

## Memo

**To:** John Moran, Mayor.

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

**Date:** 14/11/2025

**Re:** Part 8 proposal, Reference PT8LL277– The proposed works will include demolition of the existing vacant scout hall building, the construction of 5 no. housing units in addition to ancillary site works comprising of two access points of Bawnmore Road from the east, services, modifications to existing gates and walls, wall boundary treatment and landscaping works.

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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 derelict Scout Hall building located on the site and the construction of 5 no. housing units and all associated works at Scout Hall, Bawnmore Road, Kennedy Park, Limerick

The proposal prepared by the Housing Construction & Maintenance 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 should be proceeded with as proposed to the Elected Members of Limerick City & County Council.

**Signed:**   
Ella O'Brien, Executive Planner

**Signed:**   
Gráinne O'Keeffe, Senior Executive Planner

**Signed:**   
Barry Henn, A/Senior Planner, Planning and Place Making.

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

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

**Re: Part 8 Proposal for the following:**

The proposed works will include demolition of the existing vacant scout hall building, the construction of 5 no. housing units in addition to ancillary site works comprising of two access points of Bawnmore Road from the east, services, modifications to existing gates and walls, wall boundary treatment and landscaping works.

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**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 works are proposed at a derelict Scout Hall, Bawnmore Road, which measures 0.1261 hectares in size and located within the vicinity of Larch Court and Walnut Court Housing Estate in Kennedy Park. The application site is located approximately 1.7km from Limerick City Centre and the estate is accessed from Roxboro Road.

The application is a brownfield site and is enclosed with commercial units to the North, and housing to the East and West. The Presentation Convent borders the South of the site. The ground level on site is significantly lower than the surrounding sites along the south and west boundaries with ground levels sloping up by more than two and a half meters. Mature trees are located on the adjacent Convent ground close to the southern boundary.

The proposed development is for the demolition of the derelict Scout Hall building located on the site and the construction of 5 no. housing units and all associated works.

**2.1 Public Consultation:**

The plans and particulars were placed on public display from the 5<sup>th</sup> of August 2025 up to and including 2<sup>nd</sup> of September 2025. Submissions and observations were invited up to the 16<sup>th</sup> of September 2025.

**3.0 Submissions with respect to the proposed development**

No written submissions or observations were received in relation to the proposed development.

#### 4.0 Habitats Directive Project Screening Assessment

An Appropriate Assessment Screening Report has been undertaken by Ash Ecology & Environmental for the proposed development. Eight designated sites are within 15km of the site however seven of these sites have been screened out as they are outside of the zone of influence. The Lower River Shannon SAC (Site code 002165) is located approximately 1.6km from the proposed development. This has been screened in for potential water quality impacts via surface water drainage pathways and groundwater pathways. While the site is 1.6km from the SAC, hydrological connectivity means pollutants could theoretically reach the SAC through drainage networks. However, disturbance impacts are screened out due to the distance exceeding the zone of influence for noise/vibration effects. Groundwater pathways were assessed and screened out due to distance, topography, and scale of development.

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

- Habitat Loss/Alteration
- Disturbance and/or Displacement of Species
- Habitat /Species Fragmentation
- Changes in Population Density
- Impacts to Water Quality
- 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 may be excluded that the proposed works will have a significant effect on any of the European sites below:*

- Lower River Shannon SAC
- Glenomra Wood SAC
- Danes Hole, Poulnalecka SAC
- Slieve Bernagh Bog SAC
- River Shannon and River Fergus Estuaries SPA
- Slievefelim to Silvermines Mountains SPA

*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 LCCC Ecologist has reviewed the documents submitted and has stated that he is satisfied with the information submitted. In relation to the bat and bird survey the report stated that *“The presentation of bats conservation status using the Irish Red list status as an indicator is questionable. On this list, Lesser Horseshoe bat Rhinolophus hipposideros is described as “least Concern”*. The Council’s Ecologist has stated that the need for follow up bat surveys and mitigation in the form of nest boxes and bat boxes is outlined in the bat/bird report and is considered acceptable.

Overall, it is considered 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 a sub-threshold EIAR is not required for this development. This conclusion is based on the small scale of the proposed development (5 units on 0.1261 ha), the absence of significant ecological features, and the implementation of appropriate mitigation measures. The proposal falls substantially below relevant mandatory EIA thresholds, and there are no potential cumulative effects likely to arise. With the implementation of the detailed mitigation measures for biodiversity and adherence to general good practices for environmental protection, it is concluded that the proposed development will not result in significant effects on the environment.

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:

#### **Zoning: New Residential**

**Objective:** To provide for new residential development in tandem with the provision of social and physical infrastructure

**Purpose:** This zone is intended primarily for new high quality housing development, including the provision of high-quality, professionally managed and purpose built third-level student accommodation. The quality and mix of residential areas and the servicing of lands will be a priority to support balanced communities. New housing and infill developments should include a mix of housing types, sizes and tenures, to cater for all members of society. Design should be complimentary to the surroundings and should

not adversely impact on the amenity of adjoining residents. These areas require high levels of accessibility, including pedestrian, cyclists and public transport (where feasible).

This zone may include a range of other uses particularly those that have the potential to facilitate the development of new residential communities such as open space, schools, childcare facilities, doctor's surgeries and playing fields etc.

#### **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.

#### **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.

#### **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.

#### **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 demolition of the existing vacant scout hall dwelling building and for the construction of five no. housing units at Bawnmore Road, Kennedy Park.

The dwelling units to be provided are as follows:

- 4 no. 2 bed semi-detached dwellings measuring 84.2sqm
- 1 no. 2 bed detached dwelling measuring 80.4sqm.

The site is zoned new residential under the provisions of the Limerick Development Plan 2022-2028. Policy CGR P1 Compact Growth and Revitalisation seeks to activate underutilised sites within the existing built footprint of Limerick's City. This site is a brownfield city site that is currently vacant and underutilised. The proposed development would provide the delivery of more compact and consolidated growth, which is to be welcomed. Having regard to the above, the proposal is considered acceptable in principle.

#### **Density**

The density for the proposal is 39 units per hectare and this is deemed appropriate for a brownfield site at this location.

The site is located within the City area, Density Zone 2, where a minimum net density of 45+ dwelling units per hectare is required at appropriate locations. Having regard to the small infill nature of this backland brownfield site, and the constraints in relation to the significant changes in ground levels, and the relationship with existing single storey houses to the east, the reduced density proposed at 39 units per hectare is considered appropriate at this location.

#### **Demolition**

The existing arrangement on site consists of a vacant Scouts Hall which is to be demolished as part of this development. The Scouts Hall is currently in a state of



daylight/sunlight analysis has been undertaken of the proposed development. BRE guidelines 2022 for sunlight to gardens recommends at least half of a garden to receive at least two hours of sunlight on 21st March to ensure appropriate sunlight to existing gardens as a result of new development. Sunlight analysis carried out show that this minimum requirement can be retained.

The proposed scheme has taken into account the sites constraints and has been designed with each dwelling type incorporating forward facing kitchen-dining space to maximise overlooking of public areas. Elevations are designed to incorporate corner windows to enhance passive surveillance of the landscaped areas. Each unit's floor area and internal spaces are in accordance with the Quality Housing for Sustainable Communities, 2007.

The proposed houses are finished in painted render with a blue/black slate roof with Aluclad windows. Brick is proposed on recesses and bin stores to provide variation, contrast and depth. The proposal is considered acceptable.

### **Landscaping and Boundary Treatments**

The existing block boundary walls located to the rear of no.'s 1 to 5 Bawnmore Road will be plastered and reinstated to match the existing. The existing mature trees to the south are being retained and the proposed works will be sensitive to that effect to retain a natural habitat. Proposed access areas and embankments will be landscaped with native plant species where possible for biodiversity net gain implementation. Soft landscaping, paving and high quality public lighting is proposed within the perimeter of the site. Landscape areas have been included in private open space where possible to reduce exposure and vulnerability of existing rear boundaries. The proposal is considered acceptable.

### **Access and Traffic Safety**

No car parking is proposed as part of this development. Table DM 9(a) of the Limerick Development Plan makes provision for parking provision to be relaxed for infill developments on sites of up to 0.25ha. The subject site is an urban infill scheme which measures 0.1261ha which is significantly below this threshold. The site is also within close proximity to the public transport network and plenty of amenities within walking distance.

8 no. bicycle parking spaces will be provided as per the requirements of the Limerick Development Plan 2022- 2028. For each house, these will be provided en-curtilage. Locations for the 3no. visitor bicycle parking spaces will be provided as part of the proposed site layout. The proposal is considered acceptable.

### **Conservation**

The site is not located within or adjacent an ACA. The proposal will not have any undue impact on an Area of Conservation.

### **Archaeology**

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 each pedestrian access points. One pole mounted street lighting is to be provided along each laneway. The Roads Department has reviewed the proposal and has requested that the applicant submit details of public lighting in accordance with Limerick City and County Council's Public Lighting Specification at detailed design stage. Full report attached below.

**Services**

It is intended that the proposed scheme connects to the existing services present in the housing estate. A pre-connection enquiry has been made to Uisce Éireann and they have confirmed that the water connection is feasible without infrastructure upgrade by Uisce Éireann.

**Surface Water and Sustainable Urban Drainage Systems (SuDS)**

As per LDP policy on surface water drainage, a sustainable urban drainage system will be incorporated into the design to manage surface water across the site. Hard surfaces will be avoided, permeable paving to hard landscaped areas included where practicable. The use of bio retention planters is proposed. The Roads Department has reviewed the proposal and has requested that the applicant submit details of Surface Water & SuDS Management at detailed design stage. Full report attached below.

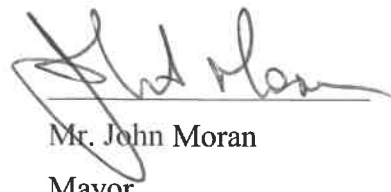
**Flooding**

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 city site and provide additional housing units within an existing residential area. This is a fully serviced site, which is suitable for residential development, and overall, it is considered that proposal will have a positive benefit for this location.

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: 24 Nov 2025 -

## Appendix 1 – Internal Reports



### Planning Application Internal Report

**Planning Ref:** Part 8 PT8LL277

**Applicant:** Proposed Part 8

**Development Address:** Scout Hall, Bawnmore Rd., Kennedy Park Limerick

**Development Description:** The proposed works will include demolition of the existing derelict scout hall building, the construction of 5 no. housing units in addition to ancillary site works comprising of two access points off Bawnmore Road, services, modifications to existing gates and walls, and landscaping works.

**Report Prepared By:** Tony Carmody

**Date:** 30.10.2025

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#### Comments:

##### **1. Surface Water & SuDs Management**

- (a) The Applicant shall submit drawings and supporting information showing compliance with Limerick City and County Council's Surface Water & SuDs Specification shall be submitted for approval with the Planning Authority to include the following:
- Submit a revised detailed cross section through the permeable paving showing construction build up for each layer with clear specifications, which shall include for an overflow system.
  - A raised SuDS Pod/Planter should be included for each unit. The Applicant shall submit details of the raised SuDS Pod/Planter for approval.

#### **Appendix – Commitments for Detailed Design Stage (Part 8 Application)**

As Part 8 applications cannot be conditioned or requested for further information, the following commitments are made by the Applicant to ensure compliance with Limerick City and County Council's requirements. Most of these items will be submitted prior to the commencement of development, the others will be required upon completion and prior to occupation, and this appendix must form part of the Design Statement.

- (a) 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.

- (b) 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 the development.
- (c) Warranties fully in line with Limerick City and County Council shall be submitted prior to the commencement of the development
- (d) Confirm that a ROL will be applied for as planning permission does not negate the requirement for a Road Open Licence.
- (e) Footpaths for the proposed development shall be in line with "TII Specification for Road Works Series 1100 – Kerbs, Footways and Paved Areas.
- (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 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.
- (i) 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.
- (j) 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 (plan 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:**

*Further information request.*

Signed

  
Tony Carmody

Date: 30.10.2025

## **Planning Application Internal Report (Part 8)**

**Planning Ref:** Part VIII, Bawnmore Road, Kennedy Park, Limerick

**Applicant:** LCCC

**Development Description:**

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

The proposed development is located at Bawnmore Road, Kennedy Park, Limerick. The existing site contains a vacant scout hall building and associated grounds. The project involves the demolition of the existing scout hall and the construction of 6 new residential units with associated site development works. The site measures approximately 0.1261 hectares and is located in an urban/suburban setting, with existing residential properties in the vicinity.

The proposed development will connect to the existing foul water and surface water drainage systems. For foul water drainage, the development will connect to the existing network. A pre-connection enquiry was lodged with Irish Water, who confirmed that there is sufficient capacity to accept the proposed connection. The development will incorporate appropriate Sustainable Urban Drainage Systems (SUDS) features into the surface water management plan.

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

**Comments:**

An AA and EIA screening were submitted as part of this proposal. A bat and bird survey was also conducted and submitted as part of this proposal.

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 EIA screening screens out the proposal for full EIA. It is considered that there is no ecological reason for this proposal to trigger full EIA.

The bat and bird survey

The presentation of bats conservation status using the Irish Red list status as an indicator is questionable. On this list, Lesser Horseshoe bat *Rhinolophus hipposideros* is described as "least Concern". This is misleading. The species is considered as having an "unfavourable inadequate" status in the most recent article 17 reports. This sentiment is echoed in the Lesser Horseshoe bat species management plan. However, while this presentation of status may be construed as potentially incorrect, it is not considered to have any impact on the overall conclusions of this report.

The need for follow up bat surveys and mitigation in the form of nest boxes and bat boxes is outlined in the bat/bird report and the part VIII report. Provided the pre works surveys are undertaken there is no ecological reason to refuse planning permission for this proposal.

**Recommendation:**

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

Signed:      Seán Doyle MSc., BSc. Hons. - Ecologist      Date: 07/11/2025

## Appendix 2- Site photographs





