

## Limerick City & County Council

**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.

---

### **Environmental Impact Assessment (EIA) 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 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 Tobin Consulting Engineers Limited on behalf of the Housing Strategy & Mixed Tenure Partnership Section of Limerick City and 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 a sub-threshold EIAR is not required as the proposal is substantially below relevant mandatory EIA thresholds (57 units on a 2.2 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 Tobin Consulting Engineers Limited, makes a determination that an Environmental Impact Assessment will not be required to inform the proposal for the construction of 57 dwelling 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.



Director General,

Limerick City & County

Council Date: 01/04/26