

Memo

To: Mayor Moran.

From: Nuala O'Connell, Senior Planner, Development Management

Date: 20/05/2026

Re: Part 8 proposal, Reference PT8LL343 – The construction of single storey pavilion and pier wall consisting of public changing facilities, a public communal space, a lifeguard station and lifeguard WC and all ancillary site works. Provision of 1x no. UA parking space, 2x no. unmarked public parking spaces, vehicular ramp, planters and wastewater holding tank to pier. Remedial works to the pier including repointing of pier flagstones, canted pier wall and cut stone steps. Partial demolition of the southern pier wall limited to the 20th century element. Demolition of modern concrete step to access route of northern steps of pier. Removal of modular building and relocation of Shannon Commissioners stone. This planning application contains works to a protected structure RPS: 515, NIAH Reg No. 21900901 at Kiltetry Pier, Loughill, Limerick.

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:

The construction of single storey pavilion and pier wall consisting of:

- The construction of single storey pavilion and pier wall consisting of public changing facilities, a public communal space, a lifeguard station and lifeguard WC and all ancillary site works.
- Provision of 1x no. UA parking space, 2x no. unmarked public parking spaces, vehicular ramp, planters and wastewater holding tank to pier.
- Remedial works to the pier including repointing of pier flagstones, canted pier wall and cut stone steps.
- Partial demolition of the southern pier wall limited to the 20th century element.
- Demolition of modern concrete step to access route of northern steps of pier. Removal of modular building and relocation of Shannon Commissioners stone.

This application contains works to a protected structure RPS: 515, NIAH Reg No. 21900901 at Kiltetry Pier, Loughill, Limerick.

The proposal prepared by the Regeneration, Community, Sport & Rural Development Department has been evaluated taking into consideration all submissions received. It is concluded that the proposed development is in accordance with the 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.

Mary O'Malley

Signed: _____
Mary O'Malley, Executive Planner

B. Henn

Signed: _____
Barry Henn, Senior Executive Planner

Nuala O'Connell

Signed: _____
Nuala O'Connell, Senior Planner

Brian McCarthy

Signed: _____
**Brian McCarthy, Director of Service,
Regeneration, Community, Sport and Rural Development**

**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:

The proposed development is for:

- The construction of single storey pavilion and pier wall consisting of public changing facilities, a public communal space, a lifeguard station and lifeguard WC and all ancillary site works.
- Provision of 1x no. UA parking space, 2x no. unmarked public parking spaces, vehicular ramp, planters and wastewater holding tank to pier.
- Remedial works to the pier including repointing of pier flagstones, canted pier wall and cut stone steps.
- Partial demolition of the southern pier wall limited to the 20th century element.
- Demolition of modern concrete step to access route of northern steps of pier. Removal of modular building and relocation of Shannon Commissioners stone.

This application contains works to a protected structure RPS: 515, NIAH Reg No. 21900901 at Kiltteery Pier, Loghill, Limerick.

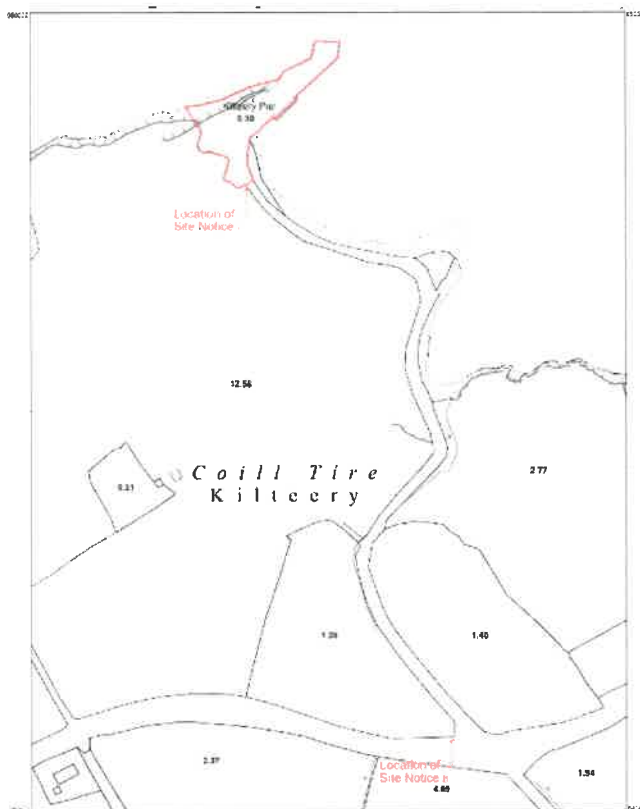
1.0 Introduction

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

The site for the proposed pavilion is Kiltetry Pier located in Lough Co. Limerick. The pier extends out from the existing headland to the northeast. To the north and east of the site, the pier juts out into the Shannon Estuary. To the west, a cutstone parapet wall and a rocky outcrop form an edge to the site. To the south-west an agricultural field is found and separated from the site by an existing stone wall and mature hedgerow/vegetation.

Site Location Plan



2.1 Public Consultation:

The plans and particulars were placed on public display from the 11th February 2026 up to and including 12th March 2026. Submissions and observations were invited up to the 26th March 2026.

3.0 Submissions with respect to the proposed development

A total of 78 third party submissions/observations and 1 statutory body submission/observation were received and are listed below:

Submissions with respect to the Proposed Development

A total of 78 no. written submissions/observations were received and are listed below:

Sub No.	Name
1	Will O'Connor
2	Michael Barron
3	Mary O'Donoghue
4	Ross O'Donoghue
5	Anne Behan
6	Maria Donovan
7	Leo O Shaughnessy
8	Alan Donovan
9	Ger Griffin
10	Bobby Hennessy
11	Michael O Connor
12	William Ambrose
13	Denis Reidy
14	Denise Reidy
15	Pat Reidy
16	Diarmuid Noonan
17	Chris Noonan
18	Fiona Noonan
19	Caitlin O Shaughnessy
20	Andrea Nash
21	Patrice Reidy
22	Ellen Ambrose
23	Anne Noonan
24	Brian Murphy
25	Breda O Connor
26	Michael Goulding
27	Frances C. Murphy
28	Michael O'Brien
29	Jimmy Collopy
30	Elaine Goulding
31	Kathleen Hennessy O Shaughnessy
32	Josh Sheehan
33	Conor O'Shaughnessy
34	Enda Mc Daid
35	Mark Walsh
36	Eric Thompson
37	Eric Thompson (Submission No. 2)

38	Noelle O' Shaughnessy
39	Jimmy Hennesy
40	Damien Reidy
41	Geraldine Gallagher
42	Bobby Hennesy (Submission No. 2)
43	Mary Hennesy
44	Ann Cribbin
45	David Tucker
46	Joan Mullane
47	Mairead O'Connor
48	Clare Devine
49	Brighidin Mc Daid
50	Gerard Flanagan
51	Mary Lewis
52	Eoghan Lewis
53	Eimear O'Brien
54	Grainne Walsh
55	Séan Óg Costelloe
56	Emer Kirwan
57	Kieran Hynes
58	Deirdre Madigan
59	Doris Sheehy
60	Monika Ceran
61	Thomas Devine
62	Mary Devine
63	Audrey Solley
64	Frances Creggan
65	Barry MacCarthy
66	Fiona Roberts
67	Sarah Donovan
68	Doireann O'Brien
69	Billy McSweeney
70	Gerard Reidy
71	Margaret Fitzgerald
72	Jimmy O'Donoghue
73	Pat Noonan
74	Joan Maher
75	Chris Noonan (Submission No. 2)
76	Uisce Eireann
77	Abha Bhán Parish Park CLG, Kiltteery Kids and Parents Swim Group, Loughill Facebook Community
78	Health Service Executive

SUB (1) Mr. Will O'Connor
 Received Date: 27th February 2026

Item No. 1:

Submission: The Appropriate Assessment Screening report is legally deficient and fails to correctly apply Article 6(3) of the Habitats Directive. Mitigation measures including, so called standard practices cannot be taken into account at screening stage.

Mayor's Response: The Mayor acknowledges the contents of this submission and have considered all elements in the preparation of this Part VIII proposal. *Article 6(3) of Directive 92/43 must be interpreted as meaning that: in order to determine whether it is necessary to carry out an appropriate assessment of the implications of a plan or project for a site, account may be taken of the features of that plan or project which involve the removal of contaminants and which therefore may have the effect of reducing the harmful effects of the plan or project on that site, where those features have been incorporated into that plan or project as standard features, inherent in such a plan or project, irrespective of any effect on the site.*
 In terms of whether the measures being queried as standard practices are part of the project. It should be noted that the measures are outlined in the Construction Environmental Management Plan and form part of the project documentation as submitted for the Part VIII, which indicates that they are an integral part of the project, therefore not considered mitigation measures, for the purposes of Appropriate Assessment. It should also be noted that the measures in the Construction Environmental Management Plan are also in the *Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters* (IFI 2016). In this document, these are presented as measures designed to safeguard water quality rather than specifically for Natura 2000 sites. As such they can be considered standard measures for application across a wide variety of locations not just those within the Special Area of Conservation site. Accordingly, in line with the Appropriate Assessment screening submitted with the Part VIII application, the proposal, does not need to proceed to full Natura Impact Assessment.

Item No. 2:

Submission: The Environmental Assessment Screening Report is methodologically deficient and not compliant with Article 4(2) of the Environmental Impact Assessment Directive and Annex III

Mayor's Response: The Mayor acknowledges the contents of the submission received. The Local Authority have considered the proposal in line with the Planning and Development Act 2000 (as amended) and the Planning Regulations 2001 (as amended), the project is subthreshold in terms of the legalisation in relation to the Environmental Impact Assessment Directive and it is considered that the proposal does not encroach onto the protected mudflat habitat. The issue of possible emissions has

	<p>been considered and addressed, in the measures contained in the Construction Environmental Management Plan and the timing of the works will avoid disturbance to wintering wildfowl. Possible noise and vibration element of the works (due to their small scale) is unlikely to extend beyond 40metres from the from the pier, which will have minimal impact. Since migratory fish use the central channel of the River Shannon for passage they are outside the range of influence of any possible effects, accordingly, no environmental impact is envisaged.</p>
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SUB (2) Mr. Michael Barron	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	The submission highlights the importance of the Protected Structure and the value of the heritage asset and raises concerns regarding the impact of the proposed development.
Mayor's Response:	The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.
Item No. 2:	
Submission:	The submission highlights safety and accessibility concerns, if the steps are removed, on the western side of the pier, without an alternative location being provided.
Mayor's Response:	The proposal does not propose the removal of any access steps to the Estuary, the proposal does seek to enhance the historic character of the pier by removing the concrete step to the southwest, which comprises of a cut stone parapet wall, which currently creates a barrier to the access steps. These works will enhance access to the Estuary.

SUB (3) Ms. Mary O'Donoghue	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	The proposal undermines historic nature and heritage value of the pier.
Mayor's Response:	The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the

	heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.
Item No. 2:	
Submission:	The proposal will attract anti-social behaviour
Mayor's Response:	The Mayor acknowledges this concern. The proposed changing areas are designed to provide a degree of shelter while maintaining visibility, ensuring clear sightlines and facilitating passive supervision. The design of the proposed structure has been developed, in such a manner, to try to mitigate against opportunity for anti social behaviour.

SUB (4) Mr. Ross O'Donoghue	
Received Date: 24 th March 2026	
Submission:	The proposal could lead to unsafe road conditions, safety concerns
Mayor's Response:	The Mayor acknowledges the concerns raised; however, no alteration has been proposed to the existing road access to the pier.

SUB (5) Ms. Anne Behan	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	The submission highlights the importance of the Protected Structure and the value of the heritage asset.
Mayor's Response:	The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.
Item No. 2:	
Submission:	The submission highlights safety and accessibility concerns if the steps are removed without an alternative location being provided.
Mayor's Response:	The proposal does not propose the removal of any access steps to the Estuary, the proposal does seek to enhance the historic character of the pier by removing the concrete step to the southwest, which comprises of a cut stone parapet wall, which currently creates a barrier to the access steps. These works will enhance access to the Estuary.

SUB (6) Ms. Maria Donovan	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Concerns highlighted regarding impact on the Protected Structure and heritage asset.
Mayor's Response:	The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.
Item No. 2:	
Submission:	Concerns highlighted regarding the visual impact of the proposed development.
Mayor's Response:	Limerick City and County Council acknowledge the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure, taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility and the location selected was considered the most appropriate in terms of the siting of the structure. The design and finishes selected have been specifically identified to assist with the assimilation of the structure, into the local landscape. The visualisations provided, as part of the planning proposals, identifies, the limited impact the proposals will create, on approach on the National Route (N69) and more locally on the approach road. On foot of submissions in relation to the visual impact of the proposed development, Limerick City and County Council propose the following amendment – remove the covered area for the bicycles and reduce the width of the planters along the vehicular entrance. This change reduces the built footprint of the structure by 20m ² .
Item No. 3:	
Submission:	The development as proposed will attract anti-social behaviour
	The Mayor acknowledges this concern highlighted. The proposed changing areas are designed to provide a degree of shelter while maintaining visibility, ensuring clear sightlines and facilitating passive supervision. The design of the proposed structure has been developed, in such a manner, to try to mitigate against opportunity for anti social behaviour.

SUB (7) Mr. Leo O'Shaughnessy

Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Concerns regarding the impact on the Protected Structure, the importance of the maritime environment and local heritage value.
Mayor's Response:	The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure, taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility and the location selected was considered the most appropriate in terms of the siting of the structure.
Item No. 2:	
Submission:	Concerns regarding traffic and safety, particularly, regarding car parking design and capacity
Mayor's Response:	The Mayor acknowledges this concern. Full site analysis was carried out to determine the optimum location for the structure. Taking into consideration all of the constraints on the site, including traffic safety on the pier, the location selected, was determined to minimise conflicts for vehicles and pedestrians users on the pier. Limited car parking exists on the pier, the identified location, allows for the maintenance of the maximum number of car parking spaces, while incorporating the proposed development.

SUB (8) Mr. Alan Donovan	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Concerns regarding the impact on the Protected Structure and heritage asset.
Mayor's Response:	The Mayor acknowledges this concern. Full site analysis was carried out to determine the optimum location for the structure. Taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility the location selected was considered the most appropriate in terms of the siting of the structure.
Item No. 2:	
Submission:	Concerns regarding the visual impact of the proposed structure.
Mayor's Response:	The Mayor acknowledges this concern. Full site analysis was carried out to determine the optimum location for the structure. Taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility and the location selected was considered the most appropriate in terms of the siting of the structure. The design

	<p>and finishes selected have been specifically identified to assist with the assimilation of the structure, into the local landscape. The visualisations provided, as part of the planning proposals, identifies, the limited impact the proposals will create, on approach on the National Route (N69) and more locally on the approach road.</p> <p>On foot of submissions in relation to the visual impact of the proposed development, Limerick City and County Council propose the following amendment – remove the covered area for the bicycles and reduce the width of the planters along the vehicular entrance. This change reduces the built footprint of the structure by 20m²</p>
Item No. 3:	
Submission:	Concerns with regard to the potential attraction of anti-social behaviour
	The Mayor acknowledges concerns raised. The proposed changing areas are designed to provide a degree of shelter, while maintaining visibility, ensuring clear sightlines and facilitating passive supervision. The design of the proposed structure has been developed, in such a manner, to try to mitigate against opportunity for anti social behaviour.

SUB (9) Mr. Ger Griffin	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Site is identified as Protected Structure and valued community amenity
Mayor's Response:	<p>The Mayor acknowledges this concern. Full site analysis was carried out to determine the optimum location for the structure taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility. The location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>Limerick City and County Council also understand the valuable amenity that the pier offers the local community, and the proposed development seeks to enhance this valuable amenity and improve the user experience for all who visit the pier and use it for recreational purposes.</p>

Item No. 2:	
Submission:	Concerns regarding the proposed location of the lifeguard station – reduced visibility to the western side of the pier.
Mayor's Response:	The proposed location for the structure was selected given it was the only location that gave both swimmers and lifeguards some unobstructed view from the structure directly to the estuary while staying single storey. Lifeguards are required to patrol the pier, when on duty.
Item No. 3:	
Submission:	Need for greater engagement with local users.
	Limerick City and County Council have had ongoing engagement with stakeholders in relation to the proposed development. The proposals that have emerged have considered all elements highlighted to date. The proposed structure, when delivered will enhance the amenity for all users and provide permanent facilities for Lifeguards patrolling the pier during summer months.
SUB (10) Mr. Bobby Hennesy	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Traffic congestion concerns, safety concerns including reduced visibility, safety concerns for pedestrians, obstruction of access for emergency vehicles, traffic conflicts.
Mayor's Response:	The Mayor acknowledges this concerns highlighted, full site analysis was carried out to determine the optimum location for the structure. Taking into consideration all of the constraints on the site, including traffic safety on the pier, the location selected, was determined to minimise conflicts for vehicles and pedestrians users on the pier.
SUB (11) Mr. Michael O'Connor	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Site is identified as Protected Structure and valued community amenity
Mayor's Response:	The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier. Limerick City and County Council also understand the valuable amenity that the Pier presents to a variety of users. In assessing the proposed development consideration was given to Lifeguard's

	brief, Kiltteery Swim Group brief, pedestrian experience and safety, deference to the Protected Structure and orientation.
Item No. 2:	
Submission:	Concerns regarding the proposed location of the lifeguard station – reduced visibility to the western side of the pier.
Mayor's Response:	<p>The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure. Taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility the location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>The proposed location was selected as it represents the most suitable balance of these competing requirements. Notably, it is the only viable location that allows for direct and largely unobstructed views from the station to the estuary while maintaining a single-storey structure in keeping with the character and sensitivities of the site.</p> <p>In addition, it should be noted that lifeguards will not be solely reliant on static observation from the station. Active patrolling of the pier will form part of standard operational procedures, ensuring adequate supervision of all areas, including the western side.</p>
Item No. 3:	
Submission:	Need for greater engagement with local users.
	Limerick City and County Council have had ongoing engagement with stakeholders in relation to the proposed development, the proposals that have emerged have considered all elements highlighted to date, the proposed structure, when delivered will enhance the amenity for all users and provide permanent facilities for Lifeguards patrolling the pier during summer months.

SUB (12) Mr. William Ambrose	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Concerns of anti-social use, risk of vandalism
Mayor's Response:	The Mayor acknowledges this concern. The proposed changing areas are designed to provide a degree of shelter, while maintaining visibility, ensuring clear sightlines and facilitating passive supervision. The design of the proposed structure has been developed, in such a manner, to try to mitigate against opportunity for anti social behaviour.
Item No. 2:	
Submission:	Risk to the heritage value of the structure
Mayor's Response:	The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration

	to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.
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SUB (13) Mr. Denis Reidy	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Site is identified as Protected Structure and valued community amenity
Mayor's Response:	<p>The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.</p> <p>The Mayor also understands the valuable amenity that the pier presents to a variety of users. In assessing the proposed development consideration was given to Lifeguard's brief, Kilteery Swim Group brief, pedestrian experience and safety, deference to the Protected Structure and orientation.</p>
Item No. 2:	
Submission:	Concerns regarding the proposed location of the lifeguard station – reduced visibility to the western side of the pier.
Mayor's Response:	<p>The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure, Taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility, the location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>The proposed location was selected as it represents the most suitable balance of these competing requirements. Notably, it is the only viable location that allows for direct and largely unobstructed views from the station to the estuary while maintaining a single-storey structure in keeping with the character and sensitivities of the site.</p> <p>In addition, it should be noted that lifeguards will not be solely reliant on static observation from the station. Active patrolling of</p>

	the pier will form part of standard operational procedures, ensuring adequate supervision of all areas, including the western side.
Item No. 3:	
Submission:	Need for greater engagement with local users.
	Limerick City and County Council have had ongoing engagement with stakeholders in relation to the proposed development, the proposals that have emerged have considered all elements highlighted to date, the proposed structure, when delivered will enhance the amenity for all users and provide permanent facilities for Lifeguards patrolling the pier during summer months.

SUB (14) Ms. Denise Reidy	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Site is identified as Protected Structure and valued community amenity
Mayor's Response:	<p>The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.</p> <p>The Mayor also understand the valuable amenity that the Pier presents to a variety of users. In assessing the proposed development consideration was given to Lifeguard's brief, Kilteery Swim Group brief, pedestrian experience and safety, deference to the Protected Structure and orientation.</p>
Item No. 2:	
Submission:	Concerns regarding the proposed location of the lifeguard station – reduced visibility to the western side of the pier.
Mayor's Response:	<p>The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure, taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility and the location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>The proposed location was selected as it represents the most suitable balance of these competing requirements. Notably, it is the only viable location that allows for direct and largely unobstructed views from the station to the estuary while maintaining a single-storey structure in keeping with the character and sensitivities of the site.</p>

	In addition, it should be noted that lifeguards will not be solely reliant on static observation from the station. Active patrolling of the pier will form part of standard operational procedures, ensuring adequate supervision of all areas, including the western side.
Item No. 3:	
Submission:	Need for greater engagement with local users.
	Limerick City and County Council have had ongoing engagement with stakeholders in relation to the proposed development, the proposals that have emerged have considered all elements highlighted to date, the proposed structure, when delivered will enhance the amenity for all users and provide permanent facilities for Lifeguards patrolling the pier during summer months.

SUB (15) Mr. Pat Reidy	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Site is identified as Protected Structure and valued community amenity
Mayor's Response:	<p>The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.</p> <p>The Mayor also understands the valuable amenity that the Pier presents to a variety of users. In assessing the proposed development consideration was given to Lifeguard's brief, Kiltetry Swim Group brief, pedestrian experience and safety, deference to the Protected Structure and orientation.</p>
Item No. 2:	
Submission:	Concerns regarding the proposed location of the lifeguard station – reduced visibility to the western side of the pier.
Mayor's Response:	<p>Limerick City and County Council acknowledge the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure. Taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility the location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>The proposed location was selected as it represents the most suitable balance of these competing requirements. Notably, it is the only viable location that allows for direct and largely</p>

	<p>unobstructed views from the station to the estuary while maintaining a single-storey structure in keeping with the character and sensitivities of the site.</p> <p>In addition, it should be noted that lifeguards will not be solely reliant on static observation from the station. Active patrolling of the pier will form part of standard operational procedures, ensuring adequate supervision of all areas, including the western side.</p>
Item No. 3:	
Submission:	Need for greater engagement with local users.
	Limerick City and County Council have had ongoing engagement with stakeholders in relation to the proposed development, the proposals that have emerged have considered all elements highlighted to date, the proposed structure, when delivered will enhance the amenity for all users and provide permanent facilities for Lifeguards patrolling the pier during summer months.

SUB (16) Mr. Diarmuid Noonan	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	The submission highlights safety and accessibility concerns if the steps are removed without an alternative location being provided.
Mayor's Response:	The proposal does not propose the removal of any access steps to the Estuary, the proposal does seek to enhance the historic character of the pier by removing the concrete step to the southwest, which comprises of a cut stone parapet wall, which currently creates a barrier to the access steps. These works will enhance access to the Estuary.

SUB (17) Mr. Chris Noonan	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Site is identified as Protected Structure and valued community amenity
Mayor's Response:	<p>The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.</p> <p>Limerick City and County Council also understand the valuable amenity that the Pier presents to a variety of users. In assessing the proposed development consideration was given to Lifeguard's</p>

	brief, Kilteery Swim Group brief, pedestrian experience and safety, deference to the Protected Structure and orientation.
Item No. 2:	
Submission:	Concerns regarding the proposed position of the lifeguard station, the ability of lifeguards to supervise, importance of maintaining safe swimming conditions.
Mayor's Response:	<p>The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure. Taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility and the location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>The proposed location was selected as it represents the most suitable balance of these competing requirements. Notably, it is the only viable location that allows for direct and largely unobstructed views from the station to the estuary while maintaining a single-storey structure in keeping with the character and sensitivities of the site.</p> <p>In addition, it should be noted that lifeguards will not be solely reliant on static observation from the station. Active patrolling of the pier will form part of standard operational procedures, ensuring adequate supervision of all areas, including the western side.</p>
Item No. 3:	
Submission:	Need for greater engagement with local users.
Mayor's Response:	Limerick City and County Council have had ongoing engagement with stakeholders in relation to the proposed development, the proposals that have emerged have considered all elements highlighted to date. The proposed structure, when delivered will enhance the amenity for all users and provide permanent facilities for Lifeguards patrolling the pier during summer months.

SUB (18) Ms.Fiona Noonan	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Site is identified as Protected Structure and valued community amenity
Mayor's Response:	Limerick City and County Council acknowledge The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least

	<p>obtrusive, in terms of impacting on the protected nature of the pier.</p> <p>Limerick City and County Council also understand the valuable amenity that the Pier presents to a variety of users. In assessing the proposed development consideration was given to Lifeguard's brief, Kiltteery Swim Group brief, pedestrian experience and safety, deference to the Protected Structure and orientation.</p>
Item No. 2:	
Submission:	Concerns regarding the proposed position of the lifeguard station, the ability of lifeguards to supervise, importance of maintaining safe swimming conditions.
Mayor's Response:	<p>The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure., Taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility the location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>The proposed location was selected as it represents the most suitable balance of these competing requirements. Notably, it is the only viable location that allows for direct and largely unobstructed views from the station to the estuary while maintaining a single-storey structure in keeping with the character and sensitivities of the site.</p> <p>In addition, it should be noted that lifeguards will not be solely reliant on static observation from the station. Active patrolling of the pier will form part of standard operational procedures, ensuring adequate supervision of all areas, including the western side.</p>
Item No. 3:	
Submission:	Need for greater engagement with local users.
Mayor's Response:	Limerick City and County Council have had ongoing engagement with stakeholders in relation to the proposed development, the proposals that have emerged have considered all elements highlighted to date, the proposed structure, when delivered will enhance the amenity for all users and provide permanent facilities for Lifeguards patrolling the pier during summer months.
SUB (19) Ms. Caitlin O'Shughnessy	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Kiltteery Pier forms an important part of the heritage and character of the Shannon Estuary, open pavilion design may encourage loitering, which in turn could lead to anti-social behaviour

	including defacing of historic fabric, physical damage to structure, increased littering, decline in amenity value
Mayor's Response:	<p>The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.</p> <p>The proposed changing areas are designed to provide a degree of shelter while maintaining visibility ensuring clear sightlines and facilitating passive supervision.</p>

SUB (20) Ms. Andrea Nash	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Safety concerns, reduced visibility for drivers, obstruction of access for emergency vehicles, traffic conflicts
Mayor's Response:	The Mayor acknowledges this concerns highlighted, full site analysis was carried out to determine the optimum location for the structure. Taking into consideration all of the constraints on the site, including traffic safety on the pier, the location selected, was determined to minimise conflicts for vehicles and pedestrians users on the pier. The proposed development will not obstruct access for emergency vehicles.

SUB (21) Ms. Patrice Reidy	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Site is identified as Protected Structure and valued community amenity
Mayor's Response:	<p>The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.</p> <p>The Mayor also understands the valuable amenity that the Pier presents to a variety of users. In assessing the proposed development consideration was given to Lifeguard's</p>

	brief, Kiltetry Swim Group brief, pedestrian experience and safety, deference to the Protected Structure and orientation.
Item No. 2:	
Submission:	Concerns regarding the proposed location of the lifeguard station – reduced visibility to the western side of the pier.
Mayor's Response:	<p>The Mayor acknowledges acknowledge the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure. Taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility and the location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>The proposed location for the structure was selected given it was the only location that gave both swimmers and lifeguards some unobstructed view from the structure directly to the estuary while staying single story. Lifeguards will also be required to patrol the pier.</p>
Item No. 3:	
Submission:	Need for greater engagement with local users.
	Limerick City and County Council have had ongoing engagement with stakeholders in relation to the proposed development, the proposals that have emerged have considered all elements highlighted to date, the proposed structure, when delivered will enhance the amenity for all users and provide permanent facilities for Lifeguards patrolling the pier during summer months.

SUB (22) Ms. Ellen Ambrose	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	The pier is historically and visually significant, maritime character, surrounding landscape
Mayor's Response:	<p>The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.</p> <p>The Mayor also understands the valuable amenity that the Pier presents to a variety of users. In assessing the proposed development consideration was given to Lifeguard's</p>

	brief, Kilteery Swim Group brief, pedestrian experience and safety, deference to the Protected Structure and orientation.
Item No. 2:	
Submission:	Concerns of wind exposure, anti-social behaviour, maintenance challenges, appearance of open building.
Mayor's Response:	The Mayor acknowledges the concern. The proposed structure has been designed to provide a degree of shelter while maintaining visibility and passive supervision. Open access allows the structure operate as a public facility and is intended to balance user comfort with safety, ease of maintenance and accessibility.
Item No. 3:	
Submission:	Review whether location is appropriate, should a more sensitive or minimal approach be preferable.
Mayor's Response:	The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure., Taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility the location selected was considered the most appropriate in terms of the siting of the structure.

SUB (23) Ms. Anne Noonan	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	The submission highlights safety and accessibility concerns if the steps are removed without an alternative location being provided.
Mayor's Response:	The proposal does not propose the removal of any access steps to the Estuary, the proposal does seek to enhance the historic character of the pier by removing the concrete step to the southwest, which comprises of a cut stone parapet wall, which currently creates a barrier to the access steps. These works will enhance access to the Estuary.

SUB (24) Mr. Brian Murphy	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Concern with placing picnic benches on the tarmacadam area, safety risks.
Mayor's Response:	The location of any furniture can be determined in the construction phase.

SUB (25) Breda O'Connor	
Received Date: 24 th March 2026	
Item No. 1:	

Submission:	Open pavilion design could lead to anti-social behaviour, vandalism of a protected structure, consider less intrusive form of infrastructure with appropriate management.
Mayor's Response:	The Mayor acknowledges the concern. The proposed changing areas are designed to provide a degree of shelter while maintaining visibility and passive supervision. Open access allows the structure operate as a public facility and is intended to balance user comfort with safety, ease of maintenance and accessibility.

SUB (26) Mr. Michael Goulding	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Proposed building appears to obstruct or significantly interrupt views. Visual Impact.
Mayor's Response:	<p>The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.</p> <p>The design and finishes selected have been specifically identified to assist with the assimilation of the structure, into the local landscape. The visualisations provided, as part of the planning proposals, identifies, the limited impact the proposals will create, on approach on the National Route (N69) and more locally on the approach road.</p> <p>On foot of submissions in relation to the visual impact of the proposed development, Limerick City and County Council propose the following amendment – remove the covered area for the bicycles and reduce the width of the planters along the vehicular entrance. This change reduces the built footprint of the structure by 20m².</p>

SUB (27) Frances C. Murphy	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Proposed building appears to obstruct or significantly interrupt views. Visual Impact.
Mayor's Response:	

	<p>The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier. The design and finishes selected have been specifically identified to assist with the assimilation of the structure, into the local landscape. The visualisations provided, as part of the planning proposals, identifies, the limited impact the proposals will create, on approach on the National Route (N69) and more locally on the approach road.</p> <p>On foot of submissions in relation to the visual impact of the proposed development, Limerick City and County Council propose the following amendment – remove the covered area for the bicycles and reduce the width of the planters along the vehicular entrance. This change reduces the built footprint of the structure by 20m².</p>
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SUB (28) Mr. Michael O'Brien	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Concerns regarding periodic flooding during high tides, storm surges and severe weather events. Consideration should be given to whether pavilion could be relocated to a higher site to reduce risk.
Mayor's Response:	<p>The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure., taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility the location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>The coastal site and associated exposure to the elements has been considered as part of the design process. The structure is proposed to be built from concrete to withstand coastal conditions including periodic high tides, storm surges and severe weather events.</p>

SUB (29) Mr. Jimmy Collopy	
Received Date: 24 th March 2026	
Item No. 1:	

Submission:	The pier is historically and visually significant, maritime character, surrounding landscape
Mayor's Response:	<p>The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.</p> <p>The mayor also understands the valuable amenity that the Pier presents to a variety of users. In assessing the proposed development consideration was given to Lifeguard's brief, Kiltteery Swim Group brief, pedestrian experience and safety, deference to the Protected Structure and orientation.</p>
Item No. 2:	
Submission:	Concerns of wind exposure, anti-social behaviour, maintenance challenges, appearance of open building.
Mayor's Response:	Limerick City and County Council acknowledge the concern. The proposed structure has been designed to provide a degree of shelter while maintaining visibility and passive supervision. Open access allows the structure operate as a public facility and is intended to balance user comfort with safety, ease of maintenance and accessibility.
Item No. 3:	
Submission:	Review whether location is appropriate, should a more sensitive or minimal approach be preferable.
Mayor's Response:	The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure. Taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility and the location selected was considered the most appropriate in terms of the siting of the structure. The design and finishes selected have been specifically identified to assist with the assimilation of the structure, into the local landscape. The visualisations provided, as part of the planning proposals, identifies, the limited impact the proposals will create, on approach on the National Route (N69) and more locally on the approach road.

SUB (30) Ms. Elaine Goulding

Received Date: 24th March 2026

Item No. 1:

Submission: Concerns about the visual impact of piles at the site.

Mayor's Response:	<p>The Mayor acknowledges the comment regarding the pile foundations. The pile foundations will be constructed below ground and will not be visible in the completed development.</p> <p>On foot of submissions in relation to the visual impact of the proposed development, Limerick City and County Council propose the following amendment – remove the covered area for the bicycles and reduce the width of the planters along the vehicular entrance. This change reduces the built footprint of the structure by 20m².</p>
Item No. 2:	
Submission:	Any interventions should aim to preserve the visual integrity and historic character of the site.
Mayor's Response:	<p>The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.</p> <p>The design and finishes selected have been specifically identified to assist with the assimilation of the structure, into the local landscape. The visualisations provided, as part of the planning proposals, identifies, the limited impact the proposals will create, on approach on the National Route (N69) and more locally on the approach road.</p>

SUB (31) Ms. Kathleen Hennessy O'Shaughnessy

Received Date: 24th March 2026

Item No. 1:

Submission:	Kilteery Pier forms an important part of the heritage and character of the Shannon Estuary, open pavilion design may encourage loitering, which in turn could lead to anti-social behaviour including defacing of historic fabric, physical damage to structure, increased littering, decline in amenity value
Mayor's Response:	<p>The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.</p> <p>The proposed changing areas are designed to provide a degree of shelter while maintaining visibility and passive supervision.</p>

SUB (32) Mr. Josh Sheehan	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Kilteery Pier forms an important part of the heritage and character of the Shannon Estuary, open pavilion design may encourage loitering, which in turn could lead to anti-social behaviour including defacing of historic fabric, physical damage to structure, increased littering, decline in amenity value
Mayor's Response:	The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier. The proposed changing areas are designed to provide a degree of shelter while maintaining visibility and passive supervision.

SUB (33) Mr. Conor O'Shaughnessy	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Concerns regarding the placement of the toilet facilities.
Mayor's Response:	The Mayor acknowledges the concern highlighted. The toilet has been designed to be part of the main structure of the proposal to create one simple structure. The toilet will be served by a holding tank which will be drained manually at set times and should have no adverse impact on patrons of the pier.

SUB (34) Mr. Enda McDaid	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	The submission highlights safety and accessibility concerns if the steps are removed without an alternative location being provided.
Mayor's Response:	The proposal does not propose the removal of any access steps to the Estuary, the proposal does seek to enhance the historic character of the pier by removing the concrete step to the southwest, which comprises of a cut stone parapet wall, which currently creates a barrier to the access steps. These works will enhance access to the Estuary.

SUB (35) Mr. Mark Walsh	
Received Date: 24 th March 2026	
Item No. 1:	

Submission:	Concern with placing picnic benches on the tarmacadam area, safety risks.
Mayor's Response:	The location of any furniture can be determined in the construction phase.

SUB (36) Mr. Eric Thompson	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Kilteery Pier forms an important part of the heritage and character of the Shannon Estuary, open pavilion design may encourage loitering, which in turn could lead to anti-social behaviour including defacing of historic fabric, physical damage to structure, increased littering, decline in amenity value
Mayor's Response:	The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier. The proposed changing areas are designed to provide a degree of shelter while maintaining visibility and passive supervision.

SUB (37) Mr. Eric Thompson (Submission No.2)	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Concerns about the visual impact of piles at the site.
Mayor's Response:	The Mayor acknowledges the comment regarding the pile foundations. The pile foundations will be constructed below ground and will not be visible in the completed development.

SUB (38) Ms. Noelle O'Shaughnessy	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Concerns regarding the placement of the toilet facilities.
Mayor's Response:	The Mayor acknowledges the concern. The toilet has been designed to be part of the main structure of the proposal to create one simple structure. The toilet will be served by a holding tank

	which will be drained manually at set times and should have no adverse impact on patrons of the pier.
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SUB (39) Mr. Jimmy Hennesy	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	The submission highlights safety and accessibility concerns if the steps are removed without an alternative location being provided.
Mayor's Response:	The proposal does not propose the removal of any access steps to the Estuary, the proposal does seek to enhance the historic character of the pier by removing the concrete step to the southwest, which comprises of a cut stone parapet wall, which currently creates a barrier to the access steps. These works will enhance access to the Estuary.

SUB (40) Mr. Damien Reidy	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Concerns regarding the placement of the toilet facilities.
Mayor's Response:	Limerick City and County Council acknowledge the concern raised. The toilet has been designed to be part of the main structure of the proposal to create one simple structure. The toilet will be served by a holding tank which will be drained manually at set times and should have no adverse impact on patrons of the pier.

SUB (41) Mr. Geraldine Gallagher	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Proposed building appears to obstruct or significantly interrupt views. Visual Impact.
Mayor's Response:	The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.

	<p>The design and finishes selected have been specifically identified to assist with the assimilation of the structure, into the local landscape. The visualisations provided, as part of the planning proposals, identifies, the limited impact the proposals will create, on approach on the National Route (N69) and more locally on the approach road.</p> <p>On foot of submissions in relation to the visual impact of the proposed development, Limerick City and County Council propose the following amendment – remove the covered area for the bicycles and reduce the width of the planters along the vehicular entrance. This change reduces the built footprint of the structure by 20m².</p>
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SUB (42) Mr. Bobby Hennessy (Submission No.2)	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Traffic congestion concerns, safety concerns including reduced visibility, safety concerns for pedestrians, obstruction of access for emergency vehicles, traffic conflicts.
Mayor's Response:	The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure, taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility and the location selected was considered the most appropriate in terms of the siting of the structure.

SUB (43) Ms. Mary Hennessy	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Concerns regarding the proposed location of the lifeguard station – reduced visibility to the western side of the pier. Request to reassess the location, full visual coverage of both sides of the pier, consult with Water Safety professionals and local swimming groups.
Mayor's Response:	<p>The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure. Taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility the location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>The proposed location for the structure was selected given it was the optimum location to provide both swimmers and lifeguards</p>

	some unobstructed view from the structure directly to the estuary, while staying single storey. Lifeguards will also be required to patrol the pier, when on duty. Consultation took place with lifeguards on site and with the Water Safety Development Officer, within the Local Authority.
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SUB (44) Ms. Ann Cribbin	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Concerns regarding the proposed location of the lifeguard station – reduced visibility to the western side of the pier. Request to reassess the location, full visual coverage of both sides of the pier, consult with Water Safety professionals and local swimming groups.
Mayor's Response:	<p>The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure, taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility and the location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>The proposed location for the structure was selected given it was the only location that gave both swimmers and lifeguards some unobstructed view from the structure directly to the Estuary while staying single story. Lifeguards will also be required to patrol the pier, when on duty. Consultation took place with lifeguards on site and with the Water Safety Development Officer, within the Local Authority.</p>

SUB (45) Mr. David Tucker	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Traffic congestion concerns, safety concerns including reduced visibility, safety concerns for pedestrians, obstruction of access for emergency vehicles, traffic conflicts.
Mayor's Response:	The Mayor acknowledges this concerns highlighted, full site analysis was carried out to determine the optimum location for the structure, taking into consideration all of the constraints on the site, including traffic safety on the pier, the location selected, was determined to minimise conflicts for vehicles and pedestrians users on the pier. The proposed development will not obstruct access for emergency vehicles.

SUB (46) Ms. Joan Mullane

Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Concern with placing picnic benches on the tarmacadam area, safety risks.
Mayor's Response:	The location of any furniture can be determined in the construction phase.

SUB (47) Ms. Mairéad O'Connor	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Traffic and safety concerns regarding car parking design and capacity
Mayor's Response:	The Mayor acknowledges the concerns raised. Full site analysis was carried out to determine the optimum location for the structure., Taking into consideration all of the constraints on the site, including traffic safety on the pier, the location selected, was determined to minimise conflicts for vehicles and pedestrians users on the pier. Limited car parking exists on the pier, the identified location, allow for the maintenance of the maximum number of car parking spaces, while incorporating the proposed development.

SUB (48) Ms. Clare Devine	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	The pier is historically and visually significant, maritime character, surrounding landscape
Mayor's Response:	The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier. The Mayor also understand the valuable amenity that the Pier presents to a variety of users. In assessing the proposed development consideration was given to Lifeguard's brief, Kiltteery Swim Group brief, pedestrian experience and safety, deference to the Protected Structure and orientation.
Item No. 2:	
Submission:	Concerns of wind exposure, anti-social behaviour, maintenance challenges, appearance of open building.
Mayor's Response:	The Mayor acknowledges the concern. The proposed structure has been designed to provide a degree of shelter

	while maintaining visibility and passive supervision. Open access allows the structure operate as a public facility and is intended to balance user comfort with safety, ease of maintenance and accessibility.
Item No. 3:	
Submission:	Review whether location is appropriate, should a more sensitive or minimal approach be preferable.
Mayor's Response:	The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure, taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility and the location selected was considered the most appropriate in terms of the siting of the structure.

SUB (49) Ms. Bridhidin McDaid	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	The pier is historically and visually significant, maritime character, surrounding landscape
Mayor's Response:	The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier. The Mayor also understands the valuable amenity that the Pier presents to a variety of users. In assessing the proposed development consideration was given to Lifeguard's brief, Kiltetry Swim Group brief, pedestrian experience and safety, deference to the Protected Structure and orientation.
Item No. 2:	
Submission:	Concerns of wind exposure, anti-social behaviour, maintenance challenges, appearance of open building.
Mayor's Response:	The Mayor acknowledges the concern. The proposed structure has been designed to provide a degree of shelter while maintaining visibility and passive supervision. Open access allows the structure operate as a public facility and is intended to balance user comfort with safety, ease of maintenance and accessibility.
Item No. 3:	
Submission:	Review whether location is appropriate, should a more sensitive or minimal approach be preferable.

Mayor's Response:	<p>The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure. Taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility the location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>The design and finishes selected have been specifically identified to assist with the assimilation of the structure, into the local landscape. The visualisations provided, as part of the planning proposals, identifies, the limited impact the proposals will create, on approach on the National Route (N69) and more locally on the approach road.</p>
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SUB (50) Mr. Gerard Flanagan	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	The pier is historically and visually significant, maritime character, surrounding landscape
Mayor's Response:	<p>The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.</p> <p>The mayor also understands the valuable amenity that the pier presents to a variety of users. In assessing the proposed development consideration was given to Lifeguard's brief, Kiltetry Swim Group brief, pedestrian experience and safety, deference to the Protected Structure and orientation.</p>
Item No. 2:	
Submission:	Concerns of wind exposure, anti-social behaviour, maintenance challenges, appearance of open building.
Mayor's Response:	The Mayor acknowledges the concern. The proposed structure has been designed to provide a degree of shelter while maintaining visibility and passive supervision. Open access allows the structure operate as a public facility and is intended to balance user comfort with safety, ease of maintenance and accessibility.
Item No. 3:	
Submission:	Review whether location is appropriate, should a more sensitive or minimal approach be preferable.
Mayor's Response:	The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure., Taking into consideration all of the constraints on the

	<p>site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility and the location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>The design and finishes selected have been specifically identified to assist with the assimilation of the structure, into the local landscape. The visualisations provided, as part of the planning proposals, identifies, the limited impact the proposals will create, on approach on the National Route (N69) and more locally on the approach road.</p>
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SUB (51) Ms. Mary Lewis	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Concerns about the visual impact of piles at the site.
Mayor's Response:	The Mayor acknowledges the comment regarding the pile foundations. The pile foundations will be constructed below ground and will not be visible in the completed development.
Item No. 2:	
Submission:	Any interventions should aim to preserve the visual integrity and historic character of the site.
Mayor's Response:	<p>The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.</p> <p>The design and finishes selected have been specifically identified to assist with the assimilation of the structure, into the local landscape. The visualisations provided, as part of the planning proposals, identifies, the limited impact the proposals will create, on approach on the National Route (N69) and more locally on the approach road.</p>

SUB (52) Mr. Eoghan Lewis	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	The pier is historically and visually significant, maritime character, surrounding landscape
Mayor's Response:	The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the

	<p>heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.</p> <p>The Mayor also understands the valuable amenity that the Pier presents to a variety of users. In assessing the proposed development consideration was given to Lifeguard's brief, Kilteery Swim Group brief, pedestrian experience and safety, deference to the Protected Structure and orientation.</p>
Item No. 2:	
Submission:	Concerns of wind exposure, anti-social behaviour, maintenance challenges, appearance of open building.
Mayor's Response:	The Mayor acknowledges the concern. The proposed structure has been designed to provide a degree of shelter while maintaining visibility and passive supervision. Open access allows the structure operate as a public facility and is intended to balance user comfort with safety, ease of maintenance and accessibility.
Item No. 3:	
Submission:	Review whether location is appropriate, should a more sensitive or minimal approach be preferable.
Mayor's Response:	<p>The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure., Taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility the location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>The design and finishes selected have been specifically identified to assist with the assimilation of the structure, into the local landscape. The visualisations provided, as part of the planning proposals, identifies, the limited impact the proposals will create, on approach on the National Route (N69) and more locally on the approach road.</p>

SUB (53) Ms. Eimear O'Brien	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Concerns regarding the proposed location of the lifeguard station – reduced visibility to the western side of the pier. Request to reassess the location, full visual coverage of both sides of the pier, consult with Water Safety professionals and local swimming groups.
Mayor's Response:	The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure, taking into consideration all of the constraints on the site,

	<p>particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility and the location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>The proposed location for the structure was selected given it was the only location that gave both swimmers and lifeguards some unobstructed view from the structure directly to the estuary while staying single story. Lifeguards will also be required to patrol the pier, while on duty. Consultation took place with lifeguards on site and with the Water Safety Development Officer, in the Local Authority.</p>
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SUB (54) Ms. Gráinne Walsh	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Concerns regarding the placement of the toilet facilities.
Mayor's Response:	The Mayor acknowledges the concern. The toilet has been designed to be part of the main structure of the proposal to create one simple structure. The toilet will be served by a holding tank which will be drained manually at set times and should have no adverse impact on patrons of the pier.

SUB (55) Séan Óg Costelloe	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Proposed building appears to obstruct or significantly interrupt views. Visual Impact.
Mayor's Response:	<p>The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure, taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility and the location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.</p> <p>The design and finishes selected have been specifically identified to assist with the assimilation of the structure, into the local landscape. The visualisations provided, as part of the planning proposals, identifies, the limited impact</p>

	<p>the proposals will create, on approach on the National Route (N69) and more locally on the approach road.</p> <p>On foot of submissions in relation to the visual impact of the proposed development, Limerick City and County Council propose the following amendment – remove the covered area for the bicycles and reduce the width of the planters along the vehicular entrance. This change reduces the built footprint of the structure by 20m².</p>
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SUB (56) Ms. Emer Kirwan	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	The pier is historically and visually significant, maritime character, surrounding landscape
Mayor's Response:	<p>The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.</p> <p>Limerick City and County Council The mayor also understands the valuable amenity that the Pier presents to a variety of users. In assessing the proposed development consideration was given to Lifeguard's brief, Kilteery Swim Group brief, pedestrian experience and safety, deference to the Protected Structure and orientation.</p>
Item No. 2:	
Submission:	Concerns of wind exposure, anti-social behaviour, maintenance challenges, appearance of open building.
Mayor's Response:	The Mayor acknowledges the concern. The proposed structure has been designed to provide a degree of shelter while maintaining visibility and passive supervision. Open access allows the structure operate as a public facility and is intended to balance user comfort with safety, ease of maintenance and accessibility.
Item No. 3:	
Submission:	Review whether location is appropriate, should a more sensitive or minimal approach be preferable.
Mayor's Response:	The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure, taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built

	<p>heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility and the location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>The design and finishes selected have been specifically identified to assist with the assimilation of the structure, into the local landscape. The visualisations provided, as part of the planning proposals, identifies, the limited impact the proposals will create, on approach on the National Route (N69) and more locally on the approach road.</p>
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SUB (57) Mr. Kieran Hynes	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Concern with placing picnic benches on the tarmac area, safety risks.
Mayor's Response:	The location of any furniture can be determined in the construction phase.

SUB (58) Ms. Deirdre Madigan	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	The pier is historically and visually significant, maritime character, surrounding landscape
Mayor's Response:	<p>The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.</p> <p>The mayor also understands the valuable amenity that the Pier presents to a variety of users. In assessing the proposed development consideration was given to Lifeguard's brief, Kiltteery Swim Group brief, pedestrian experience and safety, deference to the Protected Structure and orientation.</p>
Item No. 2:	
Submission:	Concerns of wind exposure, anti-social behaviour, maintenance challenges, appearance of open building.
Mayor's Response:	The Mayor acknowledges the concern. The proposed structure has been designed to provide a degree of shelter while maintaining visibility and passive supervision. Open

	access allows the structure operate as a public facility and is intended to balance user comfort with safety, ease of maintenance and accessibility.
Item No. 3:	
Submission:	Review whether location is appropriate, should a more sensitive or minimal approach be preferable.
Mayor's Response:	The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure, taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility and the location selected was considered the most appropriate in terms of the siting of the structure. The design and finishes selected have been specifically identified to assist with the assimilation of the structure, into the local landscape. The visualisations provided, as part of the planning proposals, identifies, the limited impact the proposals will create, on approach on the National Route (N69) and more locally on the approach road.

SUB (59) Ms. Doris Sheehy	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Concerns regarding the placement of the toilet facilities.
Mayor's Response:	The Mayor acknowledges the concern. The toilet has been designed to be part of the main structure of the proposal to create one simple structure. The toilet will be served by a holding tank which will be drained manually at set times and should have no adverse impact on patrons of the pier.

SUB (60) Ms. Monika Ceran	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	The submission outlines concerns regarding steps to be removed.
Mayor's Response:	The proposal does not propose the removal of any access steps to the Estuary, the proposal does seek to enhance the historic character of the pier by removing the concrete step to the southwest, which comprises of a cut stone parapet wall, which currently creates a barrier to the access steps. These works will enhance access to the Estuary.

SUB (61) Mr. Thomas Devine	
Received Date: 24 th March 2026	

Item No. 1:	
Submission:	Proposed building appears to obstruct or significantly interrupt views. Visual Impact.
Mayor's Response:	<p>The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure. Taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility the location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>The pier is a Protected Structure. The proposal has given consideration to this status, and the design has developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to account for design process to reduce visual impact of the construction.</p> <p>On foot of submissions in relation to the visual impact of the proposed development, Limerick City and County Council propose the following amendment – remove the covered area for the bicycles and reduce the width of the planters along the vehicular entrance. This change reduces the built footprint of the structure by 20m².</p>

SUB (62) Ms. Mary Devine	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	The submission highlights safety and accessibility concerns if the steps are removed without an alternative location being provided.
Mayor's Response:	The proposal does not propose the removal of any access steps to the Estuary, the proposal does seek to enhance the historic character of the pier by removing the concrete step to the southwest, which comprises of a cut stone parapet wall, which currently creates a barrier to the access steps. These works will enhance access to the Estuary.

SUB (63) Ms. Audrey Solley	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Concern with placing picnic benches on the tarmac area, safety risks.
Mayor's Response:	The location of any furniture can be determined in the construction phase.

SUB (64) Frances Cregan	
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Received Date: 24 th March 2026	
Item No. 1:	
Submission:	The pier is historically and visually significant, maritime character, surrounding landscape
Mayor's Response:	<p>The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.</p> <p>The mayor also understands the valuable amenity that the Pier presents to a variety of users. In assessing the proposed development consideration was given to Lifeguard's brief, Kiltteery Swim Group brief, pedestrian experience and safety, deference to the Protected Structure and orientation.</p>
Item No. 2:	
Submission:	Concerns of wind exposure, anti-social behaviour, maintenance challenges, appearance of open building.
Mayor's Response:	The Mayor acknowledges the concern. The proposed structure has been designed to provide a degree of shelter while maintaining visibility and passive supervision. Open access allows the structure operate as a public facility and is intended to balance user comfort with safety, ease of maintenance and accessibility.
Item No. 3:	
Submission:	Review whether location is appropriate, should a more sensitive or minimal approach be preferable.
Mayor's Response:	<p>The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure, taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility and the location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>The design and finishes selected have been specifically identified to assist with the assimilation of the structure, into the local landscape. The visualisations provided, as part of the planning proposals, identifies, the limited impact the proposals will create, on approach on the National Route (N69) and more locally on the approach road.</p>

SUB (65) Mr. Barry McCarthy

Received Date: 24th March 2026

Item No. 1:

Submission:	The pier is historically and visually significant, maritime character, surrounding landscape
Mayor's Response:	<p>The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.</p> <p>The Mayor also understands the valuable amenity that the Pier presents to a variety of users. In assessing the proposed development consideration was given to Lifeguard's brief, Kiltteery Swim Group brief, pedestrian experience and safety, deference to the Protected Structure and orientation.</p>
Item No. 2:	
Submission:	Concerns of wind exposure, anti-social behaviour, maintenance challenges, appearance of open building.
Mayor's Response:	The Mayor acknowledges the concern. The proposed structure has been designed to provide a degree of shelter while maintaining visibility and passive supervision. Open access allows the structure operate as a public facility and is intended to balance user comfort with safety, ease of maintenance and accessibility.
Item No. 3:	
Submission:	Review whether location is appropriate, should a more sensitive or minimal approach be preferable.
Mayor's Response:	<p>The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure. Taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility and the location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>The design and finishes selected have been specifically identified to assist with the assimilation of the structure, into the local landscape. The visualisations provided, as part of the planning proposals, identifies, the limited impact the proposals will create, on approach on the National Route (N69) and more locally on the approach road.</p>

SUB (66) Ms. Fiona Roberts	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	The pier is historically and visually significant, maritime character, surrounding landscape

Mayor's Response:	<p>The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.</p> <p>The Mayor also understands the valuable amenity that the Pier presents to a variety of users. In assessing the proposed development consideration was given to Lifeguard's brief, Kilteery Swim Group brief, pedestrian experience and safety, deference to the Protected Structure and orientation.</p>
Item No. 2:	
Submission:	Concerns of wind exposure, anti-social behaviour, maintenance challenges, appearance of open building.
Mayor's Response:	The Mayor acknowledges the concern. The proposed structure has been designed to provide a degree of shelter while maintaining visibility and passive supervision. Open access allows the structure operate as a public facility and is intended to balance user comfort with safety, ease of maintenance and accessibility.
Item No. 3:	
Submission:	Review whether location is appropriate, should a more sensitive or minimal approach be preferable.
Mayor's Response:	<p>The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure. Taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility and the location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>The design and finishes selected have been specifically identified to assist with the assimilation of the structure, into the local landscape. The visualisations provided, as part of the planning proposals, identifies, the limited impact the proposals will create, on approach on the National Route (N69) and more locally on the approach road.</p>

SUB (67) Ms. Sarah Donovan

Received Date: 24th March 2026

Item No. 1:

Submission:	Concerns regarding the proposed location of the lifeguard station – reduced visibility to the western side of the pier. Request to reassess the location, full visual coverage of both sides of the pier, consult with Water Safety professionals and local swimming groups.
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Mayor's Response:	<p>The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure. Taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility the location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>The proposed location for the structure was selected given it was the only location that gave both swimmers and lifeguards some unobstructed view from the structure directly to the estuary while staying single story. Lifeguards will also be required to patrol the pier, while on duty. Consultation took place with lifeguards on site and with the Water Safety Development Officer, in the Local Authority.</p>
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SUB (68) Ms. Doireann O'Brien	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Protected structure with maritime importance and local heritage value.
Mayor's Response:	The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.
Item No. 2:	
Submission:	Traffic and safety concerns regarding car parking design and capacity
Mayor's Response:	The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure. Taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility the location selected was considered the most appropriate in terms of the siting of the structure.

SUB (69) Mr. Billy McSweeney	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	The pier is historically and visually significant, maritime character, surrounding landscape

Mayor's Response:	<p>The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.</p> <p>The Mayor also understands the valuable amenity that the pier presents to a variety of users. In assessing the proposed development consideration was given to Lifeguard's brief, Kilteery Swim Group brief, pedestrian experience and safety, deference to the Protected Structure and orientation.</p>
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Item No. 2:

Submission:	Concerns of wind exposure, anti-social behaviour, maintenance challenges, appearance of open building.
Mayor's Response:	The Mayor acknowledges the concern. The proposed structure has been designed to provide a degree of shelter while maintaining visibility and passive supervision. Open access allows the structure operate as a public facility and is intended to balance user comfort with safety, ease of maintenance and accessibility.

Item No. 3:

Submission:	Review whether location is appropriate, should a more sensitive or minimal approach be preferable.
Mayor's Response:	<p>The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure, taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility and the location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>The design and finishes selected have been specifically identified to assist with the assimilation of the structure, into the local landscape. The visualisations provided, as part of the planning proposals, identifies, the limited impact the proposals will create, on approach on the National Route (N69) and more locally on the approach road.</p>

SUB (70) Mr. Gerard Reidy

Received Date: 24th March 2026

Item No. 1:

Submission:	Significant issue on site is the lack of adequate parking facilities, assess the potential traffic impact of the development
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Mayor's Response:	acknowledge The Mayor acknowledges the concerns highlighted. The site experiences a variable pattern of use and the proposal is intended to work with the existing vehicular access to the site. The proposal includes one designated universal access space and sustainable modes of transport are supported with the inclusion of bicycle stands.
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SUB (71) Ms. Margaret Fitzgerald	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Site is identified as Protected Structure and valued community amenity
Mayor's Response:	<p>The Mayor acknowledges concerns highlighted. The pier is a Protected Structure. The proposal has given due consideration to this status, and the design has been developed with deference to the heritage on site. An Architectural Heritage Impact Assessment has been carried out to support this design process. The location identified for the proposed structure is considered the least obtrusive, in terms of impacting on the protected nature of the pier.</p> <p>The Mayor also understands the valuable amenity that the pier presents to a variety of users. In assessing the proposed development consideration was given to Lifeguard's brief, Kiltteery Swim Group brief, pedestrian experience and safety, deference to the Protected Structure and orientation.</p>
Item No. 2:	
Submission:	Concerns regarding the proposed location of the lifeguard station – reduced visibility to the western side of the pier.
Mayor's Response:	<p>The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure, taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility and the location selected was considered the most appropriate in terms of the siting of the structure.</p> <p>The proposed location for the structure was selected given it was the only location that gave both swimmers and lifeguards some unobstructed view from the structure directly to the estuary while staying single story. Lifeguards will also be required to patrol the pier.</p>
Item No. 3:	
Submission:	Need for greater engagement with local users.
	Limerick City and County Council have had ongoing engagement with stakeholders in relation to the proposed development, the proposals that have emerged have considered all elements highlighted to date, the proposed structure, when

	delivered will enhance the amenity for all users and provide permanent facilities for Lifeguards patrolling the pier during summer months.
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SUB (72) Mr. Jimmy O'Donoghue	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Traffic congestion concerns, safety concerns including reduced visibility, safety concerns for pedestrians, obstruction of access for emergency vehicles, traffic conflicts.
Mayor's Response:	The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure. Taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility the location selected was considered the most appropriate in terms of the siting of the structure.

SUB (73) Mr. Pat Noonan	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	Plans proposed are too elaborate and therefore too costly
Mayor's Response:	Limerick City and County Council acknowledge this concern. The proposal was informed by the Lifeguard's brief, Kiltteery Swim Group brief, pedestrian experience and safety, deference to the Protected Structure and orientation as well as coastal conditions and the environment.
Item No. 2:	
Submission:	Building is in the wrong area; it will take from the natural area.
Mayor's Response:	The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure., Taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility the location selected was considered the most appropriate in terms of the siting of the structure.
Item No. 3:	
Submission:	Proposal will give rise to vandalism and unruly behaviour.
Mayor's Response:	The Mayor acknowledges the concern. The proposed changing areas are designed to provide a degree of shelter while maintaining visibility and passive supervision.

SUB (74) Ms. Joan Maher	
Received Date: 24 th March 2026	
Item No. 1:	

Submission:	The building is too big and being built in the wrong place and will destroy appearance of the pier.
Mayor's Response:	The Mayor acknowledges this concern. The proposal was informed by the Lifeguard's brief, Killeary Swim Group brief, pedestrian experience and safety, deference to the Protected Structure and orientation as well as coastal conditions and the environment. Full site analysis was carried out to determine the optimum location for the structure. Taking into consideration all of the constraints on the site, particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility the location selected was considered the most appropriate in terms of the siting of the structure.
Item No. 2:	
Submission:	Drivers coming on to the pier won't have a view of the children getting out of the water and running across to cars parked there
Mayor's Response:	The Mayor acknowledges this concern. Cars will need to cross a raised table top when driving on to the pier, which will mean they will have to slow down. Once passed the raised table top they will have sight of access routes to the water.
Item No. 3:	
Submission:	It will cut down on parking spaces; parking is very tight in the summer months.
Mayor's Response:	The Mayor acknowledges the concern. Great consideration was given to parking, pedestrians and safety when preparing the proposal. The siting and location of the proposed structure, allows to retain as much parking, as can be achieved on site.
Item No. 4:	
Submission:	Worry that it will attract anti-social behaviour, the building is too open to give shelter to swimmers in bad weather and in my opinion not fit for purpose.
Mayor's Response:	The Mayor acknowledges the concern. The proposed changing areas are designed to provide a degree of shelter while maintaining visibility and passive supervision. Open access allows the structure operate as a public facility and is intended to balance user comfort with safety, ease of maintenance and accessibility.

SUB (75) Mr. Chris Noonan (Submission No. 2)
Received Date: 24th March 2026

Item No. 1:

Submission:	The proposed building is considered to be in the wrong location, and is considered too dominant on the Pier.
Mayor's Response:	The Mayor acknowledges the concerns highlighted. Full site analysis was carried out to determine the optimum location for the structure, taking into consideration all of the constraints on the site,

	particularly ecological impact, visual impact, built heritage impact, traffic safety on the pier and ultimately the needs of the users of the facility and the location selected was considered the most appropriate in terms of the siting of the structure.
Item No. 2:	
Submission:	The open nature of the changing area is too exposed and open to prevailing winds.
Mayor's Response:	The Mayor acknowledges the concern raised. The proposed changing areas are designed to provide a degree of shelter while maintaining visibility and passive supervision. Open access allows the structure operate as a public facility and is intended to balance user comfort with safety, ease of maintenance and accessibility.
Item No. 2:	
Submission:	The proposed structure will attract anti-social behaviour, on to the pier.
Mayor's Response:	The Mayor acknowledges the concern. The proposed changing areas are designed to provide a degree of shelter, while maintaining visibility and passive supervision.
Item No. 3:	
Submission:	The location of the new toilet is too near picnic area.
Mayor's Response:	The Mayor acknowledges the concern highlighted. The toilet has been designed to be part of the main structure of the proposal to create one simple structure. The toilet will be served by a holding tank which will be drained manually at set times and should have no adverse impact on patrons of the pier.

Submissions from Statutory Bodies:

SUB (76) Uisce Éireann	
Received Date: 24 th March 2026	
Item No. 1:	
Submission:	The applicant shall enter into a Connection Agreement with Uisce Éireann to provide for a service connection to the public water supply network and adhere to the standards and conditions set out in that agreement.
Mayor's Response:	The Mayor acknowledges this observation. No onsite connection to the public water supply is proposed.
Item No. 2:	
Submission:	The applicant shall agree the disposal method, frequency and discharge point for wastewater collected from the proposed Foul Storage Tank with Uisce Éireann, to avoid introducing septicity into the public wastewater collection network and to ensure capacity at the receiving Wastewater Treatment Plant
Mayor's Response:	The Mayor acknowledges this observation. This will be agreed with Uisce Éireann.
Item No. 3:	

Submission:	All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice.
Mayor's Response:	The Mayor acknowledges this comment and will adhere to Uisce Éireann's Standard Details and Codes of Practice.
Item No. 4:	
Submission:	Uisce Éireann does not permit Build Over of its assets. Where the applicant proposes to build over or divert existing water or wastewater services the applicant shall have received written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works commencing.
Mayor's Response:	Noted.

SUB (77) Abha Bhán Parish Park CLG and Kiltetry Kids and Parents and Swim Groups, Loughill Facebook Community

Received Date: 27th March 2026

Item No. 1:

Submission:	Submission outlined polls conducted by local committees within the parish of Loughill and Ballyhahill. The outcome of these polls clearly indicates strong support with the local community for this development: <ul style="list-style-type: none"> • Abha Bhán Parish Park Committee est. 2015 – Poll, 100% in favour • Kiltetry Kids and Parents Swim Group est. 2020 – Poll, 99% in favour • Loughill Facebook page – 206 'Likes' and 26 positive comments
Mayor's Response:	Noted.

SUB (78) Health Service Executive

Received Date: 27th March 2026

Item No. 1:

Submission:	The deployment of any proposed effluent storage facility should incorporate a load level alarm system that provides notification /signal or alarm to indicate the tank is nearing capacity and emptying is required.
Mayor's Response:	The proposed effluent storage facility will incorporate a load level alarm system that provides notification, when in need of emptying in order to manage the system.

4.0 Habitats Directive Project Screening Assessment

An Appropriate Assessment Screening Report has been undertaken by the Ecology Research and Solutions for the proposed development. The pier is located in the Shannon Estuary. The area is a part of the Lower River Shannon SAC and River

Shannon and River Fergus Estuaries SPA. The habitat immediately surrounding the pier, on both sides are mudflats which are protected as part of the SAC. The AA screening found that the SAC and SPA are connected to the site via surface water pathways and examined the potential for these pathways to function as impact pathways with consequent potential for significant effects to these European Sites. The Screening concludes: *Of the SACs and SPAs within the vicinity of the proposed construction works only two; the Lower River Shannon SAC (002165) and the River Shannon and River Fergus SPA (004077) are connected hydrologically to the site. There are no works planned along the estuary, in the vicinity of these works that could be regarded as having a cumulative negative impact on the habitats immediately adjacent to the pier. In conclusion, the construction of a new swimming shelter at Kiltteery Pier, Loughill, Co. Limerick will not have a significant negative impact on any sites that are part of the Natura 2000 network. There is no need for the AA to advance to stage 2.*

The application and the associated documentation have been reviewed by the Councils Heritage Officer (Report dated 19/03/2026) and a report has been placed on file which outlines the following:

- All of the works take place within the existing footprint of the pier area, so there is no encroachment into the surrounding habitats. There will be no new discharge or abstraction during the operational stage. A CEMP indicates the measures which will be employed to cater for potential emissions from the project during the construction stage in particular.
- Possible noise and vibration element of the works (due to their small scale) is unlikely to extend beyond 40m from the pier. Since migratory fish use the central channel of the Shannon for passage they are outside the range of influence of any possible effects. In terms of whether the measures in question are part of the project it should be noted that the measures in the CEMP are included as part of the project documentation as submitted for the Part 8 which indicates that they are an integral part of the project.
- The measures in the CEMP are also in the Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters (IFI 2016). In this document these are presented as measures designed to safeguard water quality generally rather than specifically for Natura 2000 sites. As such they can be considered standard measures for application across a wide variety of locations not just those within the SAC site.

Overall, having regard to the above, 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 Ecology Research and Solutions for the proposed restoration and enhancement of the collapsed pier structure and the

provision of new public-use facilities and considers whether an EIA is required for same. The Screening Report outlines the proposed development is considered sub-threshold as per the Screening Report and does not fall within the mandatory requirements for an EIA as specified in Section 5 of the Planning and Development Regulations 2001 (as amended). The project does not meet the thresholds and criteria for EIA as set out in the EIA Directive and Schedule 5 of the 2011 Regulations. The EIA Screening Report has provided an assessment of the project against the Schedule 7 criteria of Planning and Development Regulations, 2011 for the avoidance of doubt. The application and the associated documentation has been reviewed by the Councils Heritage Officer and a report has been placed on file which outlines *“in terms of the EIA, from the point of view of the planning regulations, the project is subthreshold and does not encroach onto the mudflat habitat. The issue of possible emissions has been considered under the measures contained in the CEMP, while the timing of the works will avoid disturbance to wintering wildfowl.”*

The LCCC Heritage Officer (19/03/2026) has reviewed the screening and accepts the screening conclusion. Given the scale, nature and location of the project and taking account of all available information, the overall probability of significant impacts on the receiving environment arising from the proposed development it is considered that the development as proposed does not require the preparation of an Environmental Impact Assessment Report.

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 SF O1 Social Framework Strategy It is an objective of the Council to: a) Improve the quality of life of residents in the regeneration communities, focused on improving health and well-being, closing gaps in health with the average population, improving the social environment and safety on the estates, stabilising community life and supporting civic engagement in the community. b) Address the needs of the population so that they can access opportunities, closing gaps with the average population. This covers improved access to economic and social opportunities linked to preventive interventions in early years, interventions to improve attainment in education from the earliest stages and access to further education, training and work. c) Improve the coherence of service provision across the statutory and voluntary/community sector, with a view to improving effectiveness in responding to needs of the population and to achieve better value for money invested by the totality of the services. d) Continue to support and develop Community Enterprise Centres as Community Hubs. e) Continue to support sport, recreation and cultural activities. f) Enhance and build civic engagement and community participation. g) Continue to support community safety through CCTV, improved communication and community policing. h) Enhance monitoring and review of the Social Intervention Fund by providing training and follow up support to local projects. i) Progress and strengthen through the role of the Local Strategic Advisory and Monitoring Group, to ensure a

whole of Government approach. j) Connect the Social Intervention Fund to mainstream programmes so that different funding streams can work together to sustain quality services that meet the needs of the regeneration residents. k) Continue to fund a balance of preventative interventions, working with children and young people and targeted interventions to support individuals and families with more complex needs.

Objective ECON O50 Facilities and Amenities incidental to Tourist and Recreational Attractions and Scenic Views

It is an objective of the Council to consider public facilities and amenities of a type and scale that are incidental to tourist attractions and associated services where they would:

- Allow these attractions to be enjoyed and accessed by the public;
- Cater for basic needs of the public, incidental to the enjoyment of these attractions;
- Help to protect sensitive features through information and by appropriate management;
- Be adequately serviced and managed;
- Be inclusive to all members of the community.

Applications must be accompanied by a management plan and justified by reference to a coherent, evidence-based tourism and recreational strategy applicable to the area. Such development should not impair the capacity of the road network.

Objective EH O1 Designated Sites and Habitats Directive

It is an objective of the Council to ensure that projects/plans likely to have significant effects on European Sites (either individually or in combination with other plans or projects) are subject to an appropriate assessment and will not be permitted under the Plan unless they comply with Article 6 of the Habitats Directive. The Council, will through the planning enforcement process where applicable, seek to restore the ecological functions of designated sites, where they have been damaged through inappropriate development

- **Objective EH O1 Designated Sites and Habitats Directive** It is an objective of the Council to ensure that projects/plans likely to have significant effects on European Sites (either individually or in combination with other plans or projects) are subject to an appropriate assessment and will not be permitted under the Plan unless they comply with Article 6 of the Habitats Directive. The Council, will through the planning enforcement process where applicable, seek to restore the ecological functions of designated sites, where they have been damaged through inappropriate development

- **Objective EH O50 Work to Protected Structures**

It is an objective of the Council to:

- Protect structures included on the RPS from any works that would negatively impact their special character and appearance.

- Ensure that any development proposals to Protected Structures, their curtilage and setting, shall have regard to the Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of the Arts, Heritage and the Gaeltacht.

- Ensure that all works are carried out under the supervision of a qualified professional with specialised conservation expertise.

d) Ensure that any development, modification, alteration, or extension affecting a Protected Structure and/ or its setting, is sensitively sited and designed and is appropriate in terms of the proposed scale, mass, height, density, layout and materials.

e) Ensure that the form and structural integrity of the Protected Structure is retained in any redevelopment and that the relationship between the Protected Structure and any complex of adjoining buildings, designed landscape features, or views and vistas from within the grounds of the structure are respected.

f) Respect the special interest of the interior, including its plan form, hierarchy of spaces, architectural detail, fixtures and fittings and materials.

g) Support the re-introduction of traditional features on protected structures where there is evidence that such features (e.g. window styles, finishes etc.) previously existed.

h) Ensure that new and adapted uses are compatible with the character and special interest of the Protected Structure.

i) Protect the curtilage of Protected Structures and to refuse planning permission for inappropriate development within the curtilage and attendant grounds, that would adversely impact on the special character of the Protected Structure.

j) Protect and retain important elements of built heritage including historic gardens, stone walls, entrance gates and piers and any other associated curtilage features.

k) Ensure historic landscapes and gardens associated with Protected Structures are protected from inappropriate development.

- **Objective TR O42 – Roads and Streets:** It is an objective of the Council to secure improvements of the road network in Limerick, including improved pedestrian and cycle facilities, in conjunction and co-operation with relevant stakeholders, subject to resources becoming available.
- **Objective SCSi O8 Place-making for the Community:** It is an objective of the Council to: a) Develop and protect an open space network and hierarchy of quality public and community spaces, to extend close to where people live and which can accommodate a variety of recreational amenities and facilities for the community at large. b) Incorporate specific facilities and amenities that would promote exercise and movement as well as rest and relaxation in a natural way and in a variety of settings.
- **Objective CAF O11 Nature Based Solutions:** It is an objective of the Council to promote integration and delivery of nature-based solutions and infrastructure in new developments, including surface water management, public realm and community projects as a means of managing flood risk and enhancing the natural environment.

7.0 Appraisal

Principle of Development:

This Part 8 application relates to an improvement of facilities at Kiltteery Pier to provide a fit for purpose amenity facility for the current users and the associated lifeguard service with the provision of changing facilities, a public communal space, lifeguard facilities, alteration to the parking layout and remedial works to the pier and improvement to the stepped access arrangement for bathers.

Stakeholder engagement took place with a number of businesses, organisations and community groups in relation to preliminary design options and to gain specific feedback. The feedback was taken into consideration with regard to finalising a design/layout of the project.

The design aims to achieve the objectives as set out in the Limerick Development Plan and the Limerick 2030 Plan by way of providing a fit for purpose amenity facility for the current users and the associated lifeguard service. Taking into account the above, and the existing use on site, the proposed development is considered acceptable in principle.

Design and Layout

The purpose of the proposed works, is to provide a fit for purpose amenity facility for the current users and the associated lifeguard service with the provision of

- Single storey pavilion and pier wall consisting of public changing facilities, a public communal space, a lifeguard station and lifeguard WC and all ancillary site works. Provision of 1x no. UA parking space, 2x no. unmarked public parking spaces, vehicular ramp, planters and wastewater holding tank to pier.
- Remedial works to the pier including repointing of pier flagstones, canted pier wall and cut stone steps.
- Partial demolition of the southern pier wall limited to the 20th century element. Demolition of modern concrete step to access route of northern steps of pier. Removal of modular building and relocation of Shannon Commissioners stone.

The pavilion is proposed as a continuous bar, located on to the eastern side of the pier. It spans a length of 43.2metres and has a folding roof design with a maximum ridge height of 3.82m It is arranged in a as a series of bays, incorporating the existing vehicular access. The building is set out so that communal services- seating areas, changing space bicycle storage, are grouped in the centre and the lifeguard facilities at either end. The Design Statement submitted with the application outlines that the Lifeguard Hut is placed where the views of the water are best and most quickly accessed from.

On foot of submissions in relation to the visual impact of the proposed development, a modified design is proposed. The modified design provides for the removal of the covered area for the bicycles, and the width of the planters along and the vehicular entrance are reduced. This change reduces the built footprint of the structure by 20m². See proposed modified plan here:

project and submitted as part of the Part 8 application documentation. It details the history of the development of the pier and describes the setting and design of the existing site. The Assessment concludes *“the new building is visually tucked under the rocky outcrop and for that reason does not disturb the horizon lines of Co Clare along the estuary. The setting of the pier in the estuary and from the main approach are not significantly impacted by the new building. Also the removal of the modern accretions on top of the pier lessens the visual noise and brings the pier back to something closer to its original appearance”*.

The proposal has been reviewed by the Council Conservation Officer, and a report has been received on file which outlines “the proposed design is appropriate to the architectural heritage context and that the development will enhance the amenity and continued use of the Protected Structure”.

8.0 Conclusion

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 and the proper planning and sustainable development of the area. The proposed public realm enhancements, pedestrian zones, shared surface proposals and planting will provide for provide a fit for purpose amenity facility for the current users and the associated lifeguard service a more safe, accessible, inviting and more attractive area to visit and will have a positive impact in terms of revitalising this important coastal amenity. Pursuant to Section 179(3)(a) of the Planning and Development Act 2000 (as amended) it is recommended that the proposed development is modified by reducing the built footprint of the structure by 20m² as recommended in the report.



Mr. John Moran

Mayor

Limerick City & County Council

Date: 21/5/26

Limerick City & County Council

Re: Part 8 Proposal for the following:

Part 8 proposal, Reference PT8LL343 – The construction of single storey pavilion and pier wall consisting of public changing facilities, a public communal space, a lifeguard station and lifeguard WC and all ancillary site works. Provision of 1x no. UA parking space, 2x no. unmarked public parking spaces, vehicular ramp, planters and wastewater holding tank to pier. Remedial works to the pier including repointing of pier flagstones, canted pier wall and cut stone steps. Partial demolition of the southern pier wall limited to the 20th century element. Demolition of modern concrete step to access route of northern steps of pier. Removal of modular building and relocation of Shannon Commissioners stone. This planning application contains works to a protected structure RPS: 515, NIAH Reg No. 21900901. The proposal has undergone Appropriate Assessment Screening in accordance with Article 6(3) of the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU at at Kilteery Pier, Loughill, Limerick.

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing, at Kilteery Pier, Loughill, Limerick construction of single storey pavilion and pier wall consisting of public changing facilities, a public communal space, a lifeguard station and lifeguard WC and all ancillary site works. Provision of 1x no. UA parking space, 2x no. unmarked public parking spaces, vehicular ramp, planters and wastewater holding tank to pier. Remedial works to the pier including repointing of pier flagstones, canted pier wall and cut stone steps. Partial demolition of the southern pier wall limited to the 20th century element. Demolition of modern concrete step to access route of northern steps of pier. Removal of modular building and relocation of Shannon Commissioners stone.

The plans and particulars were placed on public display from the 11th February 2026 up to and including 12th March 2026, and submissions and observations were invited up to the 26th March 2026 in accordance with the requirements of 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 Ecology Research and Solutions on behalf of the Community Sport and Rural Development Directorate 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. Appropriate Assessment 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 Ecology Research and Solutions 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 the The construction of single storey pavilion and pier wall consisting of public changing facilities, a public communal space, a lifeguard station and lifeguard WC and all ancillary site works. Provision of 1x no. UA parking space, 2x no. unmarked public parking spaces, vehicular ramp, planters and wastewater holding tank to pier. Remedial works to the pier including repointing of pier flagstones, canted pier wall and cut stone steps. Partial demolition of the southern pier wall limited to the 20th century element. Demolition of modern concrete step to access route of northern steps of pier. Removal of modular building and relocation of Shannon Commissioners stone. This planning application contains works to a protected structure RPS: 515, NIAH Reg No. 21900901. at Kiltteery Pier, Loghill, Limerick.



Director General

Limerick City & County Council

Date: 21/5/26

Limerick City & County Council

Re: Part 8 Proposal for the following:

Part 8 proposal -Reference PT8LL343 – The construction of single storey pavilion and pier wall consisting of public changing facilities, a public communal space, a lifeguard station and lifeguard WC and all ancillary site works. Provision of 1x no. UA parking space, 2x no. unmarked public parking spaces, vehicular ramp, planters and wastewater holding tank to pier. Remedial works to the pier including repointing of pier flagstones, canted pier wall and cut stone steps. Partial demolition of the southern pier wall limited to the 20th century element. Demolition of modern concrete step to access route of northern steps of pier. Removal of modular building and relocation of Shannon Commissioners stone. This planning application contains works to a protected structure RPS: 515, NIAH Reg No. 21900901 at Kiltteery Pier, Loughill, Limerick.

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing, at Kiltteery Pier, Loughill, Limerick construction of single storey pavilion and pier wall consisting of public changing facilities, a public communal space, a lifeguard station and lifeguard WC and all ancillary site works. Provision of 1x no. UA parking space, 2x no. unmarked public parking spaces, vehicular ramp, planters and wastewater holding tank to pier. Remedial works to the pier including repointing of pier flagstones, canted pier wall and cut stone steps. Partial demolition of the southern pier wall limited to the 20th century element. Demolition of modern concrete step to access route of northern steps of pier. Removal of modular building and relocation of Shannon Commissioners stone.

The plans and particulars were placed on public display from the 11th February 2026 up to and including 12th Marh 2026, and submissions and observations were invited up to the 26th March 2026 in accordance with the requirements of 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 Ecology Research and Solutions on behalf of the Community Sport and Rural Development Directorate 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 (all works are to be carried out entirely within existing built footprint of Kiltteery Pier). 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 Environmental Impact Assessment Screening Report prepared by Ecology Research and Solutions makes a determination that, makes a determination that an Environmental Impact Assessment will not be required to inform the proposal for the The construction of single storey pavilion and pier wall consisting of public changing facilities, a public communal space, a lifeguard station and lifeguard WC and all ancillary site works. Provision of 1x no. UA parking space, 2x no. unmarked public parking spaces, vehicular ramp, planters and wastewater holding tank to pier. Remedial works to the pier including repointing of pier flagstones, canted pier wall and cut stone steps. Partial demolition of the southern pier wall limited to the 20th century element. Demolition of modern concrete step to access route of northern steps of pier. Removal of modular building and relocation of Shannon Commissioners stone. at Kiltteery Pier, Loughill, Co. Limerick



Director General

Limerick City & County Council

Date: 21/5/26