

## Limerick City & County Council

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

**Re:** Part 8 proposal, Reference PT8LL328 – The development will consist of:

1. Construction of 57 no. residential dwellings on 3 no. main plots, with associated ancillary roads, pedestrian pathways, hard and soft landscaping and site services infrastructure as follows:
  - a. 15 no. 2- storey 3-bed terraced houses;
  - b. 4 no. 2-storey 4-bed terraced houses;
  - c. 1 no. 3-bed duplex apartments;
  - d. 18 no. 2-bed duplex apartments;
  - e. 1 no. 2-bed apartment and
  - f. 18 no. 1-bed apartments.
2. Development of an access road to the proposed development via an East West Link Road from John Carew Link Road.
3. Provision of public open space areas (to include for play spaces), private open space areas, bicycle parking, footpaths, public lighting, hard and soft landscaping.
4. Provision of Car parking to include for 20% EV parking and ducting to the remainder of all the spaces for future electric charging points.
5. Proposed connection to existing mains water infrastructure.
6. Proposed on-site surface water drainage arrangements and connection to existing storm sewer network.
7. Proposed connection to sewer network, together with all
8. associated site works and services.

at Toppins Field between O'Donoghue Avenue and John Carew Rd.

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### **Appropriate Assessment (AA) Screening Determination**

Pursuant to the requirements of the above Limerick City & County Council is proposing the development as described above at Toppins Field between O'Donoghue Avenue and John Carew Rd.

The plans and particulars were placed on public display from the 19th of December 2025 up to and including 26th of January 2026. Submissions and observations were invited up to the 10th 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 Tobin Consulting Engineers Limited on behalf of the Housing Strategy & Mixed Tenure Partnership Section of Limerick City and County Council.

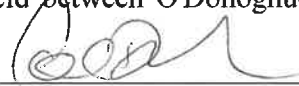
An Appropriate Assessment of the proposed development is not required as it can be

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 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 Tobin Consulting Engineers Limited 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 57 residential units at Toppins Field between O'Donoghue Avenue and John Carew Rd.

The proposed development also includes the development of an access road to the proposed development via an East West Link Road from John Carew Link Road, provision of public open space areas (to include for play spaces), private open space areas, bicycle parking, footpaths, public lighting, hard and soft landscaping, provision of Car parking to include for 20% EV parking and ducting to the remainder of all the spaces for future electric charging points, proposed connection to existing mains water infrastructure, proposed on-site surface water drainage arrangements and connection to existing storm sewer network, proposed connection to sewer network, together with all associated site works and services. at Toppins Field between O'Donoghue Avenue and John Carew Rd.



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Director General,

Limerick City & County Council

Date: 01/04/26