

Memo

To: Mayor Moran.

From: Stephane Duclot, Director of Services, Planning, Heritage and Ryder Cup

Date: 15/01/2026

Re: Part 8 proposal, Reference PT8LL302

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:

- A temporary car and bus park as part of a Park & Ride scheme associated with the Ryder Cup, 2027 at the Mackey Roundabout, Annacotty, Limerick.

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

It is recommended to the Elected Members of Limerick City & County Council that the proposed development proceed with as proposed.



Signed: _____
Áine Leland, Executive Planner



Signed: _____
Gráinne O'Keeffe, Senior Executive Planner



Signed: _____
Barry Henn, A/Senior Planner

Signed: _____
Stephane Duclot, Director of Services, Planning, Heritage and Ryder Cup

**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:

PT8LL302

1.0 Introduction

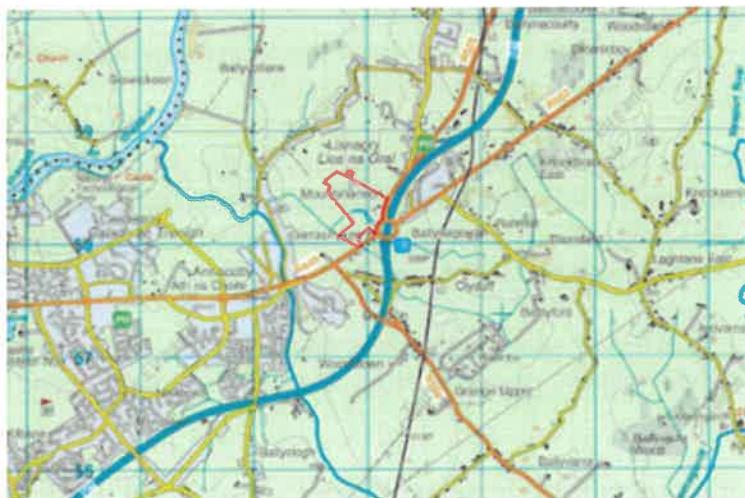
This report has been prepared pursuant to Section 179 of the Planning & Development Act 2000 (as amended), and Part 8 of the Planning & Development Regulations 2001 (as amended).

2.0 Description of the nature and extent of the proposed development

A temporary car and bus park as part of a Park & Ride scheme associated with the Ryder Cup, 2027 at the Mackey Roundabout, Annacotty, Limerick. The temporary car and bus park requires a new temporary vehicle access located to the north of the Mackey Roundabout on the R445. All installations associated with the Park & Ride facility are temporary and removable with the lands to be returned to existing use within one month after the completion of the Ryder Cup to include reinstatement of boundaries where access provision is proposed.

Site Location Plan

The site comprises of 4 separate fields that lie to the west of the R445 and M7 motorway with access to the site just north of the Mackey Roundabout via an entrance that will be created just west of the R445 slipway. The site is bounded to the south and east by the R445 and standalone dwellings and to the west and north by agricultural lands. The site is 16.8ha in size. The development will include temporary parking facilities for visitors, a designated bus loading and unloading zone and a new temporary access point north of the Mackey Roundabout.



2.1 Public Consultation:

The plans and particulars were placed on public display from the 24th October 2025 to the 24th November 2025 (inclusive).

3.0 Submissions with respect to the proposed development

A total of 1 third party submission/observation and 2 statutory body submissions/observations were received and are listed below:

No.	Name
1	Natalie Stapleton
2	TII
3	Department of Housing, Local Government and Heritage

SUB (1) Natalie Stapleton

Submission Summary:

Miss Stapleton objects to the proposed temporary development on the following grounds:

- Contravention of the planning and Development Act 2000 under Section 9, Section 10(2)(n) and Section 15
- Breach of Limerick Development plan 2022-2028, the removal and interruption of an active cycleway and footpath directly contravenes Policy TR P4 and TR P11 and Objective TR O37
- Traffic Congestion and public Safety
- Environmental and Flood Risk Concerns
- Lack of Transparency
- Alternative Solutions Ignored
- Miss Stapleton has requested that Limerick City and County Council should reject the proposal in its current form.
- Require a full Traffic Impact Assessment and mitigation plan.
- Preserve the cycleway and pedestrian routes.
- Provide a legally enforceable wetland/riparian reinstatement plan.
- Ensure compliance with statutory obligations under the Planning and Development Act and the Limerick Development Plan.
-

Mayor's Response:

The proposed temporary park and ride facility is a recognised means of sustainable transport and allows people to use buses to complete their journey

It is not proposed to remove any footpath as part of these temporary park and ride facilities and it should be noted that there is no cycleway at the location.

A full traffic management plan will be incorporated as part of the proposals and will be managed by An Garda Siochana. It is expected that the majority of traffic using the park and ride site will be off peak. Limerick City and County Council are also actively engaging with TII with respect to the traffic management proposals.

The flooding risks have been assessed and the CFRAM mapping and the Limerick SFRA mapping in Figure 7-5 indicates that the proposed site is located in Flood Zone C and at a very low risk of fluvial flooding.

The temporary park and ride sites will facilitate the Ryder Cup 2027 and will be installed and reinstated in 2027.

In summary, it should be noted that it is not the intention to carry out any impactful construction works and that all installations to facilitate the park and ride site will be temporary in nature.

SUB (2) TII

Submission Summary:

TII acknowledges the engagement that has occurred to date in relation to this Event and confirms support for the proposed Part VIII subject to the following:

- Continued liaison with TII and any mitigations, identified in the Engineering Planning Report, to safeguard the levels of safety and function of the strategic National Road Network in the area being applied.
- The proposed park and ride facility is for a temporary period only and any temporary works to the National Road Network to facilitate the proposed Part VIII shall be reinstated to TII Publications standards on completion of the Event.

Mayor's Response:

We can confirm that TII shall continue to be consulted with respect to the Park and Ride sites and that the sites are temporary to facilitate the Ryder Cup.

SUB (3) Department of Housing, Local Government and Heritage

Submission Summary:

Department of Housing, Local Government and Heritage have requested that we ensure watercourse mitigation measures are undertaken to prevent runoff during works to the adjacent SAC. Standard best practice construction measures such as water quality, and or pollution measures need to be adhered to during all construction phases.

Should ground works include the alteration or removal of hedgerows/vegetation on site, this is to be undertaken outside of the bird nesting season 1st March to 31st of August. Bats may be present in the buildings/trees onsite. All bat species are protected by the Wildlife Acts of 1976-2010 and are listed on annex IV of the Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora). Therefore a bat survey should be carried out by a suitably qualified ecologist prior to a decision being made on planning. A copy of the survey report must be forwarded by the Council to the Department for comment before any decision is made on planning. If bat species are found to be roosting in the buildings or trees a derogation license will need to be applied for from the National Parks and Wildlife Service of this Department.

Mayor's Response:

The Departments points regarding the best practice construction measures such as water quality, and or pollution measures need to be adhered to during all construction phases and the bird nesting seasons are noted.

As outlined in our Part 8 documents it is our intention to carryout additional surveys closer to the event to ensure that any environmental mitigation measures are in place. It is not expected that preparation of the sites will commence until 2027 meaning that any surveys carried out currently will establish a baseline and inform future surveys. We can

confirm that a bat survey shall be carried out in the appropriate season prior to the commencement of works and that should a derogation license be required that it shall be sought from the National Parks and Wildlife Service of this Department.

4.0 Habitats Directive Project Screening Assessment

An Appropriate Assessment Screening Report has been undertaken by Whitehall Environmental on behalf of Limerick City and County Council, for the proposed development. The Lower River Shannon SAC is approximately 4.8km west of the subject site while the River Shannon and River Fergus Estuaries SPA is approximately 7.5km west of the subject site. No habitats of conservation interest are present within the project area. The AA screening found that given the distance of the site from the SAC/SPA, size, scale, temporary nature of the development and the fact that no construction works are required and therefore will not generate emissions to any watercourses connected to the SAC or SPA, the proposed development will have no likely significant effects on the Qualifying Interests of the Lower River Shannon SAC or the River Shannon and River Fergus Estuaries SPA. The temporary car park will not give rise to any changes to the existing natural surface water regime on the site as all grassland habitat will remain.

In conclusion 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 Caas Ltd on behalf of Limerick City & County Council for the proposed development and assesses whether the proposed development falls within any project categories as set out in Annexes I and II of the Directive. Annex 1 projects automatically require EIA while projects failing into Annex II require EIA if they meet or exceed a given threshold. The development as proposed does not fall under Annex I projects but has been assessed against under category 10 (infrastructure projects) within Annex II.

The EIA screening concludes that under 10(b) urban development projects including the construction of shopping centres and car parks, that taking into account the court ruling in *Flynn and Carvill v Dublin City Council* whereby the court considered that installation of a cycleway, which was described as involving 'minimal civil works' and 'localised alterations' to an existing roadway did not come within the nature of building or construction and therefore did not fall into category 10(b) of the Directive for which construction is a prerequisite, the proposed development which is temporary, removable and requires minimal works can reasonably be considered as not coming within the nature of building or construction and can those be taken as not falling into this category.

The development was also assessed under category 10(e) construction of roads, harbours and port installation including fishing harbours. It was concluded that for the same reasons in relation to category 10(b) above, primarily the absence of construction, the proposed development can be taken as not falling into this category.

Furthermore the development as proposed was assessed under category 10(b) of Schedule 5, Part 2 of the Planning and Development Regulations and notably the following sections:

- (ii) construction of a car park providing more than 400 spaces, other than a car park provided as part of and incidental to the primary purpose of a development
- (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. (In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)
- (dd) all private roads which would exceed 2000m in length.

The assessment concludes that the development does not involve a private road and given that the absence of ‘construction’ the development does not fall into any of the categories above within Schedule 5, Part 2 of the Regulations.

It is considered that due to the nature, scale and temporary nature of the proposed development there is no real likelihood of significant effects arising as a result of the proposed scheme. Nor is there potential for cumulative or in combination effects to arise. Therefore, the overall conclusion is that the preparation of an Environmental Impact Assessment Report is not required.

6.0 Key Policy Provisions

Limerick Development Plan, 2022-2028:

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

Policies and Objectives

Objective ECON O45 Tourism

It is an objective of the Council to:

- a) Support strong growth in the tourism sector in Limerick ensuring the economic and societal benefits of tourism are effectively distributed throughout the County, through connections between complementary sites and attractions, by encouraging visitors to move around the County and to enable them to do so with ease.
- b) Support the development of Limerick’s capacity for largescale group tourism, through improved transport amenities for bus tours, group tours and cruise ship visitors.
- c) Recognise the heritage value of Limerick’s towns and villages such as Adare, Kilmallock and Askeaton and seek opportunities to enhance their tourism potential.
- d) Support and harness the tourism potential of existing rural and heritage site amenities/attractions, including The Clare Glens, Lough Gur, Knockfierna, Munster Vales, Ballyhoura Country, Foynes Flying Boat and Maritime Museum, The Shannon Estuary Way, Curragh Chase, Fullers Folly and Adare Heritage Centre, in a way that promotes sustainable tourism.
- e) Actively develop Limerick as an Events location with the appropriate infrastructure to attract international conferences, sporting, cultural and commercial events, including the development of an International Conference Centre and improved public realm, which supports outdoor performance and events of scale (Refer to Chapter 3: Spatial Strategy Section 3.4.5.1).

f) To adopt a strategic collaborative approach to the delivery of the Ryder Cup in Adare/Limerick in 2027 to leverage the legacy potential of this major event and ensure maximum return on investment for Limerick and the region.

Section 5.9.2 Rural Tourism

Adare Manor and Limerick will play host to the Ryder Cup in 2027. Limerick City and County Council will work collaboratively to ensure that the appropriate infrastructure and transport provisions are in place, capitalising on the event to ensure economic and social benefits for the region.

Objective EH O10 Trees and Hedgerows

It is an objective of the Council to:

- a) Retain and protect amenity and biodiversity value of the County and City by preserving as far as possible trees, woodlands and hedgerows, having regard to the significant role that trees and hedgerows play in local ecology, climate change and air quality and their contribution to quality place making and the associated health and wellbeing benefits.
- b) Require, in the event that mature trees or extensive mature hedgerow is proposed to be removed, that a comprehensive tree and hedgerow survey be carried out by a suitably qualified tree specialist to assess the condition, ecological and amenity value of the tree stock/ hedgerow proposed for removal and to include mitigation planting and a management scheme. The Council will seek in all cases to ensure when undertaking development, or when permitting development, that the loss of, or damage to, existing trees is minimised.
- c) Require the planting of native trees, hedgerows and vegetation and the creation of new habitats in all new developments and public realm projects. The Council will avail of tree planting schemes administered by the Forest Service, in ecologically suitable locations, where this is considered desirable.
- d) To identify and prepare TPO's where trees of exceptional amenity, cultural or environmental value are identified which warrant a high level of protection.
- e) To implement the Limerick City and County Tree Policy when completed and review as appropriate.

7.0 Appraisal

Principle of Development

The 2027 Ryder Cup will take place at Adare Manor, Adare, Co. Limerick from the 13th to the 19th September, inclusive. The Ryder Cup is a biennial golf competition where teams from Europe and the United States compete in a match-play format over three days featuring team formats and singles matches with the goal of winning the Ryder Cup Trophy.

The event consists of three practice days and three match days with provision to extend play into Monday 20th September should adverse weather or other circumstances determine this necessary. Attendance is anticipated at 55,000 to 65,000 persons per day, including the practice days. An Event Licence was granted for the Ryder Cup Event on the 22nd July 2025. Limerick City and County Council are engaged in the development of a transport plan associated with the Ryder Cup which includes for the delivery of a number of temporary Park and Ride facilities in the County. The subject site is one of these facilities along with one adjacent to the existing Patrickswell Race Track and one on the east side of Croagh Village (Croagh West (1) and Croagh North and South (2)).

The purpose of these facilities is to accommodate temporary parking off site thus relieving traffic within the immediate vicinity of Adare and the Manor. It is the intention that the public will park at the proposed facilities and then be bussed from same to the Ryder Cup Event in Adare which will reduce the amount of traffic in and around the village.

The proposed temporary installation associated with the Park & Ride at the Mackey Roundabout facility consists of the following:

- Preparation of new temporary car and bus entry and exit onto the R445 at a location approximately 150m north of the Mackey Roundabout
- Clearance of boundary hedging/fencing to facility the access.
- Provision of temporary fencing to provide suitable separation from hedging / water features (5m from hedgerows and 10m from watercourses minimum).
- Temporary designated in field car parking which will be outlined using wire and stake or appropriate demarcation for visitors availing of the Park & Ride facility.
- Provision of temporary ground protection mats ('trackway' mats or similar) on main access routes where heavier traffic is envisaged.
- Installation of separation membrane, geogrids, hardcore and trackway in areas where bus turning movements will occur;
- Temporary designated bus loading and unloading areas.
- Temporary signage on site and at site entrance to guide vehicles & pedestrians.
- Temporary site lighting (mammal friendly lighting) operated by onsite generators.
- Full reinstatement of any areas disturbed during the event to include re-planting of affected hedgerows, reinstatement of boundaries and making good to any damaged ground. Hedgerow re-planting will include for native species to include a mixture of hawthorn, blackthorn, crab apple etc.

The car park will provide for approximately 4500 parking spaces, a pedestrian reception area, turning areas and portable toilets.

Access

A new temporary access is proposed off the R445 to the north of the Mackey Roundabout with a separate entrance/exit for cars and a separate entrance/exit for buses. The P&R Operator will also be responsible for traffic management procedures. All traffic routes will be agreed in advance with LCCC and included in the Construction Traffic Management Plan which will outline traffic control measures, signage and coordination with An Garda Siochana and other stakeholders. The volume of HGV movements is expected to be low with no demolition, bulk excavation or concrete pours proposed. A detailed Construction Traffic Management Plan will be prepared in accordance with the Department of Transport's Traffic Signs Manual (Chapter 8). The plan will prioritise the safety of the workforce and the travelling public while minimising disruption to the local road network. The delivery and removal of all plant will take place outside of peak working hours so as to minimise any impact on traffic on the adjacent road network.

Field boundaries

The majority of existing mature trees and hedgerows will be retained with limited clearance at the entrance to the site to create a temporary access while internally some hedges will be removed to provide linkages between the fields. Where trees are removed to facilitate interconnection, new native trees will be planted in replacement

following completion of the Ryder Cup Event. Temporary fencing will be installed to provide separation from hedging and water features.

Ecology

The applicant is accompanied by an Ecological report carried out by Whitehill Environmental. A field survey was carried out on site which did not reveal any notable signs of any protected mammal species, amphibian, reptile, invertebrates or birds. There are no buildings within the stie that are proposed for demolition but there are a number of mature trees present on site that could be potential for bat roost. In addition to roosting opportunities the site and its surrounding landscape provide foraging and commuting habitats for bats. While the overall landscape is not considered to be of high or exceptional value for bats it is assessed as being of local ecological importance due to the presence of the mature trees. Giant hogweed is noted to be on site.

Given the absence of construction and temporary nature of the activity there will be no direct loss of habitats of ecological value while indirect effects such as disturbance from human activity and vehicle movements are expected to also be minimal. Overall, the proposal is not considered likely to give rise to significant ecological effects either during or following the event. No long-term or residual impacts are predicted, and the ecological baseline of the site will remain unchanged once the temporary use has ceased.

The following best practice measures are recommended/proposed:

- Vegetation clearance to be kept to a minimum and confined to areas where vegetation is already sparse
- Clearance to be undertaken outside of the bird nesting season (March 1st to August 31st) unless pre-works check by a suitably qualified ecologist confirms the absence of nesting activity
- Reinstatement of any vegetation removed to take place following cessation of use with planting focused on native species
- Lighting to be kept to the minimum level required for safety and switched off at night
- Treatment of giant hogweed as soon as possible
- a walkover mammal survey in advance of the event to take place, ideally during the winter survey season, to confirm the presence or absence of badger setts or otter habitat. Should evidence of such species be identified, appropriate avoidance or mitigation measures (e.g. exclusion buffers) can then be implemented.

Flooding

A Flood Risk Assessment was carried out and submitted with the Part 8 application. The site is not within a floodzone but it is noted that there is what appears to be a pond centrally located within the site and also a local drain which passes through the site draining towards the Mulkear River. The drain runs from the east of the R445 and passes through the pond before draining west from the site. No access roads or parking facilities are proposed within this area which will be fenced off from development.

Archaeology

There is an archaeological feature along the northern boundary of the site which consists of a semi-circular plantation of trees which is referenced in the NIAH Garden survey listing. There is also a bank of trees running from north to south within the site connecting to this plantation of trees. These trees will not be felled and protective

fencing is proposed either side of the trees to provide for a buffer as part of the Outline Installation and Reinstatement Environmental Management Plan (OIREMP) provisions.

Lighting

Temporary lighting will be installed at the entrance and welfare area to facilitate safe accruing during early morning and evening hours. All lighting will be directed away from adjacent properties and roadways to minimise light spill. Lighting used will be mammal friendly and is not expected to give rise to any impacts or negative effects upon nocturnal species such as bats, badgers or otters.

Surface Water

No changes to the existing surface water drainage system is proposed and the use of ground protection mats and hardcore fill will not impact on the current surface drainage pathways in the site.

OIREMP (Outline Installation and Reinstatement Environmental Management Plan)

The applicant is accompanied by an OIREMP. This document describes the methodology of the temporary installation and reinstatement of the site. The development will be in 3 phases. Phase 1 involves site preparation, improvements to the R445 verge area, installation of temporary fencing, installation of separation membrane and ground protection mats, demarcation of car parking spaces using wire and stake, establishment of temporary bus loading/unloading zones, temporary signage and site lighting. Phase 2 involves finalisation of operational layout in coordination with An Garda Siochana and Ryder Cup Event Management, implementation of traffic management measures, coordination of transport routes and ongoing monitoring and adjacent of the parking arrangement based on ground conditions and operational needs during the event. Phase 3 involves the removal of all temporary installation and repair any damaged ground including re-planning of any affected hedgerows. It is noted that portable toilets will be provided on site for staff and public availing of the Park & Ride Facility but waste produced from same will be tankered off site for disposal at an appropriately licenced facility. The P&R Operator will be responsible for developing a Waste Management Plan.

Utilities

An MV overhead line cuts through the northwest of the site. Temporary mitigation measures will be provided to prevent any accidental damage to any ESB infrastructure and shall include appropriate bunding and fencing surrounds to existing poles.

A gas pipeline runs along the eastern boundary of the site along the verge of the R445. Temporary mitigation measures will be provided to prevent any accidental damage to the 250PE gas pipeline which runs through the location of the temporary access to the Park & Ride facility. The measures will include for concrete protection slabs or pipes laid over the gasmain at the entrance.

EIR lines are located outside the eastern border of the site, running along the R445 and the M7. Temporary mitigation measures will be provided to prevent any accidental damage to the Eir ducting which runs through the location of the temporary access to the Park & Ride facility. The measures will include for concrete protection slabs or pipes laid over the ducting at the entrance.

There are no sewer mains, discharge points, manholes or watermains running with the site boundary. A 200 mm Ductile Iron watermain runs along outside the east boundary along the R445 from just south of the Mackey Roundabout on the R445. Along the Southeast of the site a 100mm uPVC 1974 distribution main runs parallel the R445 before crossing the roundabout & road. Temporary mitigation measures will be provided to prevent any accidental damage to the 200mm Ductile Iron watermain which runs through the location of the temporary access to the Park & Ride facility. The measures will include for concrete protection slabs or pipes laid over the ducting at the entrance.

Residential Amenity

There are three dwellings located in close proximity to the proposed park and ride facility. A protective buffer has been incorporated around the dwelling to the northeast, while the properties opposite Finnegan's Pub benefit from substantial screening provided by mature trees along their side and rear boundaries. Taking these measures into account, together with the temporary nature of the development, it is considered that any impact on residential amenity will be minimal.

8.0 Conclusion

The proposed temporary Park & Ride facility at the Mackey Roundabout represents a critical component of Limerick City and County Council's transport strategy for the Ryder Cup 2027. The development has been carefully designed to utilize existing access points, retain mature vegetation, and implement best-practice ecological and archaeological protection measures, ensuring minimal environmental and cultural impact. With robust traffic management, ecological safeguards, and a comprehensive reinstatement plan, the project will deliver a practical, sustainable, and reversible solution that supports efficient event logistics while preserving the integrity of the local landscape while also significantly reducing traffic in and around Adare and within the vicinity of the golf club. As such, based on the documentation provided it is considered that the proposal is in accordance with the relevant policies and objectives of the Limerick Development Plan 2022-2028.

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



Mr. John Moran

Mayor

Limerick City & County Council

Date: 21/01/2026

Limerick City & County Council

Re: Part 8 Proposal for the following:

Part 8 proposal, Reference PT8LL302 – A temporary car and bus park as part of a Part & Ride scheme associated with the Ryder Cup, 2027 at Mackey Roundabout, Annacotty, Limerick.

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing the development as described above at the Mackey Roundabout, Annacotty, Co. Limerick.

The plans and particulars were placed on public display from the 24th October to the 8th December 2025 in accordance with the requirements of the Part XI of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended).

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

An AA 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, the temporary nature of the development and the distance of the development from any SAC and SPA, that the proposed development, individually or in combination with other plans or projects, will not have a significant effect on any European sites. Therefore, this proposed project does not need to proceed to Stage II of the Appropriate Assessment Process. The Screening has determined that there is no potential for likely significant effects on any European sites.

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

Order: That Limerick City & County Council as the Competent Authority having considered the AA Screening Report prepared by Whitehall Environmental which 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 a temporary car and bus parking as part of a Park & Ride Scheme associated with the Ryder Cup 2027 at the Mackey Roundabout, Annacotty, Co. Limerick



Mr. John Moran

Mayor

Limerick City & County Council

Date: 21/01/2024

Limerick City & County Council

Re: Part 8 Proposal for the following:

Part 8 proposal, Reference PT8LL302 – A temporary car and bus park as part of a Part & Ride scheme associated with the Ryder Cup, 2027 at Mackey Roundabout, Annacotty, County Limerick

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing development as described above at the Mackey Roundabout, Annacotty, County Limerick.

The plans and particulars were placed on public display from the 24th October to the 8th December 2025 in accordance with the requirements of the Part XI of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended).

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

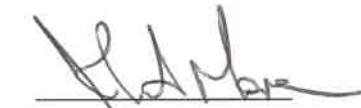
The Screening has been carried out in accordance with the EIA Directive and to Annex I, II and III of that Directive, which sets out requirements for mandatory and sub-threshold EIA. The proposal has been assessed in accordance with the criteria for sub-threshold development to determine the potential 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 an EIAR is not required. In conclusion, it is considered that the proposed development will not have any significant impacts on the environment given the scale of development, the temporary nature of the development and the size of the site. All recommended mitigation measures and standard practices will be employed throughout the construction phase of the development to ensure that the proposed development will not create any significant impacts on the quality of the surrounding environment.

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

Order: That Limerick City & County Council as the Competent Authority having considered the EIA Screening Report prepared by prepared Caas Ltd makes a determination that an Environmental Impact Assessment will not be required to

inform the development consisting of works for temporary car and bus parking as part of a Park & Ride Scheme associated with the Ryder Cup 2027 at the Mackey Roundabout, Annacotty, Co. Limerick.



Mr. John Moran

Mayor

Limerick City & County

Council

Date: 21/01/2026