

Memo

To: John Moran, Mayor

From: Vincent Murray, Director of Services for Planning and Place-Making

Date: 03/02/2025

Re: Part 8 proposal, Reference PT8LL172 – Development at the former Galbally Garda Station property, Killinane Td, Galbally, Eircode E34N625 including:

1. The Demolition of a single storey detached storage building,
 2. The refurbishment of the existing former Garda residence as a three bedroom dwelling.
 3. The change of use of the former station annex to a two bedroom dwelling,
 4. The construction of two semi-detached three bedroom dwellings,
 5. The provision of 6 no. parking spaces,
 6. Ancillary site, boundary and entrance works
-

Dear Mayor,

Please find attached for your consideration report prepared in accordance with Section 179 of the Planning and Development Act 2000 (as amended) in respect of the proposed Part 8 works as outlined above at the former Galbally Garda Station property, Killinane, Galbally, E34N625.

The proposal prepared by the Housing Directorate has been evaluated taking into consideration all submissions received. It is concluded that the proposed development is in accordance with the objectives of the Limerick Development Plan 2022 – 2028, and the proper planning and sustainable development of the area.

It is recommended that the proposed development be recommended to the Elected Members of Limerick City & County Council for their approval.

Signed: 
John Wallace, Assistant Planner

Signed: 
Nuala O'Connell, Senior Planner

Signed: 
Vincent Murray, Director of Services for Planning and Place-Making

**MAYOR'S REPORT & RECOMMENDATION IN ACCORDANCE
WITH SECTION 179 3(a) OF THE PLANNING & DEVELOPMENT
ACT 2000 (AS AMENDED)**

Re: Part 8 Proposal for the following:

The proposed development at at the former Galbally Garda Station property, Killinane, Galbally, E34N625, for the following:

1. The Demolition of a single storey detached storage building.
2. The refurbishment of the existing former Garda residence as a three bedroom dwelling.
3. The change of use of the former station annex to a two bedroom dwelling.
4. The construction of two semi-detached three bedroom dwellings.
5. The provision of 6 no. parking spaces.
6. Ancillary site, boundary and entrance works.

1.0 Introduction

This report has been prepared pursuant to Section 179 of the Planning & Development Act 2000 (as amended), and Part 8 of the Planning & Development Regulations 2001 (as amended).

2.0 Description of the nature and extent of the proposed development

The former Garda Station is located off the R663 in Galbally which is a level 5 settlement as defined in the Limerick Development Plan 2022-2028. There is a two storey, hipped roof former Garda Station on the site and an existing a storage shed to the rear with a low boundary wall marking the roadside boundary.

Lateral site boundaries consist of mature trees and hedgerow, which offer a degree of screening to the former Garda Station. The Garda Station is a building is historical merit, notwithstanding that it is not on the Record of Protected Structures or recorded on the National Inventory of Architectural Heritage.

Site Location.



2.1 Public Consultation:

The plans and particulars were placed on public display from the 22nd November, 2024 up to and including 20th December, 2024. Submissions and observations were invited up to the 13th January 2025

3.0 Submissions with respect to the proposed development

A total of 2 no. written submissions/observations were received and are listed below:

Sub No.	Name
1	Uisce Éireann
2	Department of Housing, Local Government & Heritage

SUB (1) Uisce Éireann Received Date: 5 th December 2024.	
Item No. 1:	
Submission:	No objection in principle. The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement.
Mayor's Response:	Noted:
Item No. 2:	
Submission:	All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice.
Mayor's Response:	Noted:
Item No. 3:	
Submission:	Uisce Éireann does not permit Build Over of its assets. Where the applicant proposes to build over or divert existing water or wastewater services the applicant shall have received written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works Commencing.
Mayor's Response:	Noted:

SUB (2) Department of Housing, Local Government & Heritage Received Date: 20 th January 2025.	
Item No. 1:	
Submission:	The Local Authority should engage the services of a Grade 1 Conservation Architect or equivalent to guide and advise on areas of historic fabric intervention, remaking, repair and discovery in order to achieve a high-quality design and conservation outcome in accordance with the Architectural Heritage Protection Guidelines, 2011, best practice and conservation principles.
Mayor's Response:	<p>The Garda Station and associated buildings are not included on the the record of Protected Structures (RPS) contained in the Limerick Development Plan 2022-2028, and the site is outside of the Galbally Architectural Conservation Area (ACA) identified in same.</p> <p>However, the recommendation in this submission is acknowledged and in the interests of ensuring that all aspects of the refurbishment works are treated in the correct manner, a Grade 3 Conservation Architect will be employed to undertake a survey, and prepare a methodology to</p>

	ensure the protection of the built fabric in accordance with best practice.
Item No. 2:	
Submission:	The proposed repair and conservation of windows to historic openings should be informed by the cultural significance of the structure and the surviving joinery. Details of historically accurate profiles should be informed by historical research into correct proportions based on the analysis of drawn/photographic evidence, surviving joinery or features in the structure.
Mayor's Response:	Noted.
Item No. 3:	
Submission:	The Conservation Architect should record as necessary all conservation works undertaken as part of the project to maintain a permanent record. The restoration/salvage of the roof structure to the former Soup Kitchen to be informed by detailed assessment of surviving timbers and its supplementary upgrade to be based on condition.
Mayor's Response:	<p>Comments are noted. From the research undertaken the building which forms the basis of this application was previously a Garda Station and not a soup kitchen.</p> <p>In the interests of ensuring that all aspects of the refurbishment works are treated in the correct manner, a Grade 3 Conservation Architect will be employed to undertake a survey and prepare a methodology to protect the built fabric of the building prior to the commencement of the refurbishment works.</p>
Item No. 4:	
Submission:	Interventions to the public realm including should be carefully considered as part of a fully co-ordinated approach to the overall public realm design and be based on an understanding of the setting of the historic structure, and reference local materials and building traditions.
Mayor's Response:	Noted.
Item No. 5:	
Submission:	<p><u>Advice Note</u> https://www.buildingsofireland.ie/app/uploads/2024/05/Improving-Energy-Efficiency-in-Traditional-Buildings-2024.pdf</p>
Mayor's Response:	Noted.

4.0 Habitats Directive Project Screening Assessment

An Appropriate Assessment Screening Report has been undertaken by Ash Ecology & Environmental for the proposed development. The Lower River Suir SAC (site code 002137) is 6.6km from the site and is the only site where a potential indirect hydrological connection is identified.

In this regard, potential impacts on the Lower River Suir SAC were further assessed in the report, including the following:

- Habitat Loss/Alteration
- Disturbance and/or Displacement of Species
- Habitat /Species Fragmentation
- Changes in Population Density
- Impacts to Water Quality
- Change Impacts
- In Combination Effects of Plans & Projects

The report concludes as follows:

In conclusion, upon the examination, analysis and evaluation of the relevant information including, in particular, the nature of the proposed works and the likelihood of significant effects on any European site, in addition to considering possible in-combination effects, and applying the precautionary principles, it is concluded by the author of this report that, on the basis of objective information, the possibility maybe excluded that the proposed works will have a significant effect on any of the European sites below within a 15km radius of site:

- Moanour Mountain SAC
- Lower River Suir SAC
- Galtee Mountains SAC
- Carrigeenamronety Hill SAC
- Galtee Mountains pNHA

These complete, precise and definitive findings, based on the best available scientific evidence, remove all reasonable scientific doubt that the proposed works will have any significant impacts on the European sites detailed above; and it is therefore concluded that there will be no likely significant negative impacts caused to any European sites as a result of the proposed works. A Natura Impact Statement (NIS) is not required.

The AA Screening Report identifies additional ecological constraints to be considered as follows:

Additional Ecological Considerations

While this Screening for Appropriate Assessment concludes no significant effects on European sites, it should be noted that other important ecological considerations were identified during the site survey that require attention. These include:

- *The presence of old Barn Swallow nests in the outbuilding proposed for demolition requires that any demolition works planned between March 1st and August 31st (extending into September if late nesting is observed) will need a pre-demolition inspection by a qualified ecologist to confirm no active nests are present.*
- *Any vegetation removal should be conducted outside the bird nesting season (March 1st to August 31st) unless checked by a qualified ecologist.*

These ecological constraints, while not affecting the AA screening conclusion, should be addressed through appropriate measures during the planning and development process to ensure compliance with the Wildlife Acts 1976-2021 and EU Habitats Directive.

The Council's Ecologist has reviewed the Appropriate Assessment Screening report and is generally satisfied with the assessment and considers the conclusions are acceptable. The Ecologist notes that it is proposed to make use of the existing public sewage system during the operation phase and considers this is acceptable having regard to Uisce Éireann's submission, which confirms that there is capacity in the public system to accept any additional loading from the proposal.

Overall, having regard to the nature and scale of the development and the distance of the development from any SAC and SPA, that the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA either alone or in combination with other plans or projects and therefore a Stage 2 NIS is not necessary. In light of this assessment, it can be concluded that the proposed development aligns with relevant environmental protection objectives and does not pose a risk of adverse effects on designated conservation sites, reaffirming that a Stage 2 NIS is not warranted. The additional ecological considerations are noted and will be considered at the appropriate stage of the development.

5.0 Environmental Impact Assessment Screening

An EIA Screening Report has been undertaken by Ash Ecology & Environmental for the proposed development which includes the refurbishment of the former Garda Station and the construction of two semi detached dwellings, considers whether an EIA is required for same. The EIA Screening Assessment has determined that a sub-threshold EIAR is not required as the proposal is substantially below relevant mandatory EIA thresholds and primarily utilises an existing building with a limited new build element. In addition, there are no potential cumulative or in-combination effects likely to arise, and there will be no significant impacts on the Natura 2000 network. All potential impacts can be effectively managed through standard mitigation measures and best practice and therefore, the report concludes that the need for Environmental Impact Assessment can be excluded at this stage

The Council's Ecologist has reviewed the EIA Screening report and considers it is robust and the findings are acceptable. is generally satisfied with the assessment and considers the conclusions are acceptable. The Ecologist notes that the EIA screening highlights a large tree to the north west of the proposed site, which is listed as having the potential to support a bat roost. This area is proposed to be used as private open space for the residential units and the removal of this tree is not identified as being required under the current proposal. The Council's Ecologist confirms that pruning of this tree can be carried out in the Winter months from November to February, inclusive, without disturbance to bat roosts and advises that should the tree be required to be removed, a bat roost survey must be undertaken. This is noted.

The proposed development is considered sub-threshold as per the Screening Report and does not fall within the mandatory requirements for an EIA as specified in Section 5 of the Planning and Development Regulations 2001 (as amended). Taking into account the size of the development and its location within a modified environment, it has been determined that the preparation of an Environmental Impact Assessment Report is not required.

6.0 Key Policy Provisions

Limerick Development Plan, 2022-2028:

The Development Plan sets out the following policies and objectives with respect to acceptable development at the location in question:

Objective CGR O17 Development within Level 5 Settlements

It is an objective of the Council within these settlements to facilitate development, subject to compliance with the following:

- a) The scale of new residential schemes shall be in proportion to the pattern and grain of existing development and shall be located within the development boundary, thus avoiding 'leap frogging' of development and delivering compact growth and providing for the organic and sequential growth of the settlement. Infill and brownfield sites will be the preferred location for new development. In this regard, any development shall enhance the existing village character and create or strengthen a sense of identity and distinctiveness for the settlement.
- b) New commercial developments shall generally only be located within the core area and shall contribute positively to the village streetscape.
- c) New community and social facilities shall be provided in conjunction with residential development as required.
- d) The development of these centres shall provide for serviced sites and a variety of other house types and densities as appropriate.
- e) Where there is no treatment plant or limited capacity in the existing treatment plant, sewerage treatment shall generally be by means of individual treatment systems, subject to satisfactory site assessment and compliance with EPA guidelines. All systems shall be constructed so as to allow connection to public sewers in due course when capacity becomes available.

Objective CGR O18 Scale of Growth for Level 5 Settlements

It is an objective of the Council to ensure that, generally, no one proposal for residential development shall be larger than 5 – 7 units. A limited increase beyond this may be permitted where demonstrated to be appropriate, dependent on the extent of the settlement and the services in place to serve growth.

Objective CGR O20 Town and Village Revitalisation

It is an objective of the Council to: a) Promote and support the renewal and revitalisation of rural town and village centres to enhance the vitality and viability of settlements as attractive residential and service centres. b) Support and work with State Bodies, private landowners, community and voluntary groups to successfully achieve the renewal and revitalisation of Limerick's towns and village centres, including projects to re-use vacant premises and underutilised sites, enhance the unique characteristics and assets of main streets and improve the public realm.

Objective HO O4 Re-use of Existing Buildings

It is an objective of the Council to encourage redevelopment and reuse, including energy retrofitting, of existing housing stock and conversion of other suitable buildings to sustainable housing accommodation.

Table DM 9(b): Car and Bicycle Parking Standards – Newcastle West and other settlements

Compact Settlements Guidelines for Planning Authorities, 2024
SPPR 2 - Minimum Private Open Space Standards for Houses

Quality Housing for Sustainable Communities, 2007
Table 5.1: Space provision and room sizes for typical dwellings

7.0 Appraisal

Principle of Development:

This Part 8 application is the development of four residential units within the level 5 settlement envelope of Galbally. The former Garda Station is to be subdivided into two dwellings and two semi-detached units are to be constructed to the rear of the site.

The former Garda Station is currently idle and Objective HO O4 Re-use of Existing Buildings supports the re-use and conversion of existing buildings to housing units. In relation to the semi-detached units proposed, two additional units is in accordance with Objective CGR O18, this is growth of an acceptable scale having regard to the location of the site within a Level 5 Settlement. Overall, the proposal is considered to be acceptable in principle.

Density:

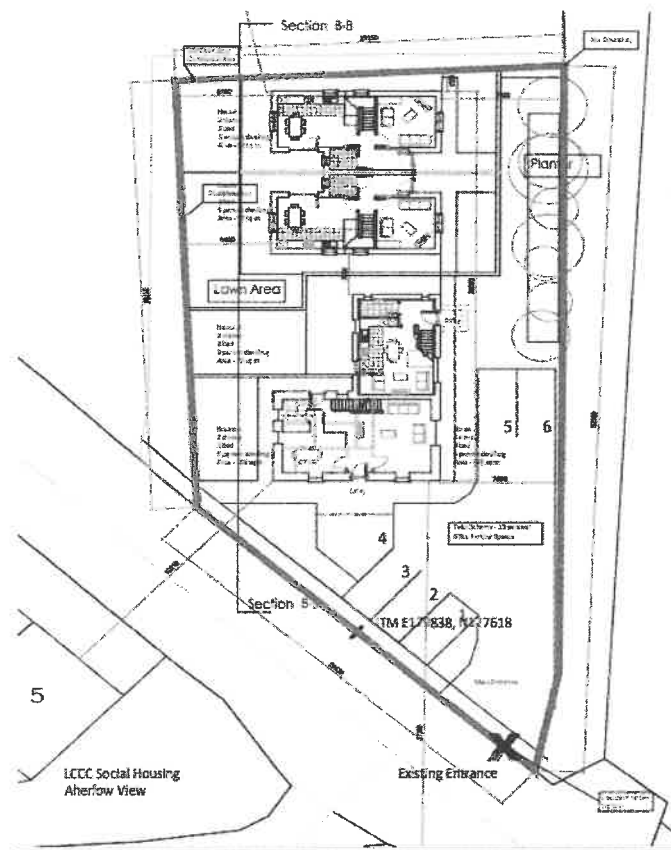
The density of the site is 36 units per hectare and this is considered generally acceptable in the context of the site being located within the Level 5 Settlement of Galbally.

Layout and Design:

As noted above, the existing Garda Station is to accommodate 2 no. residential units and another 2 no. semi-detached units are proposed to the rear of same.

In terms of compliance Quality Housing for Sustainable Communities 2007, all of the houses satisfy the minimum overall floor area as outlined in Table 5.1 of the guidelines. In addition, each dwelling will have at least 40m² of private open space in accordance with Compact Settlements Guidelines for Planning Authorities, 2024 and a small area of public open space is to be provided to the rear of car parking spaces at the front of the existing structure. Furthermore, it is noted there are local amenities immediately adjacent to the site including a park and sports ground.

Proposed Site layout



As there will be private access to the rear of each dwelling, refuse storage and bicycles can be accommodated in each property. A bin collection area is included adjacent to the site entrance at the front of the property.

The external alterations to the Garda station appear to be minimal, it is intended to repair/replace sections of cut limestone and cast iron rainwater goods. The two semi detached units are pitched roof in form and material finishes will match the existing building on site. The design of the dwellings is in keeping with the existing built form in Galbally.

Access and Traffic Safety

In order to achieve satisfactory sight lines, the front boundary wall and piers are to be removed. Bicycle spaces can be accommodated in each property and it is noted there are pedestrian linkages adjacent to the site leading to playing pitches and park.

In terms of the proposed car parking layout, Council Roads have advised that site configuration should be amended and with parking spaces re-arranged in order to better enable the turning of cars on the site. Comments on file from the Housing Directorate confirm 2 no. EV charging points are to be provided and a Stage 1 Road Safety Audit will be carried out as part of the detail design process prior to construction.

Landscaping and Boundary treatment

The front boundary wall and gate is to be removed and setback with a new retaining wall and railing proposed. Sections of the boundary wall are to be re-built in areas that

have collapsed to a maximum height of 1.8m. Capped walls are to be constructed as the division between the dwellings. This will aid sightlines and traffic safety and is generally acceptable.

Conservation

The submission from the Department of Housing, Local Government & Heritage is noted and while the former Garda Station is not on the Record of Protected Structures and is not listed on the National Inventory of Architectural Heritage, it is considered that the building is of Architectural Merit. Therefore, it is proposed that a Grade 3 Conservation Architect will be engaged to oversee the project, this is generally acceptable.

Archaeology

It appears the site is not within a Zone of Notification of any archaeological monument. Therefore, there will be no unwarranted archaeological impact.

Ecology

As noted in the AA Screening Report, there are barn owls present in the outbuilding that is to be demolished. The AA screening report recommends that this building should be inspected by an ecologist to confirm there are no active nests present. This is acceptable and a survey will be undertaken at an appropriate time.

Sustainable Urban Drainage Systems

All car parking areas are to comprise of permeable paving and there is an attenuation tank proposed. Planters are proposed to the side of house no. 3 and house no. 4.

Flooding

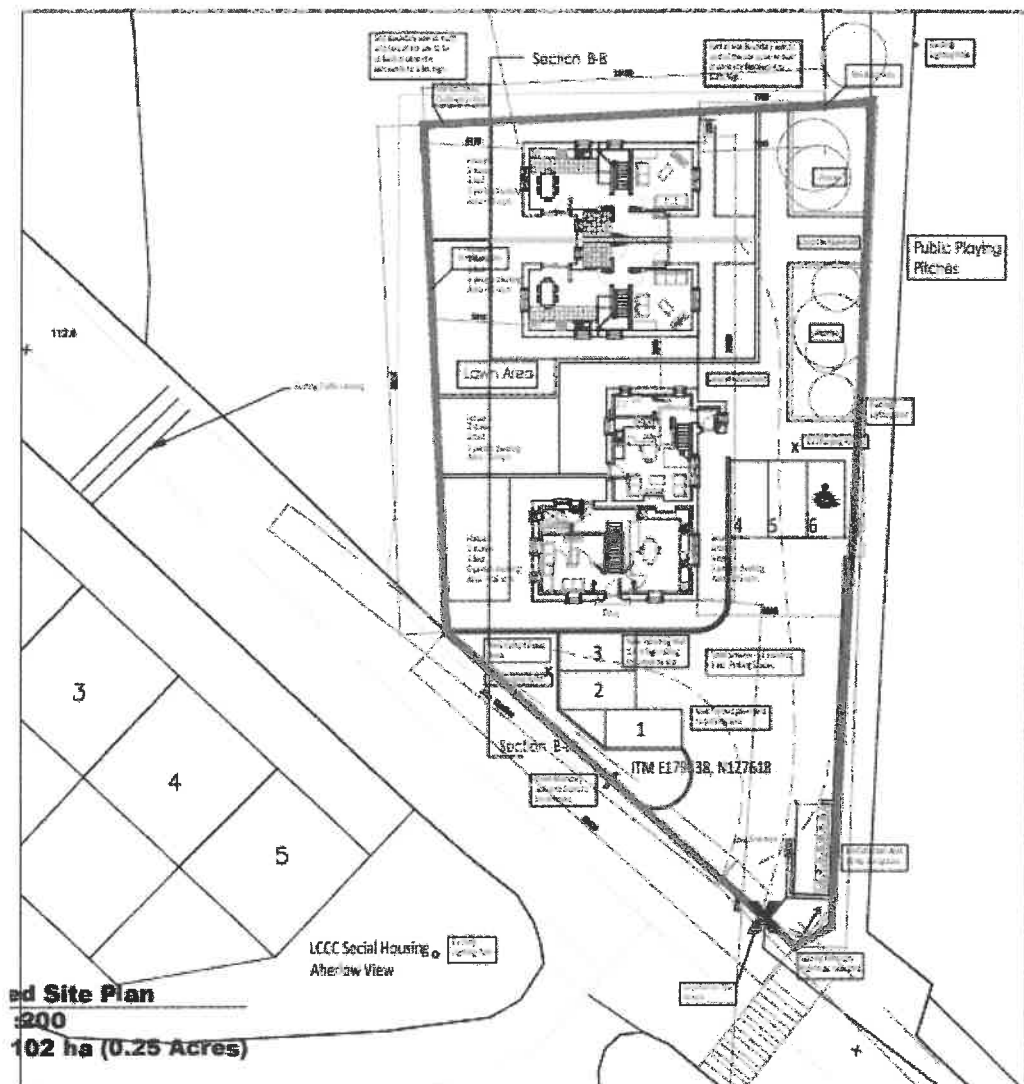
The site is not within a flood zone as per the Council's GIS database.

8.0 Modifications

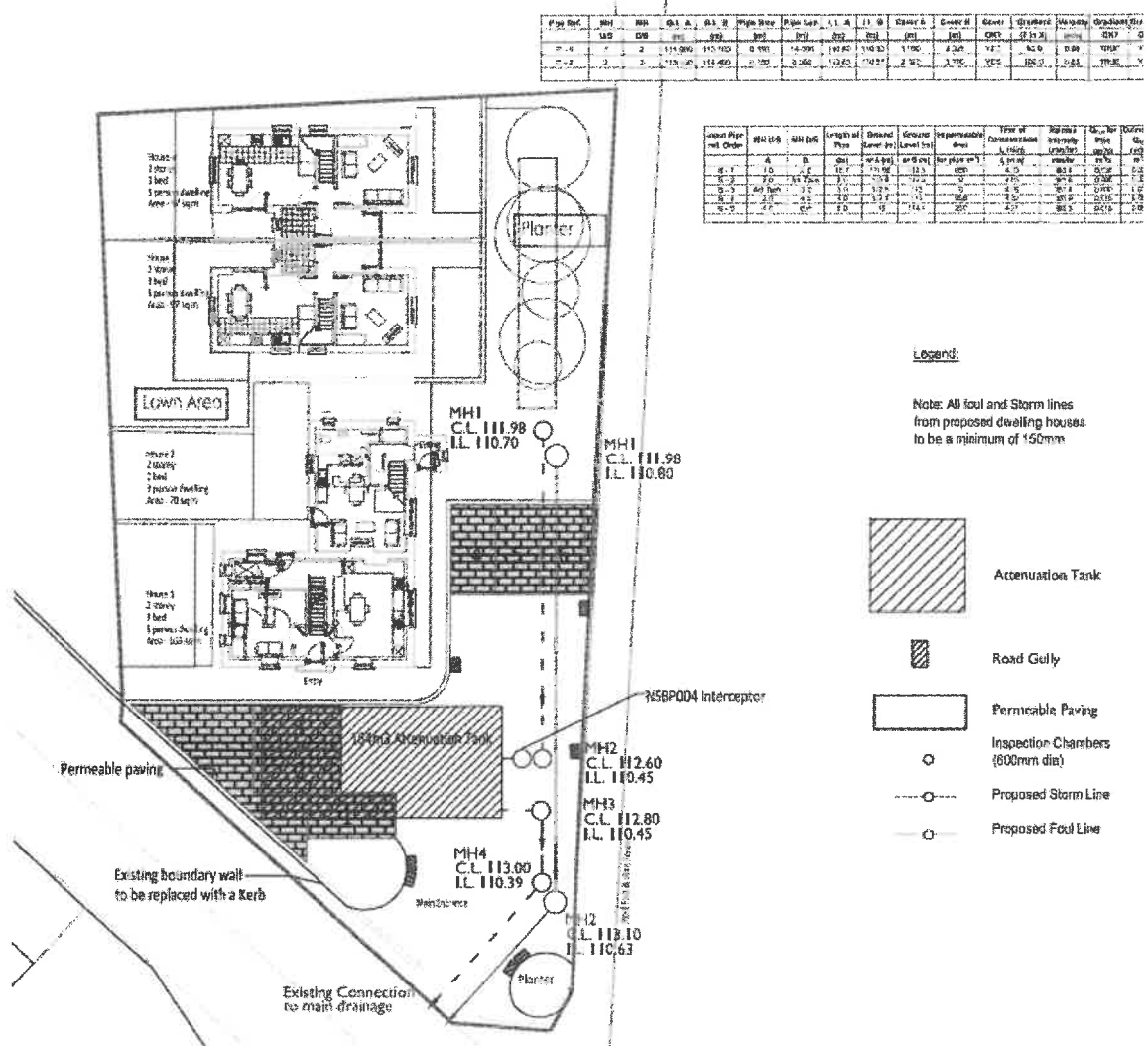
A number of modifications have been made to the proposal in response to comments from Limerick City and County Council's Roads Department.

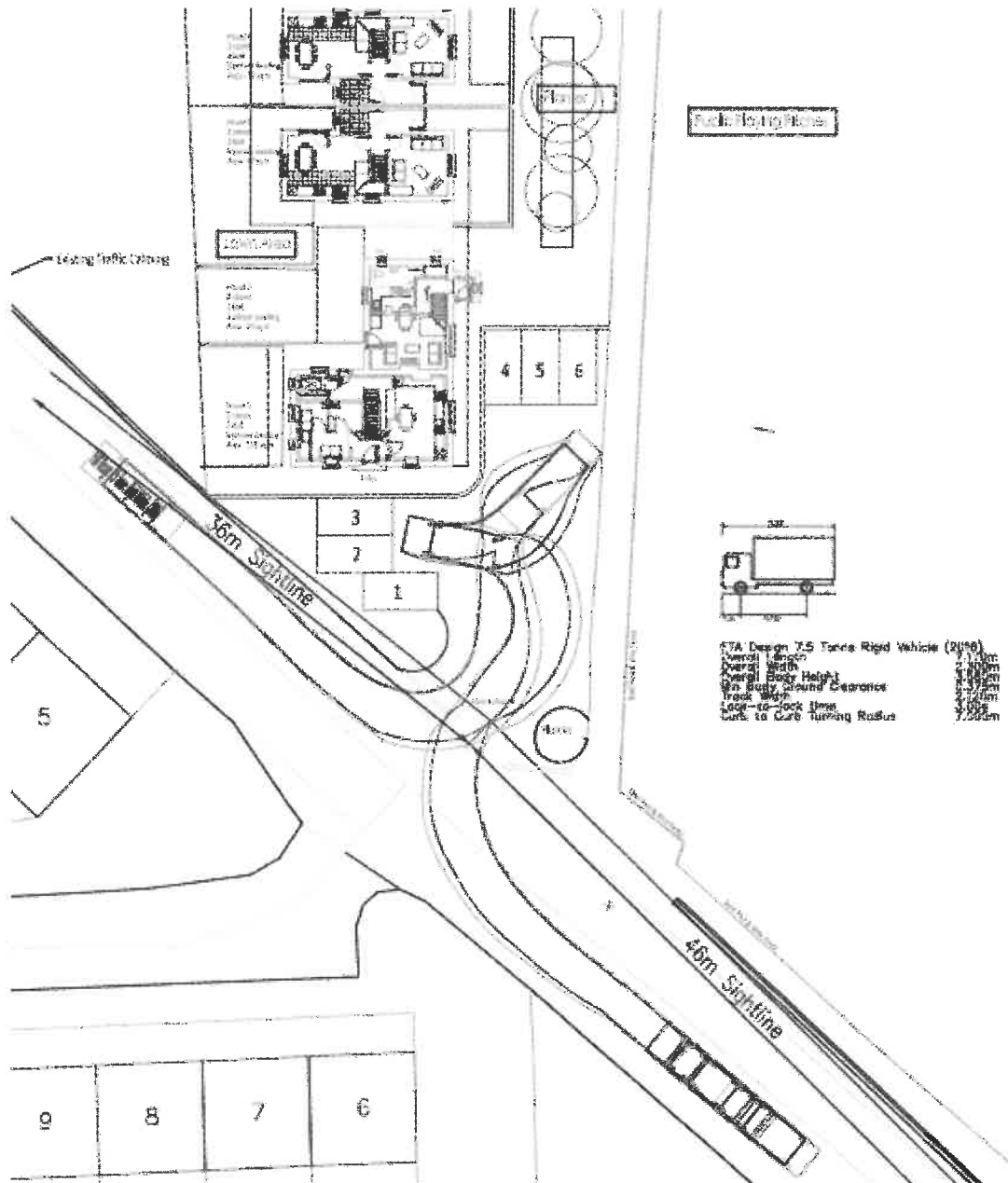
This includes alterations to the existing entrance, which is now to be enhanced and the parking spaces have been reconfigured. Additional drawings and details are provided in relation to Sustainable Urban Drainage Systems.

Modifications are detailed below.



Modification 1. Revised Site Layout Plan





Modification 3. Swept path analysis.

9.0 Conclusion

Based on the documentation provided with the application, it is considered that the proposal is in accordance with the relevant policies and objectives of the Limerick Development Plan 2022-2028 in particular through the re-use and redevelopment of a vacant building for housing as well as the provision of additional housing units on this underutilised site within the Level 5 Settlement. Overall, I consider the proposal will have a positive benefit for the village of Galbally.

Having regard to the foregoing evaluation and the reasons and considerations as set out, the proposal is considered to be in accordance with the objectives of the Limerick Development Plan, 2022 - 2028 and the proper planning and sustainable development of the area. Pursuant to Section 179(3)(a) of the Planning and Development Act 2000

(as amended) the proposed development is recommended to the Elected Members of Limerick City & County Council for their approval.



Mr. John Moran

Mayor

Limerick City & County Council

Date: 7th March 2025

Appendix 1 – Internal Section Comments



Part 8 Internal Report

Planning Ref: PT8LL172

Applicant: LCCC

Development Description:

The development will consist of:

1. The Demolition of a single storey detached storage building
2. The refurbishment of the existing former Garda residence as a three bedroom dwelling
3. The change of use of the former station annex to a two bedroom dwelling
4. The construction of two semi-detached three bedroom dwellings
5. The provision of 6 no. parking spaces
6. Ancillary site, boundary and entrance works.

Report Prepared By: Seán Doyle, MSc., BSc. Hons - Ecologist.

Comments:

An EIA and AA screening were submitted in support of this proposal.

The EIA report is robust and the findings are acceptable. The AA report conclusions are also acceptable.

The AA report indicates that the proposal would make use of the existing public sewage system during the operation phase. This is accepted as there is capacity in the area to accept the additional loading according to the submission by Uisce Éireann.

The EIA screening highlights a large tree to the north west of the proposed site. This is listed as having the potential to support a bat roost. The plans as indicated, currently do not show that the removal of this tree is required as part of this proposal. Pruning of this tree can be conducted in the Winter Months, November to February inclusive. However if the tree is required to be removed a bat roost survey must be undertaken first.

Recommendations:

The EIA screening outlines a number of mitigation measures that are to be used during construction and the operational phase of this proposal.

As the mitigation measures outlined in this document are involved in the acceptance of this project as feasible by the ecological review unit within the council, these measures must be adhered to and implemented in order for the project to be compliant with the projects own design parameters.

With the understanding that the plans provided are to be followed precisely, there is no ecological reason to prevent the progression of this proposal.

Signed: Seán Doyle MSc., BSc. Hons. - Ecologist

Date: 04/03/2025

From: Carmody, Tony <tony.carmody@limerick.ie>
Sent: Friday 14 February 2025 12:39
To: Wallace, John <john.wallace@limerick.ie>
Subject: RE: Part 8 Proposal for 4 housing Units, Former Garda Station, Galbally
Importance: High

Hi John

- The Attenuation Tank under the parking is fine as long as the one they select can take the loading.
- As they are attenuating they will require Surface Water Calculations by way of Simulation Modelling (Causeway or Micro Drainage) to demonstrate the design works.
- With such a small development and with the inclusion of SuDS measures, they could consider if the interceptor is required. (I will leave this up to their Consulting Engineers).
- They will require a Flow Control Manhole to restrict the flow out to main line. Our normal rate for greenfield sites is 2 l/s/ha, however as this is a brownfield site we could accept 4 l/s/ha.
- They need to show the finished floor level on the surface water drawings.
- Each unit shall have its own surface water/roof water connection.
- A SuDS Pod/Planter is required for each unit.

Regards

Tony Carmody
Senior Executive Technician
Roads, Traffic and Cleansing | Central Services |
Limerick City & County Council, County Hall, Dooradoyle, Limerick, V94 WV78
T: 061 556573 | Mob: 087 7985938
E: tony.carmody@limerick.ie | W: www.limerick.ie

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Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing the development as described above at the former Galbally Garda Station property, Killinane, Galbally, E34N625.

The plans and particulars were placed on public display from the 22nd November, 2024 up to and including the 20th December, 2024 in accordance with the requirements of the Part XI of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended).

Having regard to Article 6 of the Habitats Directive 92/43/EEC and (inter alia) the Department of Housing Planning Community and Local Government's Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities (2010), screening of the development for Appropriate Assessment was carried out by ASH Ecology & Environmental on behalf of the Housing Construction and Maintenance Department of Limerick City and County Council.

An Appropriate Assessment of the proposed development is not required as it can be excluded, on the basis of objective information provided in the Screening Report, the scale of the development and the distance of the development from any SAC and SPA, that the proposed development, individually or in combination with other plans or projects, will not have a significant effect on any European sites. Therefore, this proposed project does not need to proceed to Stage II of the Appropriate Assessment Process. The Screening has determined that there is no potential for likely significant effects on any European sites.

For the reasons outlined above it is considered that the application for consent for the proposed development does not require an Appropriate Assessment or the preparation of a Natura Impact Statement (NIS).

Order:

That Limerick City & County Council as the Competent Authority having considered the AA Screening Report prepared by ASH Ecology & Environmental on behalf of the Housing Construction and Maintenance Department of Limerick City and County Council makes a determination that, when considered either alone or in combination with other plans or projects, a Stage 2 Appropriate Assessment will not be required to accompany the proposal for 1. The Demolition of a single storey detached storage building, 2. The refurbishment of the existing former Garda residence as a three bedroom dwelling, 3. The change of use of the former station annex to a two bedroom dwelling, 4. The construction of two semi-detached three bedroom dwellings, 5. The provision of 6 no. parking spaces, 6. Ancillary site, boundary and entrance works at the former Galbally Garda Station property, Killinane, Galbally, E34N625.



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Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing development as described above at the former Galbally Garda Station property, Killinane, Galbally, E34N625.

The plans and particulars were placed on public display from the 22nd November, 2024 up to and including 20th December, 2024 in accordance with the requirements of the Part XI of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended).

Having regard to EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), the guidance contained in the Department of Housing Planning Community and Local Government's "Impact Assessment Guidance for Consent Authorities regarding Sub-Threshold Development" (2003), Screening of the development for Environmental Impact was carried out by ASH Ecology & Environmental on behalf of the Housing Construction and Maintenance Department of Limerick City and County Council.

The Screening has been carried out in accordance with the EIA Directive and to Annex I, II and III of that Directive, which sets out requirements for mandatory and sub-threshold EIA. The proposal has been assessed in accordance with the criteria for sub-threshold development to determine the potential impact on the environment of the project.

The subsequent EIA Screening Report concludes that The EIA Screening Assessment has determined that a sub-threshold EIAR is not required as the proposal is substantially below relevant mandatory EIA thresholds and primarily utilises an existing building with a limited new build element. There are no potential cumulative or in-combination effects likely to arise, and there will be no significant impacts on the Natura 2000 network. All potential impacts can be effectively managed through standard mitigation measures and best practice. Therefore, it is concluded that the need for Environmental Impact Assessment can be excluded at this stage. All recommended mitigation measures and standard practices will be employed throughout the

construction phase of the development to ensure that the proposed development will not create any significant impacts on the quality of the surrounding environment.

For the reasons outlined above it is considered that the proposal will not present a risk to the environment. As such this screening exercise concludes that an Environmental Impact Assessment is not required for this project.

Order: That Limerick City & County Council as the Competent Authority having considered the EIA Screening Report prepared by ASH Ecology & Environmental on behalf of the Housing Construction and Maintenance Department of Limerick City and County Council makes a determination that an Environmental Impact Assessment will not be required to inform the development consisting of 1. The Demolition of a single storey detached storage building, 2. The refurbishment of the existing former Garda residence as a three bedroom dwelling, 3. The change of use of the former station annex to a two bedroom dwelling, 4. The construction of two semi-detached three bedroom dwellings, 5. The provision of 6 no. parking spaces, 6. Ancillary site, boundary and entrance works at the former Galbally Garda Station property, Killinane, Galbally, E34N625.



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