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**Environmental Impact Assessment - Preliminary Examination
Kerry Voluntary Housing Association, Hawley Park,
Tralee, Co. Kerry**



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1 INTRODUCTION

This preliminary examination has been undertaken on behalf of Kerry County Council to determine the need for a Screening for Environmental Impact Assessment (EIA) for a project to construct 16 apartments at Hawley Park in Tralee, Co. Kerry.

2 SCOPE

The preliminary examination assesses the applicability of an EIA Screening in relation to the proposed works. This preliminary examination is carried out via a review of the project details to ascertain if any part of the works could be deemed an Annex I or Annex II project, or if by the nature and scale of the development, whether there is a real likelihood of significant effects on the environment. This preliminary examination has been completed by Helen Burman-Roy, an experienced EIA practitioner and project manager with Malachy Walsh and Partners.

3 LEGISLATIVE CONTEXT

The Environmental Impact Assessment (EIA) Directive (European Union Directive 2011/92/EU and the amended Directive 2014/52/EU) set out the types of projects that may require EIA, in Annex I and Annex II to the legislation. Annexes I and II are broadly transposed by way of the Planning and Development Regulations 2001, as amended, in Schedule 5, Parts 1 and 2. Annex I (part 1) defines mandatory projects that require EIA on the basis that these project types will always have significant environmental effects. In the case of Annex II (Part 2) projects, they are subject to thresholds under Irish legislation. These thresholds were set at levels which distinguish between those projects, which, by virtue of the nature, size or location, would be likely to have significant effects on the environment and those which would not. For developments which meet or exceed the thresholds in Part 1 or 2, or where no threshold is set, there is mandatory EIA and therefore there is no screening determination required.

For developments which are sub-threshold for Part 1 or Part 2, a screening for EIA may be required and a preliminary examination may first be carried out to determine the need for a full screening (Article 120 of the Planning and Development Regulations 2001-2018). In many cases where the development is small and of low risk, a preliminary examination may suffice. This is further discussed in Section 4 in the context of the 2018 Guidelines published for consent authorities.

In Schedule 5 of the Planning and Development Regulations 2001, as amended (2018), Part 2, 10 (b) (iv) includes the following;

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.

The development footprint is 3804m², which is approximately 0.3804ha and well below the 10ha for urban development in a built-up area.

Additionally, Infrastructure Projects are included in Annex II and under the Fifth Schedule, Part II of the 2011 Planning and Development Regulations, as amended, EIA is required for the construction of 500 dwellings. The current project is for 16 apartments which is below the set threshold for dwelling units.

4 GUIDELINES

In August 2018, the Department published guidelines for consent authorities; - Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.

The guidelines outline the requirement for consent authorities in undertaking screening for EIA for sub-threshold projects, particularly in the absence of an EIAR or EIA determination request. The guidelines state that development applications should initially undergo a preliminary examination of whether EIA would be applicable or could arise.

5 DESCRIPTION OF THE DEVELOPMENT

The proposed development includes the construction of 16 apartments on a brownfield site in the Mitchell's area of Tralee, Co. Kerry. The subject site is located away from the town centre and will occupy the former Hawley Park Housing Site.

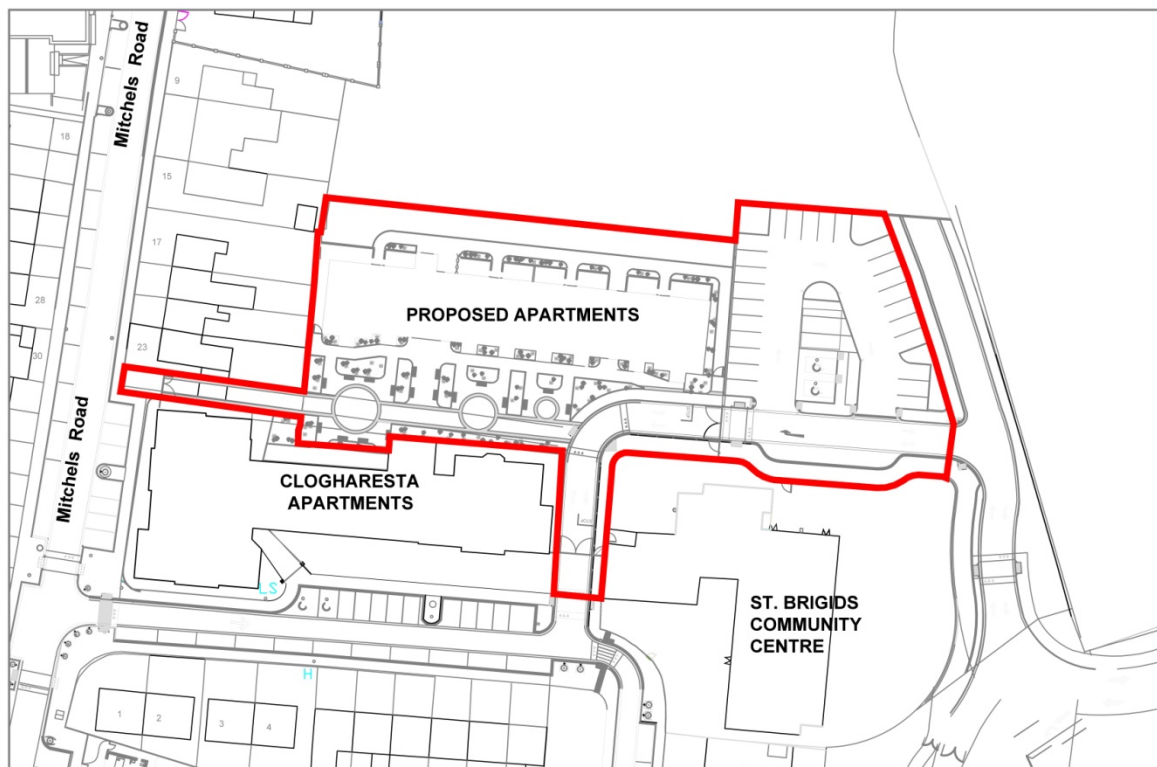


Figure 1: Site location

The purpose of the facility is to provide additional housing units for the Kerry Voluntary Housing Association. The development will comprise of 16 Apartments laid out over two floors with lift and stair well access to the first floor. Car parking will be provided to the east of the building. Internal gardens will be provided for occupants.

The exterior will consist of traditional masonry construction with tiled roof over prefabricated roof trusses.

The architect’s design proposal is shown at the corner site location in **Figure 2**.

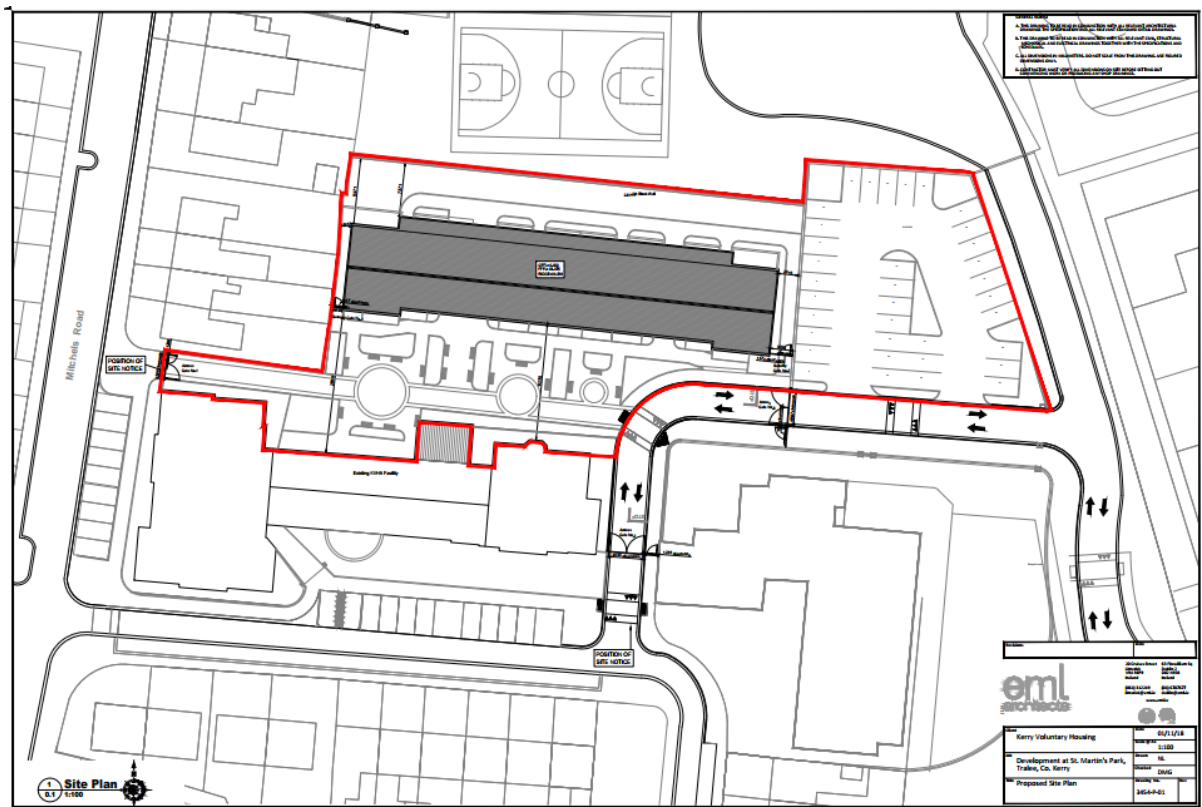


Figure 2: Architect’s design at corner site

5.1 CHARACTERISTICS OF THE PROJECT

<p><i>Size, scale, area, land-take</i></p>	<p>The overall footprint of the development site is approximately 3804m².</p>
<p><i>Details of physical changes that will take place during the various stages of implementing the proposal</i></p>	<p>Site Clearance and Preparation The site is currently in a prepared state ready for development. The preparation inputs required relate to additional levelling to accommodate the building footprint. A site compound will be established adjacent to the site. The compound will be finished with a clause 804 finish. Car parking will be utilised from nearby public spaces.</p>

	<p>A concrete hard stand will be installed for site offices, toilets & canteens near to the site itself. Toilets will be installed and connected to existing sewer and water mains. Contractor will supply temporary power. Hoarding will be erected around the site for site security.</p> <p><u>Excavation</u> This will involve digging for foundations and preparation for the ground floor slab.</p> <p><u>Construction (Substructure)</u></p> <ul style="list-style-type: none"> ○ The foundations of the building will be constructed using 35 N concrete with appropriate steel reinforcing. The concrete will be sourced from a local supplier as will the steel. ○ The substructure will include the building of block work to ground floor. ○ Under the floors will be filled with crushed stone, radon barrier & insulation. On top of the insulation will be a 150mm concrete slab. There will be pipe work and services located beneath the floor. All materials will be sourced locally. ○ Trenches will be dug for foul, surface water sewers, watermain and telecom services. Trenches will be dug for water mains, and ducting including electrical & telecom. All pipe work & ducting will be PVC. <p><u>Construction (Superstructure)</u></p> <ul style="list-style-type: none"> ○ The superstructure above ground will then be completed. ○ The structure will be a load bearing masonry with precast flooring, tiled roof and prefabricated timber roof trusts. ○ The roof includes a patent translucent sheeting. ○ Wiring & plumbing will be followed by plastering. The heating system will include renewable energy inputs. ○ Internal joinery will include timber skirting, architraves, doors, floors and other fixtures. ○ Painting will be carried out by specialist contractors.
<p><i>Description of resource requirements for the construction/operation and decommissioning of the proposal (water resources, construction material, human presence etc)</i></p>	<p><u>Materials</u> Materials required include:</p> <ul style="list-style-type: none"> ○ Ready-mix concrete to be used for foundations & floors, ○ Clause 804 fill under floor. ○ Reinforced radon barrier under the floor. ○ 150mm of insulation under all concrete floors. Concrete floors are 150mm thick. ○ Block work of varying thicknesses. ○ Steel nails for timber. ○ Copper nails in roofs. ○ Steel framing structure. ○ Gypsum plaster board to all ceilings, with a gypsum skim finish.

- Fibreglass insulation in attic space.
- Polystyrene insulation in walls
- Mineral felt to roof.
- Fibre ceme
- Patent metal fascia, soffit and rainwater goods.
- Sand and cement plaster.
- Aluminium glazing elements.
- Glass for glazing.
- Precast concrete items such as lintels and precast floors
- Paint.
- Ceramic tiles, adhesive and grout.
- Metal radiator, taps & boiler.
- Copper in electrical wiring.
- Plastic switches & plugs
- White Ceramic toilets and sinks
- Stainless steel sinks in kitchen
- Sand and cement for plastering of walls.
- PVC pipe work.
- Pre-cast manhole rings & covers
- Concrete for footpaths
- Concrete bricks for paving slabs.
- Water will be required for the works for plastering, concrete and for sanitary purposes.

Machinery

- 20 tonne Excavators for stripping site and digging foundations.
- There will be no stock piling of material on site.
- 2 No. trucks for removal of spoil material.
- 2 No trucks for bringing stone for fill.
- Concrete Mix truck for ready mix concrete.
- Concrete block truck
- Various delivery trucks for delivery of timber/building materials.
- Trucks for delivery of sand
- Cranes for steel frame and roof.
- Generators
- Cement mixers
- Mobile Toilets
- Portakabins
- 1 No teleporters for day to day use
- General tools including electrical saws, nail guns, concrete cutting equipment, jack hammers, drills, angle grinders, power float for floor finishes.
- Lighting standards.

Human Presence (Employees etc)

Typically 7 to 10 employees will be present on site daily for the duration of the works. This will fluctuate from time to time as different phases of the construction take place and specialist services such as electricians or

	<p>landscaping are required.</p> <p><u>Waste Management Plan</u></p> <p>An integrated Waste Management Plan (WMP) will be developed and implemented for the duration of the works. As part of this individual waste streams will be identified at source and stored in dedicated skips for subsequent disposal to authorised waste facilities.</p> <p><u>Waste Removal</u></p> <p>All waste material will be managed as per the Waste Management Plan (WMP). Any material falling to waste will be streamed to the appropriate waste container/skip in the site compound. All waste material will be removed from site by an approved Licensed Waste Contractor and disposed of as required to authorised waste facilities approved by Kerry County Council. Any recyclable material will be disposed of at a recycling centre.</p>
<p><i>Description of timescale for the various activities that will take place as a result of implementation (including likely start and finish date)</i></p>	<p>It is expected that the development will commence upon receipt of development consent. It is estimated that the duration of the build will be approximately 15 months.</p>
<p><i>Description of wastes arising and other residues (including quantities) and their disposal</i></p>	<p>The bulk of the spoil/waste generated by works will be inert and will not be retained or stockpiled on site. Any waste excavation material will be removed from site and disposed of appropriately.</p> <p><u>Spoil</u></p> <ul style="list-style-type: none"> ○ Timber (Off cuts/scaffolding planks) ○ Broken or waste concrete ○ Top soil ○ Windows, glass and materials from building fabric ○ Metals (Copper & steel piping steel and re-bar) ○ Electrical cable ○ Reinforcing steel waste <p><u>Other</u></p> <ul style="list-style-type: none"> ○ Miscellaneous and Incidental waste materials such as pallets, plastics and packaging will also be generated ○ Domestic waste from canteen facilities on site ○ Waste water ○ Effluent from toilets
<p><i>Identification of wastes arising and other residues (including quantities) that may be of particular concern in the context of the Natura 2000 network</i></p>	<p><u>Effluent</u></p> <ul style="list-style-type: none"> ○ The toilet facilities being used on site will be connected to the existing public sewer on a temporary basis. ○ Waste water from wash hand basins will be discharged to the public

	sewer subject to the agreement of KCC.
<i>Description of any additional services required to implement the project or plan, their location and means of construction</i>	<p>A site compound will be required for the successful contractor to undertake the works. This will be situated adjacent to the site. Some minimum volumes of fuels will be stored within the compound along with tools, materials etc. All plant will have bunded fuel tanks and will be refuelled either off site or within a bunded area within this site compound.</p> <p>There will be no concrete truck washout on-site.</p>

6 POTENTIAL FOR SIGNIFICANT EFFECTS

In consideration of the potential for significant impacts or effects, the Source-Pathway-Receptor model is used to review the characteristics of proposed development, location of the proposed development and the characteristic of the potential impacts.

As outlined under Section 5.1 above, the characteristics of proposed development include small, scale (approximately 3804m²) and contained works on a brownfield site which is in a prepared state ready for development. The preparation inputs required relate to additional levelling to accommodate the building footprint. The area where the site is located is part of a wider regeneration project, which has successfully accommodated larger scale works throughout the wider area.

The project is located in the town of Tralee and is not adjacent to watercourses, nature reserves, protected site or other sensitive features. These are small scale works, which do not involve the creation of significant pollution or waste, risk of major accidents or risk to human health.

The characteristics of the impacts include construction noise from the movement of machinery, negligible fugitive air emissions from use of machinery and negligible risk from the machinery's fuel and oil. A site compound will be required for the successful contractor to undertake the works. This will be situated adjacent to the site where the final car parking is proposed, this will be controlled per standard practice including the management of all wastes and wastewater. Some minimum volumes of fuels will be stored within the compound along with tools and materials.

The area is primarily residential; planning is in place for an adjacent school. However, it is not considered that any cumulative impacts will arise in view of the 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.

7 CONCLUSION OF PRELIMINARY EXAMINATION

It is concluded that a Screening for Environmental Impact Assessment is not required in this instance.

Development Features	Preliminary Examination	Reasons for Conclusion
Annex I Project	No	Not an Annex I project
Annex II Project	No	Not an Annex II project
Sub-threshold Project	Yes	Sub-threshold project
Characteristics – Complex development	No	Small scale, straightforward works. Not a complex construction.
Location – Highly sensitive	No	Brownfield site – ready for development
Impacts – Complex or Intense	No	Minor – temporary and manageable; during construction only
Screening for Environmental Impact Assessment required	No	No realistic doubt to likelihood of significant effects

In accordance with A120(1)(b)(ii) of the Regulations, and in consideration of the nature, scale and location of the development, it is concluded that there is no significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development and therefore an EIA Screening is not required and an EIA is not required. Furthermore, given the nature, scale and location of the proposed works, there are no potential cumulative or in combination effects likely to arise in this instance.