

Limerick City & County Council

Re: Part 8 Proposal for the following:

Part 8 proposal, Reference PT8LL327– The development will consist of: a) the construction of a 3-5 storey building, to include 30 no. apartment units (9 co. studio units, 7 no. 1 bedroom units, 10 no. 2 bedroom units, and 4 no. 3 bedroom units), comprised of 2 no. blocks of development (1 no. 3-5 storey block addressing Mary Street and 1 no. 4-5 storey block addressing Sráid Séamus Ó'Cinneide), to be accessed by a single and central stair and lift core, and including ancillary spaces such as secure storage for 42 no. resident bicycle parking spaces, communal refuse storage area, and resident storage room. b) Site and external works to consist of the removal of existing palisade perimeter fencing, to be replaced with the proposed new building and associated landscaping and public realm improvements, the provision of a new secure resident communal open space on Sráid Séamus Ó'Cinneide, 2 no. car parking spaces for Pigeon Club use accessed from Sráid Séamus Ó'Cinneide, improvement of public realm areas to both Mary Street and Sráid Seamus Ó'Cinneide including the replacement of footpaths, and the provision of 18 no. new visitor bicycle parking spaces on Mary Street, provision of side access to the proposed new building via new pedestrian only lanes accessed from both Mary Street and Sráid Séamus Ó'Cinneide, new public lighting, connection to the existing foul and surface water network, and all other associated site development and landscaping works. c) proposed development to include archaeological excavation works in relation to existing in-situ walls (Sites & Monuments Record LI005-0017148). In accordance with Article 120(1)(b)(i) of the Planning and Development Regulations 2001, as amended, the Local Authority has carried out a screening for environmental impact assessment of the proposal. Having regard to the information specified under Schedule 7A of the Planning and Development Regulations 2001, as amended, and based on an examination of the nature, size and location of the development, it is determined that there is no likelihood of significant effects on the environment arising from the proposed development. Nonetheless, a person may, within 4 weeks beginning on the date of the publication of this notice, apply to An Coimisiún Pleanála, 64, Marlborough Street, Dublin 1, D01 902. Limerick City and County Council has carried out an Appropriate Assessment (AA) Screening Report and it has been determined that a full Appropriate Assessment is not required in respect of this proposed development

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing the a) the construction of a 3-5 storey building, to include 30 no. apartment units (9 co. studio units, 7 no. 1 bedroom units, 10 no. 2 bedroom units, and 4 no. 3 bedroom units), comprised of 2 no. blocks of development (1 no. 3-5 storey block addressing Mary Street and 1 no. 4-5 storey block addressing Sráid Séamus Ó'Cinneide), to be accessed by a single and central stair and lift core, and including ancillary spaces such as secure storage for 42 no. resident bicycle parking spaces, communal refuse storage area, and resident storage room. b) Site and external works to consist of the removal of existing palisade perimeter fencing, to be replaced with the proposed new building and associated landscaping and public realm improvements, the provision of a new secure resident communal open space on Sráid Séamus Ó'Cinneide, 2 no. car parking spaces for Pigeon Club use accessed from Sráid Séamus Ó'Cinneide, improvement of public realm areas to both Mary Street and Sráid Seamus Ó'Cinneide including the

replacement of footpaths, and the provision of 18 no. new visitor bicycle parking spaces on Mary Street, provision of side access to the proposed new building via new pedestrian only lanes accessed from both Mary Street and Sráid Séamus Ó'Cinneide, new public lighting, connection to the existing foul and surface water network, and all other associated site development and landscaping works. c) proposed development to include archaeological excavation works in relation to existing in-situ walls (Sites & Monuments Record LI005-0017148). In accordance with Article 120(1)(b)(i) of the Planning and Development Regulations 2001, as amended, the Local Authority has carried out a screening for environmental impact assessment of the proposal. Having regard to the information specified under Schedule 7A of the Planning and Development Regulations 2001, as amended, and based on an examination of the nature, size and location of the development, it is determined that there is no likelihood of significant effects on the environment arising from the proposed development. Nonetheless, a person may, within 4 weeks beginning on the date of the publication of this notice, apply to An Coimisiún Pleanála, 64, Marlborough Street, Dublin 1, D01 902. Limerick City and County Council has carried out an Appropriate Assessment (AA) Screening Report and it has been determined that a full Appropriate Assessment is not required in respect of this proposed development.

The plans and particulars were placed on public display from the 15th of December 2025 up to and including 21st of January 2026, and submissions and observations were invited up to the 5th of February 2026, 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).

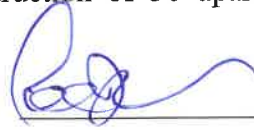
Having regard to Article 6(3) of the Habitats Directive 92/43/EEC and (inter alia) the Department of Housing Planning Community and Local Government's Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities (2010), screening of the development for Appropriate Assessment was carried out by JBA Consulting on behalf of the LA Housing Construction & Maintenance 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. 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 JBA 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 construction of 30 apartments at 48-50 Mary Street.



Director General

Limerick City & County Council

Date: April 1st 2026