

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

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

The Screening has been carried out in accordance with the EIA Directive and to Annex I, II and III of that Directive, which sets out requirements for mandatory and sub-threshold EIA. The proposal has been assessed in accordance with the criteria for sub-threshold development to determine the potential impact on the environment of the project.

The subsequent EIA Screening Report concludes that the development has been assessed under the environmental criteria outlined in Schedule 5 of the Planning and Development Regulations 2001, as amended, and a sub-threshold EIAR is not required as the proposal is substantially below relevant mandatory EIA thresholds (30 units on a 0.17 Ha site) and located within an existing urban context. The proposed development will not have any significant impacts on the environment given the size of the site and the scale of development. All recommended mitigation measures and standard practices will be employed throughout the construction phase of the development to ensure that the proposed development will not create any significant impacts on the quality of the surrounding environment.

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

Order: That Limerick City & County Council as the Competent Authority having considered the EIA Screening Report prepared by JBA Consulting, makes a determination that an Environmental Impact Assessment will not be required to inform the proposal for the construction of 30 units at 48-50 Mary Street



Director General

Limerick City & County Council

Date: April 1st 2026