Preliminary EIA Screening Assessment

Listowel Toilets & Amenity Building, Listowel, Co Kerry

February 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 construct toilet facilities and an amenity area on the former Neodata Site adjacent to the Listowel Town Park. It will be located at the Trailhead for the North Kerry Greenway and within the carpark adjacent to the Greenway. 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:

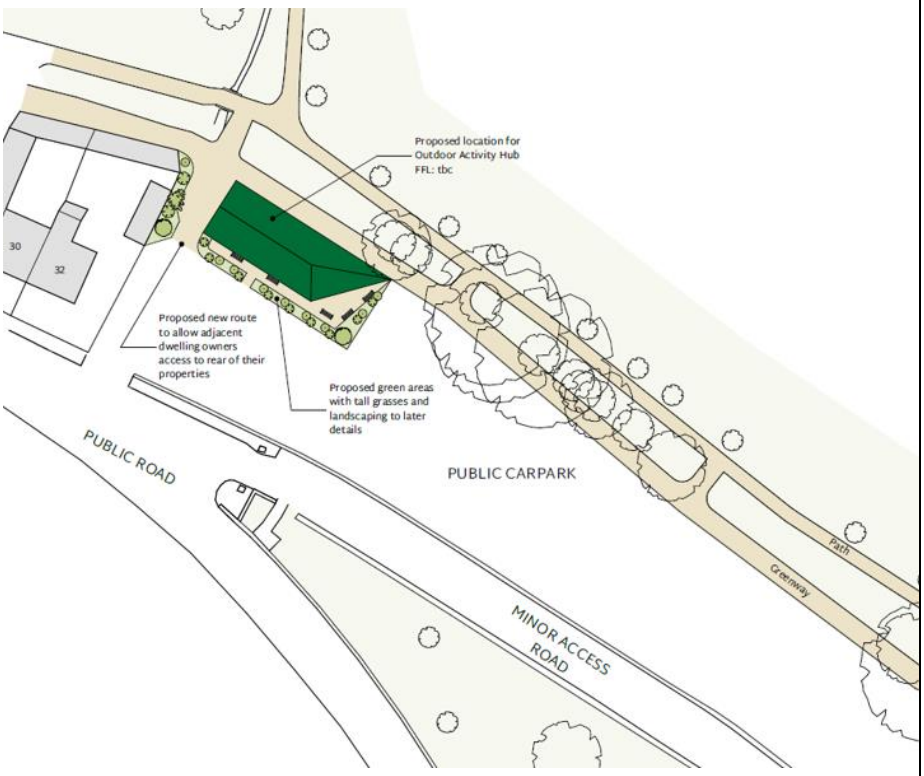
'Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area, and 20 hectares elsewhere. (In this paragraph, "business district" means a district within a city or town in which the predominant land 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

Characteristics of the Plan or Project	
Size, scale, area, land take	Approximately 300m^2 including site for the new facility and external amenity space works (see Appendix I for site layout). 
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 within the current Amenity area. The western vehicular entrance to the site will be used for construction traffic and the public. Safety Fencing will ensure safe separation of the development site from public vehicular & pedestrian movements. All the existing site surfaces will be cleared for the facility construction and excavated to formation level. All waste materials will be transported off site and disposed of in a licensed construction waste disposal facility. All services are available within the Amenity area such as: water, sewer, power and telecoms. The building and surrounding public realm will be constructed and 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,	The site will be fenced off and secured. The site will include a site compound for the storage of construction materials and site welfare facilities. The site clearance material and excavated material to formation level will be transported off site to a registered licensed waste disposal facility. The existing water, sewer, surface water, telecom and power connections will be modified for the new building. All surface water

Characteristics of the Plan or Project	
construction material, human presence etc)	runoff will be collected and discharged via existing surface water drainage network. The new building structure and surrounding area will consist of standard construction materials such as Reinforced Concrete, Wood, Stone Paving, Metal Cladding and Plastics. The building fit out will consist of standard materials such as tiling, sanitary wear, electrical and plumbing materials. The construction will take approximately 8 to 10 months and a workforce of 10 – 15 persons at any one time on site. • Site establishment, Site Clearance - 1 month • Construction of Building and Public Realm – 8 Months Total Construction period 8 to 10 months – construction to begin Q2 2024 and complete Q1 2025
Description of timescale for the various activities that will take place as a result of implementation (including likely start and finish date)	• Site establishment, Demolition and Site Clearance - 1 month • Construction of Building and Public Realm – 8 Months Total Construction period 8 to 10 months – construction to begin Q2 2024 and complete Q1 2025
Description of wastes arising and other residues (including quantities) and their disposal	The main operational waste will be wastewater (foul and grey water) which will be discharged to the existing connections to the public sewer. Solid waste will be stored in wheeled bins in the storage area at the rear of the building and collected daily or on demand during the peak usage period. Toilets: 8 number WC and 2 wheelchair-accessible WC = 10 total 4 urinals 1 wheelchair-accessible WC/changing place room has a shower. Assume 1 use every 15 min for 2 WC cubicles plus 1 use every 60 min for wheelchair-accessible WC and changing places room Therefore 90 uses/day peak at 5 litre flush plus 1 litre hand wash. Total toilet volume = 540/day Total peak daily wastewater volume = 1620/day
Description of any additional services required to implement the project or plan, their location and means of construction	None
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.

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: 21/02/2024