MWP

Screening Report for Environmental Impact Assessment

Proposed Large-scale Residential Development (LRD) at Ardshanavooly, Killarney, Co. Kerry

Ross-Park Residential HS Limited

September 2026

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1. Introduction

Malachy Walsh and Partners (MWP), Engineering and Environmental Consultants, have been commissioned by Ross-Park Residential HS Limited ("the applicant") to prepare an Environmental Impact Assessment (EIA) Screening Report to accompany a planning application in respect of a Proposed Large Residential Development (LRD) at Ardshanavooly, Killarney, Co. Kerry.

This report provides information on the proposed LRD and assesses whether the proposal is likely to have significant effects on the environment. The purpose of this report is to provide information to assist the planning authority to determine whether or not EIA is required in respect of the Proposed Development.

2. Description of the Proposed Development

2.1 Characteristics and Scale of the Proposed Development

The Proposed Development will be on an area of approximately 3.8ha and consists of an LRD comprising 188 No. residential units, a creche, car parking, shared open spaces, landscaping, and all associated and ancillary site works to facilitate the Proposed Development.

The Proposed Development includes the following:

- Clearing of the site to allow for the construction of the proposed LRD.
- The construction of 188 No. residential houses comprising of:
    - 19 No. 2 Bed units
    - 67 No. 3 Bed Units
    - 34 No. 4 Bed Units
    - 68 No. apartments (36 No. 1-Bed Apartments and 32 No. 2-Bed Apartments)
- Construction of ancillary creche, landscaping and associated site development works.
- The construction of approximately 220 No. car parking spaces proposed throughout the site.
- Ancillary infrastructure development works will include wastewater infrastructure, surface water attenuation, water utility services, public lighting, bin stores, bicycle stores, ESB substations, and all associated site development works.
- Vehicular access to the development will be from the extended road network from the south.

2.1.1 Site Access

Vehicular access to the proposed development will initially be provided via the existing road network to the south, with access taken from Friary Downs at its junction with Park Road (R876), Killarney. This priority junction will facilitate access to the site during the initial phases of development.

An east-west spine road will be delivered through the development, providing internal circulation and establishing connectivity with adjoining lands to the east, including the Ardshanavooly LRD development. A

temporary access arrangement is proposed on the western side of the site pending the construction of the planned signalised junction associated with the future road network.

In the longer term, access to the development will be provided via the proposed Killarney Strategic Links Project (Links Road A-C), which will form part of the wider relief road network linking the N22 with Park Road. Elements of this strategic route will be delivered as part of the proposed development. The access strategy has been designed to accommodate the phased implementation of Links Road A-C, incorporating both interim and permanent access arrangements.

The development also includes pedestrian and cyclist infrastructure connecting to Friary Downs and the R876 to the south, together with internal pedestrian and cycle networks that will provide links throughout the site and to adjoining developments.

2.1.2 Services

MWP have prepared a Civil Utilities Planning Report to accompany the planning application (Doc No. 25123-ZZ-ZZZ-RP-MWP-CE-6006). This report details water supply, foul water, storm water including SuDS measures, public lighting, telecommunications and other electrical services proposals for the Proposed Development. Refer to this report for further details on the civil utilities proposals.

2.1.3 Water Supply

A pre-connection enquiry was submitted to Irish Water (IW) for 188 residential units on the site. IW have advised that the connection is feasible with infrastructure upgrades outlined in their Confirmation of Feasibility (COF) letter, referred to in the Civil Utilities Report (Doc No. 25123-ZZ-ZZZ-RP-MWP-CE-6006).

It is proposed to connect the Proposed Development to the existing watermain in the public road via a 150mm diameter connection. This connection will serve the residential units. The spine within the estate has been designed as 150mm diameter and on a route so to minimise upgrade works required within the site when the future phases are constructed.

A full civil utilities planning report has been submitted with the Proposed Development application.

2.1.4 Foul Water

A plan of the existing Irish Water services in the area is provided in the Confirmation of Feasibility (COF) attached in the Civil Utilities Report (Doc No. 25123-ZZ-ZZZ-RP-MWP-CE-6006). The COF has advised that the development is feasible subject to upgrades.

The Proposed Development will be served by a gravity foul water system. The sewer will discharge to an existing UE 225mm foul sewer located to the south of the site along Friary Downs Road.

2.1.5 Storm Water

Site investigations indicate the subsoils consist of sandy gravels to depth. These sandy gravels have been tested in accordance with BRE365, these tests indicate a high permeability K value up to $1.6x10^{-5}$ m/s. The results show good infiltration media, indicating that infiltration on-site is a viable method of removing surface water from the development.

A SuDS system with greater at-source water quality characteristics is considered to be a more sustainable method of stormwater control on this site. The permeability of the soil allows full infiltration into the groundwater. It is proposed to install a new stormwater sewer system within the development. The design has been completed taking cognizance of the Greater Dublin Regional Code of Practice for Drainage Works (GDSDS) and the CIRIA SuDS manual 2015.

The surface water drainage system will incorporate all hardstand areas including rainwater from the roofs of each of the houses which will be discharged into a central carrier pipe located down the central spine corridor. Stormwater runoff along the carriageway will be directed to an attenuation/soakaway area within the green public space. The system is designed to collect the stormwater runoff generated on the site and store it in an underground stormtech attenuation tank. This tank will allow runoff to infiltrate naturally through the soil beneath and into the groundwater.

The storm sewer system was designed using an iterative approach and the use of Infodrainage software to obtain a design that incorporates these parameters and inputs. Several configurations were developed and the proposed is the option most suited to the site taking cognizance of the constraints including area and site gradients. The attenuation system has been designed based on infiltration testing carried out on the 12th of February 2026.

2.2 Construction Overview

The key construction elements of the project include:

- Site preparation and pre-construction activities.
- A temporary construction compound will be established within the site boundary. This will be situated a minimum of 25m from any river or surface drain.
- Implementation of temporary site construction drainage system.
- Removal of small areas of scrub and the felling of a limited number of trees along sections of the site boundary.
- Roads, car parking area, public open spaces and footpaths will be constructed.
- 188 No. residential units will be constructed.
- Creche with outdoor play area will be constructed.
- Planting of native tree and shrub species within public open spaces and along internal roads to provide additional foraging and nesting habitats.

A 5-year planning permission is being sought, and it is proposed to build the development in one phase.

It is expected that the Proposed Development will commence upon receipt of development consent. It is estimated that the duration of the build will be a total of approximately 24 months.

2.3 Use of Natural Resources

The Proposed Development will require land take of 3.8ha. Construction will require excavation and removal of topsoil and subsoils within the site across the extent of the development footprint. It is proposed that excavated topsoils and subsoils will be reused within the site. Any excavated subsoils not suitable for reuse within the Proposed Development will be brought to a suitable licenced waste facility.

Materials to be delivered to site will mainly consist of higher-grade materials, e.g. stone material for roads and foundation, and concrete for the construction of that hardstanding areas. Concrete and additional aggregate material required from construction will be sourced from authorised facilities.

Once operational it is anticipated that the daily water requirement will be approximately 82,956l per day.

2.4 Production of Wastes

During construction, it is estimated that excavated materials will be suitable for reuse within the site. Any excavated materials not suitable for reuse within the Proposed Development will be brought to a suitable licenced waste facility.

Other construction phase waste may consist of surplus hardcore, stone, concrete, ducting, electrical wiring, metal offcuts, timber, plastic waste and packaging, and unused oil and diesel. These wastes will be stored in the construction compound and collected at intervals and taken off site to be reused, recycled and disposed of in accordance with best practice procedures at an approved facility. All waste to be taken off site will be collected, approved by the Appointed Contractor and recycled or disposed at an approved facility. Domestic type waste generated by contractors will be collected on site, stored in an enclosed skip at the construction compounds and disposed of at a licensed landfill facility.

Operational waste for the residential development will be controlled by each household and dealt will be municipal services. It is estimated that approximately 82,956l of wastewater per day will be generated by the proposed development during the operational phase. This wastewater will be managed by a connection to the public sewer system.

2.5 Emissions

The anticipated emissions likely to be generated by the project are summarised in Table 2-1 below.

Table 2-1: Anticipated Emissions for the Proposed Development

Project Phase	Aspect	Potential Emission/Nuisance
Construction Phase	Air	The main emissions to atmosphere during the construction stage of the project is from fugitive dust associated with the following activities: • Groundworks associated with excavation and construction of the project infrastructure; • Transportation and unloading around the site; • Vehicular movement over potentially hard dusty surfaces such as freshly excavated lands. The movement of machinery, construction vehicles and the use of generators during the construction phase will also generate exhaust fumes containing predominantly carbon dioxide (CO2), sulphur dioxide (SO2), nitrogen oxides (NOx), carbon monoxide (CO), and particulate matter (PM10).

Project Phase	Aspect	Potential Emission/Nuisance
	Noise	Traffic flows, excavation works, mechanical machinery and electrical equipment typically used for construction projects will generate noise emissions.
	Water	Surface water runoff and discharges from construction working areas are likely during construction. Potential pollution sources could arise as a result of soil erosion or from oil/ fuel or chemical storage and use. During construction a temporary site drainage system will be installed to manage stormwater run-off.
	Traffic	The additional traffic, especially heavy goods vehicles associated with the construction phase, has the potential to cause nuisance to those using the local road networks.
Operational Phase	Air	No significant air emissions will be produced by the Proposed Development during operation.
	Noise	There will be no significant point source noise emissions associated with the proposed facilities.
	Water	Wastewater emissions generated during the operational phase will be managed by a connection to the public sewer. Surface water run-off will be captured and managed by the proposed stormwater drainage systems.
	Traffic	Refer to the Traffic Impact Assessment – Document No. MHL_26010TT-Deerpark LRD Killarney-TTA-Doc02.

3. Environmental Setting

3.1 Site Location and Context

The Proposed Development site is located within the townland of Ardshanavooly, Killarney, Co. Kerry approximately 550m from Killarney town centre and approximately 740m northeast of Killarney National Park, Co. Kerry.

The site comprises a managed agricultural field enclosed by stone walls, block walls and hedge lines. Adjoining the northern boundary of the site is the Killarney Pitch and Putt. Adjacent to the southeastern area of the site is residential housing. Three large agricultural fields enclose the site to the northeast and northwest. Extending northwards away from the site is residential housing and the Killarney bypass (N22) c. 366m north of the site.

Figure 3-1 shows the Proposed Development site in the context of the wider Killarney area. Figure 3-2 shows the Proposed Development site on the aerial photograph. The Proposed Development has been zoned new/proposed residential (R1) in the Kerry County Development Plan (CDP) 2022-2028.

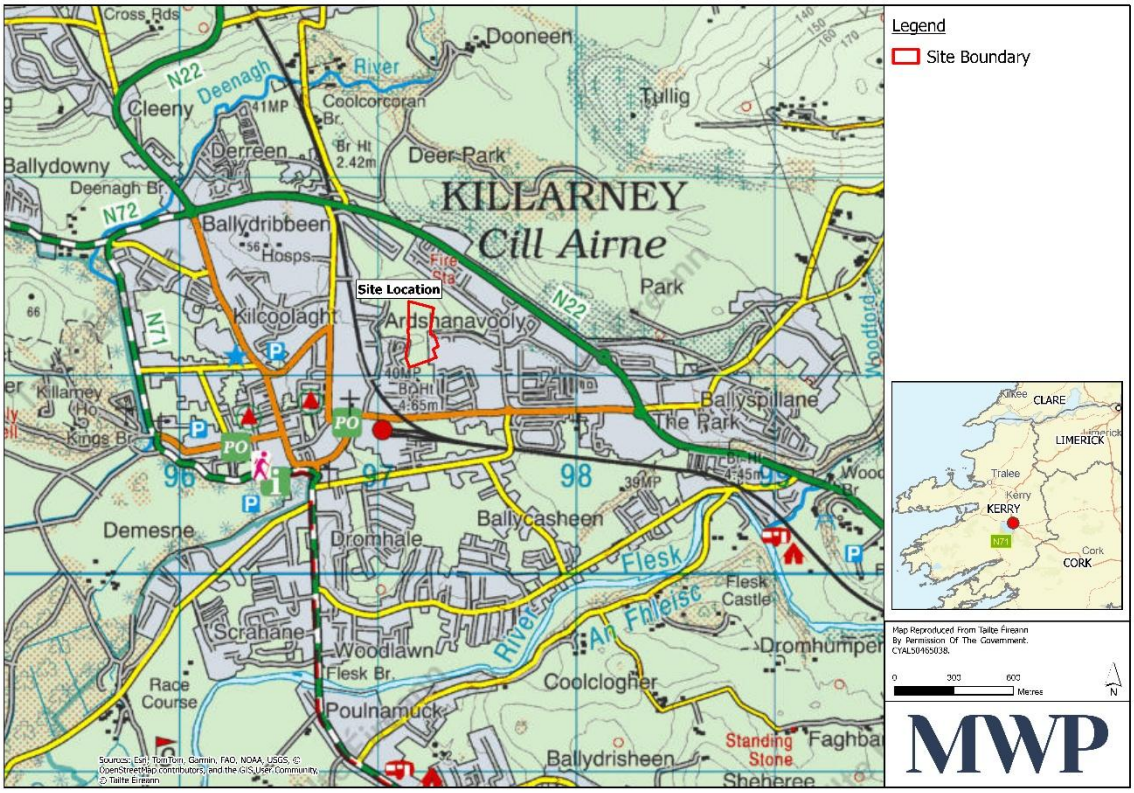


Figure 3-1: Proposed Development Site in Relation to the Wider Killarney Area



Figure 3-2: Aerial Photograph of the Proposed Development Site

3.2 Population

The Proposed Development is located within the Electoral Division (ED) of 'Killarney Urban'. CSO data indicates that in 2022, this ED had a total population of 10,487 residents and a population density of 1,404 persons per km² according to the Census 2022 data. Within the ED 'Killarney Rural' CSO data indicates a population of 7,735 residents and a population density of 123 persons per km² in 2022.

3.3 Hydrology

The site lies within the Laune_SC_010 Water Framework Directive (WFD) Sub-Catchment (ID:22_14) which is within the Laune-Maine-Dingle-Bay WFD Catchment (ID: 22). There are no waterbodies in the immediate vicinity of the Proposed Development. The River Deenagh_020 (EPA Name: Deenagh) flows 1.3km north of the Proposed Development. The WFD status 2019-2024 is classed as 'Good', and its risk status is classed as 'At Risk'. The WFD River Waterbodies Risk Status represents the risk for each waterbody of failing to meet their Water Framework Directive (WFD) objectives by 2027. The River Flesk (Kerry)_060, (EPA Name: Flesk [Kerry]) flows 1.4km southeast of the Proposed Development. This rivers WFD status 2019-2024 is classed as 'Good' and its risk is classed as 'not at risk'. Both of these river's flow into the Lake Leane 2.8km southwest of the Proposed Development. This lakes WFD status is classed as 'moderate' and its risk is 'not at risk'. All data relating to water features was obtained from Environmental Protection Agency (EPA) interactive map viewer. See **Figure 3-3** for the location of the waterbodies in the vicinity of the Proposed Development.

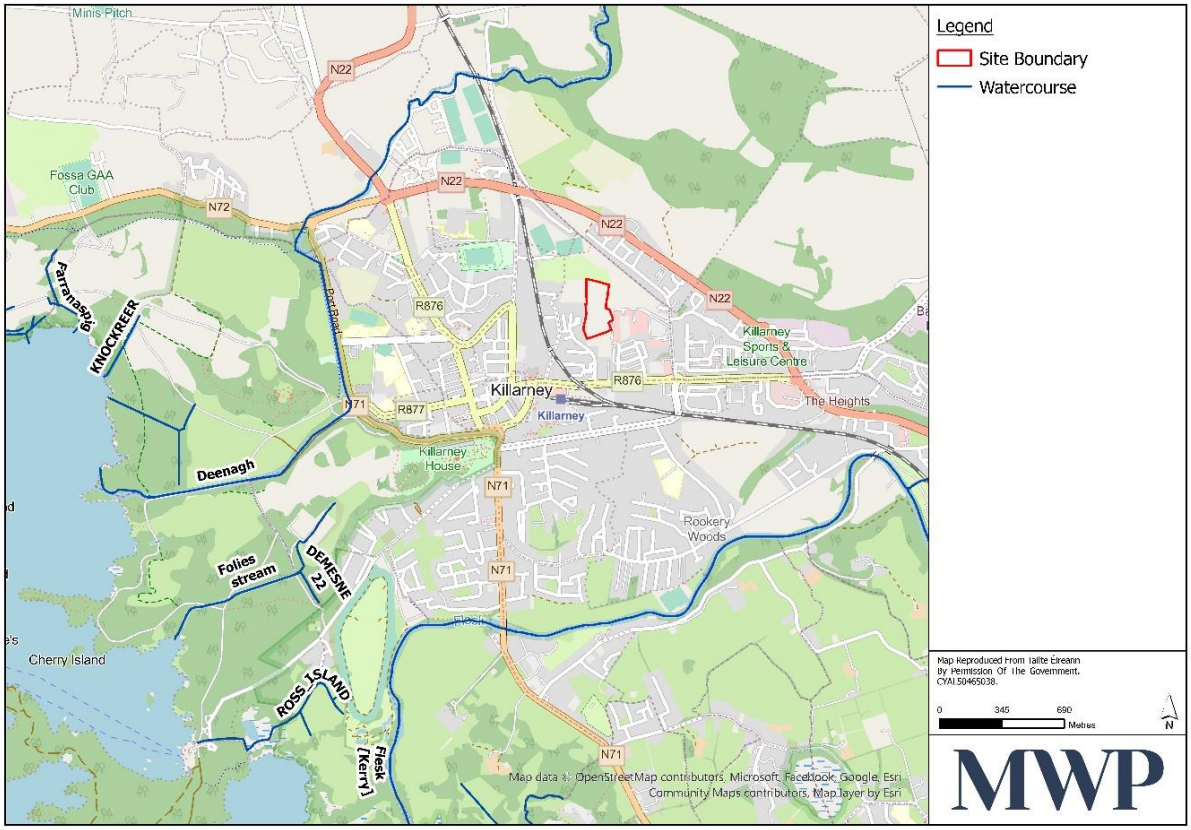


Figure 3-3: Watercourses in the vicinity of the site

3.4 Soils and Geology

The CORINE (2018) landcover data series (available on EPA's Map Viewer) indicates that landcover at the Proposed Development site is classified as 'Pastures' (Code: 231) with areas around the site classified as 'Discontinuous urban fabric' (Code: 112). See **Figure 3-4** for the CORINE landcover for the Proposed Development.

According to the Geological Survey Ireland (GSI) online map viewer, the Proposed Development is mainly underlain by 'Cloonagh Limestone Formation' with a description of 'Bedded bioclastic limestone'.

Soils in the majority of the Proposed Development are identified as 'Brown Earth: Well drained mineral soils. Subsoils at the Proposed Development are classed as 'Glaciofluvial sands and gravels'.

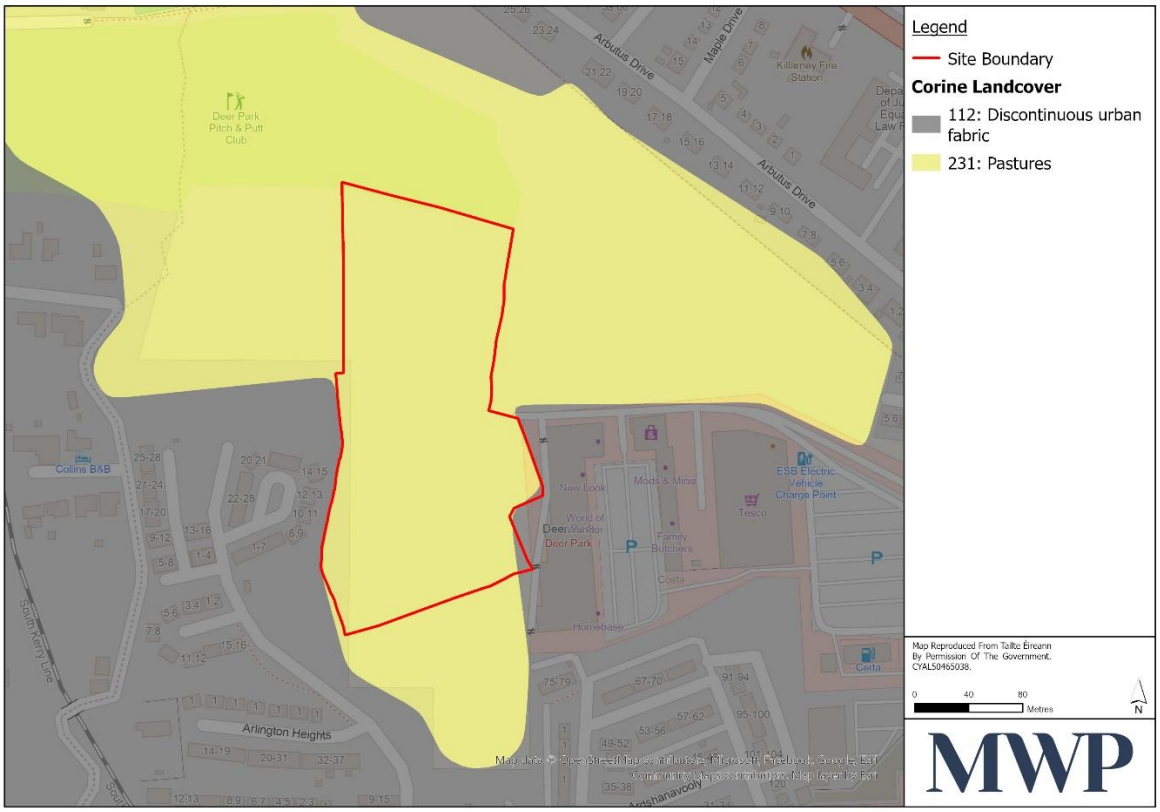


Figure 3-4: CORINE Landcover for the Proposed Development Site

3.5 Hydrogeology

The underlying GSI bedrock aquifer is categorised as a 'Regionally Important Aquifer-Karstified (diffuse)' (Rkd). The groundwater vulnerability of the aquifer is recorded as 'High Vulnerability'. The GSI define groundwater vulnerability as *"… a term used to represent the intrinsic geological and hydrogeological characteristics that determine the ease with which groundwater may be contaminated by human activities"*.

3.6 Flood Risk

A Flood Risk Assessment (FRA) was undertaken for the Proposed Development site by MWP. The FRA has identified that the site is within Flood Zone C. The development of the site is considered appropriate without a Justification Test in the context of the Planning System and Flood Risk Management (PSFRM) Guidelines. See

Figure 3-5 for recorded flooding events in the vicinity of the site. The proposed uses are justified based on existing zoning and the Strategic Flood Risk Assessment (SFRA) conducted for the Kerry County Development Plan 2022-2028. The finished floor level of all buildings should be set 150mm above adjacent ground level to minimise risk of surface water ingress. Stormwater drainage will cater for the rainfall runoff within the site in accordance with the Development Plan. See FRA (Doc No. 25123- ZZ-ZZZ-RP-MWP-CE-6007) for further information.



Figure 3-5: Recorded Flood Events in the Vicinity of the Site (Floodinfo.ie)

3.7 Designated Natura 2000 Sites

The Proposed Development 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 EcIA (Ecological Impact Assessment) Report (Doc No. 25123-ZZ-ZZZ-RP-MWP-EN-6009) completed as part of the planning process identified five (5 No.) Natura 2000 sites comprising 4 No. SAC's and 1 No. SPA occurring within the potential Zone of Influence (ZOI) of the Proposed Development. See Figure 3-6 for Natura 2000 sites located in the vicinity of the Proposed Development.

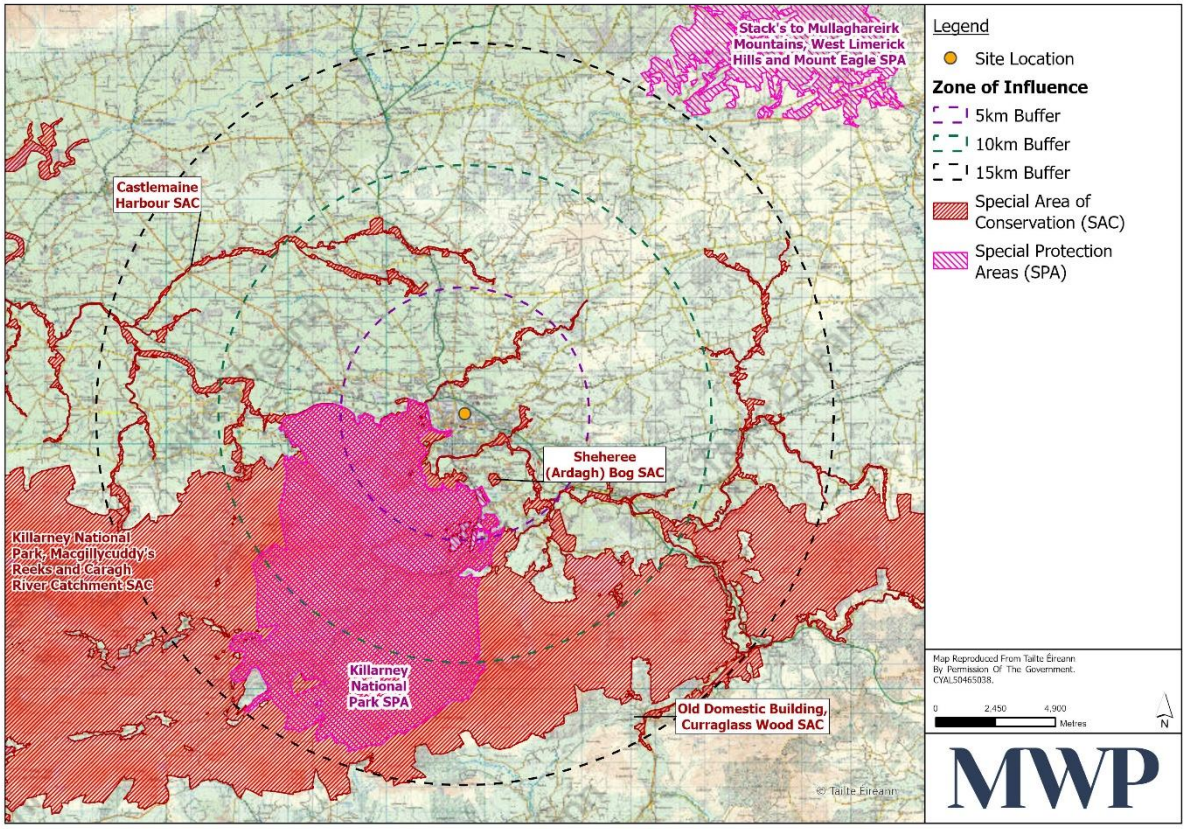


Figure 3-6: Natura 2000 Sites Within a 15km buffer of the Proposed Development

3.8 Biodiversity

Table 3-1 presents the evaluation of the ecological value of the habitats identified within the receiving environment of the study area and provides the rationale for their inclusion or exclusion as Important Ecological Features.

Table 3-1: Evaluation of habitats within the study area

Habitat Code and Type	Ecological value relative to study area (NRA, 2009)	IEF (Y/N)	Rationale
Buildings and Artificial Surfaces [BL3]	Local importance (lower value)	No	Artificial habitat of negligible ecological value.
Hedgerow [WL1]	Local importance (higher value)	Yes	Of local biodiversity value to mammals, bats, birds and invertebrates.
Treeline [WL2]	Local importance (higher value)	Yes	Of local biodiversity value to mammals, bats, birds and invertebrates.

Habitat Code and Type	Ecological value relative to study area (NRA, 2009)	IEF (Y/N)	Rationale
Scrub [WS1]	Local importance (lower value)	No	Occurs in small, scattered patches and is not a dominant habitat within the study area. Of local biodiversity value for birds, small mammals and invertebrates.
Improved Agricultural Grassland [GA1]	Local importance (lower value)	No	Modified and managed habitat. Relatively species poor. May provide limited foraging opportunities for some bird and invertebrate species.

An Ecological Impact Assessment has been carried out on the development and included with the planning application (Doc No. 25123-ZZ-ZZZ-RP-MWP-EN-6009). The results of the EcIA show that there will not be a significant impact from the Proposed Development on the ecological environment.

3.9 Landscape Designations

According to the Kerry CDP 2022-2028, the Proposed Development site is located within the 'Lough Leane and Killarney National Park' Landscape Character Area and is not located along any scenic routes or views.

3.10 Cultural Heritage

As outlined in the National Monuments Service (NMS) Historic Environment Viewer, there are no National Monuments within the Proposed Development site or within 250m of the Proposed Development boundary. There are no protected structures on the Record of Protected Structures (RPS) on the Proposed Development site, and the site is not within an Architectural Conservation Area (ACA). See Figure 3-7 for the locations of recorded monuments within the vicinity of the Proposed Development.

There are two NIAH houses in the vicinity of the Proposed Development, Reg Numbers 21400817 and 21400816, see Figure 3-8. Both of these houses are c. 150m west of the Proposed Development.



Figure 3-7: Recorded Monuments in Proximity of the Proposed Development Site



Figure 3-8: NIAH Buildings in the Vicinity of the Proposed Development

3.11 Cumulative Impacts with Other Developments

The existing and permitted developments in the area were looked at in cumulative impact with the Proposed Development.

The existing development in the area includes residential housing estates, retail parks (Deerpark Retail Park) and leisure facilities (Deerpark Pitch and Putt club).

Due to the urban environment, there are many minor planning applications within the broader area such as garden extensions and bay windows, these are not considered relevant as they will have negligible cumulative impact. The current applications that are most relevant to the Proposed Development in cumulative impact are listed in the Table 3-2.

Table 3-2: Relevant Planning Applications in the Area for Cumulative Impact

Application No.	Applicant	Location	Proposed Development	Status
20241	Wrightwood Development Ltd.	Ardshanavooly, Park Road	Erect 2 no. semi-detached dwellings and all associated site works.	Permitted: 20/08/20
KCC: 20766 ABP: 309948	Pauline Lyne	Ardshanavooly, Park Road	Construct family flat extension onto existing guesthouse; permission to retain two private bedrooms in attic space of guesthouse and all site development works.	KCC Granted: 18/03/21 Appealed: 15/04/21 ABP Granted: 04/08/21
21952	Marie Kissane O'Connor	No. 92 Ardshanavooly, Killarney	Retain vehicular entrance and parking area to front of house and retention permission for extension to front and an extension to the rear upper floor.	Granted: 15/11/21
211007	Ciara Fleming	No. 80 Ardshanavooly	Construct single storey extension to front of existing dwelling and ancillary site works.	Granted: 30/11/21
211297	Mary Mangan	Ardshanavooly	Construct a single-storey extension to the front and rear of existing dwelling house.	Granted: 21/02/22
211160	Tesco Ireland Ltd.	Ardshanavooly, Deerpark Road	Retain click and collect signage in the existing Tesco car park; construction of a sheltered canopy (c. 50sq.m) in existing car park to provide 2 no. dedicated click and collect spaces for the existing Tesco, pedestrian crossing; site development works.	Granted: 04/05/22
22610	Brendan & Martina Kelleher	Fair Hill, Ardshanavooly	Construct new single storey dwelling house; planning permission to widen existing entrance for new access to new dwelling house; all site development works.	Granted 13/01/23
22605	Brendan & Martina Kelleher	Fair Hill, Ardshanavooly	Retain existing B&B premises within revised site boundaries. Retain permission for changes to	Granted 17/01/23

Application No.	Applicant	Location	Proposed Development	Status
			existing B&B. Planning to amalgamate guest bedrooms 3 and 4 into one guest bedroom.	
KCC: 22454 ABP: 314150	Aldi Stores (Ireland) Limited	Ardshanavooly, Killarney	Retention of amendment to opening hours to: 0900 to 2200 Monday to Friday and 0900 to 2100 on Saturdays, Sundays and Public Holidays and to no restrictions on delivery hours.	KCC Granted: 27/06/22 Appealed: 25/07/22 ABP Granted: 28/11/23
2360106	Tim Lyne	Site A, Deerpark Road, Killarney	Planning permission to construct two-storey building for office use and financial/professional services, and all ancillary site works at Site A at Deerpark Road.	Granted: 27/08/24
2460491	The Platform ICAV	Deerpark Retail Park	Change from retail/offices to medical/wellness centre; associated elevational changes.	Granted: 15/10/24
24320	Wrightwood Developments Ltd.	Ardshanavooly, Park Road	Change carpark and bin storage to 2 no. one-bedroom apartments and 1 no. one-bedroom accessible apartment; installation of pitched roof between apartments 5 and 6 relocation of window on 1st floor to side elevation of apartment no.11; previously granted under 23/991.	Granted: 30/10/24
KCC: 2460523 ABP: 321077	Tim Lyne	Park Road, Killarney	Demolish existing dwelling house/outbuildings; construct two new detached dwellings, and all associated site works.	KCC Granted: 27/09/24 Appealed: 18/10/24 ACP grant: 02/09/25
23991	Wrightwood Developments Ltd.	Ardshanavooly, Park Road	(a) construct childrens 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	Granted: 15/12/23
2560467	Michael Hegarty	Countess Shopping Centre Park Road Killarney V93XK52 Avenue	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.	Granted 2025-07-28
21332	Octavius Property Company Limited	Ballycasheen Park Road Killarney Co	(1) change use of 18 no. apartments in block a from existing use as holiday apartments to use as residential apartments. (11)provision of a bin and bicycle storage with ancillary storage area for	Granted: 24/05/2021

Application No.	Applicant	Location	Proposed Development	Status
		Kerry Ballycasheen	residents (111)provision of ground level private amenity spaces for ground level apartments with associated hard and soft landscaping works to include for provision of a communal open space area and associated site works	
20706	Octavius Property Company	Blocks A,B And D Hotel Killarney Park Road And Cork Road Killarney, Co Kerry Ballycashen	change of use of 18 no. apartments in blocks a, 15no. apartments in block b and 15 no. apartments in block d from existing use as holiday apartments to use as residential apartments	Granted, 30/09/2020
ACP 318509	KPH Construction & Development Ltd.	Upper Park Road, Killarney, Co. Kerry	LRD. Construction of 143 houses, 106 apartments, creche and all associated site development works. A Natura Impact Statement (NIS) has been submitted with this application.	Granted: 21/03/24
2560046	Wrightwood Developments Ltd.	Ardshanavooly, Park Road	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	Granted: 30/04/25
2660718	Wrightwood Developments Ltd	Ardshanavooly, Park Road	LRD. Construction of 123 no. dwellings, 139 no. surface car parking spaces, 272 no. bicycle parking spaces and all associated site works.	Decision due 24/09/2026

There are potential cumulative effects in the construction phase from the Proposed Development with neighbouring granted planning applications particularly the Ardshanavooly LRD which is located in the adjoining field to the northwest. Potential cumulative effects may arise if construction activities associated with these developments occur concurrently resulting in an increase in noise and construction traffic on the local road network.

Communication and coordination with neighbouring construction sites, including the Ardshanavooly LRD and any developments under construction along Friary Dows Road, will be undertaken where construction activities overlap. A coordinated construction traffic management plan will be implemented to reduce any potential impact on traffic on Friary Downs Road.

4. EIA Screening Legislation and Guidance

This section of the report outlines the legislative basis for 'Screening' for EIA.

4.1 Legal Requirements for EIA

- EIA comes from EU environmental policy. The initial Directive of 1985 and its three amendments have been codified by Directive 2011/92/EU of 13 December 2011. Directive 2011/92/EU has been amended in 2014 by Directive 2014/52/EU. Together these comprise the EIA Directive.
- The EIA Directive requires that public and private projects that are likely to have significant effects on the environment be made subject to an assessment prior to development consent being given. Screening for EIA requires consideration whether the project is likely to have significant effects on the environment.
- Article 2(1) of the Directive makes specific reference to Article 4 for the definition of those projects which must undergo an assessment of their effects.
- Article 4 distinguishes between two categories of projects.
    - Article 4(1) requires that projects listed in Annex I of the Directive must always be subject to EIA.
    - Article 4(2) requires that projects listed in Annex II of the Directive must be subject to EIA if it is determined, either by case-by-case examination or on the basis of thresholds and criteria set by the Member State, that they are likely to have significant effects on the environment
- Therefore, in order for a project to be subjected to an assessment of its environmental effects, in accordance with the procedural requirements of the EIA Directive it must be:
    (i) A project of a type listed in Annex I; or
    (ii) A project of a type listed in Annex II which either meets thresholds or criteria set by the Member State; or
    (iii) A project of a type listed in Annex II which is under the threshold, but following case by case examination, is likely to have significant effects on the environment.
- In Ireland, a number of pieces of legislation have been used to implement the EU Directive, but for the majority of projects in Ireland it is the Planning and Development Acts 2000 (as amended) (the "Planning Acts"), Planning and Development Regulations 2001 (as amended), and European Communities (Environmental Impact Assessment) Regulations 1989 (as amended) that are the key legal instruments at present.
- EIA provisions in relation to planning consents are currently contained in the Planning Acts, (Part X) and in Part 10 of the Planning and Development Regulations, 2001, as amended. Schedule 5 Part 1 and 2 of the Planning and Development Regulations 2001 (as amended) set out the prescribed classes of development requiring EIA in accordance with Article 4 of the EIA Directive2014/52/EU.
- Schedule 5 Part 1 of the Planning and Development Regulations 2001 (as amended) set out projects which require a mandatory EIA.
- Schedule 5 Part 2 of the regulations lists other types of development for which an EIA is required when certain thresholds and criteria are met.

- Article 92 of the Planning and Development Regulations 2001 (as amended) interprets "sub-threshold development" as development of a type set out in Schedule 5 which does not exceed a quantity, area or other limit specified in that Schedule in respect of the relevant class of development.

4.2 EIA Screening Methodology

To determine if an EIA is required, this EIA screening exercise firstly assesses the development for Mandatory EIA to determine whether the Project is a class set out in Annex I or II of the Directive. These Annexes have been broadly transposed into Schedule 5 (Part 1 and 2) of the Planning and Development Regulations 2001, as amended, with national thresholds included for many of the Annex II classes. Where no mandatory requirement is concluded, screening advances to Sub-Threshold Development Assessment, to determine the likelihood of the project having significant effects on the environment. Criteria are included in Annex III of the EIA Directive (transposed into Irish Law in Schedule 7 of the Planning and Development Regulations 2001, as amended).

Regard was had to the following guidance documentation when carrying out the screening exercise:

- Department of Housing, Planning and Local Government (August 2018) Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment;
- Department of the Environment, Heritage and Local Government (August 2003), Environmental Impact Assessment (EIA) Guidelines for Consent Authorities regarding Sub-threshold Development;
- Environmental Protection Agency (2022) Guidelines on the Information to be contained in Environmental Impact Assessment Reports;
- European Commission (2017) Environmental Impact Assessment of Projects. Guidance on Screening.
- European Commission (2024) Interpretation of definitions of project categories of Annex I and II of the EIA Directive.

4.3 Screening for Mandatory EIA

The Proposed Development for which planning is being sought is a 188 No. residential unit development including car parking, shared open spaces, landscaping, and all associated and ancillary site works necessary to facilitate the Proposed Development.

The following considers the Proposed Development in combination with all of the combined project elements to determine whether there is a mandatory requirement for EIA.

Table 4-1: Schedule 5, Part 1 Checklist

Part 1 of Schedule 5		Relevant to Project Development Site
1	Crude-oil refineries	No
2	Thermal and Nuclear Power Stations	No
3	Reprocessing of irradiated nuclear fuel	No

Part 1 of Schedule 5		Relevant to Project Development Site
4	Integrated works for the initial smelting of cast iron and steel and Installations for the production of non-ferrous crude metals from ore, concentrates or secondary raw materials by metallurgical, chemical or electrolytic processes	No
5	Installations for the extraction of asbestos and for the processing and transformation of asbestos and products containing asbestos	No
6	Integrated chemical installations	No
7	A line for long-distance railway traffic	No
8	Inland waterways and ports for inland-waterway traffic and Trading ports, piers for loading and unloading connected to land and outside ports	No
9	Waste disposal installations for the incineration, chemical treatment of hazardous waste	No
10	Waste disposal installations for the incineration, chemical treatment of non-hazardous waste	No
11	Groundwater abstraction or artificial groundwater recharge schemes	No
12	Works for the transfer of water resources between river basins	No
13	Wastewater treatment plants	No
14	Extraction of petroleum and natural gas for commercial purposes	No
15	Dams and other installations designed for the holding back or permanent storage of water	No
16	Pipelines for the transport of gas, oil, chemicals or carbon dioxide streams	No
17	Installations for the intensive rearing of poultry or pigs	No
18	Industrial plants	No
19	Quarries and open-cast mining	No
20	Construction of overhead electrical power lines	No
21	Installations for storage of petroleum, petrochemical, or chemical products	No
22	Any change to or extension of projects listed in this Annex where such a change or extension in itself meets the thresholds	No
23	Storage sites on the geological storage of carbon dioxide	No
24	Installations for the capture of CO2 streams for the purposes of geological storage	No

Table 4-2: Schedule 5, Part 2 Checklist

Part 2 of Schedule 5		Relevant to Project Development Site
1	Agriculture, silviculture and aquaculture	No
2	Extractive Industry	No
3	Energy Industry	No
4	Production and processing of metals	No
5	Mineral Industry	No
6	Chemical Industry	No
7	Food Industry	No
8	Textile, Leather, Wood and Paper Industries	No
9	Rubber Industry	No
10(b)	*(i) Construction of more than 500 dwelling units.*	Development is a residential development but falls below the threshold.
10(b)	*(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*	The development includes the provision of carparking but is incidental to the principal development.
10(b)	*(iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.*	No
10(b)	*(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 development site is located in a built up area. But the size of the proposed development is below the threshold
(dd)	*All private roads which would exceed 2000 metres in length*	*No*

Part 2 of Schedule 5		Relevant to Project Development Site
11	Other Projects	No
12	Tourism and Leisure	No
13	Any change or extension of development already authorised, executed or in the process of being executed	No
14	Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.	No
15	Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development, but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.	No. See **Section 5**

From **Table 4-1** it is evident that the Proposed Development does not fall under any class of development listed in Part 1.

Elements of the Proposed Development may be regarded as a class of development/activity within Part 2 of the regulations as shown in red in **Table 4-2**, but based on the size and design, the Proposed Development does not meet or exceed any of the thresholds specified under Schedule 5 Part 2. Therefore, the Proposed Development is not considered to have a mandatory requirement for an EIA.

Schedule 5 Part 2 Category 15 of the above Regulations includes a requirement for EIA for: *"Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development, but which would likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7."*

Consequently, for robustness the Proposed Development is to be assessed as a sub-threshold development using the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended).

4.4 Sub Threshold Assessment

Sub-threshold development is defined at Part 10 Section 92 in the Planning and Development Regulations 2001 (as amended) as "development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development".

Schedule 7 of the Planning and Development Regulations 2001 (as amended) provides a list of criteria for determining whether development listed in Part 2 of Schedule 5 should be subject to an EIA. The criteria are grouped under three broad headings:

1. Characteristics of Proposed Development;
2. Location of Proposed Development; and
3. Types and characteristic of potential impacts.

The appraisal against the criteria in Schedule 7 is set out in **Table 4-3**.

The Proposed Development is further appraised using the EU Guidance 2017 EIA Screening Checklist (See **Table 4-4**).

Table 4-3: Schedule 7 Criteria Assessment

Characteristics of proposed development The characteristics of proposed development, in particular—		Appraisal
(a)	The size and design of the whole of the Proposed Development	The project is approximately 3.8ha in size and will comprise construction of 188 No. residential units made up of: • 67 No. 3-Bed units • 34 No. 4-Bed units • 19 No. 2-Bed Units The construction of 68 No. apartments: • 36 No. 1-Bed Apartments • 32 No. 2-Bed Apartments The Proposed Development will include all associated ancillary developments (including a creche, car parking, footpaths, foul and storm water drainage, landscaping and amenity areas). The size, scale, and design of the Proposed Development represents a moderate increase in the scale and densification of existing settlement in the surrounding residential area on land earmarked for development of new/proposed residential development. Pending a grant of planning permission, it is envisaged that the Construction of the Proposed Development will be carried out in one phase of 24 months.
(b)	The cumulation with other existing development and/or development the subject of a consent for Proposed Development for the purposes of section 172(1A) (b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact	As discussed in **Section 3.11** of this report, given the size, scale and location of the proposed works, it is not expected that the proposal will act in combination with other projects to cause significant cumulative or in combination impacts. It is concluded that significant cumulative and or in-combination impacts, between these activities and the proposal, are not reasonably foreseeable. Furthermore, considering the control measures which will be implemented during construction, no negative cumulative effects are anticipated to occur with other developments.

Characteristics of proposed development The characteristics of proposed development, in particular—		Appraisal
	Assessment Directive by or under any other enactment	
(c)	the nature of any associated demolition works	There are no demolition works required, vegetation will be removed to facilitate the Proposed Development.
(d)	the use of natural resources, in particular land, soil, water and biodiversity.	The Proposed Development will not require the extensive use of natural resources. The land take associated with the Proposed Development is approximately 3.8ha of greenfield lands. Biodiversity studies do not indicate the likelihood of any significant loss of valuable ecological habitat, protected plant or animal species associated with the Proposed Development. Importation of stone and aggregate material resources (locally sourced) will be required for construction of the development. The use of natural rock and aggregate material resources associated with the Proposed Development is unlikely to affect overall regional resources and would not cause unusual, significant or adverse effects of a type that would, in itself, require an EIA. Once operational it is anticipated that the daily water requirement will be approximately 82,956l per day.
(e)	the production of waste	There will be waste produced during the construction and operational phase of the Proposed Development, however, exact quantities are unknown at this stage. All construction phase wastes will be managed in accordance with best practice measures. Operational waste for the residential development will be controlled by each household and dealt with by municipal services. Estate management will control maintenance of public areas. It is considered that the production of any waste associated with the Proposed Development, as described above, would not cause unusual, significant, or adverse effects of a type that would require an EIA.
(f)	pollution and nuisances	There may be temporary disturbances and nuisance to residential properties located close to the Proposed Development site. Potential pollution pathways and nuisances for consideration include increases in exhaust emissions to air as a result of construction machinery; noise and vibration from equipment use; social effects as a result of increased traffic; leaks and spills of hydrocarbon containing materials used. Good construction management practices and standard environmental management during the construction works will be employed for the duration of

Characteristics of proposed development The characteristics of proposed development, in particular—		Appraisal
		construction and will serve to minimise the risk of pollution and nuisances. The Proposed Development will not cause unusual or significant levels of pollution or nuisance of a type that would require and EIA. Traffic will be managed in accordance with best practice measures during the construction phase which will minimise the disturbance and nuisance to the local community. A Construction Traffic Management Plan will be done for the Proposed Development. The Proposed Development is not likely to cause unusual or significant levels of pollution or nuisance of a type that would require an EIA. During the operational phase, there will be an increase in traffic. The impact on traffic from this Proposed Development will be proportionally small in relation to the exiting traffic already on the local road network. All wastewaters will be collected and treated in the Killarney Wastewater Treatment Plant.
(g)	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	The Proposed Development is not of a sufficient size or scale to cause a major accident or disaster. During the construction phase, best practice construction mitigation measures will be adhered to onsite. The implementation of appropriate control measures (including an emergency spill response plan) and best management practices will reduce the risk of accidents from pollution substances entering soil and groundwater. In addition, given the short-term nature of the construction works, the risk of disasters (typically considered to be natural catastrophes e.g., very severe weather events) or accidents (e.g., fuel spill, traffic accident) is considered low. The Proposed Development site is within Flood Zone C as defined in the Flood Risk Management Guidelines (2009). Development of the site is considered appropriate without a Justification Test, and accordingly the proposed residential use is appropriate. The uses are consistent with existing zoning and the SFRA conducted for the Kerry CDP 2022-2028. The storm system has been designed in accordance with best practice guidelines using a Sustainable Urban Drainage System (SUDs) which will replicate the greenfield scenario insofar as practicable. Appropriately sized pipes and drainage will be provided to prevent flooding within the site, and an attenuation system will be incorporated to prevent an increased risk of flooding downstream of the site. It is considered that there is no risk associated with the Proposed Development in relation to natural disasters or major accidents.

Characteristics of proposed development The characteristics of proposed development, in particular—		Appraisal
(h)	the risks to human health (for example, due to water contamination or air pollution).	The projects is a large-scale residential development, which will not result in significant risks to human health.

Location of Proposed Development: The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to		Appraisal
(a)	the existing and approved land use	The CORINE (2018) landcover data series (available on the EPA interactive map viewer) indicates that landcover at the Proposed Development site is classified as 'Pastures' (Code: 231). Areas surrounding the site are classed as 'Discontinuous urban fabric (Code: 112). The Proposed Development site has been zoned for new/proposed residential development (R1) according to the Kerry CDP 2022-2028.
(b)	the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	The Proposed Development will require potable water and construction materials for use during the construction phase, which will be imported from outside the area if a connection to the public water main supply cannot be secured. There will be no requirement to abstract water from the nearby river during the construction phase. All imported materials will be sourced from licenced suppliers. Current cut and fill calculations indicate that the cut is less than the fill requirement meaning that soils will need to be imported into the site to achieve required levels for the Proposed Development. A cut fill calculation indicates that approximately 5763.83m^3 of material will be generated during groundwork activities. The fill requirement is c. 24243.02m^3, therefore a balance of c. 18479.19m^3 of fill will need to be imported to site. The Proposed Development will result in increased domestic water use during operation. A Pre-Connection enquiry was submitted to Irish Water and a COF was received. The Proposed Development will also result in the removal of

Location of Proposed Development: The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to		Appraisal
		current vegetation on the site and the development of new open and green spaces for the residential development. A Landscape Design report has been prepared by Cunnane Stratton Reynolds for the Proposed Development. The Proposed Development does not involve use or destruction of natural resources, such that there would be a significant threat to their regenerative capacity.
(c)	the absorption capacity of the natural environment, paying particular attention to the following areas:	
(i)	wetlands, riparian areas, river mouths;	There are no waterbodies in the vicinity of the Proposed Development. During construction, best practice measures will be implemented, including preventative measures which will be implemented during the construction phase in order to limit the risk of pollution to surface water. This will ensure that there will be no impact from the Proposed Development downstream of the development. During the operational phase a site-specific drainage system will be put in place.
(ii)	coastal zones and the marine environment	N/A Coastal zones and the marine environment will not be affected by the Proposed Development.
(iii)	mountain and forest parks	Killarney National Park is approximately 740m southwest of the Proposed Development, therefore no significant effects are anticipated.
(iv)	nature parks and reserves	Killarney National Park is approximately 740m southwest of the Proposed Development, therefore no significant effects are anticipated.
(v)	areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive	The Proposed Development site is not located within any Natura 2000 sites. The EcIA Report (**Doc No. 25123-ZZ-ZZZ-RP-MWP-EN-6009**) completed for the planning application identified 5 No. Natura 2000 sites comprising 4 No. SAC's and 1 No. SPA occurring within the potential ZOI of the Proposed Development. It was objectively concluded during this screening process that the Proposed Development at Ardshanavooly, Killarney, Co. Kerry, either individually or in combination with other plans or projects, is not likely to have significant effects on the Natura 2000 sites located

Location of Proposed Development: The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to		Appraisal
		within the potential ZOI of the Proposed Development in view of those sites Conservation Objectives, and further assessment is deemed unnecessary.
(vi)	areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure.	The Proposed Development will not have a significant impact on water quality in the Flesk River, Deenagh River or Leane Lake. Mitigation measures in accordance with best practice will be implemented during the construction stage to reduce any potential impacts on water quality. During the operational stage the Proposed Development will implement site drainage in line with sustainable drainage systems (SuDS) in a manner that mimics natural drainage processes in order to limit entry of pollutants to surface waters. SuDS management for the site incorporates bioretention rain garden/tree pit, dry swales, and an attenuation storage tank. With regards to water quality, the implementation of SuDS measures limit the entry of any surface waters from the Proposed Development site directly to watercourse. Instead, water is allowed to naturally soak into the ground and percolate naturally. The use of SuDS measures greatly reduces the risk of deterioration of water quality immediately and downstream. All wastewaters will be collected and treated in the municipal Wastewater Treatment Plan.
(vii)	densely populated areas	The Proposed Development is located within the ED of 'Killarney Urban'. CSO data indicates that in 2022, this ED had a total population of 10,487 people. Within the ED 'Killarney Rural' CSO data indicates a population of 7,735 in 2022. The Proposed Development aligns with the zoning objectives for the land use and would not require a change in land use zoning. Residential properties, commercial and agricultural area are located around the site. Adjacent to the southeastern area of the site is a large residential housing estate comprising semi-detached and terraced housing. Extending northwards away from the site is more residential housing and the Killarney bypass (N22) c. 366m north of the site.
(viii)	landscapes and sites of historical, cultural or archaeological significance.	There are no National Monuments within the Proposed Development site or within the vicinity of the Proposed Development boundary. There are two NIAH houses within 250m.

Location of Proposed Development: The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to	Appraisal
	The Proposed Development has been zoned new/proposed residential (R1) in the Kerry County Development Plan (CDP) 2022-2028 and is not located along any scenic routes or views.

Types and characteristics of potential impacts:		Appraisal
(a)	the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected)	Any likely potential impacts will be limited to the Proposed Development site and nearby sensitive receptors, including watercourses and properties surrounding the Proposed Development site. During the construction phase, the Proposed Development has the potential to affect the local population including those working, visiting and passing through the proposed works area. Any disruption will however be temporary-to-short-term in nature. During the operation phase, the magnitude and spatial extent will be localised and include the local population and users of the Proposed Development.
(b)	the nature of the impact	**Population and Human Health** There is potential for significant negative impacts such as noise and dust arising from construction activities, workers and traffic during the construction phase. With the implementation of best practice measures, including a Construction Traffic Management Plan (CTMP) and the noise and dust mitigation measures outlined below, it is not anticipated that there will be any significant effects from the proposed construction works to the local community. Increased air emissions and noise generated during the construction phase are not likely to have appreciable impacts on human health. Solid 2.4m high perimeter timber hoarding will be erected around construction perimeters, to protect receptors, therefore significant effects are unlikely. During the operational phase, the Proposed Development will result in a permanent change in land use and an increase in population density in the area. The Proposed Development is within a developing urban area and has been zoned for new/proposed residential development. Due to the scale of the Proposed Development, significant negative effects on the local population are unlikely to occur. It is anticipated that the Proposed Development would have a negligible impact upon the established local traffic conditions and can easily be accommodated on the road

network without any capacity concerns arising. Overall, it will likely have a positive long-term effect on the local population through the provision of additional housing.

Biodiversity including plants

There will be no loss of sensitive ecological habitat. The Proposed Development is not located within any designated Natura 2000 sites. The EcIA report (**Doc No. 25123-ZZ-ZZZ-RP-MWP-EN-6009**) submitted as part of this application found that there were 5 Natura 2000 sites within the potential ZOI for the Proposed Development but concluded that none would be affected by the Proposed Development.

A temporary site drainage system will be set up for the duration of the construction phase.

There will be no uncontrolled or untreated water emissions from the site to the identified Natura 2000 sites. It has been objectively concluded during the EcIA process that the Proposed Development at Ardshanavooly, Killarney, Co. Kerry, either individually or in combination with other plans or projects, it is not likely to have significant effects on the Natura 2000 sites located within the potential ZOI of the Proposed Development in view of those sites 'Conservation Objectives'.

Detailed landscaping proposals have been prepared for the Proposed Development by Cunnane Stratton Reynolds. These have incorporated native shrub and tree species into planning proposals, including pollination-friendly species. The proposed Landscaping Plan takes into account of the policies and objectives of the All-Ireland Pollination Plan (2020-2025).

Water

There are no watercourses within the vicinity of the Proposed Development.

Water required during the construction phase will be brought on to site and no water will be abstracted from any water courses. It is proposed to connect the Proposed Development to the existing watermains in the public road via a 150mm diameter connection. IW have advised that the connection is feasible with infrastructure upgrades outlined in their Confirmation of Feasibility (COF) letter, referred to in the Civil Utilities Report (**Doc No. 25123-ZZ-ZZZ-RP-MWP-CE-6006** Civil Utilities Report).

The operational housing development will be connected to the municipal network which will collect and treat all foul water emissions from the site. Waste-water treatment will be undertaken to tertiary standard at the Killarney Wastewater Treatment Plant (WWTP) (Plant Capacity PE of 54,000, the treatment type is 3NP – Tertiary N&P

Removal). The Proposed Development is being served by a foul gravity sewer. The sewer will discharge to an existing IW 225mm foul sewer located to the south of the site along Friary Downs Road.

A SuDS system with greater at-source water quality characteristics is considered to be a more sustainable method of stormwater control on this site. The permeability of the soil allows full infiltration into the groundwater. It is proposed to install a new stormwater sewer system within the development. The design has been completed taking cognizance of the Greater Dublin Regional Code of Practice for Drainage Works (GDSDS) and the CIRIA SUDS manual 2015. Further information on SuDS measures is detailed in the Civil Utilities Report (Doc No. 25123-ZZ-ZZZ-RP-MWP-CE-6006).

Significant negative effects are unlikely to occur given the nature of the design in addition to best practice standards, environmental guidelines and control measures which will be in place and adhered to in order to reduce the likelihood of potential impact on the water environment.

An FRA was undertaken by MWP which confirms the majority site is within Flood Zone C and has a low probability of flooding, and the site is considered appropriate without a Justification Test in the context of the PSFRM Guidelines. To ensure that there is no unacceptable flood risk, the following mitigation measures are recommended:

a) Finished Floor Levels to be 150mm above adjacent ground level to minimise risk of surface water ingress.
b) Stormwater drainage to cater for the rainfall runoff within the site in accordance with the Development Plan.

Land and Soils

During the construction phase, construction works will include excavation and earthworks; removal of excavated soil and land take. Construction material, which will be imported to the Proposed Development site, will be sourced from licenced suppliers/quarries and situated locally, where possible. Significant effects from the use of natural resources are not anticipated.

Potential negative effects on the existing land and soils environment include (in the absence of adequate management) weathering and erosion of the surface soils, increased silt levels or pollutants from the construction processes, and accidental spills and impacted runoff. Best practice standards, environmental guidelines and mitigation measures will be adhered to in order to avoid impacts on soil quality; therefore, overall, significant effects from pollution impacts on the existing land and soils environment are not anticipated during the construction phase.

Any reusable material from shallow excavation will be re-used on site where possible. Waste soils and construction waste generation will be minimised during the Proposed Development, in accordance with the requirements of the 'Best Practice Guidelines for the Preparation of Resource & Waste Management plans for construction & Demolition projects', 2021, any updated version of the guidelines as outlined in Section 13.3.6 of the Kerry CDP 2022-2028.

No potential negative impacts on land, soils, geology or groundwater during the operational phase of the Proposed Development are envisaged.

Air and Climate

The main air quality impacts will be associated with dust generation during site preparation and construction works. The implementation of best management practices, however, will minimise the generation of dust during the construction phase. With the adoption of these measures, it is anticipated that the dust produced would not cause a significant effect on the environment. The management of dust will be in line with best practice such as that set out in 'Guidelines of the Treatment of Air Quality During the Planning and Construction of National Road Schemes' (NRA, 2011). A wheel wash will prevent the transfer of dirt and stones onto the public roads.

Climatic impacts are expected to be minor emissions of greenhouse gases to the atmosphere from truck movements and the operation of site construction equipment. A significant effect is however no considered likely given the scale and size of the Proposed Development.

There will be no significant effects on air quality and climate as a result of the Proposed Development in the operational phase.

Noise and Vibration

The construction phase of the Proposed Development has the potential to increase noise levels at noise sensitive locations surrounding the Proposed Development site. Best practice in the form of BS5228 –1&2:2009 + A1 2014, Code of Practice for the Control of Noise and Vibration on Construction and Open Sites will be adopted during the construction phase in order to minimise the noise generated by construction activities and nuisance to neighbours.

Solid 2.4m high perimeter timber hoarding will be erected at the construction perimeter and around works close to existing adjacent dwellings in order to protect receptors.

To protect construction noise thresholds being exceeded, noise screens shall be utilised around noisy plant and machinery such as generators, cutting stations, and pneumatic rock breakers. Noise stationary equipment will be located away from sensitive boundaries as far as practicable.

There is potential for ground vibration due to the construction phase works which will mainly be derived from works associated with excavations. Impact from the construction phase will depend on the number and type of equipment employed during the works.

Mitigation measures for potential noise and vibration impacts will be agreed with KCC prior to the commencement of construction. These measures will be adhered to at all times during the construction phase of the Proposed Development. With these measures in place, no significant effects on sensitive receptors are anticipated.

Subject to the implementation of these mitigation measures construction noise and vibration monitoring is not deemed necessary. However, should complaints arise the appointed contractor will respond appropriately, and the response may include noise and vibration monitoring to determine the validity of complaints, and the effectiveness of the noise and vibration control measures put in place.

It is anticipated that the Proposed Development would have a negligible impact upon the established local traffic conditions; therefore, no significant noise effects from additional traffic accessing the Proposed Development are anticipated during the operational phase.

Landscape and Visual

The Proposed Development is located within the Lough Leane and Killarney National Park Landscape Character Area and is not located within a Visually Sensitive Area. The site has been zoned for new/proposed residential development (R1) according to the Kerry CDP 2022-2028 which has been subject to Strategic Environmental Assessment. There are no sensitive landscape designations or protected views pertaining to the subject site.

During operation, the Proposed Development will have a permanent, visual effect on the surrounding area. However, the Proposed Development has been designed with the surrounding areas in mind. Significant visual effects are unlikely to occur.

During the operational phase, while changes to the local environment will be recognisable, the overall extent and scale of the Proposed Development will be in keeping with emerging trends of increased housing provisions.

A landscape plan incorporating the planting of native species has been prepared which is sympathetic to the local environment. There will be a net biodiversity gain as a result of the development.

No significant negative effects are likely to arise from the Proposed Development on the landscape and visual amenity.

Cultural Heritage

There are no National Monuments within the Proposed Development or within 250m of the proposed site boundary. There are no protected structures on the Record of Protected Structures on the Proposed Development site, and the site is not within an Architectural Conservation Area (ACA). There are two NIAH houses within 250m of the proposed

		development boundary. The Archaeological Impact Assessment Report (AIA) concluded that there is no archaeological constraints pertaining to this Proposed Development site. **Material Assets** During the construction phase there will be additional traffic on the existing road network. Possible effects include additional traffic volumes on the local road network, impacts on residential amenity by both construction traffic vehicles and future residents. Access to existing roads will be maintained. Due to the duration of the works, significant effects are not anticipated. Possible negative effects on utilities network during the construction phase include short term interruptions to existing services and/or damage to existing systems during connection works or for relocation or diversions to existing services that may be required. For example, some realignment, or replacement of utilities could be required in conjunction with or to accommodate the proposed widening works on the existing road network or during the connection works. However, significant effects are unlikely to occur as prior to any connection/diversion works, the Appointed Contractor would be supplied with accurate service drawings, and an additional site investigation would be carried out if necessary to ensure service are not damaged during construction works. The Appointed Contractor would be obliged to put measures in place during the construction phase to endure that there are no interruptions to existing services, and all services and utilities are maintained unless this has been agreed in advance with the relevant service provider and local authority. Given the scale and type of Proposed Development, it is not anticipated that the Proposed Development would have significant impacts on utilities during the operational phase.
(c)	the transboundary nature of the impact	N/A There will be no potential for transboundary impacts from any element of the Proposed Development.
(d)	the intensity and complexity of the impact	The majority of the impacts are associated with the construction phase of the Proposed Development. However, with the implementation of appropriate best practice measures, it is not anticipated that potential impacts from the construction phase of the Proposed Development will be intense or complex. Operational phase impacts are not deemed to be complex or intense.
(e)	the probability of the impact	With the implementation of best practice measures, the probability of significant negative effects on the receiving environment is unlikely.
(f)	the expected onset, duration, frequency and reversibility of the impact,	The potential impacts associated with the construction phase are temporary and minimal. With the appropriate mitigation measures potential impacts, including noise and dust, impacts will be temporary-to-short-term and will be reversible over time.

		The operational phase effects will be long-term but would not have significantly, adverse effects on the surrounding local environment.
(g)	the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A) (b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,	There is potential for cumulative effects during the construction phase of the Proposed Development in combination with neighbouring permitted developments, particularly the Ardshanavooly LRD, which is located in the adjoining field to the northwest. Potential cumulative impacts may arise if construction activities associated with these developments occur concurrently, resulting in an increase in construction traffic and HGV movements on the local road network. Additional temporary cumulative effects could include increased noise, vibration and dust generation within the local area. However, such effects would be temporary, localised and limited to the construction phase. Subject to the implementation of standard construction management measures, including a Construction Traffic Management Plan and appropriate dust, noise and pollution prevention measures, significant cumulative environmental effects are not anticipated. A Traffic & Transportation Assessment (Doc No. MHL_26010TT-Deerpark LRD Killarney-TTA-Doc02), completed by MHL & Associates Ltd Consulting Engineers, assessed the cumulative impact of the proposed development on the surrounding road network through modelling of future traffic scenarios, incorporating projected background traffic growth and development-generated traffic. The assessment concluded that the proposed development will have a negligible impact on Junctions 2 and 3; however, it will contribute to localised capacity pressure at Junction 1, which is already operating above its design capacity.
(h)	the possibility of effectively reducing the impact.	The Proposed Development is not anticipated to result in any significant effects on the existing environment. However, where temporary/short-term, negative and transient impacts are likely to occur, the implementation of appropriate best practice measures will reduce the duration and intensity of the impact.

Table 4-4: EU Guidance EIA Screening Checklist

	Questions to be considered	Yes/No/? Briefly Describe	Is this likely to result in a significant effect? Yes/No/? – Why?
1	Will construction, operation, decommissioning or demolition works of the Project involve actions that will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.	Yes- change in land use	No-Given the scale and types of land use changes as a result of the Proposed Development, significant negative effects on existing land uses will not occur. Effects are considered to be in line with emerging baseline trends. The site is zoned for residential development in the CDP.

	Questions to be considered	Yes/No/? Briefly Describe	Is this likely to result in a significant effect? Yes/No/? – Why?
2	Will construction or the operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	No- Construction of the project will entail the use of soil, stone and water, all of which are typical and readily available construction materials.	No- All imported materials will be sourced from licensed suppliers. The water requirement will be source from public supply.
3	Will the Project involve the use, storage, transport, handling or production of substances or materials which could be harmful to human health, to the environment or raise concerns about actual or perceived risks to human health?	Yes- During the construction phase only. Minor amounts of fuel hazardous chemicals and oils will be used on site.	No- Best practice mitigation and site safety strategies will be followed at all times during the construction phase.
4	Will the Project produce solid wastes during construction or operation or decommissioning?	Yes- Waste will be generated from site clearance and excavations works. Debris and rubbish will be created at the construction site compounds and disposed of at a licensed facility. Waste will also be generated during the operational phase and controlled by each household.	No- Debris and rubbish created at the construction site compounds will be segregated and sent to an appropriately authorised recovery/disposal facility. In addition, any excess construction materials will be returned to supplier. Waste management will be executed in accordance with best practice strategies at all times during the construction phase. Household wastes generated during the operational phase would be similar to domestic wastes generated by other residential developments. These wastes will be collected by a licenced waste contractor.
5	Will the Project release pollutants or any hazardous, toxic or noxious substances to air or lead to exceeding Ambient Air Quality standards in Directives 2008/50/EC and 2004/107/EC)?	No- The construction phase will produce limited air pollutants. During the operational phase, there will be no emissions to air given the type of development.	No- Construction phase will give rise to additional air emissions from construction vehicles, plant and machinery. However, this will be short-term and considering the scale of the project, will not be significant and levels are not anticipated to create air pollution that will exceed permitted thresholds. Best practice construction management techniques and guidance will be followed during the construction of the Proposed Development.

	Questions to be considered	Yes/No/? Briefly Describe	Is this likely to result in a significant effect? Yes/No/? – Why?
6	Will the Project cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?	Yes- During construction phase and operation.	No- With appropriate mitigation measures in place, no significant effects on sensitive receptors are anticipated. The lighting design for the site has taken ecological requirements into consideration.
7	Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal wasters or the sea?	Yes-Risk during construction phase only.	No-With appropriate mitigation measures in place, no significant effects are anticipated.
8	Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?	Yes-During construction phase only.	No-Best practice construction measures will be in place as well as a Health and Safety Plan during the construction phase. It is anticipated this will be communicated to all site staff through communication pathways such as site inductions and toolbox talks.
9	Will the Project result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?	Yes- the Proposed Development will result in a permanent change in land use and a population increase.	No- Given the scale and duration of the works, significant effects are not anticipated.
10	Are there any other factors that should be considered such as consequential development which could lead to environmental impacts or the potential for cumulative impacts with other existing or planned activities in the locality?	Yes- there will be short-term and transient impacts from noise, traffic and dust associated with construction of the Proposed Development in combination with the surrounding developments, if these were to occur at the same time.	No- Potential negative effects are considered to be not significant and short-term. No significant cumulative effects are predicted.
11	Is the project located within or close to any areas which are protected under international, EU, or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the Project?	No- The Proposed Development site is not located within a Natura 2000 site or within a proposed Natural Heritage Area (NHA). The EcIA Report concludes that no Natura 2000 site will be affected by the proposed development.	No- There will be no significant impacts on Natura 2000 Sites or recorded monuments due to the Proposed Development. Best practice mitigation measures will be in place. There is will no significant impact on NIAH buildings. The Archaeological Impact Assessment Report (AIA) concluded that there is no archaeological constraints pertaining to this Proposed Development site.

	Questions to be considered	Yes/No/? Briefly Describe	Is this likely to result in a significant effect? Yes/No/? – Why?
		There are 2 No. NIAH buildings within 250m of the proposed development boundary There are no National Monument within the site The site is not located near any area of scenic value.	
12	Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, that could be affected by the Project?	Yes- Killarney National Park is c. 740m southwest of the Proposed Development site.	No- Best practices measures will be implemented both during the construction and operational phase to ensure that significant visual impacts to the park is avoided.
13	Are there any areas on or around the location that are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the Project?	Yes- There are five Natura 2000 sites within the potential ZOI for the Proposed Development.	No- The EcIA report concluded that there would be no significant impacts on Natura 2000 Sites due to the Proposed Development site.
14	Are there any inland, coastal, marine or underground waters (or features of the marine environment) on or around the location that could be affected by the Project?	No- There are no watercourses in the vicinity of the Proposed Development.	No- During construction, best practice measures will be implemented, including preventative measures which will be implemented during the construction phase in order to limit the risk of pollution to surface water. This will ensure that there will be no impact from the development downstream of the development. During the operational phase a site-specific drainage system will be put in place.
15	Are there any areas or features of high landscape or scenic value on or around	No- According to the Kerry CDP 2022-2028, the Proposed Development site is located within the 'Lough Leane and	No- The sensitivity of this landscape categorisation is not identified as being high. The proposed development is unlikely to adversely alter the established landscape character of this area upon completion.

	Questions to be considered	Yes/No/? Briefly Describe	Is this likely to result in a significant effect? Yes/No/? – Why?
	the location which could be affected by the Project?	Killarney National Park' Landscape Character Area and is not located within a Visually Sensitive Area.	
16	Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the Project?	Yes- During the construction phase, access to Friary Downs Road (L-7232) may be temporarily impacted for road users, pedestrians and nearby residents.	No- Given the scale of the Proposed Development, significant effects are unlikely to occur.
17	Are there any transport routes on or around the location that are susceptible to congestion, or which cause environmental problems, which could be affected by the Project?	Yes- During the construction phase, there may be temporary impacts on traffic congestion within the area.	No- Best practice traffic and transport mitigation strategies will be implemented by the Appointed Contractor ensuring no significant impacts on transport routes.
18	Is the Project in a location in which it is likely to be highly visible to many people?	Yes- the most sensitive receptors are residential properties surrounding the Proposed Development site and those using the local road network.	No- Short-term landscape and visual effects will arise as a result of construction works which are likely to involve earthworks and moving machines and construction works. Solid hoardings will be erected around the site during the construction phase. At completion of construction works, residual visual effects are generally considered to be not significant during the operational phase due to the implementation of landscaping and the sensitive design of the development.
19	Are there any areas or features of historic or cultural importance on or around the location that could be affected by the Project?	Yes- there are two NIAH houses within 250m of the Proposed Development boundary.	No- Due to the distance between the Proposed Development and the NIAH houses, the architectural integrity of the houses will not be impacted, visually or structurally.
20	Is the Project located in a previously undeveloped area where there will be loss of greenfield land?	Yes- There will be 3.8ha of greenfield land taken to accommodate the Proposed Development.	No- Given the scale of greenfield land being lost, when compared to the amount of greenfield land available in the wider area, the reduction of land available is not considered significant.

	Questions to be considered	Yes/No/? Briefly Describe	Is this likely to result in a significant effect? Yes/No/? – Why?
21	Are there existing land uses within or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying that could be affected by the Project?	Yes- The Proposed Development will result in the re-development of 3.8ha of greenfield land. The surrounding areas include residential, commercial and agricultural lands. There may be some short-term effects on the nearest neighbours.	No- The land has been zoned for new/proposed residential use in the CDP. With the implementation of best practise, the properties within the vicinity of the site will not experience significant effects.
22	Are there any plans for future land uses within or around the location that could be affected by the Project?	No- The planning applications within proximity to the Proposed Development are predominantly small-scale residential and light industrial developments.	No.
23	Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?	Yes- The project is located 550m from the Killarney town centre. There may be a localised impact on residential and commercial properties in the vicinity of the works during the construction phase.	No- During the construction phase, it is anticipated that there may be potential noise, vibration and traffic impacts; however, associated effects will be short-term and therefore are not likely to cause significant effects to sensitive receptors in the area. The Proposed Development is meeting a housing need in the area and is in line with emerging baseline trends. During operation, it is anticipated that the Proposed Development will likely result in a positive effect on the population.
24	Are there any areas within or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, that could be affected by the Project?	Yes- During the construction phase, it is anticipated that there may be potential negative noise, vibration, visual and traffic impacts to sensitive receptors (including surrounding residential properties) in the area;	No- With the implementation of appropriate best practice measures in terms of management of noise, dust and traffic during the construction phase, the Proposed Development is not likely to cause significant negative effects to sensitive receptors in the area.
25	Are there any areas within or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism,	Yes- There are 5 Natura 2000 sites within the potential ZOI as concluded in the EcIA Report.	No- Significant effects are not anticipated due to the implementation of appropriate control measures. No significant negative impacts are predicted on the Natura 2000 sites.

	Questions to be considered	Yes/No/? Briefly Describe	Is this likely to result in a significant effect? Yes/No/? – Why?
	minerals, that could be affected by the Project?		
26	Are there any areas within or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, that could be affected by the Project?	No	No- Significant effect are not anticipated due to the implementation of appropriate control measures. There will not be a significant cumulative impact on any area within or around the location.
27	Is the Project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the Project to present environmental problems?	Yes- The site is within Flood Zone C as outlined in the FRA, therefore there is a low probability of flooding.	No- On the basis that the residential units will be located within Flood Zone C, development of the site is considered appropriate without a Justification Test in the context of the PSFRM Guidelines. Once the mitigation measures proposed in the FRA are implemented, significant effects are not anticipated.

5. Conclusion

Having considered the Proposed Development in the context of mandatory EIA under regulations, it is concluded that there is no requirement for an EIA. The Proposed Development was also further assessed in accordance with the regulated criteria for determining whether or not a development would or would not be Likely to have Significant Effects on the Environment as specified in Annex III of the EIA Directive 2001/92/EU (as amended by 2014/52/EU).

Having regard to the characteristics of the proposal in consideration of the size, nature, location and types of the potential impacts. It is considered that the Proposed Development would not result in significant adverse effects on the environment or warrant an EIA.

It is noted that this is a recommendation to support the final determination by the competent authority.

References

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