

Memo

To: Mayor Moran.

From: Vincent Murray, Director of Services, Housing Directorate

Date: 2/12/2025

Re: Part 8 proposal – Reference - PT8LL297 - The proposed development will consist of the demolition of the existing unfinished structures (12 no. dwellings) and the erection and development of 12 no. residential units comprising 10 no. two-storey, 3 bed, semi-detached units and 2 no. single-storey, semi-detached pair 1 no. 2 bed and 1 no. 3 bed. The proposal includes; the completion of the residential access road to service the 12 no. new units, all above and below ground services to link to existing and established services, the integration of the supporting landscaped open space areas and all associated proposed landscape works. In addition, proposed new boundary treatments as incorporate and strengthens existing green infrastructure and enhances biodiversity corridors within and bounding the site. The proposal has undergone Appropriate Assessment Screening in accordance with Article 6(3) of the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU at Cois na Féile, Abbeyfeale East, Abbeyfeale, Co. Limerick

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 demolition of the existing unfinished structures (12 no. dwellings)
- the erection and development of 12 no. residential units comprising 10 no. two-storey, 3 bed, semi-detached units and 2 no. single-storey semi-detached pair (1 no. 2 bed and 1 no. 3 bed).
- the completion of the residential access road to service the 12 no. new units.
- the completion of all above and below ground services to link to existing and established services.
- the integration of the supporting landscaped open space areas and all associated proposed landscape works.
- proposed new boundary treatments.

The proposal prepared by the Housing Department has been evaluated taking into consideration all submissions received. It is concluded that the proposed development is in accordance with the objectives of the Abbeyfeale Local Area Plan 2023-2029 and 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.

S Newell

Signed: _____

Sarah Newell, Senior Executive Officer, Housing Directorate

V Murray

Signed: _____

Vincent Murray, Director of Services, Housing Directorate

**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 is for:

- the demolition of the existing unfinished structures (12 no. dwellings)
 - the erection and development of 12 no. residential units comprising 10 no. two-storey, 3 bed, semi-detached units and 2 no. single-storey, semi-detached pair 1 no. 2 bed and 1 no. 3 bed.
 - the completion of the residential access road to service the 12 no. new units.
 - the completion of all above and below ground services to link to existing and established services.
 - the integration of the supporting landscaped open space areas and all associated proposed landscape works.
 - proposed new boundary treatments.
-

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 proposed development is for the demolition of 12 no. unfinished dwellings and the construction of 12 no. replacement residential units Cois na Féile, Abbeyfeale East, Abbeyfeale, Co. Limerick. It is considered that the completion this existing housing estate is welcomed.

The application site consists of the unfinished portion of the overall housing development know as Cois na Féile, Abbeyfeale East to the south-east of Abbeyfeale town centre, Co. Limerick. The subject site is located at the entrance point to the existing residential estate which consists of completed and occupied Units 13-24.

Site Location Plan



Plate 1 **Site Location & Layout**

2.1 Public Consultation:

The plans and particulars were placed on public display from the 4th October 2025 up to and including 4th November 2025. Submissions and observations were invited up to the 18th of November 2025.

3.0 Submissions with respect to the proposed development

No third-party submissions/observations and 1 statutory body submissions/observations was received and is listed below:

SUB (1) Uisce Éireann

1. The applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry and Uisce Éireann can confirm that a Confirmation of Feasibility (our ref. CDS24009628) has been issued to the applicant advising that water and wastewater connections are feasible subject to conditions.
2. The applicant shall enter into a Connection Agreement with Uisce Éireann to provide for a service connection to the public water supply and wastewater collection network and adhere to the standards and conditions set out in that agreement.

3. As per the documents submitted with the application, the proposed wastewater connection for this development can connect to the Uisce Éireann network via infrastructure that has not been taken in charge by Uisce Éireann (Third Party Infrastructure). Prior to the commencement of any connection works, the applicant shall provide written evidence of legal permission to connect to/via the Third-Party Infrastructure.
4. Prior to commencement of connection works, the applicant shall demonstrate that the infrastructure is of sufficient size (Min 150mm for this development) and has adequate capacity and integrity to accommodate the connection from the proposed development. This includes all relevant mapping.
5. 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. All development shall be carried out in compliance with Uisce Éireann's *Standard Details and Codes of Practice*.
6. 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:

- Item 1. Noted and agreed
- Item 2. Noted and agreed
- Item 3. Noted and agreed
- Item 4. Noted and agreed
- Item 5. Noted and agreed
- Item 6. Noted and agreed

4.0 Habitats Directive Project Screening Assessment

An Appropriate Assessment Screening Report has been undertaken by MKO Planning and Environmental Consulting for the proposed development. The screening examined the impacts the proposed development may have on any European Designated Sites including the Lower River Shannon SAC (Site Code 002165), Moanveanlagh Bog SAC (002351) and Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA (004161). The report concludes that the proposed development is not likely to have a significant effect on any European Site given the nature of the proposed works.

The concluding commentary states:

- *The review of plans and projects that is described above did not reveal any additional potential pathways for effect on European Sites that may have arisen as a result of those plans or projects.*
- *Species of bat have been identified within the works site boundary and mitigation measures are proposed. There was no evidence of protected fauna using the proposed study area.*
- *No pathway or mechanism for the development works to result in any significant effect on any European Site, was identified when considered on its own during the assessment process and therefore, there is no potential for it to contribute to any such effects when considered in combination with any other development.*

The LCCC Ecologist has reviewed the screening (Report dated 26/11/25) and accepts the screening conclusion. Therefore, having regard to the above, 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 prepared by The Planning Partnership and submitted with the application which considered whether an EIA is required for the proposed development. The submitted EIA Screening Report concludes that there is no real likelihood of significant effects of the environment having regard to the nature, scale and location of the proposed development. The characteristics and sensitivities of the site and receiving environment are not considered vulnerable to significant adverse effects from the project with the appropriate best practice standards and procedures being implemented throughout the project. The Housing Section have committed to the preparation of a final CEMP for the site.

The development is not listed in Schedule 5 Part 1 and does not meet or exceed sub-threshold requirements in Schedule 5 Part 2 as specified in Schedule 5 of the Planning and Development Regulations 2001 (as amended). Having regard to the size of the development, located within a modified environment, it is considered that the development as proposed does not require the preparation of an Environmental Impact Assessment Report.

6.0 Key Policy Provisions

Limerick Development Plan 2022-2028:

Abbeyfeale is identified as a Level 3 Towns (>1,400 population) in Table 2.4 Limerick Settlement Hierarchy.

The Limerick Development Plan 2022-2028 sets out the following policies and objectives with respect to acceptable development at the location in question:

Policies and Objectives

Objective CGR O13 Level 3: Towns: It is an objective of the Council to monitor and review existing Local Area Plans and prepare new Local Area Plans for the following settlements: Abbeyfeale, Caherconlish, Castleconnell, Kilmallock and Rathkeale to align with the Limerick Development Plan on completion and to consolidate the growth of these towns and focus policy on ensuring these towns become more self-sufficient, in terms of job creation and services

Policy CS P1 Core Strategy Implementation: It is a policy of the Council to implement the Core Strategy for Limerick to ensure consistency with policies at a national and regional level, in particular population targets and distribution.

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.

Objective PF O1 Physical Framework Strategy: It is an objective of the Council to:

- a) Build a strong competitive economy.
- b) Promote healthy communities.
- c) Require good design.
- d) Promote sustainable movement.
- e) Deliver a wide choice of high-quality homes.
- f) Support high quality communications infrastructure.
- g) Meet the challenge of climate change and flooding.
- h) Conserve and enhance the natural and historic environments.

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.

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 HO O3 Protection of Existing Residential Amenity: It is an objective of the Council to ensure a balance between the protection of existing residential amenities, the established character of the area and the need to provide for sustainable new development.

Objective CS O2 Capacity of Town/Village to Absorb Development

It is an objective of the Council that development within towns and villages shall be considered on the basis of its connectivity to the existing town/village core, capacity

(infrastructural, social, cultural and economic), good design, community gain and proper planning and sustainable development.

Objective CGR O4 Active Land Management

It is an objective of the Council to:

- a) Promote an active land management approach through cooperation with relevant stakeholders and infrastructure providers to deliver enabling infrastructure to achieve compact growth.
- b) Support and facilitate the reuse and revitalisation of derelict, vacant and underutilised sites and disused buildings throughout Limerick for residential, economic, community and leisure purposes

Objective CGR O7 Unfinished Estates

It is an objective of the Council to actively work with all relevant stakeholders to secure the satisfactory completion of unfinished developments in the County in accordance with Managing and Resolving Unfinished Housing Developments (DoECLG 2011).

Objective CGR O2 Place-making, Universal Design and Public Realm: It is an objective of the Council to: a) Ensure that all developments are designed to the highest quality with respect to the principles of place making, universal design and public realm including the guidance set out under the Urban Design Manual – A Best Practice Guide (2009) and the Design Manual for Urban Roads and Streets (2013) the Whole of Government National Disability Inclusion Strategy (NDIS) 2017-2022 and the 2020 DMURS Interim Advice Note – Covid 19 Pandemic Response.

Objective CAF O4 Climate Proofing: It is an objective of the Council to ensure climate proofing measures are incorporated into the design, planning, layout and orientation and construction of all developments, including the use of sustainable materials, selection of suitable locations and the use of renewable energy sources.

Objective CAF O11 Nature Based Solutions: It is an objective of the Council to promote integration and delivery of nature-based solutions and infrastructure in new developments, including surface water management, public realm and community projects as a means of managing flood risk and enhancing the natural environment.

Objective IN O21 Construction and Demolition: It is an objective of the Council to: a) Require construction Waste Management Plans to be submitted as part of planning applications, to address waste management on site during construction and mitigation measures to address waste generation, in accordance with the principles of the circular economy and the principles of prevention, renewal and recycle. b) Require a Refurbishment/Demolition Asbestos Survey (RDAS) with full details of disposal of the asbestos to be submitted with any planning application. The RDAS should be carried out in accordance with Section 8 of the Health and Safety Authority, Asbestos Guidelines (Practical Guidelines on ACM Management and Abatement) by a suitable qualified professional with expertise in asbestos disposal.

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

Abbeyfeale Local Area Plan 2023-2029 - the site is zoned 'Existing Residential'.

Objective: To provide for residential development, protect and improve existing residential amenity.

Purpose: This zoning reflects established housing areas. Existing residential amenity will be protected while allowing appropriate infill development. The quality of the area will be enhanced with associated open space, community uses and where an acceptable standard of amenity can be maintained, a limited range of other uses that support the overall residential function of the area, such as schools, crèches, doctor's surgeries, playing fields etc.

Policies and Objectives

Policy DS 2 Development Strategy

It is policy of the Council to: Deliver new residential development, in accordance with the Limerick Development Plan 2022 – 2028, supporting a choice of quality housing, mixed tenure and unit size/type designed for ease of adaption to the lifecycle and universally accessible.

Objective H 01 Residential Development

It is an objective of the Council to:

- a) Require the use of Design Briefs, Masterplans, Sustainability Statements, Social Infrastructure Assessments and any other supporting documents deemed necessary to ensure the coherent planning of residential development. Early engagement with all utility providers, including Uisce Eireann is strongly advised.
- b) 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.
- c) Ensure all new residential layouts prioritise walking and cycling and are full permeable for pedestrians and cyclists to access a range of local services.
- d) Ensure new residential development provides high quality public open space and play lots proportional to the number of residential units, having cognisance to accessibility, safety, permeability and public realm.

Objective H 02 Residential Compact Growth

It is an objective of the Council to:

- a) Ensure the sequential development of the serviced residential lands identified to cater for the envisaged population growth.
- b) Ensure that at least 30% of all new housing development is delivered within existing built-up areas, including infill, brownfield and greenfield sites.
- c) Consolidate existing development and increase existing residential density, through a range of measures, including re-use of existing buildings and infill development schemes.

Objective H 05 Social and Affordable Housing

It is an objective of the Council to: Promote the provision of social and affordable housing in accordance with Part V of the Planning and Development Act 2000(as

amended), Objective HO13 of the Limerick Development Plan and Government housing policy 'Housing for All' (2021), Limerick City and County Council's Housing Delivery Action Plan 2022 – 2026 and any subsequent replacements thereof.

Limerick City & County Council – Housing Delivery Action Plan 2022-2026

ACTION 12 Abbeyfeale

The 2022-2026 distributed target for Abbeyfeale is 48 new homes. Chapter 3 also identified the 'approved' build target (i.e., those schemes with approval from the Department of Housing, Local Government and Heritage) for this area as at November 2021 was 4 new homes (Colbert terrace) which leaves a gap of 44 new homes for the future programme to deliver. As at November 2021, the Council have identified in its future programme for Abbeyfeale capacity to deliver 8 new homes. Even though the Council owns limited landbanks in Abbeyfeale, the Council are confident that from now until 2026, the shortfall of 36 homes can be met.

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 20m²
- 2 bed house 30m²
- 3 bed house 40m²
- 4 bed + house 50m²

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 demolition and replacement of 12 no. housing units at Cois na Féile, Abbeyfeale, Co. Limerick, on appropriately zoned lands in the ownership of Limerick City and County Council and Clúid Housing. In this regard, the Council seek to create sustainable communities and acknowledges that this requires the delivery of quality housing. In terms of site suitability, the site is zoned Existing Residential in the Abbeyfeale Local Area Plan 2023-2029 with an objective to provide for residential development, protect and improve existing residential amenity. The current proposal also aligns with Objective CGR O7 Unfinished Estates of the Limerick Development Plan seeks to secure the satisfactory completion of unfinished developments in the County. Having regard to the above, the proposal is acceptable in principle.

Density:

The proposed development is for 12 no. dwelling units on a development site with an area of 0.57 hectares, representing a gross density of 21 uph. This density was established on site under Planning Reference 04/769 (Superseded by ABP 13.212308) on the site. Therefore, the provision of 12 residential units on the site is acceptable in

principle having regard to the existence of 12 derelict dwellings on the site which are proposed to be replaced and the social gain that will be achieved through this proposal.

Design & Layout:

The proposed development will involve the construction of a 12 dwelling units, single and two storey in design, on a 0.57 hectare site. 2 single storey universal design units and 10 two storey units are proposed to replace the existing 12 derelict units on site by way of demolition and construction. The scheme includes for the provision of car and cycle parking spaces and refuse storage accessible to all units on site and a retrofit of the amenity area to provide for SUDs measures. The units are broken down as follows:

Unit A1 – Single storey semi-detached - 2 Bed House – 64m² - 1 x Unit

Unit A2 - Single storey semi-detached - 3 Bed House – 93m² - 1 x Unit

Unit B1 – Two storey semi-detached - 3 Bed House – 100m² - 6 x Unit

Unit B2 – Two storey semi-detached - 3 Bed House – 100m² - 4 x Unit

A Schedule of Accommodation has been submitted and each unit's floor area and internal spaces are generally in accordance with the Quality Housing for Sustainable Communities, 2007.

Residential Amenity:

The front door of Unit A1 now faces the entrance into the estate which is welcomed as this approach will allow for passive surveillance of the access road into the overall estate. Taking into account the existing height of the existing 12 dwellings proposed for demolition and the adjacent structures and the distance of same from the proposed development, the proposed dwelling heights are not considered overbearing in nature and will not lead to issues such as overlooking or overshadowing. An Overshadowing Analysis is therefore not required as part of this proposal. The proposed development maintains a separation distance of circa 12m from established northern estate boundary. Overall, the removal of the derelict structures is considered to be a positive for the residential amenity of the existing and occupied part of the housing area.

Access and Traffic Safety:

The access to the site is existing off an internal estate road from the local road (L1324). This arrangement will remain unchanged save the road improvements for agreement on the ground with the Council Roads Section as set out in the Road Section report (dated 22/11/25) on file. The Roads Section require that the construction of footpaths, kerbs, roads are inline with the LCCC and TII specifications and prior notice is required to enable appropriate inspections as well as photographic and certification evidence of works to ensure proper integration, safety features, and maintenance before any occupation of the development. Having regard to the above, in terms of access and traffic safety, the proposed development complies with the policies and objectives of the Abbeyfeale Local Area Plan and the Limerick Development Plan 2022-2028.

Materials and Finishes:

The proposed building finishes include a painted sand and cement rendered wall surface complemented by reclaimed brick feature areas for added character. Roofs will have a traditional slate finish on pitched sections, while pre-cast concrete cills provide durability at openings. Windows and doors will be Alu-Clad units with a colour coated finish, ensuring both aesthetic appeal and weather resistance. External detailing

incorporates colour coated pressed aluminum canopies supported by colour coated steel posts, enhancing the architectural expression. At parapets, concrete or profiled metal copings will be used to ensure robust protection and a clean edge profile. The use of reclaimed brick is welcomed in particular given that the development forms part of an existing estate. Overall, the materials and finishes are visually acceptable.

Bin Storage:

Secure external bin storage is proposed for each individual unit to the rear of each property with side gate access. This is considered appropriate.

Vehicle and Bicycle Parking:

As set out in Table DM 9(b) of the Limerick Development Plan 2022-2028 the maximum car parking permitted is 1 car parking space for units < 3 bed and 1 visitor car parking space per 3 units, and 2 car parking spaces for units of 3 bed or more and 1 visitor car parking space per 3 units. In terms of the current proposal 2 no. spaces are provided for the 3-bed units and 1 space for the 2-bed unit. Visitor car parking would equate to 4 no. spaces maximum, it is noted that in the overall development (24 houses) 8 no. on-street car parking spaces are provided. Having regard to the above, car parking provision for the proposed development complies with the requirements set out in the Limerick Development Plan.

As set out in Table DM 9(b) 1 bicycle parking space per dwelling (< 3 beds) and 2 bike space per dwelling (3bed or more) is required and 1 space per 2 units for visitors. This equates to 28 bicycle parking spaces. There are ample spaces around all dwellings to provide for bicycle parking. No detail has been provided on bicycle parking spaces for visitors, however, there is ample room to retrofit a part of the amenity area to provide same as necessary.

Boundary And Landscaping Detail:

The rear boundary of the existing dwellings (northwest site boundary) is stated as being made up of an existing hedgerow which is proposed to be retained and protected during the construction phase as set out in the Landscaping Plan submitted as part of the proposal. The hedge line will also be reinforced with native planting. The existing green amenity area to the front of the site is proposed to be redesigned through the inclusion of bioswales, new trees stands and pole mounted bat boxes. All additional planting measures are intended to promote biodiversity within the scheme while providing wildlife corridors to the surrounding landscape. Having regard to the above, the landscaping scheme as presented is acceptable.

Public Lighting:

A Lighting Report prepared by Litho Circuits is submitted as part of the application. The proposal has been reviewed by the Roads Section (report dated 22/11/25) and the Roads Section note that a lighting design in line with Limerick City and County Council's Public Lighting Specification should be prepared prior to construction.

Surface Water Disposal:

An Engineering Report prepared by Punch Consulting has been submitted as part of this proposal. The proposed development will have a separate surface water sewer network from the foul water system, with surface water managed through a combination of traditional drainage and Sustainable Urban Drainage Systems (SuDS). A CCTV

survey carried out on 12/02/25 identified damage to existing pipes within the site, which will be replaced as part of the scheme, while existing manholes in fair condition will be reused alongside a new manhole connecting to the attenuation tank.

Flow control calculations indicate Q_{bar} at 3.28 l/s, but applying the 2 l/s/ha restriction results in 0.692 l/s, which is too low to manage effectively without risking blockage due to an orifice size below 50 mm. To mitigate this, a minimum orifice diameter of 50 mm is recommended, providing an approximate discharge rate of 1.4 l/s. The stormwater sewer network has been designed using Causeway Flow software, with a minimum pipe diameter of 225 mm and separation distances in accordance with Uisce Éireann's Code of Practice. Outflow from the attenuation tank will be controlled by a hydrobrake device set to 1.4 l/s, and infiltration is not proposed due to unsuitable ground conditions.

Flood risk analysis for 1 in 5-, 30-, and 100-year rainfall events, including a 40% allowance for climate change (30%) and urban creep (10%), shows no flooding within the network. Detailed calculations are provided in Appendix B.

The proposed development incorporates Sustainable Urban Drainage Systems (SuDS) to minimise environmental impacts and shall comply with LCCC drainage requirements. The detail was reviewed by the Roads Section (report dated 22/11/25) and the Roads Section note that all SuDS systems should be constructed in full compliance with Limerick City and County Council specifications. Surface/storm water and drainage measures identified as part of this proposal aim to reduce surface water runoff, enhance biodiversity, and maintain amenity value, provided they are regularly maintained throughout their design life. A key adopted measure is the use of permeable pavements in parking driveways, which allow rainwater to infiltrate through the surface and subbase, temporarily storing water before discharging into the stormwater system. Roof drainage from housing units will also connect to these permeable areas, preventing excess runoff. The permeable paving will be linked to a tanked system, ensuring controlled water management. Additionally, the treatment process within these pavements includes filtration of silt and pollutants, with most silt trapped within the top 30mm of jointing material between blocks. Permeable pavements will aid in pollutant treatment through biodegradation of organic substances, adsorption of pollutants, and retention of solids, while studies confirm that runoff from these surfaces is negligible for rainfall up to 5mm. Swales will be implemented to intercept and convey runoff from road surfaces, acting as vegetated channels that slow water flow, promote infiltration, and filter pollutants before reaching downstream systems. According to CIRIA guidance, swales provide effective interception, ensuring zero runoff for the first 5mm of rainfall in 80% of summer events and 50% in winter. Additionally, an attenuation tank with a 48m³ capacity will be installed to reduce peak runoff, designed for a 1:100-year storm event with a 40% allowance for climate change and urban creep. Collectively, these measures will significantly reduce flood risk, improve water quality, and support sustainable drainage objectives. Overall, these measures are designed to provide effective stormwater management while supporting ecological and hydrological sustainability.

Invasive species:

The Ecological Impact Assessment prepared by MKO Planning and Environmental Consultants states that no invasive species were found during survey work on site.

However, an Invasive Species Management Plan shall be included in the final CEMP with best practice protocol to prevent the introduction of invasive species. The final CEMP will be developed by the contractor to incorporate the relevant best practice procedures to be adhered to throughout the construction works.

Architecture/Archaeology:

The site is not within the vicinity of a recorded monument or an architectural conservation area and has been previously built upon.

Climate Sustainability Statement:

Cluid Housing Association – Greening Strategy, 2023. The submitted statement outlines several strategies to enhance sustainability – which includes green construction, green retrofit and green infrastructure. These measures collectively aim to reduce environmental impact, improve energy performance, and align with sustainable development principles set out in the Limerick Development Plan, 2022–2028. It is acknowledged that this approach will help contribute to reducing the environmental footprint of the project.

Services:

The proposed development will connect to Uisce Éireann’s water and wastewater infrastructure, with a Confirmation of Feasibility (Ref. CDS24009628) already issued, confirming that connections are feasible subject to conditions. The wastewater connection will utilise third-party infrastructure not yet taken in charge by Uisce Éireann, requiring the applicant to provide written evidence of legal permission prior to any works. Additionally, the applicant must demonstrate that this infrastructure meets minimum specifications, including a pipe size of at least 150 mm, and confirm adequate capacity and structural integrity to accommodate the proposed development. Supporting documentation, including detailed mapping, will be required before commencement of connection works. This approach ensures compliance with Uisce Éireann standards and mitigates risks associated with third-party assets.

Construction Environmental Management Plan (CEMP):

The Ecological Impact Assessment was prepared by MKO Planning and Environmental Consultants and details the approach to the demolition and construction waste that will result from this scheme. Based on the estimated volume of demolition material, the project is classified as Tier 1 under EPA guidance (2021), requiring robust waste management measures. Best practice recommends a Pre-Demolition Audit by an independent, qualified professional to ensure neutrality, as outlined in European Commission (2018) guidelines. This audit will inform a Resource Waste Management Plan (RWMP), forming part of the performance criteria for contractor procurement. Key outputs will include options for material reuse and recycling, as well as tracking and traceability systems, with the overarching goal of minimising landfill disposal. A Refurbishment/Demolition Asbestos Survey will precede tendering, and demolition will be managed under a separate Enabling Works Contract to reduce project risk. Construction will follow as a separate contract, with emphasis on off-site methods such as timber-frame to reduce waste and incorporate reclaimed materials where feasible. Compliance with Section 11.7.1.1 of the Limerick City & County Development Plan (2022–2028) ensures alignment with circular economy principles. Overall, it is considered that this strategy demonstrates a proactive approach to waste minimisation, resource recovery, and sustainable construction practices. The above was reviewed by

the Environment Section (06/11/25) and a detailed Construction Environmental Management Plan (CEMP) to include for demolition waste management which will take account of the site location, demolition waste, relevant licensing, access issues, hydrocarbons, earth works, run-offs and location of services, will be prepared before any development is carried out and will include input from the design team, all specialist consultants and Limerick City and County Council.

Bat Derogation License:

Bat droppings were found in Units 10 and 11 and DNA samples found these belonged to brown long eared bats. During the dusk emergence survey, a single unidentified bat, likely a brown long-eared bat, was observed commuting away from the site using existing hedgerows, with no evidence of roosting within the building. No other emergent bats were recorded, confirming only one species onsite. Additional activity included 361 passes of common pipistrelles and 2 passes of Leisler's bat, primarily commuting and foraging along site boundaries and the front side of the building, which is illuminated by streetlights. These species are considered well adapted to urban conditions and are not suspected to roost onsite, as most activity occurred well outside the known emergence time. Overall, bat activity at the site was identified as dominated by commuting and foraging behaviour rather than roosting. While the site is not highly suitable for foraging, it is still used by bats, though no significant impact is predicted on commuting or foraging habitats. Potential disturbance from noise and human activity during demolition is noted, but effects are considered minor and short term. Mitigation measures include scheduling works outside the maternity season, ecological supervision, and installing pole mounted maternity bat boxes (noted on the Landscaping Plan) to retain roosting opportunities. The Council Ecologist (report dated 26/11/25) has reviewed the EcIA Report submitted and accepts the conclusion and mitigation measures.

Overall, the assessment identifies localised risks to roosting bats but proposes practical mitigation strategies to minimise ecological impact. Additionally, a set of bat boxes for crevices dwelling species will be installed under the gables of the newly built houses corresponding to the lost roost building. It is noted that that Derogation License was sought and supplied from the NPWS. This licence has been provided with this application

Flooding

The proposed site is not located within a Flood Zone.

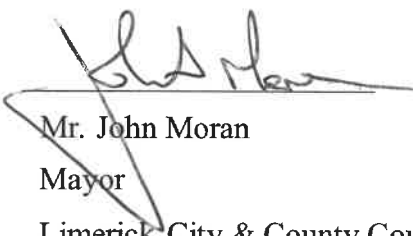
Conclusion:

In conclusion, the proposed development aligns with the zoning objectives of the Abbeyfeale Local Area, Plan, 2023-2029 and the Limerick Development Plan, 2022-2028 and supports the towns vision for compact growth. By making efficient use of zoned urban land and the removal of twelve derelict structures through the provision of adaptable living spaces will serve to meet the evolving needs of the local community. The project also complements Limerick's broader objectives of creating vibrant, liveable neighbourhoods while addressing housing needs in a manner consistent with the long-term growth strategy. The proposal as set out is considered to be in compliance with the Abbeyfeale Local Area Plan, 2023-2029 and Limerick Development Plan, 2022-2028 and would be consistent with the proper planning and sustainable development of the area.

8.0 Conclusion

Based on the documentation provided, it is considered that the proposal is in accordance with the relevant policies and objectives of the Abbeyfeale Local Area Plan, 2023-2028 and the Limerick Development Plan 2022-2028. The proposed demolition of 12 unfinished dwellings and the completion of the overall housing development through the replacement with 12 no. dwelling units, public realm enhancements, pedestrian zones, shared surface proposals and planting will provide for a safe and accessible residential development and will have a positive impact in terms of an unfinished estate completion in Abbeyfeale Town. Overall, it is considered the proposal will have a positive benefit for Abbeyfeale residents.

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 Abbeyfeale Local Area Plan, 2023-2028 and 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 and County Council for their approval.



Mr. John Moran

Mayor

Limerick City & County Council

Date: 3rd Dec 2025

ENVIRONMENT SECTION



Planning Application Internal Report

Planning Ref: 25 8297

Applicant: Part 8

Development Description: the demolition of the existing unfinished structures (12 no. dwellings) and the erection and development of 12 no. residential units comprising 10 no. two-storey, 3 bed, semi-detached units and 2 no. single-storey, semi-detached pair 1 no. 2 bed and 1 no. 3 bed. The proposal includes; the completion of the residential access road to service the 12 no. new units, all above and below ground services to link to existing and established services, the integration of the supporting landscaped open space areas and all associated proposed landscape works. In addition, proposed new boundary treatments as incorporate and strengthens existing green infrastructure and enhances biodiversity corridors within and bounding the site. The proposal has undergone Appropriate Assessment Screening in accordance with Article 6(3) of the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU.

Development Location: Cois na Féile, Abbeyfeale East, Abbeyfeale, Co. Limerick

Recommendation:

Item 1: The applicant should submit the following at further information stage. A Refurbishment Demolition Asbestos Survey, RDAS shall be carried out in accordance with section 8 of the Health and Safety Authority, Asbestos guidelines (Practical Guidelines on ACM Management and Abatement) and submitted to the Planning Authority.

Item: 2 Importation/ Exportation of Soil and Stone or other construction and demolition materials to/from the Site

Subject to the grant of planning permission at this development, where there is a requirement to export soil and stone or other construction and demolition materials from this site for a particular phase of this development appropriate authorisation must be in place. Two options are available, provided appropriate planning is in place.

A. Local Authority Waste Facility Permit or Certificate of Registration

A waste facility permit (WFP) or Certificate of Registration (COR) obtained from the Local Authority under the Waste Management (Facility Permit and Registration) Regulations 2007 (as amended). The Waste authorisation i.e. WFP/COR must be issued by the Council prior to commencement of exportation of any suitable waste material (soil and stone) to the property. A

Waste Facility Permit is limited to 200,000 tonnes for soil and stone and a Certificate of Registration is limited to 25,000 tonnes.

Link to information on Limerick City and County Council website is shown below

<https://www.limerick.ie/council/waste-facility-permits-and-registrations-enforcement>

B. By-Product Article 27 Declaration to the EPA

Exportation of soil and stone can also be carried out under a By-Product Declaration under Regulation 27 to the EPA. Please note that Source Location and Use Location must be planning compliant. Link to website is found below.

<https://www.epa.ie/our-services/licensing/waste/by-products-regulation-27/#>

Item 3: Resource Waste Management Plan

The following condition should apply to any planning granted.

Prior to initiating any works at this development, the site developer or appointed contractor shall submit to Planning Department for agreement in writing a site specific Resource Waste Management Plan (RWMP) as set out in the "Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)". The RWMP shall include:

- a) A list of proposed authorised waste collection permit holders to be employed.
- b) A list of the proposed waste facility permitted sites at which the wastes may be recovered or disposed of.
- c) Estimates of the proposed tonnages of construction and demolition (C&D) wastes by type e.g. soil and stone, rubble, wood, metal and plastic.
- d) Details of how the RWMP will be measured for and monitored for effectiveness.

All records relating to the agreed RWMP should be made available for inspection at the site offices at all times.

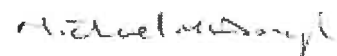
Please note if Asbestos Containing Materials have been identified as present in this planning application, they shall be included in items a, b, c and d above. Dust suppression and control measures must be in place prior to commencing asbestos removal and handling.

Where applicable all Waste Transfer Forms (WTF) relating to disposal of waste and materials containing asbestos or hazardous substances shall be submitted to Environment and Climate Action Department, Dooradoyle as proof of appropriate disposal.

Hard Copy to above address or email to CandDwaste@limerick.ie is acceptable.

A template Resource Waste Management Plan can be found on our website at:
<https://www.limerick.ie/council/construction-and-demolition-waste>

Signed



Michael McDonagh, E.S

Environment and Climate Action

Date: 06/11/2025

ROADS SECTION



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Application No.: PT8LL297

Application title: Demolition of existing unfinished structures and the development of 12 units

Applicant: Limerick City and County Council

Development Address: Cois na Féile, Abbeyfeale, Co. Limerick

Development Description: The application proposes the demolition of the existing unfinished structures (12 no. dwellings) and the erection and development of 12 no. residential units comprising 10 no. two-storey, 3 bed, semi-detached units and 2 no. single-storey, semi-detached pair 1 no. 2 bed and 1 no. 3 bed. The proposal includes; the completion of the residential access road to service the 12 no. new units, all above and below ground services to link to existing and established services, the integration of the supporting landscaped open space areas and all associated proposed landscape works. In addition, proposed new boundary treatments as incorporate and strengthens existing green infrastructure and enhances biodiversity corridors within and bounding the site. The proposal has undergone Appropriate Assessment Screening in accordance with Article 6(3) of the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU.

Report Prepared By: Tony Carmody

Date: 22.11.2025

Comments:

Having examined the information submitted as part of the application, the Road Section is generally satisfied with the proposals. However, we note the following omissions:

1. **Warranties for Public Lighting** – These were expected as part of the submission.
2. **Appendix to the Design Statement** – This was agreed with the Housing Section for inclusion but has not been provided.

As we cannot request further information or impose conditions on this application, these matters are highlighted in hope notes can be added and for record purposes and will require attention during subsequent implementation or compliance stages.

Please advise if any further clarification is required.

Note:

Part 8 applications cannot be conditioned or requested for further information. The Road

Section requests that, **prior to commencement**, an **Appendix to the Design Statement** be submitted confirming adherence to and commitment to provide the required information listed below.

- (a) Warranties in compliance with Limerick City and County Council's Public Lighting Specification for the written agreement with the Planning Authority.
- (b) Confirm that the construction and maintenance of the Public Lighting and its infrastructure, notification to Limerick City and County Council for inspection, Lighting Engineer inspection/certification shall be in line with Limerick City and County Council's Public Lighting Specification.
- (c) Lighting Design Engineer must submit certification to the Planning Authority to confirm that the lighting has been erected as per the approved design upon completion of any phase of the development **and prior occupation of any housing unit within the development.**

Reason - In the interest of traffic safety, visual and residential amenity.

- (d) Footpaths for the proposed development shall be in line with "TII Specification for Road Works Series 1100 – Kerbs, Footways and Paved Areas. The footpaths shall have a minimum width of 2.0m. Footpaths shall be continuous, suitably dished at all junctions, crossing points and include for appropriate tactile paving. The dishing of footpaths shall be constructed in accordance with the "Guidance on the use of Tactile Paving Surfaces Document". The concrete footpath depth that will be driven over shall be 150mm with reinforcing mesh. Photographic evidence that the mesh was included shall be submitted to the Planning Authority upon completion of any phase of the development and prior to any occupation.
- (e) Prior to any footpath construction the developer must contact Limerick City and County Council's Road Section to give a minimum of two weeks prior notice so that we can inspect these works on-site. Failure to do so will result in road cores being requested at the applicant's costs.
- (f) Kerbs on flat are not permitted for any development that maybe taken in charge by Limerick City and County Council.
- (g) Kerbing Details (TII CC-SCD-01101 Traffic Management Guidelines from the Department of Transport)
 - A raised lip of 0-6mm should be used for pedestrian crossings
 - Kerb upstand can vary – generally 125mm upstand (precast kerbing) and this provides a clear definition of a segregated street environment.
- (h) The road construction should be in accordance with the shall be in accordance "TII Publications Specification for Road Works Series 700 – Road Pavements & Specification for Road Works Series 900 Road Pavement-Bituminous. All bituminous road layers shall be machine laid. Photographic evidence & copies of dockets (which shall have the date time/location) must be submitted to the Planning Authority upon completion of any phase of the development.
- (i) Bond coat shall be included for between all bituminous to form adhesion between the layers. Photographic evidence & copies of dockets (which shall have the date time/location)

must be submitted to the Planning Authority upon completion of any phase of the development.

- (j) The Applicant shall ensure that the road surface for the proposed development is tied in suitably to the existing road and any damage to the existing road shall be appropriately repaired in agreement with Limerick City and County Council.
- (k) Prior to any blacktop materials being laid the developer must contact Limerick City and County Council's Road Section to give a minimum of two weeks prior notice so that we can inspect these works on-site. Failure to do so will result in road cores being requested at the Applicants costs.
- (l) CBR test results and conclusion for the formation layer and all other construction layers prior to the laying of the bituminous layer shall be submitted to the Planning Authority for approval. The developer shall confirm if capping layer is required and what depth this shall be.
- (e) Road Markings are to be in accordance with "IS EN 1436 European Standard for Road Markings" & in accordance with the "Traffic Signs Manual". Road Signs are to be in accordance with "IS EN 1436 European Standard for Road Markings" & in accordance with the "Traffic Signs Manual". All road markings and signage shall be kept maintained by the developer.
- (f) Show a raised SuDS Pods/Planters for each unit, including design specifications.
- (g) The construction of the Surface Water & SuDS systems, notification to Limerick City and County Council for inspection, Consulting Engineer inspection/certification and recording of the system for GIS mapping must be in line with Limerick City and County Council's Surface Water/SuDS Specification.
- (h) The Applicants Consulting Engineers shall submit certification for the Surface Water/SuDS Specification that it has been constructed as designed upon completion of any phase of the development and there shall be no occupation until this is received and agreed.
- (i) Prior to commencement of the development, a detailed Construction Management and Delivery Plan for the construction of the development shall be submitted and agreed in writing with Planning Authority, which shall include a site-specific temporary traffic management plan (plans shall also be in drawing format). This is to give advance warning to road users on the public road being made aware that there is a construction site ahead.

Recommendation:

Approval subject to the notes above.

Signed



Tony Carmody

Date: 22.11.2025

ECOLOGY SECTION



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

Planning Application Internal Report (Part 8)

Planning Ref: Part VIII, Cois na Feile, Abbeyfeale, Co. Limerick

Applicant: LCCC

Development Description:

The applicant, Limerick City and County Council proposes the following;

The proposed development is located at Cois na Feile, Abbeyfeale, Limerick.

The application proposes the demolition of the existing unfinished structures (12 no. dwellings) and the erection and development of 12 no. residential units comprising 10 no. two-storey, 3 bed, semi-detached units and 2 no. single-storey, semi-detached pair, 1 no. 2 bed and 1 no. 3 bed. The proposal includes; the completion of the residential access road to service the 12 no. new units, all above and below ground services to link to existing and established services, the integration of the supporting landscaped open space areas and all associated proposed landscape works. In addition, proposed new boundary treatments as incorporate and strengthens existing green infrastructure and enhances biodiversity corridors within and bounding the site.

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

Comments:

An AA screening, landscaping plan and EcIA were reviewed as part of this assessment.

The AA screening screens out the project for potential impacts to European sites. This is considered an appropriate and accurate conclusion. The proposal is suitably ecologically separated from European sites. The council can adopt this conclusion.

The EcIA has concluded that no impacts are anticipated to protected species other than bats. The impacts on bats have been offset through the provision of mitigation measures. A derogation licence for disturbance of bat roosts has been applied for and supplied by NPWS. This licence has been provided with this application. Overall, the conclusions of the EcIA are considered acceptable.

Recommendation:

There is no ecological reason to refuse planning permission for this proposal.

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

Date: 26/11/2025

Limerick City & County Council

Re: Part 8 Proposal for the following:

Part 8 proposal – Reference - PT8LL297 - The proposed development will consist of the demolition of the existing unfinished structures (12 no. dwellings) and the erection and development of 12 no. residential units comprising 10 no. two-storey, 3 bed, semi-detached units and 2 no. single-storey, semi-detached pair 1 no. 2 bed and 1 no. 3 bed. The proposal includes; the completion of the residential access road to service the 12 no. new units, all above and below ground services to link to existing and established services, the integration of the supporting landscaped open space areas and all associated proposed landscape works. In addition, proposed new boundary treatments as incorporate and strengthens existing green infrastructure and enhances biodiversity corridors within and bounding the site. The proposal has undergone Appropriate Assessment Screening in accordance with Article 6(3) of the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU at Cois na Féile, Abbeyfeale East, Abbeyfeale, Co. Limerick

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing, at Cois na Féile, Abbeyfeale East, Abbeyfeale, County Limerick, the demolition of the existing unfinished structures (12 no. dwellings) and the erection and development of 12 no. residential units comprising 10 no. two-storey, 3 bed, semi-detached units and 2 no. single-storey, semi-detached pair 1 no. 2 bed and 1 no. 3 bed. The proposal includes the completion of the residential access road to service the 12 no. new units, all above and below ground services to link to existing and established services, the integration of the supporting landscaped open space areas and all associated proposed landscape works. In addition, proposed new boundary treatments as incorporate and strengthens existing green infrastructure and enhances biodiversity corridors within and bounding the site.

The plans and particulars were placed on public display from the 4th October 2025 up to and including 4th November 2025, at the offices of Limerick City & County Council, Corporate Headquarters, Merchants Quay, Limerick V94 EH90, at the Planning Department, Limerick City & County Council Offices, Dooradoyle Road, Limerick V94 WV78 and at the Newcastle West Municipal District Office, Aras William Smith O'Brien, Limerick City and County Council, Gortboy, Newcastle West, Co. Limerick V42 EH73. Submissions and observations were invited up to the 18th of November 2025 in accordance with the requirements of 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 The Planning Partnership on behalf of the Housing Directorate 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 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 (12 units on a 0.57 Hectare site) and located within an existing town 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 Environmental Impact Assessment Screening Report prepared by The Planning Partnership makes a determination that an Environmental Impact Assessment will not be required to inform the proposal for the demolition of the existing unfinished structures (12 no. dwellings) and the erection and development of 12 no. residential units comprising 10 no. two-storey, 3 bed, semi-detached units and 2 no. single-storey, semi-detached pair 1 no. 2 bed and 1 no. 3 bed. The proposal includes the completion of the residential access road to service the 12 no. new units, all above and below ground services to link to existing and established services, the integration of the supporting landscaped open space areas and all associated proposed landscape works. In addition, proposed new boundary treatments as incorporate and strengthens existing green infrastructure and enhances biodiversity corridors within and bounding the site at Cois na Féile, Abbeyfeale East, Abbeyfeale, Co. Limerick



Dr. Pat Daly,

Director General,

Limerick City and County Council

Date: 2/12/25

Limerick City & County Council

Re: Part 8 Proposal for the following:

Part 8 proposal – Reference - PT8LL297 - The proposed development will consist of the demolition of the existing unfinished structures (12 no. dwellings) and the erection and development of 12 no. residential units comprising 10 no. two-storey, 3 bed, semi-detached units and 2 no. single-storey, semi-detached pair 1 no. 2 bed and 1 no. 3 bed. The proposal includes; the completion of the residential access road to service the 12 no. new units, all above and below ground services to link to existing and established services, the integration of the supporting landscaped open space areas and all associated proposed landscape works. In addition, proposed new boundary treatments as incorporate and strengthens existing green infrastructure and enhances biodiversity corridors within and bounding the site. The proposal has undergone Appropriate Assessment Screening in accordance with Article 6(3) of the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU at Cois na Féile, Abbeyfeale East, Abbeyfeale, Co. Limerick

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing, at Cois na Féile, Abbeyfeale East, Abbeyfeale, County Limerick, the demolition of the existing unfinished structures (12 no. dwellings) and the erection and development of 12 no. residential units comprising 10 no. two-storey, 3 bed, semi-detached units and 2 no. single-storey, semi-detached pair 1 no. 2 bed and 1 no. 3 bed. The proposal includes the completion of the residential access road to service the 12 no. new units, all above and below ground services to link to existing and established services, the integration of the supporting landscaped open space areas and all associated proposed landscape works. In addition, proposed new boundary treatments as incorporate and strengthens existing green infrastructure and enhances biodiversity corridors within and bounding the site.

The plans and particulars were placed on public display from the 4th October 2025 up to and including 4th November 2025, at the offices of Limerick City & County Council, Corporate Headquarters, Merchants Quay, Limerick V94 EH90, at the Planning Department, Limerick City & County Council Offices, Dooradoyle Road, Limerick V94 WV78 and at the Newcastle West Municipal District Office, Aras William Smith O'Brien, Limerick City and County Council, Gortboy, Newcastle West, Co. Limerick V42 EH73. Submissions and observations were invited up to the 18th of November 2025 in accordance with the requirements of 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 MKO Planning & Environmental Consulting on behalf of the Housing Directorate 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 Appropriate Assessment 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 MKO Planning & Environmental Consulting 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 demolition of the existing unfinished structures (12 no. dwellings) and the erection and development of 12 no. residential units comprising 10 no. two-storey, 3 bed, semi-detached units and 2 no. single-storey, semi-detached pair 1 no. 2 bed and 1 no. 3 bed. The proposal includes the completion of the residential access road to service the 12 no. new units, all above and below ground services to link to existing and established services, the integration of the supporting landscaped open space areas and all associated proposed landscape works. In addition, proposed new boundary treatments as incorporate and strengthens existing green infrastructure and enhances biodiversity corridors within and bounding the site at Cois na Féile, Abbeyfeale East, Abbeyfeale, Co. Limerick



Dr. Pat Daly,

Director General,

Limerick City and County Council

Date: 22/12/25

25/08/2025

1 A. Visitor Bike Stands added-
25/08/2025

5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843

NOT FOR CONSTRUCTION

PA.03

Sheet No. ©2025

