

Preliminary Environmental Impact Assessment Screening Report

for

Proposed Platform for Growth; Shared Community Facilities at Fenit, Co Kerry



October 2023

1. Introduction

1.1 Introduction and Context

The Environmental Assessment Unit has been requested to assess whether the following proposed project should be subject to EIA Screening or EIA (Environmental Impact Assessment). This report comprises a Preliminary Environmental Impact Assessment Screening Report and is based on objective professional judgement and expertise.

This project seeks to demolish the existing toilet block on the site and replace it with a shared facilities structure that will contain a number of resources such as indoor and outdoor showers, serviced toilets, as well as external and internal seating. The proposed facilities will also include a communications workspace, which will be a multi-functional, multi-media education and learning area for the operators of, and visitors to, the proposed facilities. Additional amenities included in the design plan are lockers for storage and washdown areas.

1.2 Legislative requirements

EIA legislation sets down the types of projects that may require an EIA. Annex I of Directive 2011/92/EU, as amended by Directive 2014/52/EU' defines mandatory projects that require an EIAR / EIS, and Annex II lists projects which can be subject to case-by-case analysis or thresholds to be determined by member states.

The proposed development is not listed as a project to which EIA is applicable. However, it could be argued that it falls within the definition of 'urban development'. Therefore, on a precautionary basis, it is proposed to undertake a preliminary EIA Screening exercise.

The relevant threshold summaries of legislative requirements for EIA Screening for urban developments are set out in Schedule 5, Part 2, 10 (iv) of the Planning and Development Regulations 2001, as amended, as follows:

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 proposal is substantially below the mandatory threshold as outlined above.

1.3 Methodology

An outline of the project is described in Section 2 of this report, and the preliminary screening exercise will be outlined in Section 3. Section 4 contains the conclusion of the exercise

2. Project Description and Context

Characteristics of the Plan or Project	
Size, scale, area, land take	500 square meters including the public realm
Details of physical changes that will take place during the various stages of implementing the proposal	The development site will be secured with safety fencing and a site access point opened. The pedestrian entrance to both the playground and the beach will be maintained and a safe crossing point for the Greenway established. The existing toilet block will be demolished. A temporary public toilet facility will be provided during the construction stage. All the existing site surfaces will be cleared and excavated to the formation level. All waste materials will be transported off-site and disposed of in a licensed construction waste disposal facility. All services will be brought to the site such as sewer connection, water, power, and telecoms. The building and surrounding public realm will be constructed. Following commissioning the building will be opened to the public.
Description of resource requirements for the construction/operation and decommissioning of the proposal (water resources, construction material, human presence etc)	<p>The site will be fenced off and secured and will include a site compound for the storage of construction materials and site welfare facilities.</p> <p>The existing toilet building will be demolished, and all materials brought to a registered waste disposal and recycling facility. Any reusable materials will be salvaged, and the waste will be separated into component waste streams. The site clearance material and excavated material to the formation level will be transported off-site to a registered licensed waste disposal facility.</p> <p>The existing wastewater connection for the existing public toilets will be modified to accommodate the new facility building and all wastewater from the facility will be discharged into the sewer and treated at the Fenit WWTP. The existing water connection and power connections will be modified for the new building. All surface water runoff will be collected and discharged via the existing surface water drainage network.</p> <p>The new building structure and public realm material consist of Reinforced Concrete, Wood, Stone Paving, and Metal Cladding. The building fit-out will consist of standard materials such as tiling, sanitary wear, and electrical and plumbing materials.</p> <p>The construction will take approximately 8 to 10 months and a workforce of 10 – 15 persons at any one time on site.</p>
Description of the timescale for the various activities that will take place as a result of implementation	<ul style="list-style-type: none"> • Site establishment, Demolition, and Site Clearance - 1 month • Construction of Building and Public Realm – 8 Months <p>Total Construction period 8 to 10 months – construction to begin Q1 2024 and complete Q4 2024</p>

Characteristics of the Plan or Project	
(including likely start and finish date)	
Description of wastes arising and other residues (including quantities) and their disposal	<p>The main operational waste will be wastewater (foul and grey water) which will be discharged to the Fenit Wastewater Treatment plant via the existing connection to the public sewer. Solid waste will be stored in the wheeled bins in the waste storage area at the rear of the building and collected on a daily basis or on demand during the peak usage period.</p> <p>Showers: 6 internal showers open from 10am to 8:30pm. Total of 126 showers a day at peak usage with 42l/shower. Total internal shower volume = 5292l/day 4 external showers open from 7am to 8.30pm. Total of 193 showers a day at peak usage with 24l/shower. Total external shower volume = 4632l/day. Total shower volume = 9924l/day</p> <p>Toilets: 3 number WC plus 1 wheelchair accessible WC plus 1 changing places room = 5 total wheelchair-accessible WC and changing places room also used as showers Assume 1 use every 5 min for 3 WC cubicles plus 1 use every 15 min for wheelchair-accessible WC and changing places room Therefore 462 uses/day peak at 5 litre flush plus 3 litre hand wash. Total toilet volume = 3696l/day</p> <p>Total peak daily water volume = 13,620l/day Average hour water demand = 0.158l/s</p> <p>Showers and hot water are fed from a 1500L storage tank based on a 90-minute cycle. Peak flow to allow for refill of the storage tank in 90 minutes = 0.278l/s</p> <p>Toilets fed from 150L storage tank. Peak flow to allow for refill of the storage tank in 15min = 0.167l/s</p> <p>Total Peak flow = 0.445l/s Peak hour water demand = 0.445l/s</p> <p>Flows are expected to vary substantially with the seasons, weather, and organised events.</p>
Description of any additional services	None

Characteristics of the Plan or Project	
required to implement the project or plan, their location and means of construction	
Other	The site is located in a very busy location and construction will overlap with the peak summer months. A detailed traffic management (both vehicular and pedestrian) will be developed as part of the detailed design phase.

3. Project Assessment (incorporating source-pathway-receptor approach)

The proposed development is not one which requires mandatory EIA. As part of this infrastructure type projects listed in the Planning and Development Regulations 2001, as amended and in Annex I and II of the EIA Directive as amended were taken into account.

In consideration of the requirement for significant effects on the environment, the Source-Pathway-Receptor model is used to review the characteristics of the proposed development, the location of the proposed development, and the characteristics of the potential impacts. As outlined in Section 2 above, the characteristics of the proposed development include standard non-complex construction works within an urban environment. The project is located within Fenit Village, with predominant land use community facilities, commercial premises, and residential. It is not adjacent to nature reserves or other sensitive features. The proposed use conforms with the existing uses on adjoining lands and is open to consideration within the existing land use zoning for the area.

The proposal seeks to provide community and amenity facilities at this location. It is considered that there is a demand for a project of this nature within Fenit as the existing facilities on the site are not sufficient. These are relatively small-scale works, which do not involve the creation of significant pollution or waste, risk of major accidents, or risk to human health. No invasive species are located within the works area. The characteristics of the impacts include construction noise from the movement of machinery, low risk of water pollution downstream, and noise generated by users at the operational stage – likely to be largely imperceptible. Significant changes in noise levels are not likely as the site currently experiences large volumes of visitors due to its location and surrounding amenities.

No Archaeological issues arise. The County Archaeologist has advised that there are no recorded monuments, listed in either the Record of Monuments and Places or the Sites & Monuments Record, in proximity to the proposed development. It is located on previously disturbed ground, so no mitigation is required.

No adverse significant cumulative impacts are likely to arise in view of the relatively small scale and contained nature of the works. Therefore, in consideration of the nature, scale, and location of the development, there is no real likelihood of significant effects on the environment.

Development Features	Preliminary Examination
Annex I Project	No
Annex II Project	No
Sub-threshold Project	Yes
Characteristics	Small-scale, straightforward works. Not a complex construction.
Location	Not highly sensitive – works located within the urban area of Fenit Village, adjoining existing amenity facilities.
Impacts	None
Potential for significant effects	No
EIA or EIA Screening required	No

4. Conclusion


In consideration of the nature, scale, and location of the development, it is concluded that there is no significant and or realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development. EIA Screening and EIA are not required in this instance.

Reasons for conclusion

- The proposal is substantially below relevant mandatory EIA thresholds.
- There are no potential cumulative or in combination effects likely to arise.
- There is no real likelihood of significant effects on the environment arising from the proposed development.

Influential measures incorporated into the project envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment

None required

Signed: 

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Date: 10/10/2023