

# **Preliminary EIA Screening Assessment**

## **Tralee Regional Sports & Leisure Centre, Tralee, Co Kerry**



**April 2024**

**ENVIRONMENTAL ASSESSMENT UNIT  
KERRY COUNTY COUNCIL**

# 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 based on objective professional judgment and expertise.

Kerry County Council proposes to develop additional facilities on the site of the Tralee Regional Sports & Leisure Centre. The new facilities will include a 3-lane pool extension, sports hall, therapy suite, Astro pitch and tennis court, mobility hub, car park extension and ancillary site works. This project is not one which requires a Mandatory EIA. This report constitutes a Preliminary EIA Examination report for the project.

## 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

<b>Characteristics of the Plan or Project</b>	
Size, scale, area, land take	<p>It is proposed to develop a number of new facilities on the campus of Tralee Regional Sports &amp; Leisure Complex to cater for the growing needs of the existing facility and the wider community:</p> <ul style="list-style-type: none"> <li>• 400 sq m Training Pool - 25m 3 lanes extension to existing pool facility.</li> <li>• 76 sq m Sports Therapy Suite - standalone modular unit for sports therapy/massage/injury assessment.</li> <li>• 1577 sq m Modular Sports Hall – detached structure in area of current All weather court to cater for space deficiency in the current provision.</li> <li>• 925 sq m Astro turf Surfaces – to provide MUGA surface for tennis.</li> <li>• 85no Additional Carparking Spaces &amp; Mobility Hub to increase car parking capacity.</li> </ul>
Details of physical changes that will take place during the various stages of implementing the proposal	<p><b><u>General Site Clearance</u></b> Site clearance will involve:</p> <ul style="list-style-type: none"> <li>• Training Pool - Removal of existing bituminous front area and green area for foundations &amp; pool tank total volume circa 650m<sup>3</sup>. Material will be disposed of at an appropriate licensed facility.</li> <li>• Sports Therapy Suite - Removal of existing kerbs and grassed area for base- total volume circa 50m<sup>3</sup>. Material will be disposed of at an appropriate licensed facility.</li> <li>• Sports Hall - Removal of existing all-weather court surface/fencing, kerbs and footpaths, total volume circa 1275m<sup>3</sup>. Material will be disposed of at an appropriate licensed facility.</li> <li>• New All-Weather courts - Removal of existing grassed area, total volume circa 50m<sup>3</sup>. Some fill will be required which will be harvested from suitable excavation/demolition materials. Material will be disposed of at an appropriate licensed facility.</li> <li>• Car Parking &amp; Mobility Hub - Removal of existing kerbs and hard landscaped areas in mobility hub zone, clearance of scrub and overgrown landscaped area, total volume circa 150m<sup>3</sup>. Material will be disposed of at an appropriate licensed facility.</li> <li>• Cleaning and jetting of existing drainage systems</li> </ul> <p><b><u>Construction</u></b></p> <ul style="list-style-type: none"> <li>• Training Pool – Construction of 400 sq m training pool, steel post and glulam beams surrounded by charcoal brick masonry envelope with Kalwall fenestration and glazed roof light. The extension will connect to existing pool facility at learner pool western link structure. Specialised pool structure assembly in the ground with backfilled pea gravel ballast and concrete deck finished in safety vinyl floor finish</li> <li>• 76 sq m Sports Therapy Suite will be housed in rented modular accommodation on foundation pads with ramped and stepped access.</li> </ul>

**Characteristics of the Plan or Project**

	<ul style="list-style-type: none"> <li>• 1577 sq m Sports Hall by specialist modular solutions suppliers SPANTECH or similar approved. The solution for sports arena structure is built using circular construction methods and eco-friendly features like natural lighting and insulation. These future-proof buildings are also mobile, allowing for easy disassembly and relocation of them to different locations for maximum flexibility.</li> <li>• New All-weather courts – Two no. courts with MUGA sports surface complete with perimeter fencing &amp; ball stop netting to match existing all-weather installations.</li> <li>• 85 New car parking spaces &amp; Mobility Hub for ev-vehicle charging and lending.</li> <li>• Landscaping works. Planting of new trees and shrubbery. Provision of street furniture such as planting boxes, benches, and bike stands.</li> </ul>
<p>Description of resource requirements for the construction/operation and decommissioning of the proposal (water resources, construction material, human presence etc)</p>	<ul style="list-style-type: none"> <li>• Materials required to construct the project will include clean crushed limestone, pea gravel, concrete, prefabricated steel structures, galvanised steel purlins, prefabricated cladding, Kalwall fenestration panels, insulated modular units, paving, precast concrete kerbing, gully pots, PVC drainage pipes. Additionally, ducting along with associated electrical and telecommunications cabling and installations, will be required for Building lighting, public lighting, and features. All of these materials will need to be imported to the site through public road haulage.</li> <li>• Plant on site is anticipated to comprise of small Crane (3 months) 5T-40T Excavators (6 months) large Roller (20 days), small roller (3 months), teleporter (18 months), along with various other electrical handheld plant and tools.</li> </ul> <p>The anticipated time scale for the projects:</p> <ul style="list-style-type: none"> <li>• Training Pool - 250 days with an average of 10 construction workers on site per day. A total resource of 2500 person days is anticipated. **(260 working days per year)</li> <li>• Sports Therapy Suite - 30 days with an average of 4 construction workers on site per day. A total resource of 120 person days is anticipated. **(260 working days per year)</li> <li>• New Sports Hall - 365 days with an average of 20 construction workers on site per day. A total resource of 7300 person days is anticipated. **(260 working days per year)</li> <li>• New All Weather courts - 90 days with an average of 6 construction workers on site per day. A total resource of 540 person days is anticipated. **(260 working days per year)</li> <li>• New Car Parking/mobility hub – 60 days with an average of 5 construction workers on site per day. A total resource of 300 person days is anticipated. **(260 working days per year)</li> </ul>
<p>Description of timescale for the</p>	<p>Construction of all projects is expected to last approximately 18 Months in total, depending on start dates for each element. The</p>

<b>Characteristics of the Plan or Project</b>	
various activities that will take place as a result of implementation (including likely start and finish date)	anticipated start date is Q1 2025 with a finish date of late Q2 2026. Night works will be required for elements of the project, such as large deliveries of materials and utility connections, to minimise the impacts of any traffic congestion and temporary road closures.
Description of wastes arising and other residues (including quantities) and their disposal	Approximately 3000T of material will need to be removed from the site. All waste material will be removed by an approved Licensed Waste Contractor and disposed of as required by authorised waste facilities approved by Kerry County Council. Any recyclable material will be disposed of at a recycling centre. All bituminous material is confirmed as being non-hazardous and can be recycled into new asphalt material, or along with excavated concrete, reused as general fill material, subject to EPA Article 27 approval for the contractor.
Description of any additional services required to implement the project or plan, their location and means of construction	The project comprises online construction in a suburban area and will require night works at various stages to minimise traffic delays. Elevated levels of traffic disruption and noise pollution are anticipated. A detailed traffic management plan and limitations on noise and night-time works will be included in the contract documents.
Other	The development of the campus with these new facilities will allow the sports complex to continue to deliver state-of-the-art, best-practice facilities for the proven growing need for Tralee & the wider region.

### **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.

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 and monuments recorded in the area, and it is located in previously disturbed ground, so no mitigation is required.

This is a small-scale project and is significantly below the mandatory thresholds for infrastructure-type projects. The development will not result in the production of any significant waste or result in emissions or pollutants and impact on biodiversity and other sensitivities

would be minimal. The nearest sensitive ecological receptors are the Natura 2000 sites and significant effects on same have been ruled out with certainty (refer to the AA Screening Report prepared).

#### 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 regarding 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.

Signed: \_\_\_\_\_



**Brendan O'Connor (Ecologist)**

Environmental Assessment Unit (EAU)

Date: 05/04/2024