site terrain and is consistent in height and scale with the surrounding built environment. The proposal therefore is not considered to generate any significant and negative landscape and visual effects and would rather consolidate the existing character that has been established in this urban landscape context.

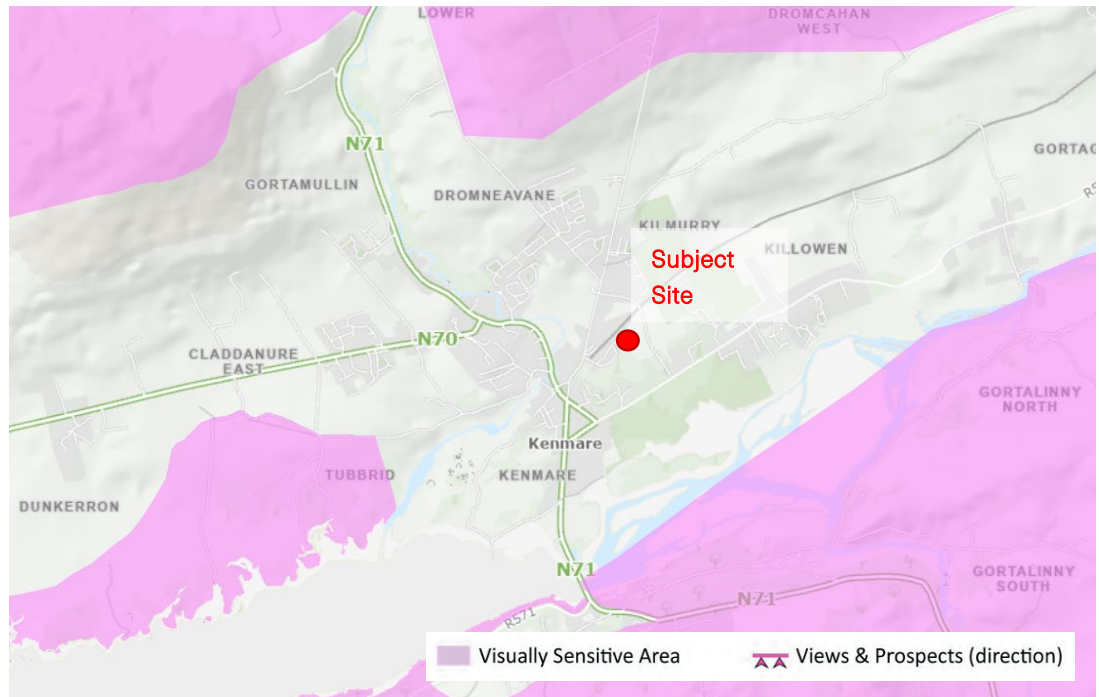


Figure 2: Extract from KCDP Landscape Designations Map

2.4.2 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. As part of this analysis the design of the proposed development has been rigorously tested against a number of key assessment criteria. The assessment concludes that the proposed development's effect on daylight reception in the neighbouring rooms and the effect on sunlight reception in the neighbouring amenity areas are both fully compliant with the BRE Report – Site Layout and Planning for Daylight and Sunlight BR209 2022 recommendations. In addition all the habitable rooms within the proposed development achieved or were well in excess of the minimum daylight recommended in the guidelines. The amenity spaces assessed also all achieved sunlight above the guidelines recommendation. The assessment concludes the proposed development will provide a good level of residential daylight and sunlight amenity to future occupants without compromising that of existing dwellings.

2.4.3 Biodiversity & European Sites

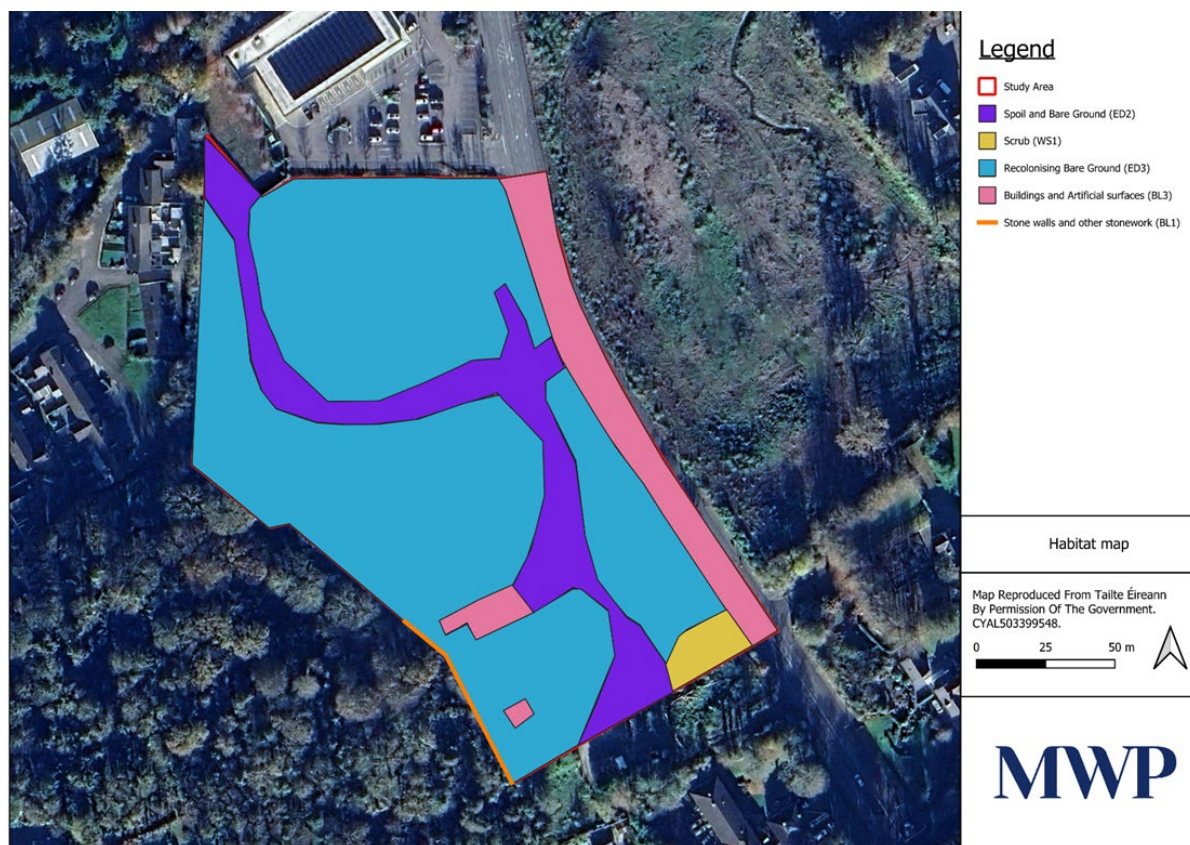


Figure 3: Site Habitat Mapping

The accompanying Ecological Impact Assessment (EclA) by MWP notes that the predominant habitat within the site boundary is Recolonising Bare Ground (ED3). Other habitats within the site include Spoil and Bare Ground (ED2), a small localised area of Scrub (WS1), Buildings and Artificial Surfaces (BL3), Stone Walls and other Stoneworks (BL1) and an area of Mixed Broadleaved Woodland (WD2) present along the south-western boundary. The EclA considers the subject site currently comprises land with limited ecological value.

The EclA assesses the potential for unmitigated effects during the construction phase from habitat loss/alteration as not significant, while it considers there to be potential for impacts, if left unmitigated, arising from the spread of invasive alien plant species and water quality effects. In terms of potential impacts on faunal species, if unmitigated a slight potential impact is identified in terms of Hedgehog, Badger, Otter, Birds and a potential moderate impact on Bats. A comprehensive suite of construction mitigation measures is identified in the EclA which has been included in the CEMP. The EclA predicts that with the implementation of these measures there will be no significant residual effects.

No significant effects were envisaged during the operational phase. The EclA concludes that:

‘The application of appropriate construction management measures, ecological safeguards and operational lighting controls will ensure that no significant residual ecological impacts, either alone or in combination with other plans or projects, are expected to arise as a result of the Proposed Development.’

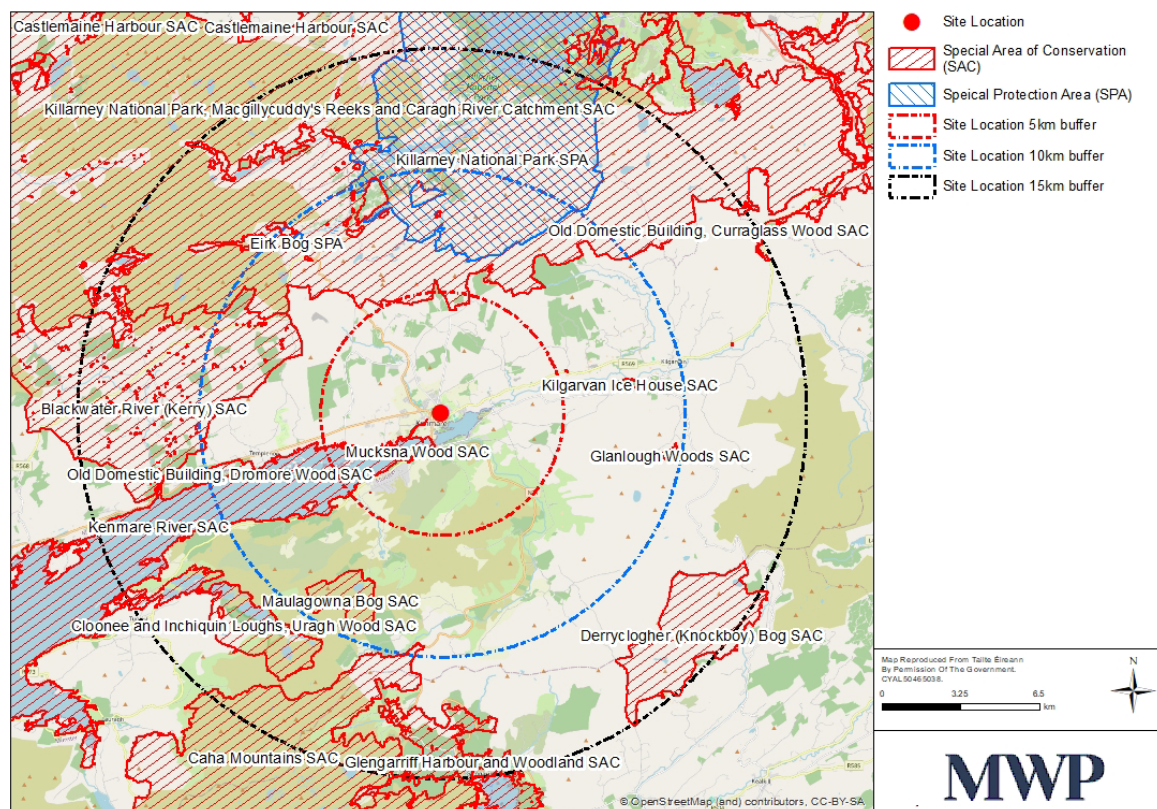


Figure 4: Proximity to designated Natura 2000 Sites

The Appropriate Assessment (AA) Screening prepared by MWP concluded that the Proposed Development site is not located within a Special Area of Conservation (SAC) or Special Protection Area (SPA) collectively known as Natura 2000 sites or within a proposed Natural Heritage Area (pNHA) or designated Natural Heritage Area (NHA). The AA Screening identifies 15 No. Natura 2000 sites comprising 13 No. SAC's and 2 No. SPA's occurring within the potential zone of influence (ZOI) of the Proposed Development site (ref Figure 4), these include:

- Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment SAC
- Killarney National Park SPA
- Eirk Bog SPA
- Old Domestic Building, Curraglass Wood SAC
- Kilgarvan Ice House SAC
- Mucksna Wood SAC
- Blackwater River (Kerry) SAC
- Glanlough Woods SAC
- Old Domestic Building Dromore Wood SAC
- Kenmare River SAC
- Maulagowna Bog SAC
- Cloonee and Inchiquin Loughs, Uragh Wood SAC
- Derryclogher (Knockboy) Bog SAC
- Glengarriff harbour and Woodland SAC
- Caha Mountains SAC

The AA Screening excludes 13 of these from further assessment based on an absence of any source–pathway–receptor linkage with the subject site. Likely significant effects could not be excluded at the screening stage, in the absence of mitigation, in respect of the Kenmare River SAC, Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment SAC. Potential impact pathways have been identified in relation to water quality, habitat loss or alteration, disturbance and/or displacement of species, habitat or species fragmentation and cumulative or in-combination effects.

A Stage 2 Natura Impact Statement (NIS) was prepared for the proposed development. This states that following an examination, analysis and evaluation of the relevant information and best scientific knowledge, and provided that the mitigation measures prescribed in Section 5 of the NIS are implemented in full, it is objectively concluded that the construction and operation of the proposed development will not adversely affect, either directly or indirectly, the integrity of:

- Kenmare River SAC (002158); or
- Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment SAC (000365).

The proposed development will not prevent the achievement of the conservation objectives of either SAC and will not adversely affect their qualifying interests, conservation condition, structure or function. It is also concluded that the Proposed Development, either individually or in combination with other plans or projects, will not adversely affect the integrity of any other European site.

2.4.4 Bat Assessment

A dedicated bat report was undertaken by Greenleaf Ecology in order to inform the findings of the enclosed Ecological Impact Assessment (EclA). Consultation with the local National Parks ranger indicated the presence of a Lesser Horseshoe Bat (LHB) roost within the woodland beyond the south of the site. A detailed bat survey was carried out on site by Greenleaf Ecology which identified a high level of LHB activity along the western boundary. Overall, bat activity within the study area is most likely to be associated with the Keelnagower Stream corridor and adjacent woodland edge habitats which provide connectivity to the wider landscape. The remainder of the site is of comparatively low ecological value for bats.

The EclA states that subject to mitigation measures the proposal will not result in any significant impact on the local bat population. Such mitigation measures include the design of the lighting plan to ensure that a dark area is retained adjacent to the woodland, the landscape design retaining existing trees along the southern and western boundaries and proposed enhancements to this ecological corridor in the form of areas of meadow and pollinator-friendly planting and the implementation of the suite of landscaping measures proposed to promote biodiversity (including Bat Boxes) and allow the subject site to continue to provide a suitable foraging habitat for bats.

2.4.5 Bird Assessment

A desktop review of bird species records and an ecological walkover survey were undertaken. The latter indicated that the majority of bird activity was associated with the adjacent woodland or involved birds commuting across the site. All species observed are common and widespread in the wider area. The EclA concludes that the subject proposal will not significantly impact any bird species with appropriate mitigation in place including the timing of vegetation clearance (outside nesting season), appropriate landscaping and the inclusion of bird boxes.

2.4.6 Other Mammals (except Bats)

The EclA also considers potential impacts on Hedgehogs and Badgers. With the inclusion of appropriate mitigation (compliance with Wildlife Acts, landscaping and Hedgehog friendly fencing, pre-construction checks) it concludes that no significant residual effects are anticipated.

2.4.7 Traffic Impact

The subject lands are located off Pat Scarteen Road. The enclosed Traffic and Transport Assessment prepared by MHL Consulting Engineers considers the possible operational stage impacts arising for an opening year of 2028 and design years 2033 and 2043 from the potential increased traffic volumes and associated road safety implications.

The submitted assessment focuses on the following traffic junctions (ref Figure 5):

- Junction A: The 4 arm Crossroads Junction of Pat Scarteen Road and Railway Road .
- Junction B: The Development Entrance with Pat Scarteen Road.
- Junction C: The T-junction of Pat Scarteen Road and R569.

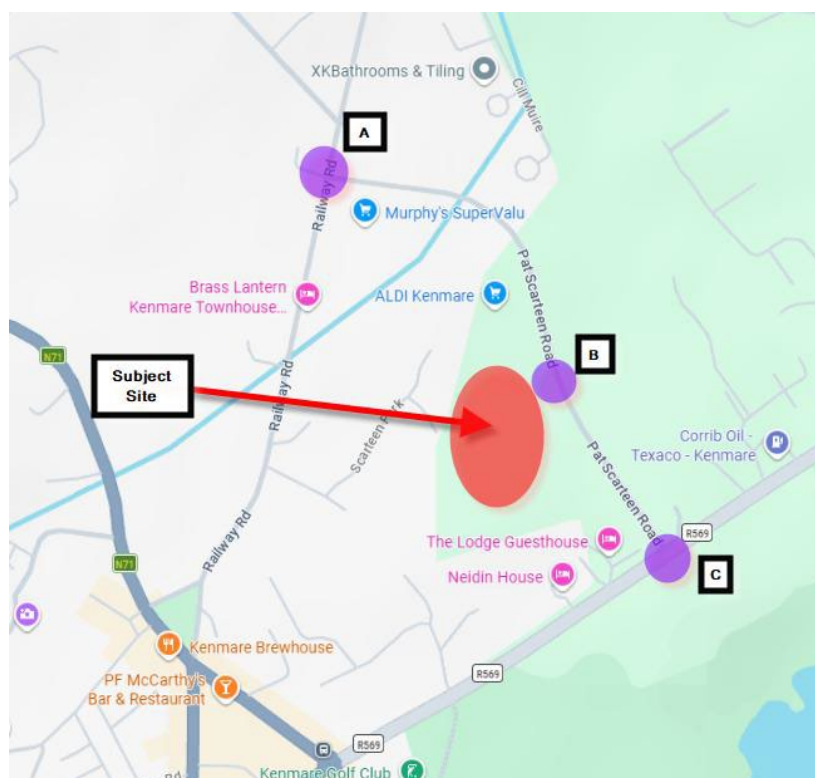


Figure 5: Junctions Assessed in TTA

The report concludes 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 2043 for both morning and evening peaks respectively. The development was therefore not considered to post a risk of significant negative impact on the operation of these junctions regards capacity. Furthermore, given the site's location, served by a range of local services and facilities and within walking distance of the town centre, emphasis is placed on Active Travel in the proposed layout. This layout makes provision for internal dedicated cycle and pedestrian routes traversing the site, which connect via Pat Scarteen Road with the planned CycleConnects Inter-urban cycle route running to the south along the R569. The internal cycle/pedestrian route also delivers a significant portion of the site specific 'Indicative Walkway' objective from the Kenmare Municipal District Local

Area Plan 2024. It is considered, therefore, that the proposed development will encourage the adoption of Active Travel options.

2.4.8 Flood Risk

The enclosed Site-specific Flood Risk Assessment has been prepared by MWP. The Stage 1 and 2 flood risk assessments indicated that there is potential for fluvial flooding at this site, arising from the Kealnagower watercourse located north of the site.

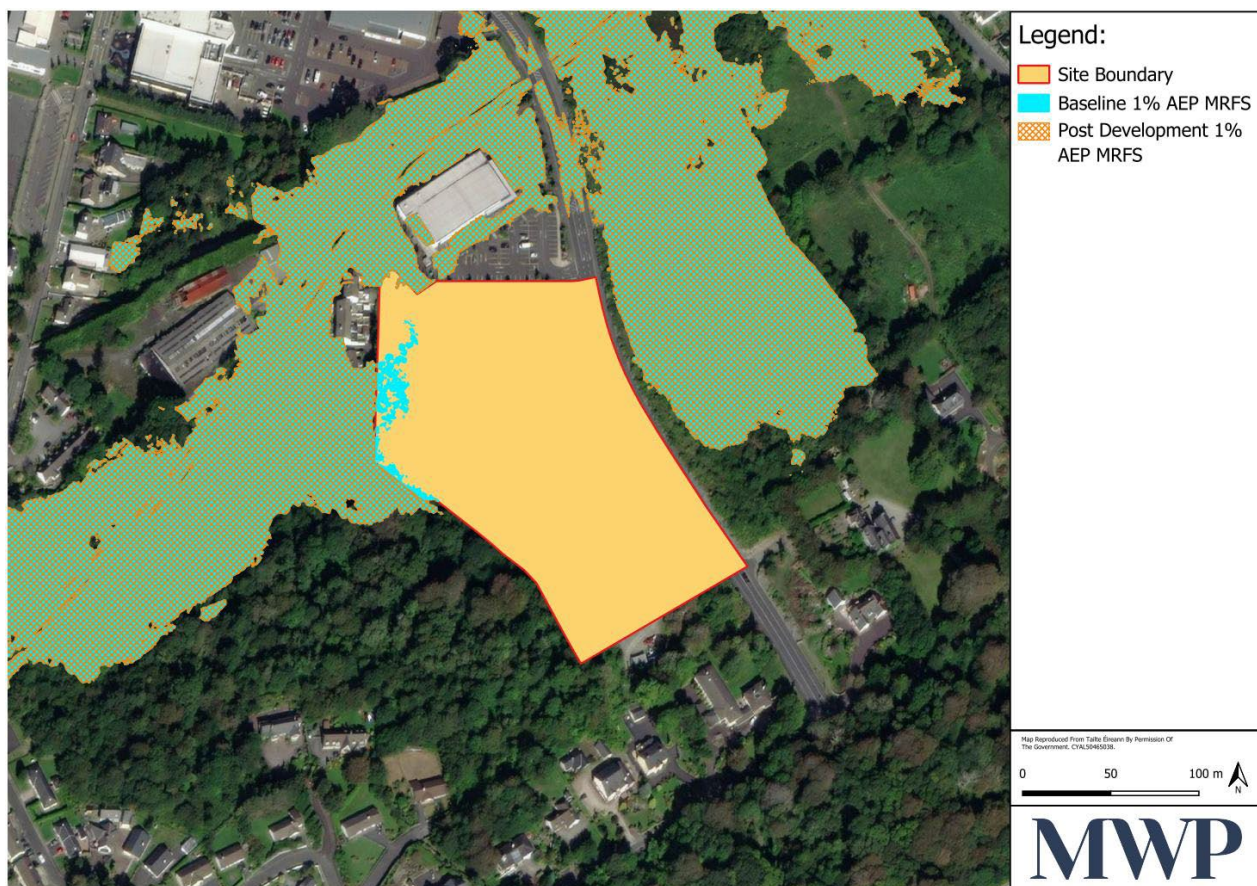


Figure 6 – Site Specific Flood Extent Comparison Mapping Baseline v Post Development 1% AER MRFS – based on Figure 6-12 of FRA

Based on this a Stage 3 Detailed Flood Risk Assessment (FRA) was carried out with detailed hydraulic modelling to assess flood risk issues in sufficient detail to provide a quantitative appraisal of potential flood risk to the site. This determined that the proposed development is located in Flood Zone B & Flood Zone C and therefore has a moderate/low probability of flooding.

A Justification Test is required for the proposed residential developments within Flood Zone B. This demonstrates that the proposed development is compliant with both the Planning System and Flood Risk Management – Guidelines for Planning Authorities, November 2009 (PSFRM) and the Objectives of Kerry County Development Plan 2022 - 2028.

To ensure that there is no unacceptable flood risk, the following mitigation measures are recommended: setting the finished floor level (FFL) of all buildings above the 1% AEP flood level, raising the land within the site above flood level, appropriate management of surface water drainage and the associated pluvial flood risk incorporating Sustainable Urban Drainage System (SUDs).

With these mitigation measures in place the FRA demonstrated that the risk to occupants of the site would be low and the proposed development would not have an adverse impact on flooding on upstream or downstream third-party lands.

2.4.9 Air

According to the Institute of Air Quality Management (IAQM) Guidelines, potential adverse effects from dust arising from construction to ecological receptors occurs within 50m of a construction site. As the closest European Site, Kenmare River Special Area of Conservation (SAC), is located c. 540m from the proposed development, and the nearest national designation, the Roughty River Estuary Proposed Natural Heritage Area (PNHA), is c. 95m from the site, it can be concluded that the proposal would not result in any significant impact on any designated site's air quality. 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.

2.4.10 Archaeology

The enclosed Archaeological Test Trenching and Impact Assessment Report has been prepared by AEGIS Archaeology Limited. The test trenching was carried out in May 2026, with 22 trenches opened across the subject site. The report notes that no archaeological features were identified.

The Archaeological Impact Assessment indicates that there are no recorded monuments within the subject site. However, a no longer extant recorded monument (KE093-016 – a stone row) was located 15m to the south of the subject site, from which the zone of notification extends into the extreme south-western corner of the site. The site layout has been designed to ensure mitigation by avoidance, with no substantive development proposed within a 25m offset from this feature.

Furthermore, the Archaeological Impact Assessment puts forward the following proposed mitigation measure:

'Monitoring of gravel removal and topsoil stripping along the limestone reef at the southern end of the site should be undertaken by a qualified archaeologist under licence from the National Monuments Service'.

Subject to the implementation of these measures, it considers archaeology on site will not be significantly impacted by the proposed development.

2.4.11 Water Framework Directive (WFD)

A standalone independent WFD Assessment has been prepared by MWP which identifies the relevant WFD 'Surface Water Bodies' as the Lissaniska 21 and Finnihy. The relevant WFD 'Transitional Waterbody' is the Inner Kenmare River, and the relevant WFD 'Groundwater Body' is the Kenmare Groundwater Body. This assessment has considered the potential for construction and operational phase activities to affect the quality, hydromorphology, protected areas, fish species, habitats of the surface and transitional waterbodies and the chemical and quantitative status of the groundwater bodies.

It concludes that: the proposed development will not cause a deterioration in the overall status of the Surface Water Bodies, Transitional Waterbody or Groundwater Body associated with the development site and is compliant with the requirements of the Water Framework Directive (2000/60/EC), subject to implementation of the design and mitigation measures set out in this assessment and supporting planning documentation. Soil

The Geological Survey of Ireland (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.*” It classifies the site as having a ‘Moderate’ groundwater vulnerability rating, comprising a locally important karstified aquifer overlain with alluvium in an area of Waulsortian massive unbedded lime-mudstone.

Mitigation measures set out in the CEMP and the Resource Waste Management Plan, both prepared by MWP will ensure that all excavations and earthworks to be carried out in accordance with BS6031:2009 Code of Practice for Earthworks. A 100% of excavated soils/subsoils to be reused on site for backfill, and landscaping.

2.4.12 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 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.
- Potential archaeological impacts.
- Possible residential amenity and visual impacts.
- Potential flood risk.
- 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 Landscape Design Strategy and Landscaping Proposals.
- Preparation of Townscape and Visual Impact Assessment.
- Preparation of Daylight Reception and Sunlight Reception Reports.
- Provision of an NIS and EclA.
- Provision of a Traffic and Transport Assessment.
- Preparation of Construction and Waste Management Plans.
- Preparation of Resource Waste Management Plans.
- Preparation of a Water Framework Directive Assessment.

- Preparation of a Flood Risk Assessment.
- Archaeological Test Trenching Report and Archaeological Impact Assessment.
- Engagement with Uisce Eireann and receipt of statement of design acceptance.

2.4.13 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 (ref enclosed Resource Waste Management Plan prepared by MWP). 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 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.

2.4.14 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.

2.4.15 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.

Application No.	Applicant	Address	Description	Decision	Date
PL08.320798 (2360456)	Martin Arthur	Reenagappul, Kenmare, Co. Kerry	Construction of a motorhome park with individual pitches, boundary fencing and all associated works	Granted (Appeal – Grant with revised conditions)	17/07/25

PL08.313364 (2255)	Uisce Éireann	Kenmare Wastewater Treatment Plant, Kenmare, Co. Kerry	Upgrades to and increase in capacity of wastewater treatment plant and all associated site development works (NIS submitted)	Granted (Appeal – Grant with revised conditions)	16/01/23
23212	Micheal and Kerry Healy	Killowen, Kenmare, Co. Kerry	Construction of a dwelling house and garage with private pumping station discharging to public sewer including all ancillary services and site works.	Conditional	28/04/23
2560038	Patrick Murphy,	The Parsonage, Bell Height, Kenmare, Co. Kerry	development to consist of 85 residential units, consisting of 13 terraced houses, 24 semi- detached houses, and four apartment blocks comprising 13 one-bedroom and 35 two-bed units. The scheme also makes provision for a pre-school.	Granted by ACP at third-party appeal (PL- 501110-KY-26) in July 2026. (Granted by KCC 11/03/26	15/07/26
KCC2560480 ACP 501361	Kevin O'Reilly □	Killowen, Kenmare, Co. Kerry□	Construction of 6 dwelling, shed/ home office, service road and connection to public services together with all associated site works□	Granted (Appealed)□	Appeal decision due by 21/09/26

Table 01 – Potential Concurrent Projects

The review concluded that there are projects in the vicinity of the site likely to bring about a cumulative significant impact in relation to the proposed development. 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.

Assessment of EIA Requirement

3.1 Schedule 5 Criteria

Article 93 and Schedule 5 of the 2001 Planning and Development Regulations set 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 2.63 ha¹, the site area is below the threshold that would trigger a mandatory EIA.
- At 100 the number of individual residential units falls below the threshold of 500 dwellings.

¹ Net developable area of 2.53 hectares.

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 2.63 ha. A 10-year planning permission is being sought, and it is proposed to build the development in two phases. It is estimated that the aggregate duration of the construction phase will be a total of approximately 18 months. The construction works themselves will be confined to the site and are outlined in a Construction and Environmental Management Plan 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 local area remains an unknown at present. However, it is not envisaged that there will be any large scale construction projects in the immediate vicinity of the site during the construction phase of the proposed development, permission 2560038 for the construction of 85 residential units at Bell's Height (granted by KCC & ACP) is c. 1 km from the subject site on the other side of the town centre. It is considered that this and the other projects listed in Table 01 are at a distance to exert no significant cumulative impact on the proposed development. In the unlikely event that the construction phases run concurrently this will be appropriate management measures will be included in the Construction Traffic Management Plan to the approval of 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. As per the finding of the enclosed WFD Assessment the proposed development is compliant with the requirements of the Water Framework Directive (2000/60/EC). 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 Resource Waste 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. As per the finding of the enclosed WFD Assessment the proposed development is compliant with the requirements of the Water Framework Directive (2000/60/EC). 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 was previously scrub in nature prior to clearance to undertake archaeological test trenching and is in an area characterised by existing residential, retail 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. However, an NIS Report has been prepared to actively consider the potential for adverse impacts on qualifying interests, arising from the construction phase. As per the finding of the enclosed WFD Assessment the proposed development is compliant with the requirements of the Water Framework Directive (2000/60/EC). 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 NIS Report has been prepared 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. However, the zone of notification around the recorded monument Ke093-016 extends within the site. An appropriate offset of this feature is provided in the proposed Site Layout (25m). A programme of test trenching has been undertaken. No archaeological features were identified. The Archaeological Impact Assessment includes a proposed mitigation measure regarding the monitoring of gravel removal and topsoil stripping along the limestone reef at the southern end of the site by a qualified archaeologist under licence from the National Monuments Service'.

	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. The site is currently not located in a densely populated area. No significant impact likely.
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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 the Pat Scarteen relief road. The road network is of good quality and has sufficient carrying capacity to accommodate the construction phase. A Construction Traffic Management Plan has been prepared 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 to consider potential cumulative impact. In the unlikely 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
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1. Characteristics of proposed development

The characteristics of the proposed development, in particular

- The size of the proposed development	The site area is 2.63 ha. The development will change the use of the land from unused agriculture / scrub 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.
- 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. As per the finding of the enclosed WFD Assessment the proposed development is compliant with the requirements of the Water Framework Directive (2000/60/EC). 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 access throughout the scheme, 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 permeable paving, green roofs, rainwater harvesting, filter drain, tree pits, detention basin, flow control device, hydrocarbon interceptor and swales. As per the finding of the enclosed WFD Assessment the proposed development is compliant with the requirements of the Water Framework Directive (2000/60/EC). 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	None 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)	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. As per the finding of the enclosed WFD Assessment the proposed development is compliant with the requirements of the Water Framework Directive (2000/60/EC).

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 subject site was originally agricultural lands. However, it was previously used as a compound and area for spoil storage during the Pat Scarteen Relief Road construction and the subsequent habitat on-site consisted largely of recolonising scrub vegetation. Preparatory works have recently been undertaken to allow for appropriate site survey and investigations to inform this proposal. The wider area is characterised by existing residential and commercial development surrounding the site. 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

Proposed use is compatible with the geographical area and zoning, as well as other policy intentions for the area. The provision of areas of native meadows within the scheme, tree planting and other landscaping treatments will assimilate the development in its local context and contribute towards an attractive environment. The layout and siting of the proposal have taken cognisance of archaeological features in the vicinity of the site in order to mitigate against any potential for the disturbance of such.

The proposal includes pedestrian links to sustainably connect the site to existing centres of population, as well as other future development areas.

areas designated 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	The submitted 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. An Archaeological Impact Assessment (AIA) has been prepared which assesses that the proposed development will result in no significant impact on associated heritage in the local area. No significant impact likely.
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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 2.63 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 application. From an initial assessment Macroworks consider that the 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 Regional Town of Kenmare. The effects will be significant and positive in nature. No significant impact likely.
- the transboundary nature of the impact	An NIS has been prepared 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 has been shaped by a number of proactive design measures to reduce the potential for any negative impacts. This includes the promotion of sustainable travel patterns and the promotion of sustainable energy efficiencies. The subject site at present does not comprise high quality habitat, with the exception of the woodland to the west. The submitted landscape plans have sought to minimise the loss of existing trees and hedgerow along the boundaries of the site insofar as possible. As part of landscaping measures, the proposal seeks to 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.

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 employment scheme 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 2.63 ha, the site area is below the threshold that would trigger a mandatory EIA.
- At 100 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.



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