

Limerick City & County Council

Re: Part 8 Proposal for the following:

Part 8 proposal, Reference PT8LL210 – The proposed development at Crawford Street, Bruff, County Limerick is for the construction of 2 no. 3 bedroom semi-detached houses, provision for new vehicular entrance, 2 no new car spaces, connection to existing water main and foul sewer and provision for new planting and associated landscape works.

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing at Crawford Street, Bruff, County Limerick, the construction of 2 no. 3 bedroom semi-detached houses, provision for new vehicular entrance, 2 no new car spaces, connection to existing water main and foul sewer and provision for new planting and associated landscape works.

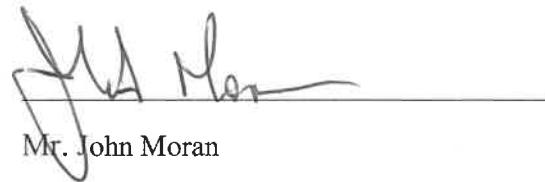
The plans and particulars were placed on public display from the 21st of February 2025 up to and including 24th of March 2025, and submissions and observations were invited up to the 7th of April 2025, in accordance with the requirements of the Part XI of the Planning and Development Act, 2000 (as amended) 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 Section 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 size of the site, 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 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 the construction of 2 no. 3 bedroom semi-detached houses, provision for new vehicular entrance, 2 no new car spaces, connection to existing water main and foul sewer and provision for new planting and associated landscape works at Crawford St., Bruff, County Limerick.



Mr. John Moran

Mayor

Limerick City & County Council

Date: 6th June 2025

Limerick City & County Council

Re: Part 8 Proposal for the following:

Part 8 proposal, Reference PT8LL210 – The proposed development at Crawford Street, Bruff, County Limerick is for the construction of 2 no. 3 bedroom semi-detached houses, provision for new vehicular entrance, 2 no new car spaces, connection to existing water main and foul sewer and provision for new planting and associated landscape works.

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing at Crawford Street, Bruff, County Limerick the construction of 2 no. 3 bedroom semi-detached houses, provision for new vehicular entrance, 2 no new car spaces, connection to existing water main and foul sewer and provision for new planting and associated landscape works.

The plans and particulars were placed on public display from the 21st of February 2025 up to and including 24th of March 2025, and submissions and observations were invited up to the 7th of April 2025, 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).

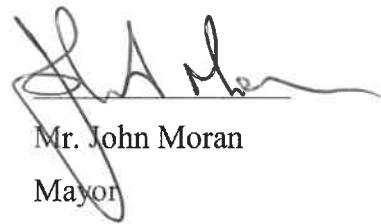
Having regard to EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), the guidance contained in the Department of Housing Planning Community and Local Government's "Impact Assessment Guidance for Consent Authorities regarding Sub-Threshold Development" (2003), Screening of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

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 development has been assessed under the environmental criteria outlined in Schedule 5 of the Planning and Development Regulations 2001, as amended, and a sub-threshold EIAR is not required as the proposal is substantially below relevant mandatory EIA thresholds (2 units on a 0.05 Ha site) and located within an existing village centre context. The proposed development will not have any significant impacts on the environment given the size of the site and the scale of development. 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 makes a determination that, makes a determination that an Environmental Impact Assessment will not be required to inform the proposal for the construction of 2 no. 3 bedroom semi-detached houses, provision for new vehicular entrance, 2 no new car spaces, connection to existing water main and foul sewer and provision for new planting and associated landscape works at Crawford Street, Bruff, County Limerick.



Mr. John Moran

Mayor

Limerick City & County Council

Date: _____

Memo

To: John Moran, Mayor.

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

Date: 16/05/2025

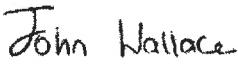
Re: Part 8 proposal, Reference PT8LL210— The proposed development at Crawford Street, Bruff, County Limerick is for the construction of 2 no. 3 bedroom semi-detached houses, provision for new vehicular entrance, 2 no new car spaces, connection to existing water main and foul sewer and provision for new planting and associated landscape 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 a proposal for the construction of 2 no. 3 bedroom semi-detached houses, provision for new vehicular entrance, 2 no new car spaces, connection to existing water main and foul sewer and provision for new planting and associated landscape works at Crawford Street, Bruff, County Limerick.

The proposal prepared by the Housing Construction Section 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, A/Executive Planner

Signed: 

Jennifer Collins, A/Senior Executive Planner

Signed: 

Vincent Murray, Director of Services, Planning and Place Making.

*Rec'd
22/5/25
S.S.*

**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 Crawford Street, Bruff, County Limerick is for the construction of 2 no. 3 bedroom semi-detached houses, provision for new vehicular entrance, 2 no new car spaces, connection to existing water main and foul sewer and provision for new planting and associated landscape works.

2.0 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).

3.0 Description of the nature and extent of the proposed development

The works are proposed at Crawford Street, Bruff, a Level 4 Settlement as defined in the Limerick Development Plan 2022-2028. The site is a brownfield site, which is zoned Village Centre and is located adjacent to the Bruff Architectural Conservation Area. A wall marks parts of the southern and eastern boundary and there is one mature tree within the site. A green mesh fence has been erected along the roadside boundary.

The current proposal is for the construction of 2 no. 3 bedroom semi-detached houses, provision for new vehicular entrance, 2 no new car spaces, connection to existing water main and foul sewer and provision for new planting and associated landscape works.

2.1 Public Consultation:

The plans and particulars were placed on public display from the 21st of February 2025 up to and including 24th of March 2025. Submissions and observations were invited up to the 7th of April 2025.

4.0 Submissions with respect to the proposed development

1 No. written submission/observation was received and is listed below:

No.	Name
1	Uisce Eireann. PO Box 6000, Dublin 1 Ireland.

SUB (1) Uisce Eireann

Submission Summary:

The applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry and Uisce Eireann can confirm that a Confirmation of Feasibility (COF) has been issued to the applicant advising that (water/wastewater) connection(s) are feasible without infrastructure upgrades being required.

The COF notes the presence of an existing network traversing the proposed site for development. The minimum separation distance between any proposed development and the existing wastewater network is 3 metres. Should a diversion of the existing wastewater network be proposed/required, the applicant needs to contact the Uisce Éireann Diversions Dept - diversions@water.ie

Uisce Éireann respectfully requests any grant of permission be conditioned as follows;

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:

The review of the existing services across the site of the proposed development would be undertaken by Uisce Eireann themselves at the time of the application for a connection.

All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice.

4.0 Habitats Directive Project Screening Assessment

An Appropriate Assessment Screening Report has been undertaken by Ash Ecology & Environmental for the proposed development. Two designated sites are within 15km of the site, Glen Bog SAC (site code 001430) and Tory Hill SAC (site code 000439), both of these sites are screened out as they are outside of the zone of influence. The report outlines that there will be no habitat loss, disturbance/displacement of species, habitat fragmentation or impact on water quality should this development proceed. Old Man's beard was noted on site on the boundary fence and should be managed appropriately during construction. This species is not included as an invasive species in the Third Schedule of the Birds and Natural Habitats Regulations 2011 but it is a species of concern.

In this regard, potential impacts on the Glen Bog SAC/pNHA 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
- Introduction of Invasive Species
- Air Quality and Climate 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:

- *Glen Bog SAC*
- *Tory Hill SAC*

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 County Ecologist has reviewed the AA Screening and is satisfied with the findings.

Overall, the Mayor is satisfied that having regard to the scale of the development and the distance of the development from any SAC and SPA, 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.

5.0 Environmental Impact Assessment Screening

An EIA screening report has been undertaken by Ash Ecology & Environmental for the proposed development. The EIA Screening Assessment has determined that there is no real likelihood of significant effects on the environment arising from the proposed development. The project's location in a village centre, its small scale, the use of a brownfield site, and the implementation of appropriate mitigation measures all contribute to minimising potential environmental impacts. Therefore, based on the characteristics of the proposed development, its location, and the nature of potential impacts, a full Environmental Impact Assessment is not required for this project. The proposed development can proceed subject to compliance with standard environmental management practices and specific best practice measures

The Council's Ecologist has reviewed the EIA Screening report and considers the findings of this report is acceptable. The potential for negative impacts on bats was identified as part of the EIA screening and the Council Ecologist recommends that this proposal proceeds in the winter months, October to February inclusive, to ensure there will be no risk to bat species as the habitats present on site and within the zone of influence of the proposal are not suitable for bat hibernation. The Housing Construction Section has confirmed the works will be undertaken during the winter months. Having inspected the site, the Council Ecologist also notes the presence of Clematis vitalba or Old Man's Beard, a medium impact invasive species. In this regard, it is recommended best practice methods for invasive species are use in relation to the eradication of Old Man's Beard on site.

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). It is determined that there is no real likelihood of significant effects on the environment arising from the proposed development a full Environmental Impact Assessment is not required for this project.

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 there is no real likelihood of significant effects on the environment arising from the proposed development a full Environmental Impact Assessment is not required for this project.

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:

Policy HO P1 Implementation of the Housing Strategy, including the Housing Need Demands Assessment

It is a policy of the Council to facilitate the implementation and delivery of the Housing Strategy and Housing Need Demand Assessment (HNDA) 2022 – 2028, to meet the increasing projected population, changing household size and housing needs, including social and affordable housing requirements of Limerick over the lifetime of the Plan

Objective HO O1 Social Inclusion

It is an objective of the Council to ensure that new developments are socially inclusive and provide for a wide variety of housing types, sizes and tenure, in suitable locations, throughout Limerick, to cater for the demands established in the Housing Strategy and the Housing Need Demand Assessment.

Objective HO O2 Density of Residential Developments

It is an objective of the Council to:

- a) Promote, where appropriate, increased residential density in the exercise of its development management function and in accordance with Table 2.6 Density Assumptions per Settlement Hierarchy in Chapter 2: Core Strategy and the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities and the accompanying Urban Design Manual, DEHLG, May 2009.
- b) Encourage increased densities that contribute to the enhancement of a town or village by reinforcing street patterns or assisting in re-development of backlands and centrally located brownfield sites.

Policy CS P2 Compact Growth

It is a policy of the Council to support the compact growth of Limerick City Metropolitan Area, towns and villages by prioritising housing and employment development in locations within and contiguous to existing City and town footprints where it can be served by public transport and walking and cycling networks, to ensure that development proceeds sustainably and at an appropriate scale, density and sequence, in line with the Core Strategy Table 2.7.

Policy CGR P1 Compact Growth and Revitalisation

It is a policy of the Council to achieve sustainable intensification and consolidation, in accordance with the Core Strategy, through an emphasis on revitalisation and the delivery of more compact and consolidated growth, integrating land use and transport, with the use of higher densities and mixed-use developments at an appropriate scale on brownfield, infill, backland, state-lands and underutilised sites within the existing built footprint of Limerick's City, Towns and Villages.

Objective CGR O15 Requirements for Developments within Level 4 Settlements

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

To ensure that the scale of new housing developments both individually and cumulatively shall be in proportion to the pattern and grain of existing development. Generally, no one proposal for residential development shall increase the existing housing stock by more than 10 – 15% within the lifetime of the Plan, unless the applicant can demonstrate that the settlement has adequate capacity in terms of both physical and social infrastructure to support additional growth.

The development of these centres shall provide for serviced sites and a variety of other house types and densities as appropriate.

New commercial developments shall generally be located within the core area and shall contribute positively to the village urban fabric and streetscape.

New community and social facilities shall be provided in conjunction with residential development as required.

Where there is no treatment plant or limited capacity in the existing treatment plant, sewerage treatment for serviced sites 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.

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

Site is zoned village centre.

Objective: To provide for the development and enhancement of town/village centre core uses including a mix of retail, residential, commercial, civic and other uses.

Purpose: To consolidate the existing fabric of the core/central areas of settlements, by densification of appropriate commercial and residential developments, ensuring a mix of commercial, recreational, civic, cultural, leisure, residential uses and urban streets, while delivering a quality urban environment. The zoning emphasises compact growth objectives and priority for public transport, pedestrians and cyclists while minimising the impact of private car-based traffic.

Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024.

SPPR 2 - Minimum Private Open Space Standards for Houses It is a specific planning policy requirement of these Guidelines that proposals for new houses meet the following minimum private open space standards: 1 bed house 20 sq.m 2 bed house 30 sq.m 3 bed house 40 sq.m 4 bed + house 50 sq.m

Quality Housing for Sustainable Communities, 2007

Table 5.1: Space provision and room sizes for typical dwellings

7.0 Appraisal

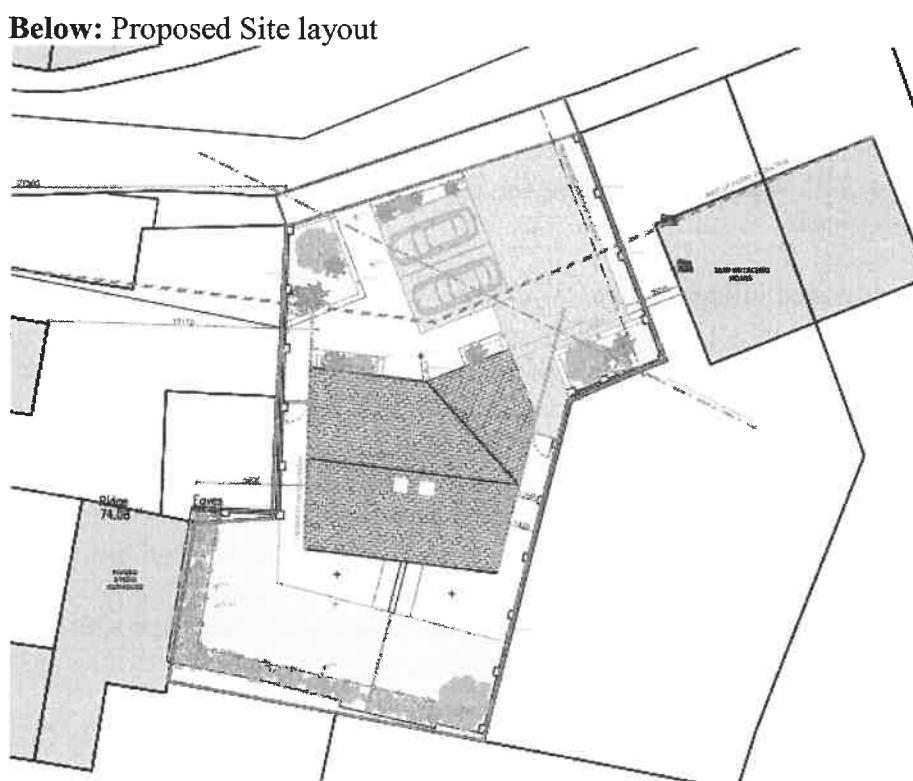
Principle of Development:

This Part 8 application is for the construction of two semi-detached residential units at Crawford Street, Bruff. The site is zoned Village Centre in the Limerick Development Plan 2022-2028 and residential development is permitted on lands which are subject to this zoning. Policy CGR P1 Compact Growth and Revitalisation seeks to activate underutilised sites in villages throughout the county and this site is a brownfield village centre site that is currently vacant and underutilised. In addition, the proposed development would consolidate the village centre, which is to be welcomed. Having regard to the above, the proposal is considered acceptable in principle.

Density

The density for the proposal is 40 units per hectare and this is deemed appropriate for a brownfield site at a village centre location.

Layout and Design



Car parking for 2 no. cars is provided to the front of the dwellings and each dwelling has the benefit of side access to the rear private open space area. A bin area is provided in the private open space, consisting of a rough rendered wall of 1.33m in height.

Two no. 2 storey 3-bedroom dwellings are proposed and in terms of design, they are similar in height to adjacent dwellings to the east. The external walls are to be finished with an off-white roughcast render and the pitched roof will be finished in slate. Due to the complicated shape of the site, the building line of the proposed dwellings are c.3m behind that of the existing semi-detached dwellings to the east. In

addition, the orientation of the proposed dwellings is at a slightly different angle to the public road. Furthermore, the design of the proposed dwellings are not typical and the dwelling to the east includes an awkward corner element to the front of the dwelling. The proposed dwellings do not reflect existing dwellings in the immediate area, but having regard to the complicated site shape, it is generally acceptable. I note that the opes on the proposed front elevations do not reflect each other or those of the existing semi-detached dwelling in the immediately area i.e. the elevations of the proposed dwellings are not reflective of each other and there is only a single window on the upper floor elevations. It is considered the design solution is reflective of the complicated nature of the site and is generally acceptable in this instance.

Each unit's floor area and internal spaces are generally in accordance with the Quality Housing for Sustainable Communities, 2007. A contiguous elevation has been submitted and as noted above the dwellings are similar in scale and form to existing dwellings on Crawford Street.

Landscaping and Boundary Treatments

A 1.8m boundary wall is to be constructed along a section of the eastern site boundary. Galvanised access gates are proposed and a low wall will mark the roadside boundary. The division between rear gardens will comprise a 1.8m timber fence. A mesh fence is to be erected around the established trees/hedgerow and these are to be retained. A fall safe zone will prevent access to ruined structures outside of the rear (southern) boundary of the site, which are also at a lower level than the site itself.

Access and Traffic Safety

The site is accessed off the R516 and is within the 50km speed limit. A road safety audit has been submitted and a single problem was identified, a proposed roped kerb at the footpath. If the kerb is too low it may not be detected by visually impaired persons and they may accidentally enter the carriageway. It is recommended that a suitably high kerb is provided. This has been addressed and the layout was amended during the design phase to reflect same following discussions with LCCC Roads Department.

A sight line drawing shows 45m sight lines in each direction from the entrance and this is acceptable within the 50km speed limit. In terms of onsite car parking, in line with Table DM 9(b): Car and Bicycle Parking Standards – Newcastle West and other settlements of the Limerick Development Plan 2022-2028, 2 spaces per 3-bedroom dwelling is the maximum that could be permitted. One space is proposed to be provided per unit and this is appropriate in a village centre location.

Conservation

The site is immediately adjacent Bruff Architectural Conservation Area (ACA) but is not within it. The proposed dwellings are in generally keeping with the established built form in the village and will not have any undue impact on the ACA.

Archaeology

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

Lighting

A public lighting drawing has been submitted showing public lighting along the public road, east and west of the site. It appears that no public lighting is proposed within the site itself.

Services

A sewer traverses the site and this is illustrated on the site layout plan submitted, Uisce Eireann have also noted the presence of this public infrastructure. The Housing Construction Section are aware of same and confirm it is to be protected during the construction phase and that all development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice.

Surface Water and Sustainable Urban Drainage Systems (SuDS)

Water butts are proposed to the rear of the dwellings and permeable paving is to be used for hard surface areas to the front. SuDS planters are also proposed to the front and are welcome in terms of visual amenity.

Flooding

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

8.0 Conclusion

Overall, the proposal is in accordance with the relevant policies and objectives of the Limerick Development Plan 2022-2028 as it will activate an underutilised village centre site and provide additional housing units within the development envelope of a Level 4 Settlement. This is a fully serviced site, which is suitable for residential development, and overall, I consider the proposal will have a positive benefit for the village of Bruff.

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 proceed as modified in the report to the Elected Members of Limerick City & County Council.



Mr. John Moran

Mayor

Limerick City & County Council

Date: 6/6/25

Appendix 1 – Internal Reports



Planning Application Internal Report

Planning Ref: PT8LL210

Applicant LCCC

Development Description:

The development will consist of the construction of 2 no. 3 bedroom semi-detached houses, provision for new vehicular entrance, 2 no new car spaces, connection to existing water main and foul sewer and provision for new planting and associated landscape works.

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

Comments:

An EIA and AA screening were submitted as part of this proposal.

The findings of these reports are acceptable.

A potential for negative impacts on bats was identified as part of the EIA screening.

A site visit by the council ecologist confirmed this as well as the presence of *Clematis vitalba* or Old Man's Beard. This is a medium impact invasive species.

Recommendation:

If this proposal proceeds in the Winter Months, October to February inclusive, there will be no risk to bat species as the habitats present on site and within the zone of influence of the proposal are not suitable for hibernation.

The proposal should also use best practice with regards to the eradication of Old Man's Beard on site.

Signed: Seán Doyle MSc., BSc. Hons. - Ecologist **Date:** 28/05/2025

