



LIMERICK CITY & COUNTY COUNCIL

PLANNING AND ENVIRONMENTAL SERVICES

SECTION 5 APPLICATION

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: Ronald Baker _____

Applicant's Address: Barley Grove, Killarney Road, Adare Co Limerick V94HH1X

Name of Agent (if any): Hughes Planning and Development Consultants,

Address: 85 Merrion Square, Dublin

2 _____

Telephone No. _015390710_____

Address for Correspondence: _85 Merrion Square. Dublin

2 _____

Location of Proposed development: _lands on and adjoining Adare Pitch & Putt Club, Killarney Road, Adare, Co. Limerick (V94 WR82)._____

Description of Proposed development:

Whether the placement and maintenance of tents and other temporary and movable structures on site to provide accommodation, food service and support amenities for attendees of the 2027 Ryder Cup pursuant to Class 37 of the Planning and Development Regulations 2001 (as amended) is or is not development and if it is, whether this development constitutes exempted development?

Is this a Protected Structure or within the curtilage of a Protected Structure.
YES/NO

Applicant's interest in site: __Owner_____

List of plans, drawings, etc. submitted with this application:

_Planning Report, Appropriate Assessment Screening, Sit Layout Plan, OS Map

Have any previous extensions/structures been erected at this location YES/NO

If Yes please provide floor areas of all existing structures:

NOTES: Application must be accompanied by:

- (a) Fee of €80
- (b) Site location map
- (c) Site layout plan
- (d) Dimensioned plans and elevations of the structure and any existing structures.
- (e) Where the declaration is in respect of a farm building, a layout identifying the use of each existing building together with floor area of each building.

Application to be forwarded to:

Limerick City & County Council,
Planning and Environmental Services,
City & County Council Offices,
Dooradoyle Road,
Limerick.

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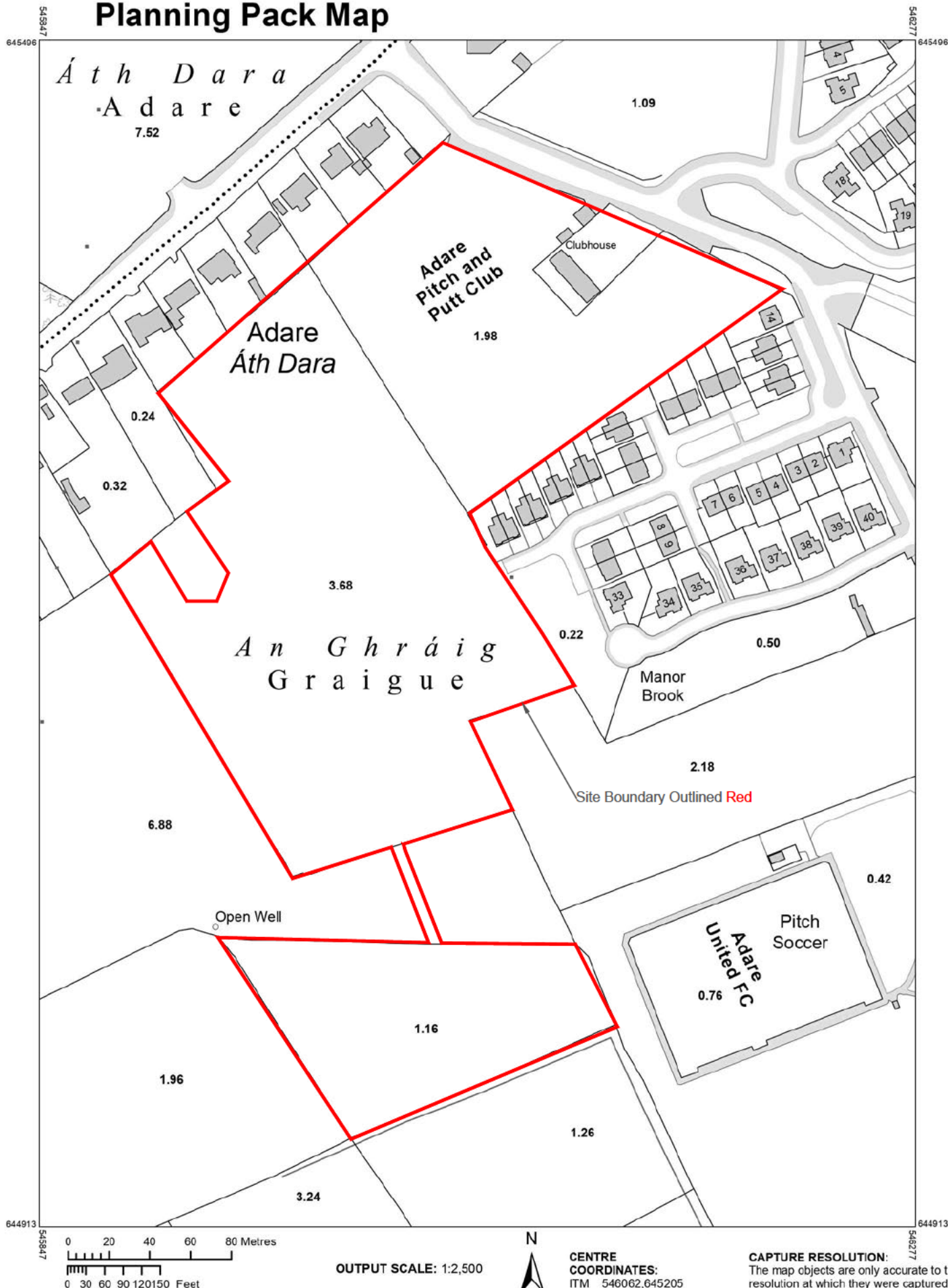
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Date Received _____

Fee Received _____

Date Due _____

Planning Pack Map



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PUBLISHED:
26/05/2026

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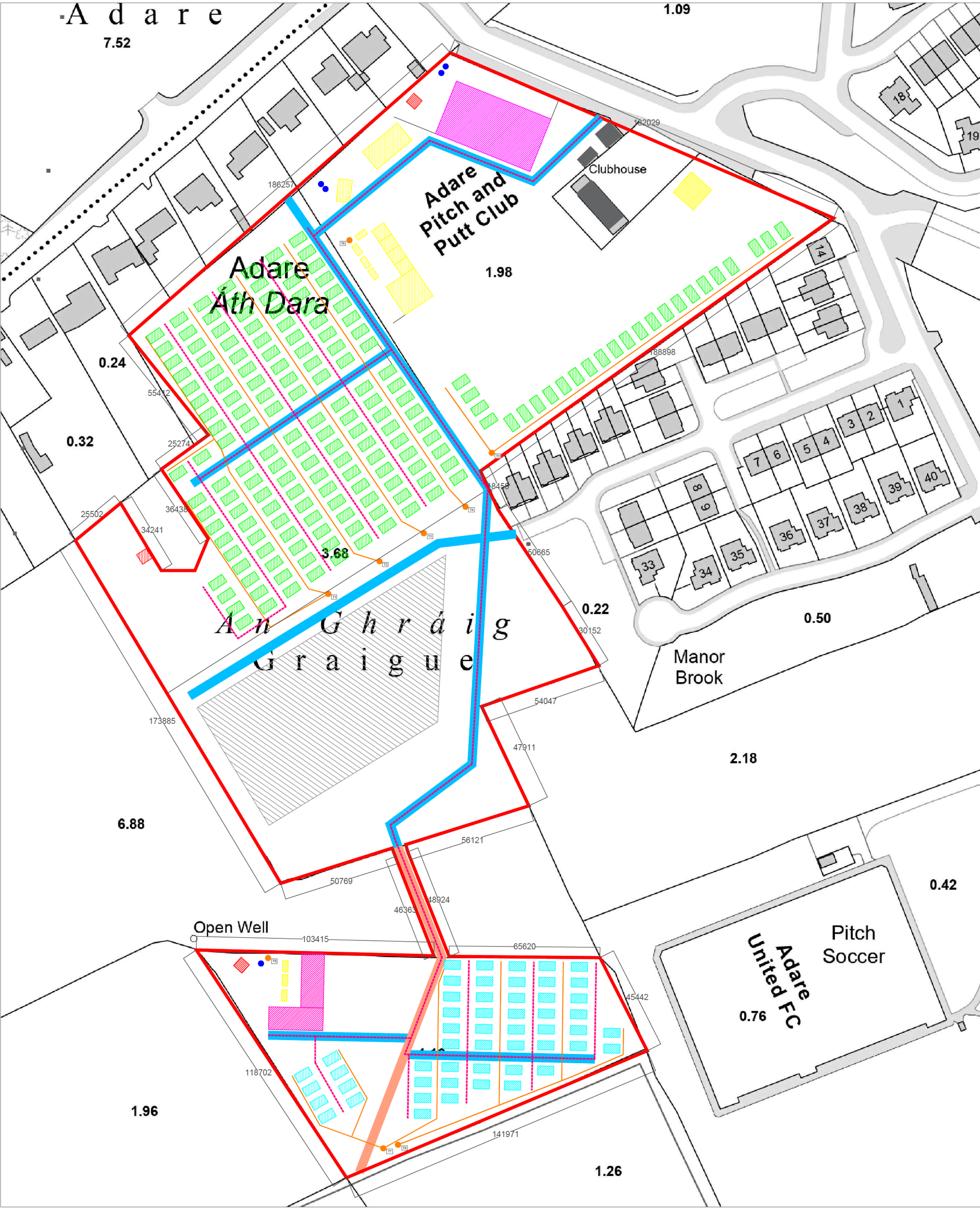
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Legend:

- Guest Accomodation Tents
- Staff Accomodation Tents
- Catering Tents
- Service Tents
- Guest Car Parking
- Generator
- Water Tanks
- Wastewater Tanks
- 150mm Ø Wastewater Pipes
- Pedestrian Routes
- Ground Protection Mats
- Existing Path

REV	DATE	STATUS	DR	CH	APP



Multidisciplinary Building Consultants
Dublin | Galway | Clifden
Telephone: +353 (0) 91 394 185
omcgroup.ie

PROJECT TITLE:
Part 5 Application For Ryder Cup
Temporary Glamping Accomodation

DRAWING DESCRIPTION:
Proposed Site Layout - Issued For
Comment 29/05/2026

CLIENT:
Camp Kerala

LOCATION:
Adare, Co. Limerick

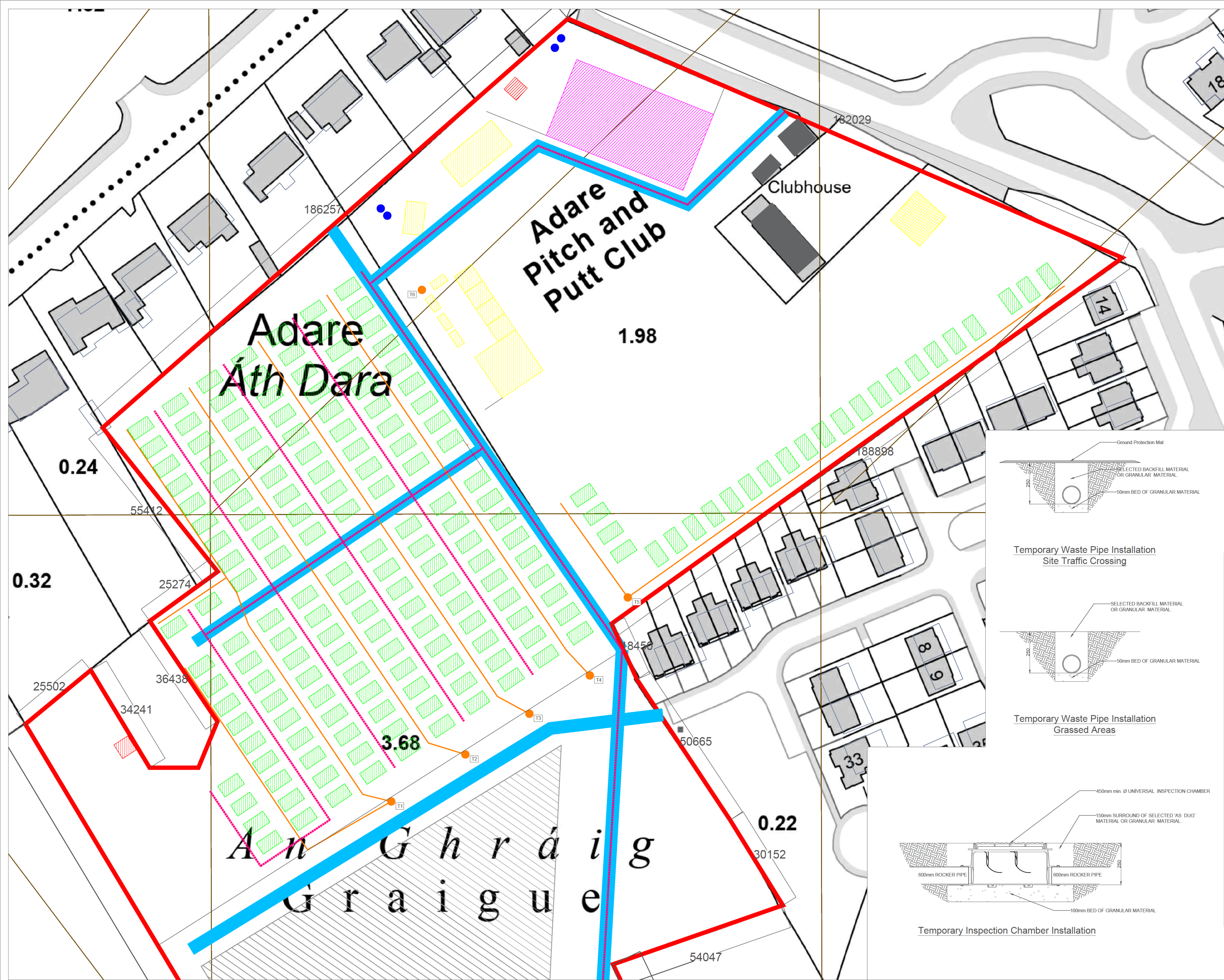
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2796-28

DATE:
29/05/2026

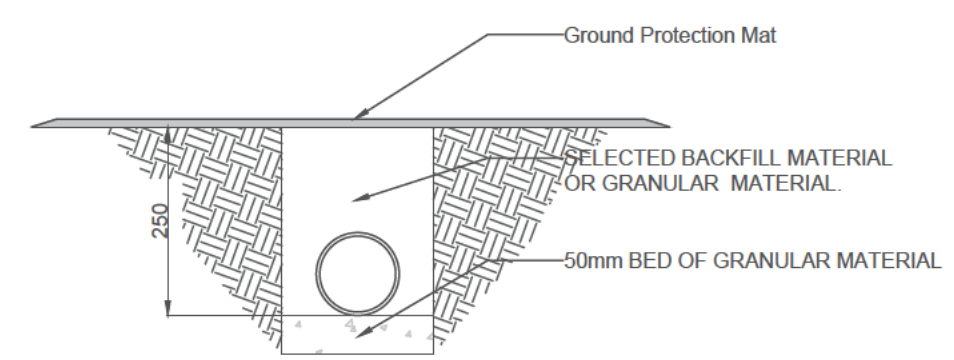
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PROJECT · ORIG · VOL · LEVEL · TYPE · ROLE · DWG. No.

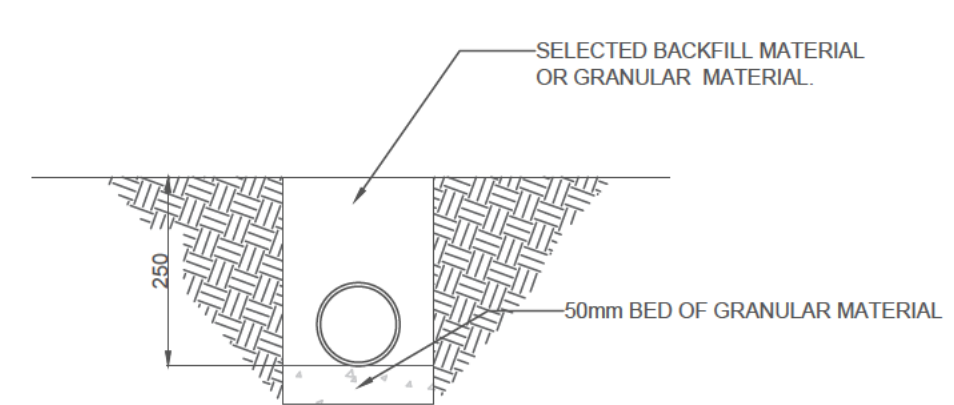
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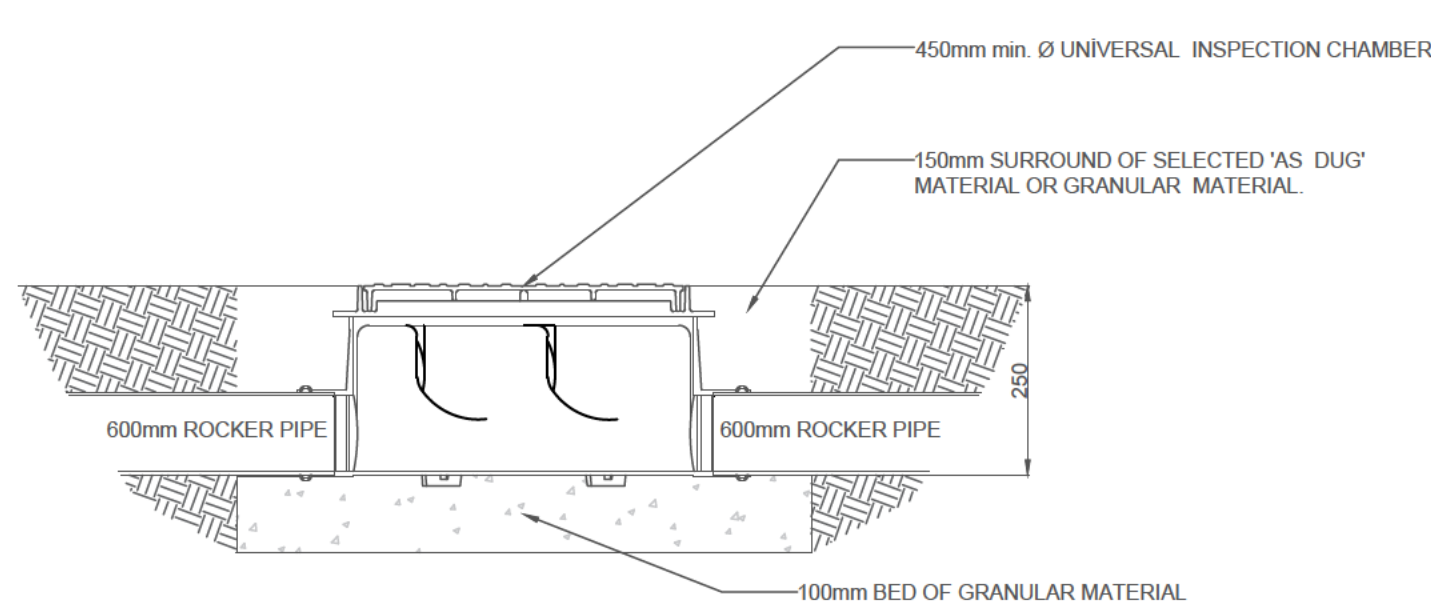
- Legend:
- Guest Accomodation Tents
 - Staff Accomodation Tents
 - Catering Tents
 - Service Tents
 - Guest Car Parking
 - Generator
 - Water Tanks
 - Wastewater Tanks
 - 150mm Ø Wastewater Pipes
 - Pedestrian Routes
 - Ground Protection Mats
 - Existing Path



Temporary Waste Pipe Installation
Site Traffic Crossing



Temporary Waste Pipe Installation
Grassed Areas



Temporary Inspection Chamber Installation

REV	DATE	STATUS	DR	CH	APP

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Dublin | Galway | Clifden
Telephone: +353 (0) 91 394 185
omcgroup.ie

PROJECT TITLE:
Part 5 Application For Ryder Cup
Temporary Glamping Accomodation

DRAWING DESCRIPTION:
Proposed Site Layout &
Typical Drainage Details

CLIENT:
FUEL

LOCATION:
Adare, Co. Limerick

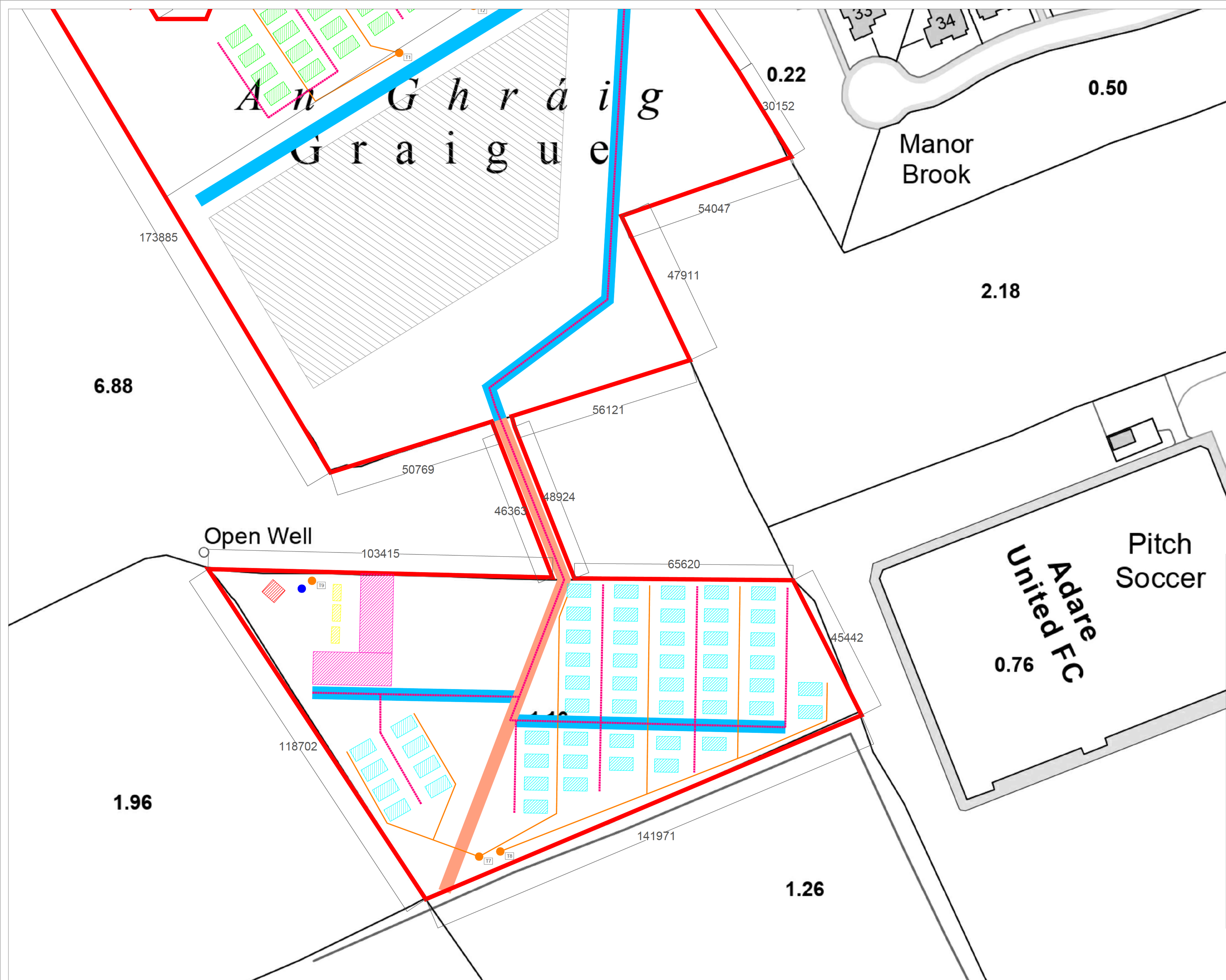
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2796-28

DATE:
29/05/2026

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PROJECT · ORIG · VOL · LEVEL · TYPE · ROLE · DWG. No.

STATUS S0	PURPOSE OF ISSUE W.I.P	REV. P01
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Legend:

-  Guest Accommodation Tents
-  Staff Accommodation Tents
-  Catering Tents
-  Service Tents
-  Guest Car Parking
-  Generator
-  Water Tanks
-  Wastewater Tanks
-  150mm Ø Wastewater Pipes
-  Pedestrian Routes
-  Ground Protection Mats
-  Existing Path

REV	DATE	STATUS	DR	CH	APP



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PROJECT TITLE:

Part 5 Application For Ryder Cup Temporary Glamping Accomodation

DRAWING DESCRIPTION:

Proposed Site Layout

CLIENT:

FUEL

LOCATION

Adare, Co. Limerick

PROJECT NO:

DATE:
29/05/2026

SCALE:
1:500

	DRAWN: DOR
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PROJECT · ORIG. · VOL · LEVEL · TYPE · ROLE · DWG. No

STATUS
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PURPOSE OF ISSUE
W.I.P

REV.	P01
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ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

June 2026

Prepared for: Fiona McGinn

Site Address: Adare Pitch & Putt Club, Killarney Road, Adare, Co. Limerick, V94 WR82

Prepared by: Larry Manning
Email: larry.manning@omcgroup.ie
Phone: +353 87 353 9990



ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

Rev.	Status	Date	Author	Approved by
01	Final	02/06/2026	LM	LM

Project Note

This final draft has been updated to reflect the latest Section 5 planning information and site layout drawings for the proposed temporary Camp Kerala glamping, hospitality and staff accommodation site serving the 2027 Ryder Cup at Adare Manor. The subject lands are confirmed as lands on and adjoining Adare Pitch & Putt Club, Killarney Road, Adare, Co. Limerick (V94 WR82). This version incorporates the Hughes Planning and Development Consultants Section 5 Planning Report dated June 2026 and the OMC site layout drawings dated 29/05/2026. The report applies the Schedule 5, Schedule 7 and Schedule 7A EIA screening framework.

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1 Report Control

Prepared for	Site Address
FUEL / Camp Kerala	Lands on and adjoining Adare Pitch & Putt Club, Killarney Road, Adare, Co. Limerick (V94 WR82)

Prepared by	Contact
Larry Manning / OMC Group	larry.manning@omcgroup.ie / +353 87 353 9990

Rev.	Status	Date	Author	Approved by
02	Final Draft for Client Review	02/06/2026	LM	LM

2 Statement of Authority

This report was prepared by Larry Manning MIMarEST, Principal Ecologist, who has over 15 years of experience as an ecologist working across consultancy, research and regulatory environments. Larry's experience includes Appropriate Assessment, Ecological Impact Assessment, EIAR biodiversity chapters, ornithology, mammal, bat, reptile, amphibian, aquatic ecology and invasive species assessment. Larry has led ecological assessments for infrastructure, renewable energy, residential, commercial, marine and event-related projects and has prepared mitigation, monitoring and reporting strategies to support robust evidence-based decision making.

This report is a final draft EIA Screening Report prepared on the basis of project details provided by Camp Kerala / FUEL, the Hughes Planning and Development Consultants Section 5 Planning Report, the OMC site layout drawings dated 29/05/2026, and previous event management information supplied to OMC. The report should be read alongside the project delivery documents for drainage, water supply, lighting, traffic, health and safety, landscape, waste management and site reinstatement.

3 Introduction

3.1 Background

OMC has been commissioned to prepare an Environmental Impact Assessment Screening Report for a temporary accommodation, hospitality and staff village site proposed by Camp Kerala / FUEL to serve the 2027 Ryder Cup at Adare Manor, County Limerick. The subject site comprises lands on and adjoining Adare Pitch & Putt Club, Killarney Road, Adare, Co. Limerick (V94 WR82). The proposal is to provide temporary high-end glamping accommodation and associated support amenities, including guest accommodation tents, staff accommodation, catering tents, service tents, guest car parking, water tanks, wastewater tanks, wastewater drainage pipework, pedestrian routes and temporary ground protection mats.

The report has been prepared to assist the competent authority in determining whether the proposed temporary development is likely to have significant effects on the environment and whether an Environmental Impact Assessment Report is required. It has also been prepared in the context of a Section 5 application seeking a declaration on whether the placement and maintenance of tents and other temporary and movable structures on the lands, to provide accommodation, food service and

support amenities for attendees of the 2027 Ryder Cup, constitutes exempted development pursuant to Class 37 of Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended.

The 2027 Ryder Cup is scheduled to take place at Adare Manor, County Limerick from 13 to 19 September 2027. The subject site is located within approximately 1 km of Adare Manor and within walking distance of Adare town centre. The temporary use will be undertaken in accordance with the Section 5 planning approach and the relevant Class 37 duration and reinstatement limitations.

3.2 Project screening notes

The latest project information identifies a temporary accommodation site on and adjoining Adare Pitch & Putt Club, comprising the pitch and putt lands, adjoining sleeping tent field, guest car parking area and a separate staff village. The Hughes Planning report states that the subject site extends to approximately 6.89 ha / 17 acres, while the current operational area schedule previously supplied for screening comprises approximately 66,490.86 m² / 6.649 ha. For screening purposes the larger 6.89 ha site extent is considered on a precautionary basis, with the 6.649 ha operational footprint used to assess the temporary infrastructure arrangement.

Element	Area / Capacity	Notes for Screening
Pitch and Putt, sleeping tent field and guest car parking	55,217.95 m ² / 5.522 ha	Main guest accommodation, hospitality and car parking area, with layout shown on OMC drawings dated 29/05/2026.
Staff village	11,272.91 m ² / 1.127 ha	Staff accommodation, welfare, back-of-house and support functions shown separately to the south of the main site area.
Overall subject site / operational footprint	Planning report: approx. 6.89 ha / 17 acres; operational schedule: approx. 6.649 ha	The EIA Screening assesses the overall subject site on a precautionary basis, with the 6.89 ha site extent and 6.649 ha operational footprint both considered in the assessment.
Guest tents	175 guest accommodation tents shown on latest layout; screening allows for up to 180 tents	Maximum occupancy of two persons per tent.
Maximum guest capacity	360 guests	Based on 180 two-person tents as a conservative assessment basis.
Hospitality / restaurant provision	Catering tents and food service/support amenities shown; restaurant/catering details included in the project layout and servicing arrangements	Kitchen servicing, grease management, waste, water and wastewater arrangements are addressed through the project management arrangements.
Water storage	3 x 10,000 L fresh water tanks	Total fresh water storage: 30,000 L, with tank locations shown indicatively on the site layouts.
Wastewater storage and drainage	2 x 10,000 L waste tanks for hospitality areas; 5-10 x 7,000 L waste tanks; temporary wastewater drainage pipework	Indicative wastewater storage: 55,000 L to 90,000 L, subject to project design, inspection, tanker access and licensed disposal.
Temporary trenches / pipe protection	No more than 6 inches deep for water pipe routes; drainage drawings show temporary waste pipe installation details	Shallow temporary trenches and pipe runs to be planned to avoid sensitive features, prevent sediment pathways and allow reinstatement.

Table 3.2 Project screening notes

The previous reference to Article 17 considerations has been removed. The relevant EIA screening framework is the Planning and Development Act 2000, as amended, the Planning and Development Regulations 2001, as amended, and particularly the Schedule 5 thresholds, Schedule 7A information requirements and Schedule 7 criteria for determining whether sub-threshold development is likely to have significant effects on the environment. The planning route is being considered separately under Section 5 of the Planning and Development Act 2000, as amended, with reference to Class 37 of Schedule 2, Part 1 and the restrictions on exemptions under Article 9 and Section 4(4).

3.3 Purpose of this EIA Screening Report

- Describe the proposed temporary accommodation and hospitality development in sufficient detail for EIA screening.
- Identify the applicable EIA screening legislation, guidance and assessment criteria.
- Consider whether the development falls within a class of development listed in Schedule 5 of the Planning and Development Regulations 2001, as amended.
- Where relevant, assess whether the development is sub-threshold and whether significant effects are likely having regard to Schedule 7.
- Consider the environmental factors specified in the EIA Directive and Irish legislation, including population and human health, biodiversity, land, soil, water, air, climate, material assets, cultural heritage and landscape.
- Identify embedded controls, project commitments and supporting documentation relevant to the EIA screening conclusion.

4 EIA Screening Legislation and Methodology

4.1 EIA Legislative Context

Environmental Impact Assessment is required for certain development classes where the relevant mandatory thresholds are met or exceeded. For development that is of a class listed in Schedule 5 but below the relevant threshold, the competent authority must consider whether the development is likely to have significant effects on the environment having regard to the criteria set out in Schedule 7. Where significant effects are likely, an EIAR is required.

This screening report has been prepared having regard to the following legislation and guidance:

- Planning and Development Act 2000, as amended.
- Planning and Development Regulations 2001, as amended.
- European Union Environmental Impact Assessment Directive 2011/92/EU as amended by Directive 2014/52/EU.
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.
- Environmental Protection Agency (2022), Guidelines on the Information to be Contained in Environmental Impact Assessment Reports.
- Office of the Planning Regulator (2021), Environmental Impact Assessment Screening, OPR Practice Note PN02.
- Department of Housing, Planning and Local Government (2018), Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.
- European Commission (2017), Environmental Impact Assessment of Projects - Guidance on Screening.
- Relevant Appropriate Assessment, Water Framework Directive, waste, water, traffic, noise, lighting and construction environmental management guidance as applicable to the project design.

4.2 Screening Methodology

The screening process follows the staged approach commonly used in Irish EIA screening practice. The following questions are considered:

- Is the proposal a project or development for the purposes of EIA?
- Is it of a type listed in Schedule 5 of the Planning and Development Regulations?
- Does it meet or exceed a mandatory EIA threshold?
- If it is sub-threshold, could it nevertheless be likely to have significant effects on the environment?
- Is the location sensitive, including by reason of proximity to watercourses, wetlands, Natura 2000 sites, protected habitats, protected species, densely populated areas, cultural heritage or landscapes?
- Can the identified effects be avoided, prevented, reduced or offset through embedded design and standard environmental controls?

The assessment has been organised around the three principal Schedule 7 headings: characteristics of the proposed development, location of the proposed development, and type and characteristics of potential impacts. The report also presents information in a Schedule 7A-compatible format to assist the competent authority.

4.3 Information Sources and Assumptions

This report has been prepared using the following project information:

- Camp Kerala event management information previously supplied, including information on temporary structures, staffing, waste management, toilets, showers, food and beverage, transport, security and emergency procedures.
- Hughes Planning and Development Consultants, Planning Report - Section 5 Application Declaration of Exempted Development, Lands on and adjoining Adare Pitch & Putt Club, Killarney Road, Adare, Co. Limerick (V94 WR82), submitted in June 2026 on behalf of FUEL.
- OMC Proposed Site Layout drawings dated 29/05/2026, including Drawing 2769-28-OMC-XX-XX-DR-CE-1001 at 1:1000, Drawing 2769-28-OMC-XX-XX-DR-CE-1002 at 1:500 with typical drainage details, and Drawing 2769-28-OMC-XX-XX-DR-CE-1003 at 1:500.
- Updated accommodation information: 175 guest accommodation tents shown on the latest site layout, with the screening retaining a conservative allowance for up to 180 two-person tents and a maximum guest capacity of 360 guests.
- Preliminary water and wastewater servicing information: 3 x 10,000 L fresh water tanks; 2 x 10,000 L waste tanks for hospitality areas; 5-10 x 7,000 L waste tanks elsewhere on site; temporary wastewater drainage pipework; typical temporary waste pipe installation and inspection chamber details.
- Information that temporary trenches for water pipe distribution will be no more than approximately 6 inches deep and will be planned on site, with pipework hidden from guest view and protected where vehicle crossing is required.
- Section 5 planning information identifying the site as split-zoned Existing Residential, Open Space and Recreation, and New Residential in the Adare Local Area Plan 2024-2030, and noting three designated monuments within the subject site area (SMR Nos. LI021-156001, LI021-156002 and LI021-156003).
- Project delivery will be supported by the Camp Kerala Safety Statement and associated traffic, waste, drainage, water supply, lighting and reinstatement management arrangements.

The site location, planning context and layout are clarified by the Section 5 planning report and OMC drawings. Section 13 summarises project commitments and supporting documentation that should accompany or inform the project delivery phase.

5 Description of Proposed Development

5.1 Overview

The proposed development consists of the temporary placement and maintenance of tents and other temporary/movable structures on lands on and adjoining Adare Pitch & Putt Club, Killarney Road, Adare, Co. Limerick (V94 WR82), to provide accommodation, food service and support amenities for

attendees of the 2027 Ryder Cup, together with staff accommodation and ancillary operational support. The site layout drawings identify guest accommodation tents, staff accommodation tents, catering tents, service tents, guest car parking, generators, water tanks, wastewater tanks, wastewater drainage pipework, pedestrian routes, temporary ground protection mats and use of existing paths.

The project will be installed, operated and removed within a defined temporary event period. The Section 5 planning report frames the proposal with reference to Class 37 of Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended. The temporary use will be managed in accordance with the applicable Class 37 limitations, including the requirement to reinstate the land following discontinuance of the temporary use.

5.2 Site Area and Layout

The Hughes Planning report describes the subject site as extending to approximately 6.89 ha / 17 acres and comprising Adare Pitch & Putt and open field sites. The current operational area schedule previously provided to OMC identifies approximately 5.522 ha for the pitch and putt, sleeping tent field and guest car parking area and approximately 1.127 ha for the staff village, giving a total operational footprint of approximately 6.649 ha. For EIA Screening purposes, the overall 6.89 ha site extent is considered, with the 6.649 ha operational footprint used for the temporary infrastructure assessment.

The site layout is shown on OMC drawings dated 29/05/2026. Drawing 1001 provides the overall layout at 1:1000, while Drawings 1002 and 1003 provide detailed 1:500 layouts and, in the case of Drawing 1002, typical temporary drainage details. The drawings identify the location and footprint of guest accommodation tents, staff accommodation tents, catering/service areas, generators, water tanks, wastewater tanks, wastewater drainage pipework, pedestrian routes and temporary ground protection mats.

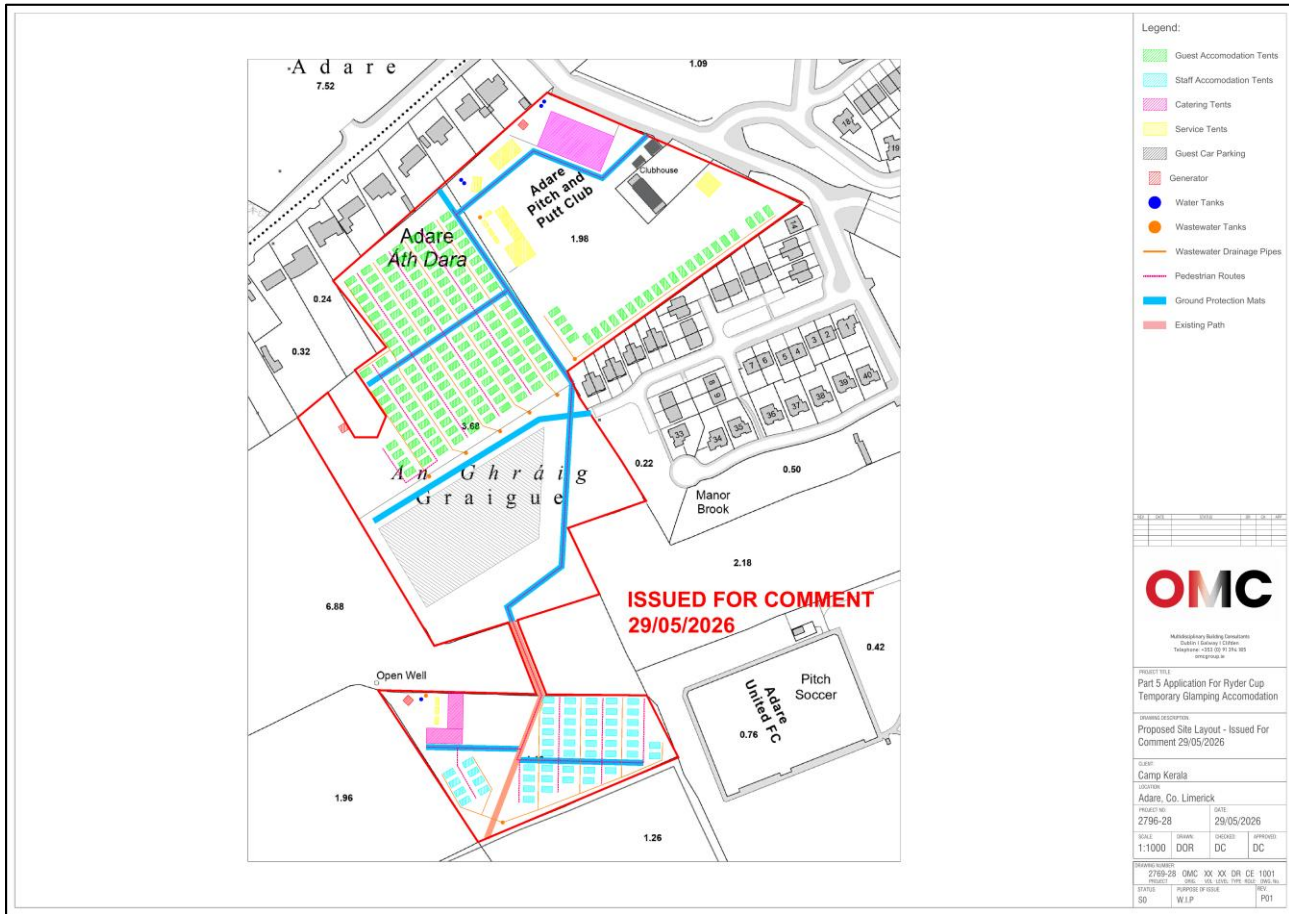


Figure 5.2 Site layout

Figure 5.1 Proposed Site Layout dated 29/05/2026, showing guest accommodation tents, staff accommodation tents, catering/service areas, guest car parking, generators, water and wastewater tanks, wastewater drainage pipework, pedestrian routes and ground protection mats.

5.3 Temporary Accommodation and Hospitality Facilities

The accommodation component will consist of temporary guest accommodation tents, with a maximum sleeping capacity of two persons per tent. The latest drawing set shows 175 guest accommodation tents; however, this EIA screening retains a conservative allowance for up to 180 tents and 360 guests. Staff accommodation is shown within a separate staff village to the south of the principal guest accommodation area. Catering and service tents are shown on the main and staff village layouts and should be supported by site-specific food safety, waste, water, grease, wastewater and servicing arrangements.

Typical temporary event infrastructure may include marquees or tented structures, kitchens, bars, storage areas, guest welfare facilities, reception, security, plant, lighting, fencing, trackway, temporary ground protection and welfare units. All temporary structures should be installed by competent contractors, designed for forecast weather conditions, and subject to inspection and sign-off as required by the Safety Statement and event management procedures.

5.4 Water Supply, Wastewater and Temporary Trenches

The servicing proposal identifies 3 x 10,000 L fresh water tanks, giving a total fresh water storage capacity of 30,000 L. The site layout drawings identify water tank locations. Potable water source, water quality testing, backflow prevention, tanker refill arrangements, emergency water supply and protection

of tanks from vehicle impact or contamination will be managed through the project servicing and event management arrangements.

Wastewater storage is proposed as 2 x 10,000 L tanks for hospitality areas, together with between 5 and 10 x 7,000 L tanks elsewhere on site, giving an indicative wastewater storage range of 55,000 L to 90,000 L. The site layout drawings identify wastewater tanks and temporary wastewater drainage pipework. Drawing 1002 also includes typical temporary waste pipe installation details, including granular bedding/backfill, site traffic crossing treatment, grassed-area installation details and temporary inspection chamber details. Tank protection, level monitoring, tanker access, emptying frequency, emergency overflow response and licensed disposal will be managed through the project servicing arrangements.

The client has advised that shallow temporary trenches may be installed for water pipes, with trenches no more than approximately 6 inches deep. The drawing set also shows temporary wastewater drainage pipework and typical pipe installation arrangements. These trenches and pipe runs should be planned to avoid tree roots, hedgerows, drainage features, archaeological constraints, open wells, flood-prone ground and preferential runoff pathways. All disturbed areas should be reinstated following the event.

5.5 Access, Parking and Traffic

A Traffic Management Plan will include existing access use, guest/staff arrivals and departures, pedestrian routes, shuttle arrangements, servicing routes, emergency access, waste/wastewater tanker movements and coordination with wider Ryder Cup transport arrangements.

5.6 Construction, Operation, Breakdown and Reinstatement

The project will involve a temporary installation phase, operational event phase, breakdown phase and reinstatement phase. Potential environmental issues are expected to be concentrated during site preparation, installation of temporary structures and services, wastewater management, traffic movements, nighttime lighting, noise, waste handling, and reinstatement.

Reinstatement should include the removal of all temporary structures, tanks, pipework, trackway, fencing, waste, temporary lighting and service infrastructure, together with restoration of any disturbed ground. Any reseeded, aeration, decompaction, drainage repair or landowner-agreed reinstatement should be documented.

6 Receiving Environment and Constraints

The subject site is located on lands on and adjoining Adare Pitch & Putt Club, Killarney Road / Rathkeale Road, Adare, Co. Limerick (V94 WR82). It comprises Adare Pitch & Putt and adjoining open field sites and extends to approximately 6.89 ha. The site adjoins residential development to the northwest and southeast and open field lands to the southwest. It is situated within approximately 1 km of Adare Manor and within a 10-minute walking distance of Adare town centre. The site lies within the administrative area of Limerick City and County Council and within the River Maigue / Shannon Estuary South catchment context.

6.1 Population and Human Health

A Waste Management Plan will include general waste, recyclables, food waste, sanitary waste, wastewater, kitchen oils/grease, packaging, breakdown waste and licensed contractors.

6.2 Biodiversity

The proposed temporary accommodation site is located on lands on and adjoining Adare Pitch & Putt Club, Killarney Road / Rathkeale Road, Adare, Co. Limerick. The lands comprise a mix of existing

recreational grassland, agricultural field habitat, field margins, boundary vegetation and localised built or artificial surfaces associated with access, residential edge and existing recreational use. The development is temporary in nature and will involve the short-term placement of tents, hospitality structures, staff facilities, parking areas, water and wastewater infrastructure, temporary service routes, shallow pipe trenches and associated event infrastructure. No direct land-take from any European site or nationally designated site is proposed.

The principal habitat within the existing Pitch & Putt area is considered to correspond with Amenity grassland (improved) (GA2) under Fossitt (2000). This habitat comprises short-mown, regularly managed recreational grassland associated with the Pitch & Putt course. It is expected to be species-poor due to frequent mowing, trampling and amenity management, but may support common invertebrates, foraging birds and occasional foraging bats along boundary features. The temporary use of this habitat for event infrastructure is unlikely to result in significant biodiversity effects, provided that ground protection and reinstatement measures are implemented where required.

The adjoining open fields are comprised of Improved agricultural grassland (GA1). These areas are managed agricultural grassland of low botanical diversity, typical of farmland and improved grassland habitats in the wider Adare area. Such habitats are generally of local ecological value only, although they may provide foraging habitat for common bird species, small mammals and invertebrates. Less intensively managed margins may grade into Dry meadows and grassy verges (GS2), particularly along field edges, fence lines and areas not subject to regular cutting or grazing. These grassy margins may provide additional cover and foraging opportunities for common wildlife and should be retained where practicable.

Boundary features include Hedgerows (WL1) and Treelines (WL2), particularly along field boundaries, road edges, residential interfaces and adjoining agricultural lands. These linear habitats represent the most ecologically valuable features within the local site context. Hedgerows and treelines can provide nesting habitat for common birds, commuting and foraging routes for bats, shelter for small mammals and habitat connectivity through the wider agricultural and settlement-edge landscape. These features should be retained and protected during site set-up, operation and breakdown. Lighting should be directed away from hedgerows, treelines and dark boundary corridors where practicable.

Existing tracks, paths, access points, hardstanding, built features and recreational or residential-edge infrastructure correspond with Buildings and artificial surfaces (BL3). These habitats are of low intrinsic ecological value, although they may be relevant in terms of runoff, disturbance, lighting and temporary access management. Any temporary trackway, matting or reinforced access routes associated with the event should be located to minimise damage to grassland, tree roots, hedgerows and field margins. Ornamental or landscaped areas associated with existing recreational or residential-edge correspond with Flower beds and borders (BC4) and Amenity grassland (GA2). These habitats are typically of low to moderate local ecological value. Where flowering species are present, they may provide nectar resources for pollinators.

Temporary disturbance during installation, operation and removal may give rise to localised Spoil and bare ground (ED2) or Recolonising bare ground (ED3), particularly where temporary service trenches, vehicle movements, trackway, tent anchoring or reinstatement works occur. These effects are expected to be short-term and reversible. Exposed ground should be minimised, managed to prevent sediment runoff, and reinstated following removal of the temporary infrastructure.

Overall, the habitats within the proposed site are considered to be predominantly modified, managed or agricultural habitats of local ecological value. The most important biodiversity features are likely to be the hedgerows, treelines, grassy margins and any drainage or damp ground features. The principal biodiversity risks associated with the proposed development relate to temporary ground compaction, rutting, disturbance to boundary vegetation, nesting birds, light spill onto bat commuting features, accidental pollution, wastewater leaks, waste management, invasive species spread and inadequate reinstatement. Subject to retention of boundary vegetation, appropriate lighting control, ground protection where required, secure waste and wastewater management, pollution prevention and full post-event reinstatement, significant biodiversity effects are not anticipated.

6.2.1 Zone of Influence and Source–Pathway–Receptor Assessment

The Zone of Influence is the area over which ecological receptors may be affected by biophysical changes arising from the proposed temporary accommodation and hospitality development. For Appropriate Assessment purposes, the Zone of Influence has been determined having regard to the nature, scale, duration and location of the proposed temporary development, the sensitivity of nearby European sites, and the presence or absence of direct or indirect impact pathways. The proposed development comprises a temporary accommodation and hospitality site associated with the 2027 Ryder Cup at Adare Manor. The development will include temporary sleeping tents, hospitality areas, staff village, guest parking, temporary service routes, potable water tanks, wastewater tanks, shallow temporary trenches for water pipes, temporary lighting, waste storage, food and beverage areas, and associated temporary event infrastructure. The principal sources of potential impact are therefore associated with short-term site establishment, operation and decommissioning. The Natura 2000 designated sites within a 15km zone of influence are presented in the figure below.

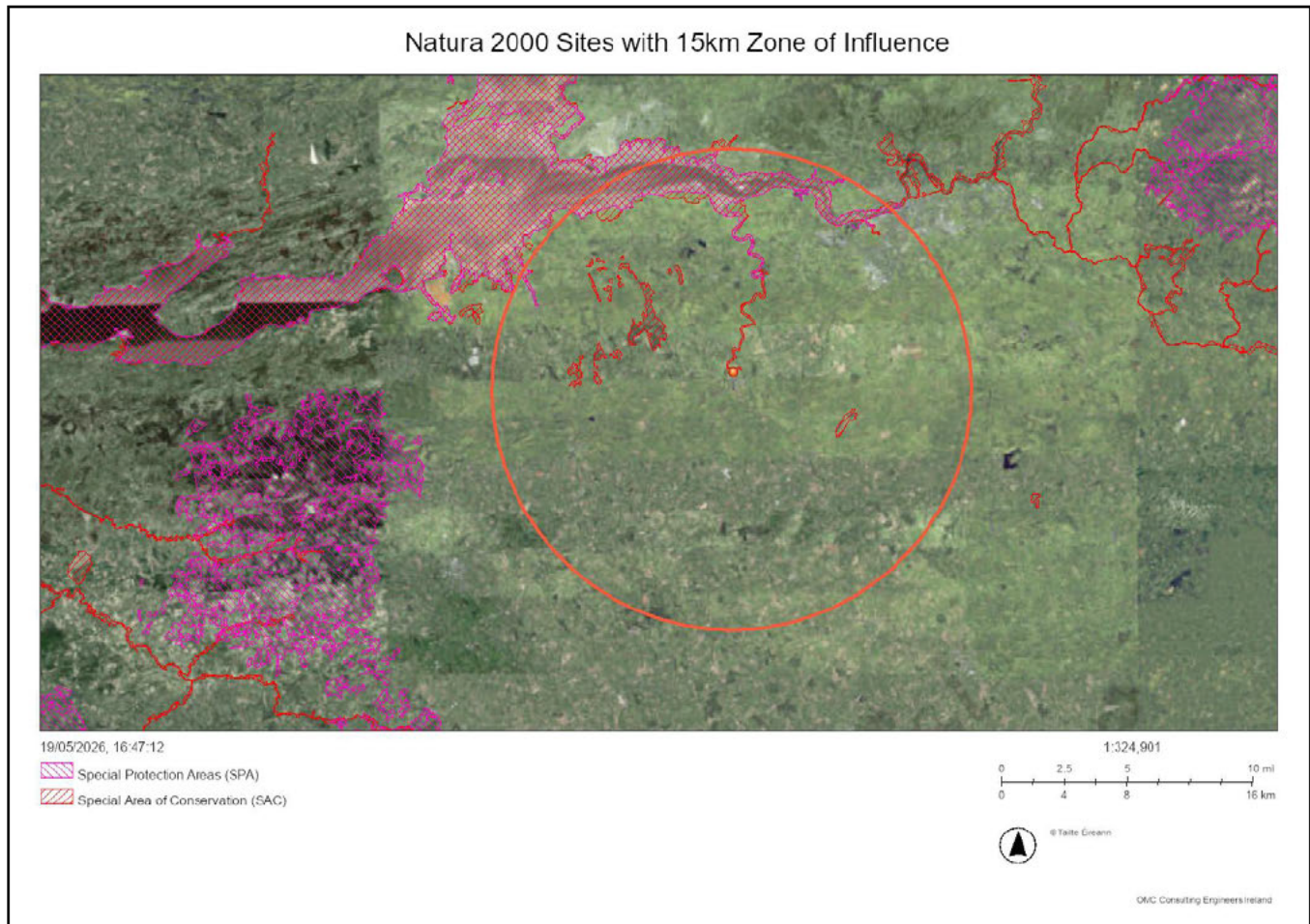


Figure 6.2 Natura designated sites within 15km of proposed site

The Source–Pathway–Receptor model has been applied as follows:

Source: the origin of a potential pressure, including sediment-laden runoff from temporary ground disturbance, accidental spillages of fuel or oils, wastewater leakage or overflow from temporary tanks and pipework, contaminated runoff from hospitality, catering, staff or parking areas, litter or waste, artificial lighting, noise, human activity, and flood-related mobilisation of pollutants.

Pathway: the route by which a source may reach a receptor, including surface water drainage, overland flow during rainfall or flood events, field drains, ditches, watercourses, the River Maigue / Lower Shannon catchment, groundwater movement where relevant, atmospheric disturbance, light spill, noise transmission, or movement of contaminated material.

Receptor: the ecological feature that may be affected, including Qualifying Interests of SACs, Special Conservation Interests of SPAs, supporting habitats, water quality, hydrological regime, prey resources, roosting / feeding resources, commuting corridors, or species using functionally linked habitat.

The proposed site is not located within any European site. No direct land-take, habitat loss, fragmentation or physical disturbance of habitat within a European site is proposed. The principal screening consideration is therefore whether indirect effects could arise through hydrological, flood, water quality, disturbance, lighting or ex-situ habitat pathways.

The following European sites have been identified within 15 km of the proposed site boundary:

European Site	Code	Key QIs / SCIs	Source–Pathway–Receptor Assessment	Screening Outcome
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Curraghchase Woods SAC	000174	Alluvial forests, <i>Taxus baccata</i> woods, Desmoulin's Whorl Snail (<i>Vertigo moulinsiana</i>) and Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>).	No direct land-take or physical pathway to woodland, alluvial forest or Desmoulin's Whorl Snail habitat is identified. However, the SAC is designated for Lesser Horseshoe Bat, and the proposed temporary development may include artificial lighting, traffic, human activity and temporary night-time operation. If the application site contains or adjoins treelines, hedgerows, woodland edges, dark corridors, river corridors or other suitable commuting / foraging habitat with potential functional linkage to the SAC bat population, a precautionary lighting and bat pathway may exist. In the absence of a site-specific lighting layout and bat habitat appraisal, likely significant effects on Lesser Horseshoe Bat cannot be fully excluded at this stage.	Provisionally Screened In for lighting / bat corridor assessment, unless the project lighting and habitat assessment confirms no functional linkage.
Askeaton Fen Complex SAC	002279	Calcareous fens with <i>Cladium mariscus</i> and alkaline fens	The SAC is designated for groundwater / wetland-dependent fen habitats. The proposed development is temporary and does not involve abstraction, land-take within the SAC, drainage alteration within the SAC, or discharge to the fen complex. No direct hydrological, hydrogeological or surface water pathway has currently been identified between the proposed site and the fen habitats. On the basis of the EPA / GSI mapping review, no shared groundwater or drainage linkage likely to give rise to significant effects is identified.	Screened Out.
Tory Hill SAC	000439	Semi-natural dry grassland, <i>Cladium</i> fen and alkaline fen habitats	No direct land-take, habitat fragmentation or physical disturbance pathway is present. The SAC's qualifying habitats are terrestrial and wetland / fen habitats that are	Screened Out

			not functionally linked to the proposed temporary accommodation site. The proposed development will not alter the SAC's hydrological regime, groundwater supply, grazing regime, soils or vegetation management. No credible pathway for effects has been identified.	
Lower River Shannon SAC	002165	The Lower River Shannon SAC is designated for a range of Qualifying Interests including Estuaries, Mudflats and sandflats not covered by seawater at low tide, Coastal lagoons, Reefs, Saltmarsh habitats including Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</i>) and Mediterranean salt meadows (<i>Juncetalia maritimi</i>), watercourses with floating river vegetation, including water courses of plain to montane levels with <i>Ranunculon fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation, and Alluvial woodland, including alluvial forests with Alder (<i>Alnus glutinosa</i>) and Ash (<i>Fraxinus excelsior</i>). The SAC is also designated for Freshwater Pearl Mussel (<i>Margaritifera margaritifera</i>), lamprey species including Sea Lamprey (<i>Petromyzon marinus</i>), Brook Lamprey (<i>Lampetra planeri</i>) and River Lamprey (<i>Lampetra fluviatilis</i>), Atlantic Salmon (<i>Salmo salar</i>), Bottlenose Dolphin (<i>Tursiops truncatus</i>) and Otter (<i>Lutra lutra</i>).	A plausible indirect hydrological pathway may exist through surface water runoff, field drains, flood pathways, the River Maigue / Lower Shannon catchment and downstream receiving waters. Potential sources include sediment, hydrocarbons, wastewater leakage, foul water overflow, greywater, catering-related pollutants, litter, cleaning chemicals, contaminated runoff from car parking and flood-related mobilisation of pollutants. The SAC supports aquatic, riparian and estuarine QIs that are sensitive to deterioration in water quality, suspended solids, hydrocarbon pollution and changes to hydrological conditions. In the absence of drainage, wastewater, flood-risk and emergency spill-response details, likely significant effects cannot be excluded at Stage 1.	Screened In
River Shannon and River Fergus Estuaries SPA	004077	The River Shannon and River Fergus Estuaries SPA is designated for a range of Special Conservation Interest bird species including Cormorant (<i>Phalacrocorax carbo</i>), Whooper Swan (<i>Cygnus cygnus</i>), Light-	No direct land-take from the SPA is proposed. The site is not expected to provide intertidal, estuarine or wetland habitat of direct importance to the listed SCI species. However, an indirect water quality pathway may exist	Screened In

		bellied Brent Goose (<i>Branta bernicla hrota</i>), Shelduck (<i>Tadorna tadorna</i>), Wigeon (<i>Mareca penelope</i>), Teal (<i>Anas crecca</i>), Pintail (<i>Anas acuta</i>), Shoveler (<i>Spatula clypeata</i>) and Scaup (<i>Aythya marila</i>), together with additional wader and gull species and the wetland habitats that support the wider waterbird assemblage.	through the Lower Shannon / Maigne catchment to supporting wetland habitat, aquatic invertebrates, fish and other prey resources used by SPA bird populations. Temporary lighting, noise and human activity are unlikely to directly disturb SPA birds unless functionally linked ex-situ feeding or roosting habitat is identified within or adjoining the application site. In the absence of drainage and habitat information, indirect effects on supporting wetland habitat cannot be excluded.	
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Table 6.2 Source pathway receptor model

6.3 Land, Soils, Geology, Hydrogeology and Hydrology

The proposed development site is located on lands on and adjoining Adare Pitch & Putt Club, Killarney Road / Rathkeale Road, Adare, Co. Limerick (V94 WR82), within a lowland landscape associated with the River Maigue, Adare Manor, existing residential development, recreational land and open agricultural fields. The proposed works are temporary in nature and will comprise temporary accommodation, hospitality areas, staff village, guest parking, potable water storage, wastewater storage, shallow temporary service trenches, wastewater drainage pipework, pedestrian routes, temporary ground protection mats and associated event infrastructure. Ground disturbance is expected to be limited and localised, with temporary service trenches understood to be no more than approximately 150 mm / 6 inches deep for water pipe installation. No significant excavation, piling, permanent basement construction or deep foundations are currently proposed.

The nearest identified watercourse to the north-east of the proposed site is associated with the MAIGUE_090 river waterbody, Waterbody Code IE_SH_24M010980. This waterbody is within the Maigue_SC_050 and Maigue_SC_040 subcatchments and forms part of the wider Shannon Estuary South Catchment 24. The MAIGUE_090 waterbody is categorised as a river waterbody and is approximately 23.31 km in length. It is located within the administrative area of Limerick City and County Council and was previously assigned to the Shannon River Basin District under Cycle 1. The waterbody is identified as a Protected Area, is not assigned a High-Status Objective, and has a current WFD risk category of Review. The waterbody is not transboundary and is not a canal. The heavily modified and artificial status are listed as unknown.

Potential pathways include overland flow, field drains, roadside drainage, temporary service trenches, surface-water runoff from car parking and hospitality areas, and flood-related mobilisation of pollutants. The main potential water-quality pressures associated with the proposed development are sediment-laden runoff, hydrocarbon runoff from vehicles or generators, wastewater leakage or overflow, food-service wastewater, detergents, cleaning products, waste storage and accidental spillages.

Appropriate controls include ground protection, regular inspection of tanks and pipework, licensed removal of wastewater, spill kits, temporary bunding where required, emergency response procedures and full reinstatement of temporary ground disturbance following the event.

From an EIA screening perspective, the temporary nature of the development and limited depth of ground disturbance reduce the likelihood of significant effects on land, soils, geology and hydrogeology. However, because the site lies within the River Maigue catchment and the nearest identified waterbody, MAIGUE_090, is a protected river waterbody with a WFD risk category of Review, a precautionary approach is required. The project therefore incorporates controls for tank siting, wastewater management, spill response, sediment prevention, ground protection and reinstatement.

6.4 Water Quality and Water Framework Directive Context

Water quality is a key consideration for the proposed temporary accommodation and hospitality development, particularly due to the presence of guest and staff accommodation, hospitality areas, food and beverage services, car parking, potable water storage, wastewater storage and temporary shallow service trenches. The principal risks relate to sediment-laden runoff, accidental spillages, hydrocarbon runoff from vehicles or generators, greywater or foul-water leakage, food-service wastewater, detergents, cleaning products and the possible mobilisation of pollutants during heavy rainfall or flood events.

The Water Framework Directive 2000/60/EC establishes a framework for the protection of rivers, lakes, groundwater, transitional waters and coastal waters. Its key objectives are to prevent deterioration in water-body status and to protect, enhance and restore water bodies to achieve good ecological and chemical status, where applicable. In Ireland, the Directive is transposed principally through the European Communities (Water Policy) Regulations 2003, as amended, and supported by the European Communities Environmental Objectives (Surface Waters) Regulations 2009, as amended, and the European Communities Environmental Objectives (Groundwater) Regulations 2010, as amended. The proposed development must therefore be designed, operated and decommissioned so that it does not cause deterioration in the status of any receiving surface water or groundwater body and does not compromise the achievement of Water Framework Directive objectives.

Appropriate controls include regular inspection of tanks and pipework, licensed removal of wastewater, spill kits, emergency response procedures, staff briefings, waste segregation and full reinstatement of temporary ground disturbance following the event.

6.5 Air Quality and Climate

Air quality effects are likely to be temporary and associated with traffic, generators, cooking, heating, dust from temporary tracks or dry ground, and servicing vehicles. The project design will minimise generator use where feasible, use efficient plant, prevent idling, manage dust in dry weather and consider climate resilience in relation to heavy rainfall, heat, wind and flooding.

6.6 Noise and Vibration

Potential noise sources include temporary build/break activities, guest and staff arrivals/departures, hospitality and catering areas, generators, deliveries, waste/wastewater servicing, staff village activity and any entertainment or amplified music if proposed. Nearby residential receptors are present to the northwest and southeast of the subject site. Noise management will include generator siting, acoustic screening where required, management of deliveries and tanker servicing, control of amplified music, staff briefings and a complaints procedure.

6.7 Landscape and Visual

Temporary tents, staff accommodation tents, catering tents, service tents, lighting, fencing, guest parking, ground protection mats and service areas may create short-term landscape and visual effects. The site is located within the Adare settlement/tourism context, adjoins residential areas and open

fields, and is close to Adare Manor. Effects are expected to be temporary and reversible if the site is fully reinstated. The assessment considers views from Rathkeale Road / Killarney Road, nearby dwellings, Adare Pitch & Putt, open fields, heritage features and recreational areas, together with the extent of night-time lighting or sky glow.

6.8 Cultural Heritage and Archaeology

The Section 5 planning report notes that the subject site contains three designated monuments (SMR Nos. LI021-156001, LI021-156002 and LI021-156003). Although the proposed works are temporary and shallow in nature, the presence of recorded monuments within the site substantially increases archaeological sensitivity. Temporary structures, service trenches, ground protection mats, wastewater pipework, tank locations, access routes and any ground disturbance should avoid known archaeological constraints and their appropriate buffers. Archaeological advice and/or monitoring may be required deincluded in project documentation on the layout and method statements.

6.9 Material Assets and Waste

The project will require temporary water supply, wastewater storage, energy supply/generators, waste collection, sanitary facilities, food and beverage servicing, temporary roads or trackway, telecommunications and emergency access. Waste streams are likely to include general waste, recyclables, food waste, sanitary waste, wastewater, kitchen oils or grease, packaging and breakdown waste. The layout drawings show water tanks, wastewater tanks and wastewater drainage pipework, while Drawing 1002 provides typical temporary waste pipe and inspection chamber details. A Waste Management Plan should identify storage, segregation, collection frequency, licensed contractors and destination facilities.

6.10 Major Accidents and Disasters

Relevant risks include severe weather, high winds, heavy rainfall, flooding, fire, fuel spills, wastewater tank failure, traffic incidents, overcrowding, medical incidents, security incidents and loss of water or power. These risks should be managed through the Safety Statement, Fire Risk Assessment, Event Management Plan, emergency response procedures, structural sign-off, weather monitoring and inspection regimes.

7 Screening Evaluation Against Schedule 5

The proposal is a temporary accommodation and hospitality development with associated temporary infrastructure. It is not a permanent hotel, permanent residential development or permanent urban infrastructure scheme. However, because it involves temporary land-use over approximately 6.649 ha, guest accommodation, hospitality uses, parking, wastewater storage and staff facilities, it is appropriate to consider whether it falls within or is analogous to any Schedule 5 class and whether a sub-threshold assessment is required.

Schedule 5 Topic / Class	Relevance to Proposal	Screening View
Part 2, Class 10(b)(iv) - Urban development	The proposal involves temporary accommodation, hospitality, guest parking and staff village infrastructure on a subject site of approximately 6.89 ha, with an operational footprint previously identified as approximately 6.649 ha. The site is split-zoned Existing Residential, Open Space and Recreation, and New Residential in the Adare LAP.	Mandatory EIA threshold is not indicated on the information provided. A sub-threshold assessment is undertaken having regard to Schedule 7 due to the temporary scale, nearby residential receptors, hydrology, heritage constraints and major event context.

Schedule 5 Topic / Class	Relevance to Proposal	Screening View
Part 2, Class 12(c) / tourism and leisure-related development	The proposal is event-related temporary accommodation and hospitality supporting the 2027 Ryder Cup. It may be considered tourism/leisure-supporting development deincluded in project documentation on the competent authority's interpretation.	Mandatory EIA threshold is not indicated on the information provided. Sub-threshold screening is appropriate.
Part 2, Class 15 - sub-threshold development	Any project listed in Part 2 that does not exceed a threshold but would be likely to have significant effects on the environment having regard to Schedule 7 may require EIA. This is relevant where temporary event infrastructure has potential water, traffic, noise, lighting, waste, biodiversity or heritage effects.	This report provides a Schedule 7 assessment to assist the competent authority.
Class 37 / Section 5 temporary event provisions	A Section 5 declaration is being sought for temporary use of the land and the placement/maintenance of tents and temporary/movable structures for a sporting event-related use, pursuant to Class 37 of Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended. Class 37 includes limitations on duration and reinstatement; Article 9 and Section 4(4) restrictions also apply.	The EIA screening assessment is separate from, but relevant to, the Section 5 process. Development cannot be exempted where EIA or Appropriate Assessment is required. On current information, mandatory EIA is not indicated and significant EIA-level effects are not predicted, subject to implementation of the project controls identified in this report.

Table 7. Screening Evaluation Against Schedule 5

On the information currently available, mandatory EIA is not indicated. The key question is therefore whether the project is likely to have significant effects on the environment having regard to Schedule 7. That assessment is provided in Section 8.

8 Schedule 7 Assessment

8.1 Characteristics of the Proposed Development

Schedule 7 Criterion	Assessment	Screening Comment
Size and design of the whole development	Temporary use of a subject site of approximately 6.89 ha, comprising Adare Pitch & Putt and adjoining open fields. The operational footprint previously identified is approximately 66,490.86 m ² / 6.649 ha, including 55,217.95 m ² main guest accommodation, hospitality and parking area and 11,272.91 m ² staff village. The layout drawings show 175 guest accommodation tents, staff accommodation tents, catering/service tents, car parking, water tanks, wastewater tanks, wastewater pipework, generators, pedestrian routes and ground protection mats.	Moderate temporary scale. Not expected to require EIAR solely by reason of size, but project layout, Class 37 duration, reinstatement, wastewater, heritage and environmental controls is addressed through the project commitments.
Cumulation with other development	The project supports the 2027 Ryder Cup and may operate alongside wider event traffic, temporary accommodation, public transport/shuttle arrangements, hospitality, security and service infrastructure in Adare and the wider Limerick area.	Potential cumulative effects require coordination with wider Ryder Cup transport, emergency, waste, water and accommodation planning. Significant effects are unlikely if

Schedule 7 Criterion	Assessment	Screening Comment
		controls are implemented and sensitive pathways are managed.
Demolition works	No demolition is currently identified. Temporary installation and removal will occur.	No significant demolition-related effects identified.
Use of natural resources	Temporary use of land, potable water, energy/fuel, event materials, temporary structures, temporary drainage pipework and ground protection mats. Water storage of 30,000 L is proposed.	Effects are expected to be temporary and reversible, subject to water sourcing, soil protection, trackway use and reinstatement.
Production of waste	Operational waste, food waste, wastewater, sanitary waste, packaging, kitchen grease/oils and breakdown waste will be produced. Wastewater storage is indicatively 55,000-90,000 L, with temporary pipework and inspection chamber details shown on Drawing 1002.	Waste and wastewater are key risk areas. Significant effects are not expected where licensed collection, secure storage, inspection and emergency measures are implemented.
Pollution and nuisances	Potential sources include sediment runoff, wastewater leakage, fuel or oil spills, food waste, odour, traffic emissions, generator emissions, noise, light spill, dust and flood-related mobilisation of pollutants.	Potential effects can be effectively prevented and reduced by standard best-practice controls. Site-specific hydrological sensitivity is addressed through the project commitments.
Risk of major accidents/disasters	Relevant risks include severe weather, fire, wastewater tank failure, flooding, traffic incidents, emergency evacuation, food safety, loss of water/power and potential impacts on archaeological constraints if ground disturbance is not managed.	Managed through Safety Statement, Fire Risk Assessment, Event Management Plan, weather monitoring, structural sign-off and emergency procedures. Safety Statement is included in project documentation.
Risks to human health	Risks relate to potable water, food safety, wastewater, fire, traffic, crowd safety, alcohol management, medical incidents and weather exposure.	Can be managed through event and safety systems. No likely significant EIA-level human health effects identified on current information, subject to project documentation.

Table 8.1 Schedule 7 Assessment

8.2 Location of the Proposed Development

Schedule 7 Criterion	Assessment	Screening Comment
Existing and approved land use	The subject site comprises lands on and adjoining Adare Pitch & Putt Club and open fields along Killarney Road / Rathkeale Road, Adare. The Section 5 planning report identifies split zoning of Existing Residential, Open Space and Recreation, and New Residential.	Temporary event-related use may be compatible in principle with the Ryder Cup/tourism context, but compliance with Class 37 duration, Article 9 restrictions, Section 4(4), landowner requirements and reinstatement commitments is addressed through the project commitments.
Natural resources in the area	The site includes amenity/recreational grassland, open fields, potential hedgerows/treelines, water/drainage receptors, an open well shown on the layout and potential archaeological constraints. Groundwater and surface water	The site comprises modified amenity and agricultural habitats of local ecological value; protective controls for boundary vegetation, lighting,

Schedule 7 Criterion	Assessment	Screening Comment
	sensitivity are addressed through the project commitments.	water quality and reinstatement are included in this report.
Wetlands, riparian areas and river mouths	The nearest identified waterbody is MAIGUE_090 to the north-east of the site. Potential pathways may include overland flow, field drains, roadside drainage, temporary pipe routes and flood-related mobilisation of pollutants.	Water quality and flood-risk controls are required. The site layout, drainage, wastewater and tank locations has been considered against drains, wells, flood-prone areas and the River Maigue catchment.
Coastal zones and marine environment	No coastal or marine pathway is currently identified.	No significant effects are identified on the basis of the site location and constraints information assessed.
Mountain and forest areas	No mountain or forest setting is currently identified.	No significant effects are identified on the basis of the site location and constraints information assessed.
Nature reserves and parks	No direct overlap identified on current information.	No direct overlap with nature reserves or parks is identified on the basis of available NPWS and local authority mapping.
Natura 2000 / protected sites	European sites within 15 km include Curraghchase Woods SAC, Askeaton Fen Complex SAC, Tory Hill SAC, Lower River Shannon SAC and River Shannon and River Fergus Estuaries SPA. Hydrological pathways to the Lower Shannon system and potential lighting/bat pathways require consideration.	An AA Screening-style Source-Pathway-Receptor assessment is included in Section 6.2.1.
Areas failing environmental quality standards	MAIGUE_090 is identified as a Protected Area waterbody with WFD risk category of Review. EPA/WFD and GSI mapping have informed the water-quality and hydrology assessment.	WFD waterbody status and Protected Area context are reflected in the water-quality assessment.
Densely populated areas	The site adjoins residential development to the northwest and southeast and is within walking distance of Adare town centre. Temporary accommodation, traffic, lighting, noise and servicing may affect nearby receptors if unmanaged.	Noise, lighting, traffic and event management should be proportionate to nearby residential receptors and local road constraints.
Landscapes and sites of cultural significance	The site is within Adare, an area of recognised heritage/tourism sensitivity, and the Section 5 planning report notes three designated monuments within the subject site (SMR Nos. LI021-156001, LI021-156002 and LI021-156003).	Archaeological constraints are recognised in the assessment. Layout and trenching should avoid recorded monuments and any required buffers.

Table 8.2 Location of the Proposed Development

8.3 Type and Characteristics of Potential Impacts

Schedule 7 Criterion	Assessment	Screening Comment
Magnitude and spatial extent	The site area is approximately 6.89 ha, with an operational footprint of approximately 6.649 ha, up to 360 guests plus staff, and effects expected to be localised to the site, access routes, pedestrian routes and servicing routes.	Local temporary effects; not expected to be significant if properly managed.
Nature of impact	Temporary and reversible land-use change, traffic, noise, lighting, waste, water demand and wastewater storage.	No permanent built development is currently proposed.
Transboundary nature	No transboundary effects are identified.	Not significant.

Schedule 7 Criterion	Assessment	Screening Comment
Intensity and complexity	Moderate operational complexity due to hospitality, guest accommodation, staff village, temporary water/wastewater tanks, drainage pipework, generators, food service, traffic and major event context.	Requires strong management systems but not inherently EIA-level.
Probability	Temporary effects such as traffic, noise, lighting and waste generation are certain. Pollution incidents are low probability if controls are implemented.	Potential incident risks require preventative controls and emergency planning.
Onset, duration, frequency and reversibility	Effects would arise during set-up, operation, breakdown and reinstatement. Use must be consistent with the Section 5/Class 37 duration relied upon. Effects should cease after removal and reinstatement.	Reversibility is a key factor supporting a no-EIA conclusion, subject to effective reinstatement.
Cumulation	Possible cumulative effects with wider Ryder Cup event operations, temporary accommodation demand, transport, security, emergency management and local servicing in Adare.	Coordinate with wider event plans and local authority requirements.
Possibility of reducing effects	Effects can be reduced through layout design, traffic management, secure tanking, licensed waste collection, spill prevention, lighting design, noise controls, ecological buffers and reinstatement.	High potential to prevent and reduce effects through embedded controls.

Table 8.3 Type and Characteristics of Potential Impacts

9 Assessment of Environmental Factors

9.1 Population and Human Health

The temporary accommodation site will accommodate up to 360 guests and an additional staff population within the staff village. The site adjoins residential areas to the northwest and southeast, and therefore the principal population and human health issues relate to temporary traffic movements, pedestrian and vehicle safety, fire safety, emergency access, food safety, potable water, wastewater, noise, lighting, security, alcohol management, severe weather and medical provision. Subject to implementation of the Event Management Plan, Safety Statement, Traffic Management Plan, Fire Risk Assessment, water/wastewater servicing plan and emergency procedures, significant EIA-level effects on population and human health are not predicted.

9.2 Biodiversity

The site is temporary but extends over a subject site of approximately 6.89 ha, with an operational footprint of approximately 6.649 ha. It includes Adare Pitch & Putt and adjoining open fields, with potential hedgerow, treeline, drainage, open well and field-margin features requiring site verification. Potential effects include temporary habitat disturbance, compaction, lighting, noise, wastewater leaks, water pollution, waste/litter, and disturbance to birds, bats, mammals or amphibians. A site-specific formal AA Screening is included as a project commitment or appended as part of project delivery.

9.3 Land, Soil, Geology and Hydrogeology

Land disturbance is expected to be limited by the temporary nature of the development and the use of shallow service trenches no more than approximately 6 inches deep. Potential effects relate to compaction from vehicles and structures, sediment runoff from disturbed soil, rutting in wet weather and accidental contamination. Ground protection, restricted vehicle routes, weather-dependent controls,

spill prevention, trench reinstatement and post-event decompaction/reseeding should prevent significant effects.

9.4 Water

Water is a key environmental topic because the development includes substantial temporary water and wastewater storage, temporary wastewater drainage pipework and catering/hospitality uses. Wastewater storage is indicatively 55,000-90,000 L and must be designed to prevent leakage, overflow, tank strike, pipe failure and unauthorised discharge. The nearest identified waterbody is MAIGUE_090, a Protected Area river waterbody in the Shannon Estuary South catchment with WFD risk category of Review. The site layout, tank locations, pipe routes, flood-risk context, open wells and drainage pathways has been assessed as part of project delivery.

9.5 Air Quality and Climate

Potential air quality effects are short-term and associated with construction/breakdown traffic, service vehicles, generators, cooking emissions and dust in dry conditions. The development is temporary and will not create a permanent emission source. Good practice plant management, no-idling procedures, efficient generator selection, dust control and careful traffic management should prevent significant effects.

9.6 Noise and Vibration

Noise sources include site build/break, deliveries, staff village operations, hospitality use, generators, traffic and any entertainment. Temporary event noise management, generator siting, acoustic barriers where required and a complaints procedure should prevent significant adverse effects at nearby sensitive receptors.

9.7 Landscape and Visual

Temporary tents, hospitality areas, lighting, signage, fencing, parking and servicing areas will alter the local landscape for the event period. Effects are expected to be short-term and reversible. Lighting should be directional, cowled and limited to that required for safety/security. Reinstatement will be important to ensure no lasting landscape effect.

9.8 Cultural Heritage and Archaeology

The project site has been assessed against the Sites and Monuments Record, Record of Monuments and Places, protected structures, architectural conservation areas and any demesne/landscape heritage sensitivities. If the site is within or near archaeologically sensitive land, even shallow trenching may require avoidance or monitoring. Significant effects are unlikely if archaeological constraints are identified and avoided.

9.9 Traffic and Transportation

Traffic effects may arise from guest arrivals/departures, staff movements, shuttles, deliveries, waste tankering, servicing and emergency access. The project is linked to a major international sporting event, so cumulative traffic management is a key issue. A Traffic Management Plan should be prepared and integrated with 2027 Ryder Cup transport arrangements. Subject to route management and local authority coordination, significant effects are not considered likely.

9.10 Material Assets and Waste

The proposal will require temporary water supply, wastewater storage and drainage pipework, power/generators, waste collection, sanitary servicing, food/beverage supplies, staff welfare, ground protection mats and guest/staff parking. Wastewater and general waste are the main material-asset

and waste-management considerations. Licensed collection, secure storage, inspection records, tanker access and final reinstatement will be managed through the project management arrangements.

9.11 Interactions

Interactions may occur between traffic, noise, air quality, human health, water, biodiversity and landscape. The most important interactions are water/wastewater management with biodiversity and human health; traffic with noise/air quality; and lighting/noise with biodiversity and residential amenity. Integrated event management and environmental controls should address these interactions.

10 Embedded Controls and Mitigation Commitments

The following embedded controls should be included within the Event Management Plan, Construction/Installation Method Statement, Waste Management Plan, Traffic Management Plan and Safety Statement. These measures are proportionate to a temporary event accommodation development and are included to demonstrate how likely environmental effects will be avoided and reduced.

10.1 Water and Wastewater

- Provide potable water source, water quality testing regime, tank refill method, backflow prevention and emergency water supply arrangements.
- Locate fresh water and wastewater tanks outside sensitive ecological buffers, flood-prone areas and high-traffic collision zones where practicable.
- Provide physical protection to wastewater tanks and pipework where vehicle strike risk exists.
- Use sealed, fit-for-purpose wastewater tanks with appropriate capacity, level monitoring and inspection regime.
- Prepare a wastewater servicing schedule based on maximum occupancy, hospitality use, staff numbers and peak event demand.
- Use authorised wastewater contractors and retain disposal records.
- Provide spill kits and emergency response procedure for tank/pipe failure.

10.2 Soil and Surface Protection

- Use temporary trackway or ground protection where repeated vehicle movements may cause rutting or compaction.
- Avoid unnecessary stripping of vegetation and keep trenching to the minimum required.
- Reinstate shallow trench routes promptly and stabilise any bare soil.
- Do not store soil, waste, fuel, chemicals or food liquids near drains, ditches or watercourses.
- Inspect the site after heavy rainfall and repair any erosion, rutting or sediment pathways.

10.3 Biodiversity and Lighting

- Protect hedgerows, treelines, grassy margins and any drainage or damp-ground features during site set-up, operation and breakdown.
- Avoid removal of hedgerows, mature trees, wetland features or watercourse margins where possible.
- Carry out nesting bird checks where vegetation clearance is required during March to August inclusive.
- Design lighting to avoid unnecessary spill to hedgerows, trees, watercourses, wetlands and nearby residences.
- Use directional, cowled lighting and avoid continuous overnight lighting where it is not required for safety or security.
- Implement invasive species biosecurity if any invasive plant species are discovered.

10.4 Waste and Materials

- Prepare a site-specific Waste Management Plan covering general waste, recyclables, food waste, sanitary waste, wastewater, grease/oils, packaging and any medical/sharps waste.
- Store waste in secure, covered areas to avoid litter, odour, pest attraction and polluted runoff.
- Use authorised waste collectors and maintain waste transfer documentation.
- Remove all temporary materials and waste during breakdown and complete a project site inspection.

10.5 Traffic, Noise and Air

- Prepare a Traffic Management Plan aligned with 2027 Ryder Cup transport arrangements and local authority requirements.
- Define delivery, guest, staff, servicing, emergency and waste tanker routes.
- Manage arrivals and departures to avoid local congestion and unsafe queuing.
- Site generators away from sensitive receptors where practicable and use acoustic screening where needed.
- Restrict unnecessary idling and maintain plant in good working order.
- Implement dust suppression during dry conditions where vehicle movements create dust.

10.6 Emergency and Severe Weather

- Implement the Camp Kerala Safety Statement and integrate it with site layout and environmental controls.
- Prepare severe weather procedures for high winds, heavy rainfall, flooding and extreme heat.
- Ensure all temporary structures are appropriately rated, installed and inspected.
- Maintain clear emergency access at all times.
- Prepare incident reporting and escalation procedures for fire, spill, medical, security and weather events.

10.7 Archaeology, Reinstatement and Class 37 Controls

Reinstatement must be treated as a core project commitment and is also a specific requirement of the Class 37 temporary event exemption relied upon in the Section 5 planning report. The project layout and method statement should address archaeological constraints, including the three designated monuments identified within the subject site, and should avoid placing temporary structures, service trenches, wastewater pipework, tank locations or heavy vehicle routes within sensitive archaeological areas unless appropriate archaeological advice and monitoring confirm acceptability.

- Remove all temporary structures, tanks, pipework, lighting, fencing, waste, trackway and service infrastructure after the event.
- Reinstatement trench routes, rutting, compacted areas and disturbed ground.
- Carry out decompaction, reseeding or turf repair where required by the landowner or competent authority.
- Complete a post-event environmental walkover and snagging report.

11 Cumulative and In-combination Effects

The proposed development is associated with the 2027 Ryder Cup and should therefore be assessed cumulatively with wider event-related traffic, accommodation, hospitality, security, waste, water supply, wastewater disposal, public transport, temporary rail/shuttle arrangements and emergency management in Adare and the wider Limerick area. The site is located within walking distance of Adare town centre and within approximately 1 km of Adare Manor, and the planning policy context expressly recognises the strategic importance of the Ryder Cup for Adare and Limerick.

On the basis of the information currently available, significant cumulative effects are not considered likely provided that the Camp Kerala site is integrated with wider Ryder Cup transport, emergency, water, wastewater, waste and security planning; that site-specific controls are implemented and that and archaeological constraints are satisfactorily addressed.

12 EIA Screening Conclusion

This EIA Screening Report has considered the proposed temporary Camp Kerala / FUEL glamping accommodation, hospitality and staff village site for the 2027 Ryder Cup, on lands on and adjoining Adare Pitch & Putt Club, Killarney Road / Rathkeale Road, Adare, Co. Limerick (V94 WR82), having regard to the Planning and Development Regulations 2001, as amended, including Schedule 5 thresholds and the Schedule 7 criteria for sub-threshold development. The proposal is temporary, reversible and event-related. The subject site extends to approximately 6.89 ha, with an operational footprint of approximately 6.649 ha, up to 180 two-person guest tents and a maximum guest capacity of 360. The development will include temporary guest accommodation tents, staff accommodation tents, catering/service tents, guest parking, generators, fresh water storage, wastewater tanks, temporary wastewater drainage pipework, pedestrian routes, ground protection mats, servicing and reinstatement.

Mandatory EIA is not indicated on the information presently available. The assessment of the project characteristics, location and potential impact types indicates that the proposed development is not likely to have significant effects on the environment, provided that the temporary project described in this report is implemented and the embedded controls identified herein are implemented.

The principal environmental issues addressed through the project controls are water and wastewater management, temporary wastewater pipework and tank locations, traffic and pedestrian management, lighting, noise, ecological constraints, flood/hydrological pathways, archaeology/recorded monuments, waste management, cumulative Ryder Cup event activity, health and safety, and site reinstatement. These matters are capable of being addressed through management plans and embedded controls.

This conclusion would require reconsideration only if the site boundary, event duration, guest/staff numbers, tank capacity, wastewater disposal arrangements, access routes, sensitive receptor context, ecological constraints or planning route materially change.

13 Project Commitments and Supporting Documentation

- Section 5 declaration / planning route, including Class 37 compliance, Article 9 restrictions and Section 4(4) implications.
- Site layout drawings, including all guest tents, staff village, catering tents/restaurants, hospitality areas, parking, access, generators, lighting, water tanks, wastewater tanks, wastewater pipework, waste compound, fencing, emergency access, pedestrian routes and ground protection mats.
- Build, operational, breakdown and reinstatement dates consistent with the Section 5/Class 37 basis.
- Guest and staff population schedule, including staff accommodation numbers.
- Wastewater calculation based on maximum guest/staff occupancy, catering/hospitality use, showers/toilets, tank capacity, emptying frequency, level monitoring, tanker access and licensed disposal arrangements.
- Wastewater tank locations, specifications, bund/protection measures, monitoring/alarm arrangements, pipe routes, inspection chamber details, open well protection, emptying frequency and licensed disposal route.
- Water supply source, testing arrangements and refill logistics.
- Temporary trench and pipework layout, installation method, root/drain/archaeology avoidance and reinstatement method.
- Traffic Management Plan coordinated with 2027 Ryder Cup event transport arrangements, including existing access use, guest/staff arrivals and departures, pedestrian routes, shuttle arrangements, servicing routes, emergency access and waste/wastewater tanker movements.
- Camp Kerala Safety Statement and Fire Risk Assessment.
- Waste Management Plan, including all operational waste streams and authorised contractors.
- Pre-event ecological constraints walkover and invasive species check.
- Noise and lighting strategy, including nearest sensitive receptors and ecological receptor avoidance.

- Archaeological constraints check for recorded monuments SMR Nos. LI021-156001, LI021-156002 and LI021-156003, including any required buffers, avoidance or monitoring.
- Site reinstatement method statement and landowner sign-off procedure, including removal of all temporary structures, tanks, pipework, trackway, ground protection mats, waste, fencing, lighting and repair of any rutting, compaction or disturbed ground.

14 References

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OMC (2026). Proposed Site Layout - Issued for Comment 29/05/2026, Drawing 2769-28-OMC-XX-XX-DR-CE-1003, Project No. 2796-28, Adare, Co. Limerick.

OMC (2026). Proposed Site Layout & Typical Drainage Details - Issued for Comment 29/05/2026, Drawing 2769-28-OMC-XX-XX-DR-CE-1002, Project No. 2796-28, Adare, Co. Limerick.

OMC (2026). Proposed Site Layout - Issued for Comment 29/05/2026, Drawing 2769-28-OMC-XX-XX-DR-CE-1001, Project No. 2796-28, Adare, Co. Limerick.

Hughes Planning and Development Consultants (2026). Planning Report: Section 5 Application Declaration of Exempted Development, Lands on and adjoining Adare Pitch & Putt Club, Killarney Road, Adare, Co. Limerick (V94 WR82). Submitted in June 2026 on behalf of FUEL.

Appendix A - Schedule 7A Information

Schedule 7A Requirement	Information Provided
Description of physical characteristics of the whole project	Temporary accommodation, hospitality, catering, staff village, parking, water storage, wastewater storage and drainage pipework, shallow service trenches, lighting, access, pedestrian routes, ground protection mats and reinstatement described in Sections 5 and 10. The subject site is lands on and adjoining Adare Pitch & Putt Club, Adare, Co. Limerick. The project drawings dated 29/05/2026 have been used for this assessment.

Schedule 7A Requirement	Information Provided
Description of location with regard to environmental sensitivity	Receiving environment described in Section 6. Site adjoins residential areas, open fields and Adare Pitch & Putt; located within the River Maigue / Shannon Estuary South catchment; includes recorded monuments and potential ecological/water receptors.
Description of aspects of the environment likely to be significantly affected	Population/human health, biodiversity, land/soils/water, air/climate, noise, landscape, cultural heritage, traffic and material assets considered in Sections 8 and 9.
Description of likely significant effects	No likely significant EIA-level effects identified on current information, subject to project implementation of Section 5/Class 37 duration, AA Screening, flood-risk, archaeology, water/wastewater, traffic, lighting, waste and reinstatement controls.
Use of natural resources	Temporary use of land, water, energy/fuel and event materials. Water storage of 30,000 L proposed. Demand, supply and tank protection are addressed through the project management arrangements.
Emission of pollutants, nuisances and waste	Wastewater, waste, traffic emissions, generator emissions, noise, light and dust considered. Temporary wastewater drainage details and controls identified in Sections 5, 6 and 10.
Expected residues and emissions	Operational waste, wastewater, food waste, sanitary waste, packaging, potential grease/oils, traffic/generator emissions and temporary noise/light.
Mitigation / features to avoid or prevent significant effects	Embedded controls and mitigation commitments set out in Section 10 and Appendix B, including water/wastewater, soil protection, biodiversity/lighting, traffic/noise, archaeology and reinstatement.

Appendix B - Register of Mitigation Commitments

Topic	Commitment	Responsibility	Timing
1 Water and Wastewater	Provide potable water source, water quality testing regime, tank refill method and emergency water supply arrangements.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
1 Water and Wastewater	Locate fresh water and wastewater tanks outside sensitive ecological buffers, flood-prone areas and high-traffic collision zones where practicable.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
1 Water and Wastewater	Provide physical protection to wastewater tanks and pipework where vehicle strike risk exists.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
1 Water and Wastewater	Use sealed, fit-for-purpose wastewater tanks with appropriate capacity, level monitoring and inspection regime.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
1 Water and Wastewater	Prepare a wastewater servicing schedule based on maximum occupancy, hospitality use, staff numbers and peak event demand.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
1 Water and Wastewater	Use authorised wastewater contractors and retain disposal records.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
1 Water and Wastewater	Provide spill kits and emergency response procedure for tank/pipe failure.	Applicant / Event Manager / Contractor	Pre-event, event operation and

Topic	Commitment	Responsibility	Timing
			breakdown as relevant
2 Soil and Surface Protection	Use temporary trackway or ground protection where repeated vehicle movements may cause rutting or compaction.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
2 Soil and Surface Protection	Avoid unnecessary stripping of vegetation and keep trenching to the minimum required.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
2 Soil and Surface Protection	Reinstate shallow trench routes promptly and stabilise any bare soil.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
2 Soil and Surface Protection	Do not store soil, waste, fuel, chemicals or food liquids near drains, ditches or watercourses.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
2 Soil and Surface Protection	Inspect the site after heavy rainfall and repair any erosion, rutting or sediment pathways.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
3 Biodiversity and Lighting	Protect hedgerows, treelines, grassy margins and any drainage or damp-ground features during site set-up, operation and breakdown.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
3 Biodiversity and Lighting	Avoid removal of hedgerows, mature trees, wetland features or watercourse margins where possible.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
3 Biodiversity and Lighting	Carry out nesting bird checks where vegetation clearance is required during March to August inclusive.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
3 Biodiversity and Lighting	Design lighting to avoid unnecessary spill to hedgerows, trees, watercourses, wetlands and nearby residences.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
3 Biodiversity and Lighting	Use directional, cowled lighting and avoid continuous overnight lighting where it is not required for safety or security.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
3 Biodiversity and Lighting	Implement invasive species biosecurity if any invasive plant species are recorded.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
4 Waste and Materials	Prepare a site-specific Waste Management Plan covering general waste, recyclables, food waste, sanitary waste, wastewater, grease/oils, packaging and any medical/sharps waste.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
4 Waste and Materials	Store waste in secure, covered areas to avoid litter, odour, pest attraction and polluted runoff.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
4 Waste and Materials	Use authorised waste collectors and maintain waste transfer documentation.	Applicant / Event Manager / Contractor	Pre-event, event operation and

Topic	Commitment	Responsibility	Timing
			breakdown as relevant
4 Waste and Materials	Remove all temporary materials and waste during breakdown and complete a project site inspection.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
5 Traffic, Noise and Air	Prepare a Traffic Management Plan aligned with 2027 Ryder Cup transport arrangements and local authority requirements.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
5 Traffic, Noise and Air	Define delivery, guest, staff, servicing, emergency and waste tanker routes.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
5 Traffic, Noise and Air	Manage arrivals and departures to avoid local congestion and unsafe queuing.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
5 Traffic, Noise and Air	Site generators away from sensitive receptors where practicable and use acoustic screening where needed.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
5 Traffic, Noise and Air	Restrict unnecessary idling and maintain plant in good working order.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
5 Traffic, Noise and Air	Implement dust suppression during dry conditions where vehicle movements create dust.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
6 Emergency and Severe Weather	Implement the Camp Kerala Safety Statement and integrate it with site layout and environmental controls.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
6 Emergency and Severe Weather	Prepare severe weather procedures for high winds, heavy rainfall, flooding and extreme heat.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
6 Emergency and Severe Weather	Ensure all temporary structures are appropriately rated, installed and inspected.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
6 Emergency and Severe Weather	Maintain clear emergency access at all times.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
6 Emergency and Severe Weather	Prepare incident reporting and escalation procedures for fire, spill, medical, security and weather events.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
7 Reinstatement	Remove all temporary structures, tanks, pipework, lighting, fencing, waste, trackway and service infrastructure after the event.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
7 Reinstatement	Reinstate trench routes, rutting, compacted areas and disturbed ground.	Applicant / Event Manager / Contractor	Pre-event, event operation and

Topic	Commitment	Responsibility	Timing
			breakdown as relevant
7 Reinstatement	Carry out decompaction, reseeding or turf repair where required by the landowner or competent authority.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
7 Reinstatement	Complete a post-event environmental walkover and snagging report.	Applicant / Event Manager / Contractor	Pre-event, event operation and breakdown as relevant
8 Archaeology and Heritage	Avoid placing temporary structures, trenches, wastewater pipework, tanks or heavy vehicle routes within recorded monument constraints or buffers unless archaeological advice/monitoring confirms acceptability.	Applicant / Event Manager / Archaeological Advisor	Pre-event and build phase
8 Archaeology and Heritage	Apply the project layout with reference to SMR Nos. LI021-156001, LI021-156002 and LI021-156003 and National Monuments Service mapping.	Applicant / Event Manager / Archaeological Advisor	Pre-event
9 Section 5 / Class 37	Operate within the required duration of temporary use and ensure reinstatement commitments are consistent with the Section 5/Class 37 basis relied upon.	Applicant / Planning Consultant / Event Manager	Pre-event and post-event
9 Section 5 / Class 37	Retain records of post-event removal and reinstatement, including photographs and snagging actions.	Applicant / Event Manager / Contractor	Post-event



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CIVIL DETAILS FOR PART V PLANNING APPLICATION

Project Title:	Proposed temporary glamping accommodation site for the 2027 Ryder Cup event period in Adare, Co. Limerick
Site Address:	Adare, Co. Limerick
Client:	FUEL
OMC Project No:	2976-28
Document Issue Date:	02 June 2026
Prepared By:	OMC Group

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1.0 Introduction

The proposed temporary glamping accommodation site is intended to operate during the 2027 Ryder Cup event period in Adare, Co. Limerick. The accommodation village will operate for a temporary duration associated with the event and will provide temporary guest and staff accommodation together with associated hospitality, wellness and operational facilities.

The sanitary and welfare strategy has been developed with reference to:

- Dublin City Council – Guidelines for Event Organisers;
- Code of Practice for Safety at Outdoor Pop Concerts and Other Musical Events (Department of Education and Science);
- HSE guidance relating to temporary event sanitation and hygiene;
- Best practice temporary accommodation and festival welfare standards
- The Purple Guide

The sanitary accommodation requirements detailed below have been based on a guest capacity of 360 attendees and an assumed staff capacity of 100 persons.

2.0 Minimum Required Sanitary Accommodation and Washing Facilities

Total Event Attendance	460
Assumed Ratio of male: female	1:1
Male 50%	230
Female 50%	230

The minimum facilities recommended as per the relevant Code of Practice is 10 water closets per 1000 female patrons, 2 water closets and 8 urinals or 3.6 metres of slab urinals per 1000 male patrons. In addition, there should be a minimum of 1 appropriate toilet facility per 13 disabled persons.

Minimum Sanitary Requirements

Accessible WCs = 1 accessible WC

Female

1 toilet per 100m females = 4 toilet units

Male

1 toilet per 500m females = 2 toilet units

1 urinal per 125 males = 3 urinals

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3.0 WATER SUPPLY

The applicant shall maintain and operate all water infrastructure within the temporary glamping accommodation site associated with the Ryder Cup event at Adare, Co. Limerick.

- a) A potable water supply shall be provided in compliance with the European Union (Drinking Water) Regulations 2023 (S.I. No. 99 of 2023), as amended. The applicant shall facilitate sampling and testing of the drinking water supply within the site. Confirmation shall be provided to the National Environmental Health Service (NEHS) regarding the appointment of a suitably qualified water consultant. The consultant shall liaise, as necessary, with the NEHS, Uisce Éireann and Limerick City and County Council prior to and during the event period.
- b) Where the applicant proposes to connect to a public water and/or wastewater network operated by Uisce Éireann, the applicant shall enter into the appropriate connection agreement with Uisce Éireann prior to connection and shall comply with all standards and conditions set out in such agreement.
- c) Uisce Éireann and/or Limerick City and County Council shall not be liable for any interruption to water services, including but not limited to outages, low pressure events or main bursts. The applicant shall provide a contingency plan for emergency on-site water storage and distribution.
- d) The development shall include temporary water infrastructure comprising of 3 no. 10,000 litre fresh water storage tanks. All temporary water supply infrastructure, including tanks, pipework, hoses and fittings, shall be installed, maintained and operated in accordance with best practice standards.
- e) In the event that water tankers are required, they shall be provided at the expense of the applicant. Water tankers shall only be filled from locations nominated by, and at a rate/frequency directed by, Uisce Éireann and/or Limerick City and County Council, having regard to operational requirements and the needs of existing customers.
- f) All water supplied to the development through a metered connection shall be charged at the applicable commercial rate.
- g) Any complaints relating to water supply or wastewater infrastructure shall be notified to Uisce Éireann through the normal customer service channels.
- h) Clearly labelled drinking water points shall be provided throughout the temporary accommodation site, including within hospitality areas, guest facilities, restaurant areas and staff village facilities. Drinking water shall be dispensed through suitable standpipes or approved dispensing units with adequate wastewater drainage arrangements. A suitable non-slip surface, adequately drained, shall be provided at each location. Drinking water facilities shall be conveniently accessible to guests and staff at all times.

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i) The temporary glamping accommodation shall comprise a maximum of 180 no. tents with a maximum occupancy of 2 persons per tent, providing for a maximum guest population of 360 persons, together with associated staff and hospitality personnel. The applicant shall ensure that all water supply and wastewater infrastructure is designed to accommodate the peak population equivalent for the development.

j) In the event that drinking water is required to be stored in tanks or tankers, the water shall be properly protected, supervised and sampled for potability in compliance with the European Union (Drinking Water) Regulations 2023 (S.I. No. 99 of 2023), as amended.

k) All water tanks, tankers, back-up tanks and associated water connection lines, hoses and taps throughout the site shall be cleaned and sanitised prior to use.

l) Temporary trenches required for water infrastructure and service pipework shall be temporary in nature, shall generally not exceed 200mm in depth, and shall be reinstated in full following removal of the temporary accommodation development. All pipework and associated infrastructure shall be arranged so as to minimise visual impact.

4.0 WASTEWATER CONDITIONS

27. Wastewater arising from the temporary glamping accommodation development shall be collected, stored and disposed of to an appropriately authorised wastewater treatment facility. Where the intended disposal route involves discharge to or importation into infrastructure operated by Uisce Éireann, the applicant shall comply fully with the Uisce Éireann wastewater application process and with all standards and conditions contained within the relevant agreement.

a) All temporary wastewater storage tanks shall be regularly inspected, maintained and emptied as required to prevent overflow, odour nuisance or environmental pollution. A waste management plan shall be in place prior to the event with scheduled emptying of tanks identified.

b) All wastewater pipework, temporary connections and storage facilities shall be designed and managed to prevent leakage, ponding or contamination of lands, groundwater or surface waters.

c) Details of the proposed wastewater management arrangements, including tanker collection arrangements and the proposed authorised receiving facility for wastewater, whether an agreed public sewer network or a licensed wastewater treatment plant, shall be submitted to the Planning Authority prior to the commencement of development.

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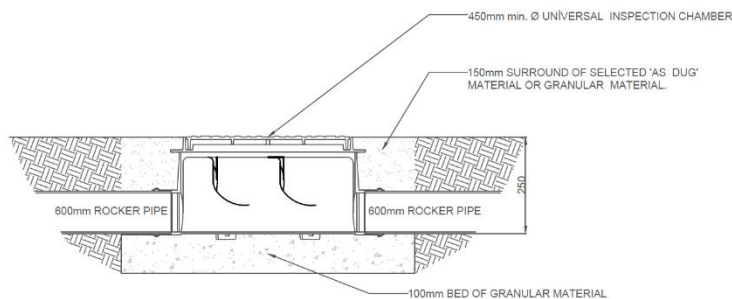


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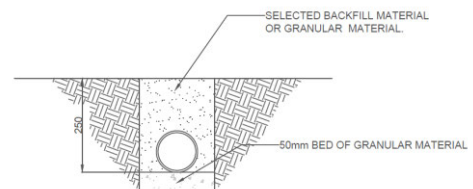


d) The development shall include temporary wastewater infrastructure comprising of 2 no. 10,000 litre wastewater tanks serving the hospitality and restaurant areas and 8 no. 7,000 litre wastewater holding tanks serving the accommodation and ancillary facilities.

e) Details of the proposed wastewater arrangements, including tank locations, pipe routes and temporary trenching similar to below, shall be submitted to the Planning Authority prior to commencement of development.



Temporary Inspection Chamber Installation



Temporary Waste Pipe Installation
Grassed Areas

5.0 Proposed Sanitary Provision

The following ancillary facilities are proposed within the temporary accommodation village:

- 175 Guest sleeping tents including ensuite shower and WC facilities;
- 52 Staff sleeping tents;
- Staff catering facilities;
- Guest restaurant and hospitality facilities;
- Beauty room;
- Pamper room;
- IV drip treatment tent;
- Energy and wellness area;
- Spa facilities;
- Back-of-house operational and generator compounds.

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All guest glamping accommodation units will include integrated ensuite sanitary provision comprising:

- Flush WC;
- Hand wash basin;
- Shower;
- Hot and cold running water.

The provision of integrated sanitary facilities within guest accommodation substantially reduces demand on shared sanitary infrastructure and minimises queuing, congestion and servicing requirements. The guest accommodation sanitary facilities will be serviced and maintained continuously throughout the operational period.

The storage capabilities and recommended emptying intervals for wastewater tanks is outlined in the table below;

Wastewater Tank Number	Tank Capacity (L)	No. of Occupant's	Volume per Person (L)	Daily Volume of Wastewater (L)	Recommended Emptying Interval
WWT 1	7000	42	125	5250	Daily
WWT 2	7000	36	125	4500	Daily
WWT 3	7000	36	125	4500	Daily
WWT 4	7000	36	125	4500	Daily
WWT 5	7000	25	125	3125	Daily
WWT 6	10000	350	25	9500	Daily
WWT 7	7000	42	100	4200	Daily
WWT 8	7000	62	100	6200	Daily
WWT 9	10000	104	30	3120	Alternate days

Multi-Disciplinary Engineering Consultants

Enda O'Malley Chartered Engineers Ltd T/A OMC
CRO: 666306 Vat No: 3677007VH
Registered Address - Unit 1 Bridge St, Clifden, Co Galway



PLANNING REPORT

SECTION 5 APPLICATION DECLARATION OF EXEMPTED DEVELOPMENT

**Lands on and adjoining Adare Pitch & Putt Club,
Killarney Road, Adare,
Co. Limerick (V94 WR82)**

SUBMITTED IN JUNE 2026 ON BEHALF OF:
Ronald Baker,
Barley Grove, Killarney Road,
Adare, Co. Limerick

85 Merrion Square, Dublin 2, D02 FX60
+353 (0)1 539 0710 info@hpdc.ie www.hpdc.ie

HUGHES
PLANNING
& DEVELOPMENT CONSULTANTS

1.0 Introduction

Hughes Planning and Development Consultants, 85 Merrion Square, Dublin 2, have prepared this report to accompany an application seeking a Declaration of Exempted Development, on behalf of our client, Ronald Baker, concerning the use of lands on and adjoining Adare Pitch & Putt Club, Killarney Road, Adare, Co. Limerick (V94 WR82).

The subject site comprises Adare Pitch & Putt and open fields, which are proposed to be partly used to facilitate accommodation for attendees of the Ryder Cup, which is to be hosted at Adare Manor in September 2027. The accommodation is proposed as a temporary measure to facilitate attendees and will be managed by Camp Kerala, a company with a demonstrable experience in planning, production, logistics and hospitality services for a variety of events, including Glastonbury, corporate events and weddings. Our clients wish to bring the same level of professional service, high-quality accommodation and hospitality to the subject site to accommodate attendees during the 2027 Ryder Cup.

Therefore, the question before the planning authority is:

‘Whether the placement and maintenance of tents and other temporary and movable structures on site to provide accommodation, food service and support amenities for attendees of the 2027 Ryder Cup pursuant to Class 37 of the Planning and Development Regulations 2001 (as amended) is or is not development and if it is, whether this development constitutes exempted development?’

2.0 Site Description

The subject site extends to approximately 6.89 hectares (approximately 17 acres) and is situated along Rathkeale Road in Adare, Co. Limerick, currently comprising Adare Pitch & Putt and open field sites. The site adjoins residential to the northwest and southeast and an open field to the southwest. The site is also situated within 1km of Adare Manor, which will host the 2027 Ryder Cup.

The site is within a 10-minute walking distance of the town centre, which comprises a variety of services and amenities inclusive of supermarkets, restaurants, cafés, public houses and public open spaces. The town centre is also served by Bus Éireann Expressway Route No. 14, providing a connection to Killarney, Tralee, Kerry Airport and Limerick City. This bus service provides a 25-minute connection to Limerick City, which has bus stations and a train station linking the city to neighbouring counties and cities throughout the Country. In addition to existing transport connections, works have commenced on the construction of a temporary train station at Adare for the Ryder Cup, which is set to open in October 2026 providing a shuttle service between Limerick Junction and Adare, enhancing the connectivity of the town.



Figure 1.0 Aerial image showing the locational context of the subject site, outlined in red.

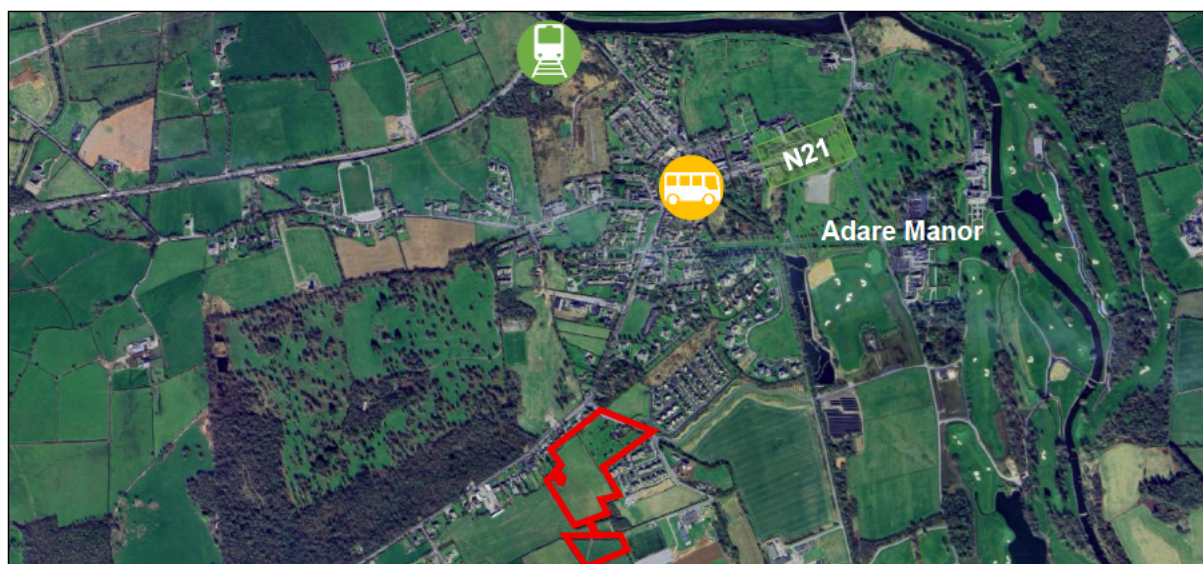


Figure 2.0 Wider locational context of the subject site (red outline).

3.0 Planning History

It is noted, upon review of the Limerick City and County Council online planning register, that multiple historical planning applications were made in respect of the subject site which we note as follows:

Reg. Ref. 911065	Planning permission granted by Limerick City & County Council on 18 th November 1991 for the construction of a bungalow, photographic store and septic tank.
Reg. Ref. 98/351	Planning permission granted by Limerick City & County Council on 11 th June 1998 for the construction of a photographic studio.
Reg. Ref. 11631	Planning permission granted by Limerick City & County Council on 15 th December 2011 for the change of use from dwelling to a commercial sessional Montessori.
Reg. Ref. 16/301	Planning permission was granted by Limerick County Council on 21 st June 2016 for the construction of a 1123 metre length of foul sewer varying 225mm & 300mm diameter from Garigue townland along the N21 to the junction at 11422 Black Abbey Road adjoining the village hall.
Reg. Ref. 17/193	Retention Permission was granted by Limerick County Council on 6 th July 2017 for two existing field entrances.

Additionally, we would note that the current use of the site as Adare Pitch and Putt is considered to be exempted development as per the Local Government (Planning and Development) (Exempted Development) Regulations, 1985. The pitch and putt facility was opened on the 5th May 1990, and as such, the 1985 Regulations were the statutory instrument at the time that the pitch and putt course was constructed. The Planning and Development Regulations 1985 (S.I. No. 130/1985), Class 26, Part I of the Third Schedule—designates specific exempted development status for certain public utility and recreational uses, stating:

PART I

EXEMPTED DEVELOPMENT—GENERAL

CLASS 26

Development consisting of the laying out and use of land—

- (a) as a park, private open space or ornamental garden,
- (b) as a roadside shrine,
- (c) as a golf course or **pitch-and-putt course**, incorporating parking space for not less than 24 cars,
- (d) for athletics or sports where no charge is made for admission of the public to the land.

The exclusion that stripped new golf and pitch and putt courses of their "exempted development" status was officially introduced under the Local Government (Planning and Development) Regulations, 1994. Therefore, since the pitch and putt course was first established in 1990, it is considered that the use was at the time exempted and as such, is authorised. Therefore, it is considered that the existing use of the site is permitted and as such the site can avail of the proposed temporary change of use of the lands to facilitate accommodation for attendees of the Ryder Cup, as permitted under Class 37 of Schedule 2, Article 6, Part 1 of the Planning and Development Regulations 2001 (as amended).

4.0 Planning Context

This section will outline the relevant local and regional planning context which guides development at the subject lands.

4.1 Limerick County Development Plan 2022-2028

The Limerick County Development Plan 2022-2028 is the relevant statutory policy document for the subject site. This plan lays down the interrelated essential elements for a sustainable approach to the future development of the Limerick County Council administrative boundary.

4.1.1 Policies and Objectives

The following policies and objectives of the Limerick County Development Plan 2022-2028 are considered relevant:

- Objective ECON O45** *It is an objective of the Council to:*
- a) *Support strong growth in the tourism sector in Limerick ensuring the economic and societal benefits of tourism are effectively distributed throughout the County, through connections between complementary sites and attractions, by encouraging visitors to move around the County and to enable them to do so with ease.*
 - b) *Support the development of Limerick's capacity for largescale group tourism, through improved transport amenities for bus tours, group tours and cruise ship visitors.*
 - c) *Recognise the heritage value of Limerick's towns and villages such as **Adare**, Kilmallock and Askeaton and seek opportunities to enhance their tourism potential.*
 - d) *Support and harness the tourism potential of existing rural and heritage site amenities/attractions, including The Clare Glens, Lough Gur, Knockfierna, Munster Vales, Ballyhoura Country, Foynes Flying Boat and Maritime Museum, The Shannon Estuary Way, Curragh Chase, Fullers Folly and Adare Heritage Centre, in a way that promotes sustainable tourism.*
 - e) *Actively develop Limerick as an Events location with the appropriate infrastructure to attract international conferences, sporting, cultural and commercial events, including the development of an International Conference Centre and improved public realm, which supports outdoor performance and events of scale (Refer to Chapter 3: Spatial Strategy Section 3.4.5.1).*
 - f) ***To adopt a strategic collaborative approach to the delivery of the Ryder Cup in Adare/Limerick in 2027 to leverage the legacy potential of this major event and ensure maximum return on investment for Limerick and the region.***

g) To work with Waterways Ireland and Fáilte Ireland to develop the water activity sector in Limerick by exploring the potential for increased accessibility to Limerick's waterways for water-based tourism activity (refer also to Chapter 10: Sustainable Communities and Social Infrastructure and Chapter 11: Development Management Standards).

h) Support and promote the development of the Shannon River Interpretative Centre in Limerick City.

Objective ECON O46 *It is an objective of the Council to support and develop existing festivals and encourage the establishment of new festivals and events on a yearly basis in conjunction with relevant stakeholders.*

Policy ECON P7 *It is a policy of the Council to: a) Promote and facilitate the growth of the tourism industry in Limerick and tourism employment opportunities, through the sustainable development of urban and rural visitor attractions, amenities, facilities, festivals and events. b) Support the Limerick Tourism Development Strategy 2019-2023, the Limerick 2030 Economic and Spatial Plan for Limerick, the River Shannon Tourism Masterplan and the Limerick Wild Atlantic Way Gateway City Strategy, which inform the development of tourism in Limerick.*

We also note that Section 5.9.2 of the development plan states:

*'Adare Manor and Limerick will play host to the **Ryder Cup in 2027**. Limerick City and County Council will work collaboratively to ensure that the appropriate infrastructure and transport provisions are in place, capitalising on the event to ensure economic and social benefits for the region.'*

It is considered that the current proposal is in accordance with the policies and objectives outlined above as it would facilitate the provision of temporary accommodation for the 2027 Ryder Cup. This will positively contribute to the tourism and economic sectors of Adare and the whole of Limerick County whilst taking some pressure off the existing tourist accommodation facilities in the immediate and wider area of Adare.

4.2 Adare Local Area Plan 2024-2030

The Local Area Plan (LAP) is a statutory document prepared by the Planning Authority, in accordance with the requirements of the Planning and Development Act 2000 (as amended), thereafter referred to as "the Act". The Adare LAP 2013 - 2019 was extended until 2024 under Section 19 of the Planning and Development Act 2000 (as amended).

4.2.1 Zoning

The subject site has a split zoning including '*Existing Residential*', '*Open Space and Recreation*', and '*New Residential*', which are subject to the following objectives:

Existing Residential:	<i>'To provide for residential development, protect and improve existing residential amenity.'</i>
Open Space and Recreation:	<i>'To protect, provide for and improve open space, active and passive recreational amenities.'</i>
New Residential:	<i>'To provide for new residential development in tandem with the provision of social and physical infrastructure.'</i>

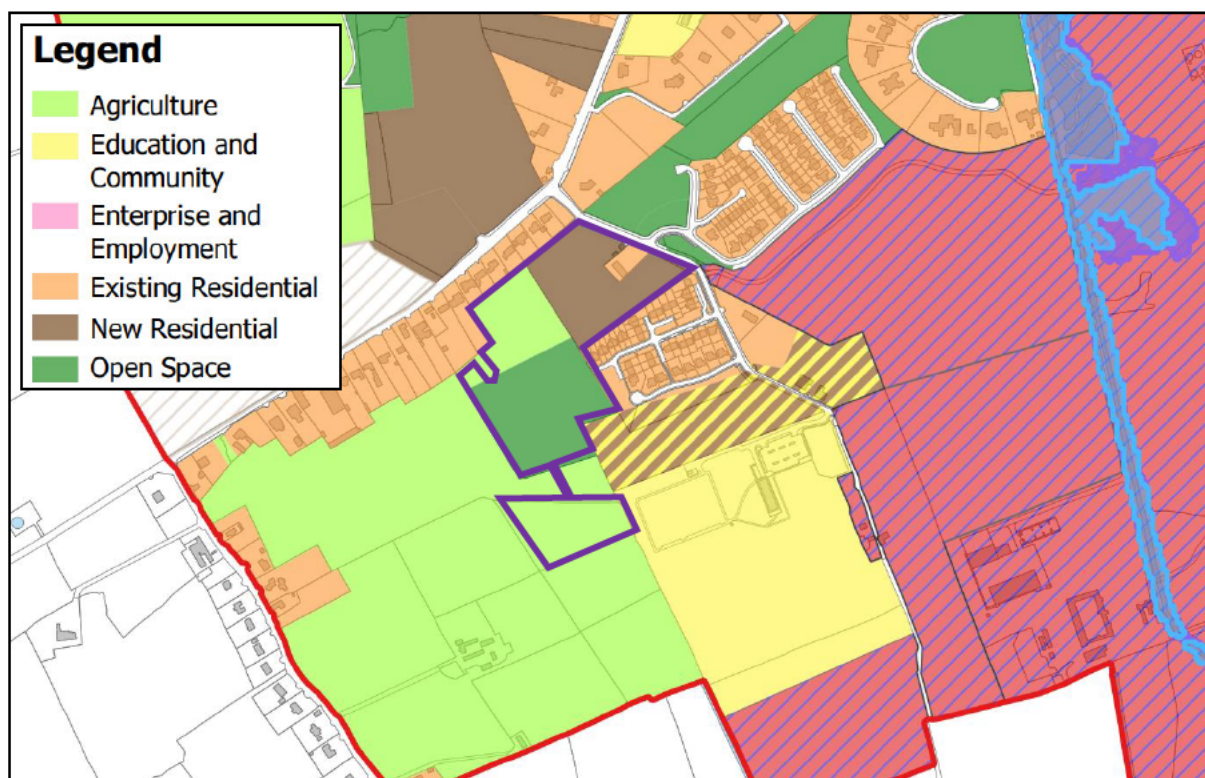


Figure 3.0 Extract from the Adare Local Area Plan 2024-2030 zoning map showing the subject site (outlined red).

As the proposed use is strictly temporary, 15 days, it is considered that the proposal to use the site for temporary accommodation for the Ryder Cup is appropriate for the site, given the zoning designations of the site.

4.2.2 Policies and Objectives

The following policies and objectives of the Adare Local Area Plan 2024-2030 are considered relevant:

Objective ED 3

It is an objective of the Council to

a) Support growth in the tourism sector in Adare by facilitating vital connections between complementary sites and attractions, and ensuring visitors can easily avail of services in Adare village centre. The possibility of adding the Franciscan Church to the tourism trail shall be explored. Tourism projects will be required to adhere to appropriate environmental and ecological assessment and to mitigate any adverse environmental, biodiversity and ecological impacts.

b) Support the provision of a new Greenway linking Adare with the wider Greenway \ Active Travel network.

c) Support Brand Adare in building a recognisable brand for the village and support the development of a wayfinding strategy for the village which links in with existing digital tourist information systems and apps and considers locations for art work/installation in the village. This shall also include an element of awareness in relation to the natural, cultural and landscape heritage.

d) Support Adare's role in the Limerick Tourism Development Strategy 2019 - 2023 and any subsequent replacement document and its associated environmental assessment reports.

e) Require new tourism and amenity projects located within the village to foster synergy with the services and retail business located in the village and support community engagement. f) Support the use of community facilities to widen the arts and cultural heritage offering of the area.

We note Section 6.2 of the Local Area Plan states:

'The Ryder Cup 2027 offers huge potential to showcase Adare and its potential to support and promote business generation. This golfing tournament is a biennial competition between Europe and the USA and will be hosted in Adare Manor in its centenary year Adare Manor is a significant built, natural and cultural heritage resource of national and international importance. It comprises of a hotel, golf course, ancillary tourism and guest services and lands in agricultural use. The Manor was redeveloped in 2016 and plays an anchor role in tourism in Adare and the wider region. The golf course in the Manor opened in 1995 and has hosted numerous amateur and professional events, including the Irish Open on European tour in 2007 and 2008. Along with the recently renovated Manor and access to amenities such as luxurious accommodation, fine dining, an exclusive spa and fishing on the River Maigue this event will provide a worldwide platform to showcase all that Adare has to offer.'

In recognition of the unique offering Adare Manor provides in the village and the specific requirements the Ryder Cup will place on the Demesne within the lifetime of this Local Area Plan the lands at the Manor have been zoned for tourism and related uses. This zoning designation includes for example zones where the main uses would be hotels, marinas or other types of uses which are directed mainly at servicing tourists/holiday makers. The area zoned corresponds in large part with the Adare Manor Demesne ACA. As well as an ACA the area is also of archaeological significance and there should be a presumption in favour of preservation in-situ of archaeological remains and preservation of their character, setting and amenity. It is anticipated that the tourism related zoning will be reviewed and revised post 2030.'

It is considered that the proposed temporary use of the site to provide accommodation for the Ryder Cup in 2027 is in accordance with the above policies and objectives of the Limerick County Development Plan 2022-2028, as it would have no impact on the integrity of the site or surrounding area and would support the tourism economy of Adare.

5.0 Proposed Development

This section of the report will assess the proposal against the provisions for exempted development set out in the Planning and Development Regulations, 2001 (as amended).

5.1 Basis of Exemption

Under Section 5 of the Planning and Development Act, 2000 (as amended), a person can seek a formal declaration from the planning authority to establish if there is a requirement for planning permission for a specific proposal. An application can be made in writing to the planning authority, to determine whether a proposal requires permission or is considered an exempted development.

Section 5(1) of the Planning and Development Act, 2000 (as amended), states the following in regard to exempted developments in which the Section 5 application can be obtained:

'If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of this Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter'.

It is prudent to define 'development' as set out in the Planning and Development Act 2000 (as amended) in order to establish the status of the proposal. The definition below consists of an extract from the Act, which provides clarity on the definition of development:

Development

Under Section 3 of the Planning and Development Act 2000 (as amended), 'development' is assigned the meaning set out as follows:

- '(1) In this Act, except where the context otherwise requires, "development" means—*
- a) the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land.*
- (2) For the purposes of subsection (1) and without prejudice to the generality of that subsection*
- a) where any structure or other land or any tree or other object on land becomes used for the exhibition of advertisements, or*
 - b) where land becomes used for any of the following purposes—*
 - i. the placing or keeping of any vans, tents or other objects, whether or not moveable and whether or not collapsible, for the purpose of caravanning or camping or habitation or the sale of goods,*
 - ii. the storage of caravans or tents, or*
 - iii. the deposit of vehicles whether or not usable for the purpose for which they were constructed or last used, old metal, mining or industrial waste, builders' waste, rubbish or debris,*

The use of the land shall be taken as having materially changed'.

Further to this, we would note that Section 4 (4) of the Planning and Development Act 2000, as amended, states as follows:

'4 (4) Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required'.

An Environmental Impact Assessment Screening Report has been prepared and is submitted as part of this Section 5 Declaration. The results of the screening report show that an Environmental Impact Assessment or Appropriate Assessment is not required.

With regard to this Section 5 Declaration and exempted development, we would note the following set out under Article 6 of the Planning and Development Regulations 2001 (as amended):

Exempted Development.

'6. (1) Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1'.

Considering the exemption to which this Section 5 Declaration pertains which includes the temporary change of use of use of part of the subject property and adjoining lands to provide accommodation on a temporary basis for attendees of the 2027 Ryder Cup, as well as accommodation for associated staff and amenities for occupants and staff, we note the provisions of Class 37 of Schedule 2, Article 6, Part 1 – *Exempted Development – General* of the Planning and Development Regulations 2001 (as amended) as follows:

Description of Development

*Development consisting of the use of land for any fair, funfair, bazaar or circus or **any local event of a religious, cultural, educational, political, social, recreational or sporting character and the placing or maintenance of tents, vans or other temporary or movable structures or objects on the land in connection with such use.***

Conditions and Limitations

- 1. The land shall not be used for any such purposes either continuously for a period exceeding 15 days or occasionally for periods exceeding in aggregate 30 days in any year.*
- 2. On the discontinuance of such use, the land shall be reinstated save to such extent as may be authorised or required by a permission under the Act.*

This declaration seeks clarification on the temporary use of the site of, and lands adjoining, Adare Pitch & Putt to provide accommodation to attendees of the 2027 Ryder Cup. It is also proposed to provide accommodation to staff and ancillary amenities to support staff and those availing of the accommodation. From the outset, it is contended that this constitutes exempted development. The proposed use of the land will be for a temporary period of 15 no. days only and will revert to the existing pitch & putt use following this.

Further to this, we would make reference to Article 9 of the Planning and Development Regulations 2001 (as amended) which sets out restrictions on exemptions and states:

9. (1) Development to which article 6 relates shall not be exempted development for the purposes of the Act—

a) if the carrying out of such development would—

i. contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,

We would refer to Section 3.0 of this report, which sets out the planning history and associated conditions attached to these, and note that the proposed temporary use of the site to provide accommodation for attendees of the Ryder Cup would not contravene any planning permissions pertaining to the subject lands.

ii. consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,

We can confirm that the proposal does not comprise the formation, laying out, or material widening of access to a public road.

iii. endanger public safety by reason of traffic hazard or obstruction of road users,

We can confirm that the proposal would not endanger public safety by reason of traffic hazard or obstruction of road users. The existing vehicular access is proposed to be used for the subject proposal. The Ryder Cup organising team will issue a robust traffic management strategy in the course. The subject site will adhere to the strategy once published.

iv. except in the case of a porch to which class 7 specified in column 1 of Part 1 of Schedule 2 applies and which complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1, comprise the construction, erection, extension or renewal of a building on any street so as to bring forward the building, or any part of the building, beyond the front wall of the building on either side thereof or beyond a line determined as the building line in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,

We can confirm that the proposal does not comprise the construction, erection, extension or renewal of a building on any street so as to bring forward the building, or any part of the building, beyond the front wall of the building.

v. consist of or comprise the carrying out under a public road of works other than a connection to a wired broadcast relay service, sewer, water main, gas main or electricity supply line or cable, or any works to which class 25, 26 or 31 (a) specified in column 1 of Part 1 of Schedule 2 applies,

We can confirm that the proposal does not comprise the carrying out of works under a public road.

vi. interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,

We can confirm that the proposal would not interfere with the character of a landscape, or a view or prospect of special amenity value or special interest.

- vii. *consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,*

We can confirm that the proposal does not consist of or comprise the excavation, alteration or demolition of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest. We note that the subject site comprises 3 no. designated monuments (SMR Nos. LI021-156001, LI021-156002, LI021-156003). However, it is submitted that the proposal will not affect these sites.

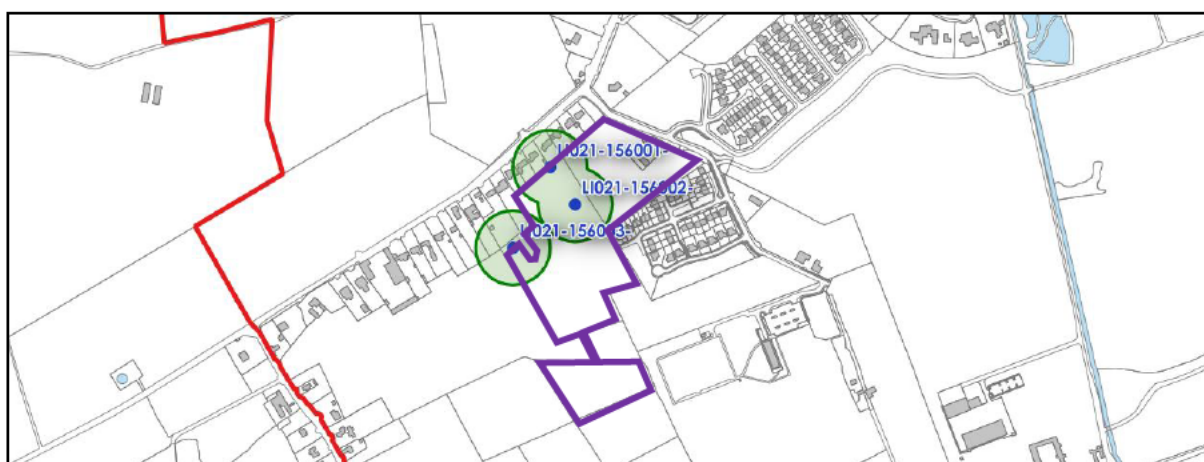


Figure 4.0 Map 5 of the Adare Local Area Plan 2024-2030 showing the location of the monuments located within the subject site (outlined purple).

- viii. *consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,*

We can confirm that the proposal does not consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use.

- ix. *contravene consist of the demolition or such alteration of a building or other structure as would preclude or restrict the continuance of an existing use of a building or other structure where it is an objective of the planning authority to ensure that the building or other structure would remain available for such use and such objective has been specified in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,,*

We can confirm that the proposal would not consist of the demolition or such alteration of a building or other structure as would preclude or restrict the continuance of an existing use of a building or other structure.

- x. *consist of the fencing or enclosure of any land habitually open to or used by the public during the 10 years preceding such fencing or enclosure for recreational purposes or as a means of access to any seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility,*

We can confirm that the proposal does not consist of the fencing or enclosure of any land habitually open to or used by the public.

- xi. obstruct any public right of way,*

We can confirm that the proposal will not obstruct any public right of way.

- xii. further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area,*

We can confirm that the proposal does not consist of, or comprise, the carrying out of works to the exterior of any structure.

Additionally, Article 10(1) of the Planning and Development Regulations 2001 (as amended) states the following:

‘Development which consists of a change of use within any one of the classes of use specified in Part 4 of Schedule 2, shall be exempted development for the purposes of the Act, provided that the development, if carried out would not—

- (a) involve the carrying out of any works other than works which are exempted development,*
(b) contravene a condition attached to a permission under the Act,
(c) be inconsistent with any use specified or included in such a permission’.

In considering the above, it is submitted that the proposal of the entirety of the subject site as accommodation for attendees of the 2027 Ryder Cup is considered to be exempt from the requirement to obtain planning permission, as no permanent structures or change of use will occur.

7.0 Conclusion

This Section 5 Application seeks a declaration as to whether the lands on and adjoining Adare Pitch & Putt Club, Killarney Road, Adare, Co. Limerick (V94 WR82) to be used for temporary accommodation for attendees of the Ryder Cup which is to be hosted at Adare Manor in September 2027, constitute exempted development.

Therefore, the question before the planning authority is:

‘Whether the placement and maintenance of tents and other temporary and movable structures on site to provide accommodation, food service and support amenities for attendees of the 2027 Ryder Cup pursuant to Class 37 of the Planning and Development Regulations 2001 (as amended) is or is not development and if it is, whether this development constitutes exempted development?’

Accordingly, we request a declaration to this effect from Limerick County Council under Section 5 of the Planning and Development Act 2000 (as amended). Should you have any queries or require any further information, including access to the building, please do not hesitate to contact the undersigned.



Kevin Hughes MIPI MRTPI
Director for HPDC Ltd.

Report on application under Section 5 of the Planning and Development Act 2000 (as amended)

File Reference number	EC-098-26
Applicant(s)	Ronald Baker
Location	Adare Pitch & Putt Club Killarney Road, Adare, Co. Limerick V94 WR82

1. Description of Site and Surroundings:

The site extends to approximately 6.89 hectares, and is situated along Rathkeale Road in Adare, Co. Limerick, which currently comprises of Adare Pitch and Putt Club and open field sites. The site adjoins residential areas to the northwest and southeast and an open field to the southwest. The site is in proximity to Archaeological Zones of Notification.

2. Proposal:

This is an application requesting a Section 5 Declaration on whether the following works are or are not development or are or are not exempted development:

Whether the placement and maintenance of tents and other temporary and movable structures on site to provide accommodation, food service and support amenities for attendees of the 2027 Ryder Cup pursuant to Class 37 of the Planning and Development Regulations 2001 (as amended) is or is not development and if it is, whether this development constitutes exempted development

This Section 5 declaration includes the following:

- Application form
- Site Layout Plan
- OS Map
- Planning Report
- EIA Screening Report
- Civil Details Report
- OS Map

3. Planning History:

Subject site:

98/351 Conditional Permission - Construction of photographic studio

11/631 Conditional Permission - the change of use from a private dwelling to a commercial sessional Montessori including the addition of a car parking area and all associated works

91/1065 Conditional Permission - Erection of bungalow, photographic store and septic tank

25/61155 Conditional Permission - the construction of a ball stop net, supporting structure and associated site works

Adjacent:

16/302 – Conditional Permission - the construction of a 1123 metre length of foul sewer varying 225mm & 300mm diameter from Graigue townland along the N21 to the junction at L1422 Blackabbey Road adjoining the village hall

4. Enforcement History:

N/A

5. Relevant An Coimisiún Pleanála referrals:

ABP Inspectors Report PL27.RL3568:

The question for this report relates to whether or not the use of the Wicklow Mountains National Park for a competitive adventure racing event is development and is or is not exempted development. The organisers of this event are Elite Events Ireland, who organised the event question, Quest Adventure Series and other events such as Wicklow 200, Ring of Beara Cycle, Ride Dingle and Velo Kenmare. This organisation manages national events across the country. In the Inspectors report it is noted on page three that "Class 37 is not relevant as this is not a local event."

6. Assessment:

Consideration as to whether a development constitutes exempted development or not is governed by Sections 4 and 5 of the Planning and Development Act 2000 (as amended) and Articles 5, 6, 7, 8, 9, 10 and 11 of the Planning and Development Regulations 2001 (as amended).

Is the proposal development?

Section 2(1) in this Act, except where otherwise requires –

‘works’ includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

‘structure’ as any building, structure, excavation, or other thing constructed or made on, in or under any land, or part of a structure so defined, and –

(b) in relation to a protected structure or proposed protected structure, includes—

(i) the interior of the structure,

(ii) the land lying within the curtilage of the structure,

(iii) any other structures lying within that curtilage and their interiors, and

(iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii);

Section 3(1) defines **‘development’** as ‘the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land’.

The proposal concerns, the placement and maintenance of tents and other temporary and movable structures on site to provide accommodation, food service and support amenities for attendees of the 2027 Ryder Cup, **constituting ‘works’ and ‘development’**.

Is the proposal exempted development?

It is noted within the planning report and application form that the applicant has proposed that the development falls under the scope of exempted development under Class 37 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended). They note that the proposed use of the land will be of temporary use for a period of 15 days and will revert to the use of the Pitch and Putt course following the event. The description of the class is as follows:

Class 37:

Development consisting of the use of land for any fair, funfair, bazaar or circus or any local event of a religious, cultural, educational, political, social, recreational or sporting character and the placing or maintenance of tents, vans or other temporary or movable structures or objects on the land in connection with such use

The Ryder Cup is a globally recognised golf competition, attracting hundreds and thousands of spectators, generating significant international tourism, media coverage and economic activity. ‘Local event’ as stated in the class description, is not a suitable ground to qualify this proposal. In the case of the ABP Inspectors Report PL27.RL3568, the sports event proposed in Wicklow was to be hosted by Elite Events Ireland, which host events nationally, thus making it a national event. In the Inspectors report, they note “Class 37 is not relevant as this is not a local event.” Comparing this to the proposed development, The Ryder Cup is an international event, hosted in different countries every 2 years, which will attract more than 200,000 visitors to the area in the week. It will attract significant attention globally, making it an international event rather than local.

It is also noted that the campsite would cater for 460 people which is considered significant and in turn would result in additional planning considerations and environmental considerations including residential amenity, traffic generation, water supply and waste water treatment. These factors would also need to be considered and again highlight the fact that the scale of the proposal could not be considered local. There are existing residential properties located immediately adjacent to the north and east boundaries of the site. There could be implications for residents here from noise and disturbance that would need to be assessed.

The matter of traffic is discussed further in the Article 9 section of the report. However, there are concerns with the lack of information provided in relation to traffic and transport. It is unclear how people using the site would access it and where they would leave vehicles. This is an additional planning consideration that would need to be taken into account and assessed as part of a planning application.

The applicant's Civil Details report outlines that information regarding waste water would be submitted to the Planning Authority prior to the commencement of development which is not considered appropriate and would need a level of assessment associated with an application for planning permission.

This proposal is not considered to be within the scope of Class 37 of Part 2 of Schedule 2 of the Planning and Development Regulations 2000 (as amended) as it cannot be considered a local event and there are a number of additional planning considerations.

7. Article 9 Restrictions

Planning and Development Regulations 2001 – 2025 Article 9(1) Development to which article 6 relates shall not be exempted development for the purposes of the Act— (a) if the carrying out of such development would—	Insert Planners comments relating to proposed development
(i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,	N/A

(ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,	No, the existing access would be used.
(iii) endanger public safety by reason of traffic hazard or obstruction of road users,	The applicant has stated within their planning statement that that the proposal would not endanger public safety by reason of traffic hazard or obstruction of road users. The existing vehicular access is proposed to be used for the subject proposal. The Ryder Cup organising team will issue a robust traffic management strategy in the course. The subject site will adhere to the strategy once published. However, no details of the traffic management system have been submitted in support of the application, and it is unclear how 460 people would access the site during their stay. It is also unclear how people accessing the site by car could leave their vehicles. This is considered to be significant in the context of the proposal and has

	the potential to result in a traffic hazard.
(iia) endanger public safety by reason of hazardous glint and/or glare for the operation of airports, aerodromes or aircraft,	N/A
(iv) except in the case of a porch to which class 7 specified in column 1 of Part 1 of Schedule 2 applies and which complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1, comprise the construction, erection, extension or renewal of a building on any street so as to bring forward the building, or any part of the building, beyond the front wall of the building on either side thereof or beyond a line determined as the building line in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,	N/A
(v) consist of or comprise the carrying out under a public road of works other than a connection to a wired broadcast relay service, sewer, water main, gas main or electricity supply line or cable, or any works to which class 25, 26 or 31 (a) specified in column 1 of Part 1 of Schedule 2 applies,	N/A
(vi) interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,	N/A

(vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,	N/A
(viiA) consist of or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places, pursuant to section 12 (1) of the National Monuments (Amendment) Act 1994, save that this provision shall not apply to any excavation or any works, pursuant to and in accordance with a consent granted under section 14 or a licence granted under section 26 of the National Monuments Act 1930 (No. 2 of 1930) as amended,	N/A
(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,	N/A
(viiC) consist of or comprise development which would be likely to have an adverse impact on an area designated as a natural heritage area by order made under section 18 of the Wildlife (Amendment) Act 2000.	N/A
(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,	N/A

(ix) consist of the demolition or such alteration of a building or other structure as would preclude or restrict the continuance of an existing use of a building or other structure where it is an objective of the planning authority to ensure that the building or other structure would remain available for such use and such objective has been specified in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,	N/A
(x) consist of the fencing or enclosure of any land habitually open to or used by the public during the 10 years preceding such fencing or enclosure for recreational purposes or as a means of access to any seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility,	N/A
(xi) obstruct any public right of way,	N/A
(xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area,	N/A
(b) in an area to which a special amenity area order relates, if such development would be development:—	
(i) of class 1, 3, 11, 16, 21, 22, 27, 28, 29, 31, (other than paragraph (a) thereof), 33 (c) (including the laying out and use of	N/A

land for golf or pitch and putt or sports involving the use of motor vehicles, aircraft or firearms), 39, 44 or 50(a) specified in column 1 of Part 1 of Schedule 2, or	
(ii) consisting of the use of a structure or other land for the exhibition of advertisements of class 1, 4, 6, 11, 16 or 17 specified in column 1 of Part 2 of the said Schedule or the erection of an advertisement structure for the exhibition of any advertisement of any of the said classes, or	N/A
(iii) of class 3, 5, 6, 7, 8, 9, 10, 11, 12 or 13 specified in column 1 of Part 3 of the said Schedule, or	N/A
(iv) of any class of Parts 1, 2 or 3 of Schedule 2 not referred to in subparagraphs (i), (ii) and (iii) where it is stated in the order made under section 202 of the Act that such development shall be prevented or limited,	N/A
(c) if it is development to which Part 10 applies, unless the development is required by or under any statutory provision (other than the Act or these Regulations) to comply with procedures for the purpose of giving effect to the Council Directive,	N/A
(d) if it consists of the provision of, or modifications to, an establishment, and could have significant repercussions on major accident hazards.	N/A
Article 9(2) Sub-article (1)(a)(vi) shall not apply where the development consists of the construction by any electricity undertaking of an overhead line or cable not exceeding 100 metres in length for the purpose of conducting electricity from a distribution or transmission line to any premises.	N/A
Article 9 (3) For the avoidance of doubt, sub-article (1)(a)(vii) shall not apply to any operation or activity in respect of which a Minister of the Government has granted consent	N/A

or approval in accordance with the requirements of regulation 31 of the Habitats Regulations 1997, and where regulation 31(5) does not apply.	
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8. Appropriate Assessment

Having regard to the nature and scale of the proposed development and the absence of proximity or connectivity to a Natura 2000 European Site, no Appropriate Assessment issues arise, and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects, on a European Site. An appropriate assessment screening report and determination is attached to this report.

9. Environmental Impact Assessment

An EIA screening determination is included Appendix 2. Having regard to the nature, size and location of the proposed development and to the criteria set out in Schedule 7 of the Regulations it has been concluded that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, therefore, is not required.

10. Conclusion/Recommendation

The proposal, the placement and maintenance of tents and other temporary and movable structures on site to provide accommodation, food service and support amenities for attendees of the 2027 Ryder Cup is considered development. However, the proposed development cannot be considered under Class 37 of Part 2 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) due to it not being classed as a 'local event', therefore, it does not constitute exempted development. In addition to this the proposed development would be restricted by Article 9(1)(iii) as it has the potential to endanger public safety by reason of traffic hazard or obstruction of road users.

Regard has been had to –

- (a) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended);
- (b) Article 6 & 9 of the Planning and Development Regulations 2001 (as amended);
- (c) The plans and particulars submitted with the application received on the 08th of June 2026

It is therefore considered that the said works constitute development but not exempted development under Class 37 of Part 1 of Schedule 2 and Article 9(1)(iii) of the Planning and Development Regulations 2001 (as amended)

Student Planner:	Conor Deering	Date: 03/07/2026
Signature:		
Senior Executive Planner	Barry Henn	Date: 06/07/2026
Signature:		

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(e) File Reference No:	EC-098-26
(e) Brief description of the project or plan:	The placement and maintenance of tents and other temporary and movable structures on site to provide accommodation, food service and support amenities for attendees of the 2027 Ryder Cup
(e) Brief description of site characteristics:	The site extends to approximately 6.89 hectares, and is situated along Rathkeale Road in Adare, Co. Limerick, which currently comprises of Adare Pitch and Putt Club and open field sites. The site adjoins residential areas to the northwest and southeast and an open field to the southwest. The site is in proximity to Archaeological Zones of Notification.
(e) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	
(e) Response to consultation:	

STEP 2: Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.				
European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptors)	Considered further in screening Y/N
002165 Lower River Shannon SAC	https://www.npws.ie/protected-sites/sac/002165	1.25 km	N/A	N
000439 Tory Hill SAC	https://www.npws.ie/protected-sites/sac/000439	7.23 km	N/A	N
000174 Curraghchase Woods SAC	https://www.npws.ie/protected-sites/sac/000174	5.240 km	N/A	N
002279 Askeaton Fen SAC	https://www.npws.ie/protected-sites/sac/002279	7.28 km	N/A	N

STEP 3: Assessment of Likely Significant Effects
(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:

Impacts:	Possible Significance of Impacts: (duration/Magnitude etc)
Construction phase e.g. - Vegetation clearance - Demolition - Surface water runoff from soil excavation/infill/landscaping (including borrow pits) - Dust, noise, vibration - Lighting disturbance - Impact on groundwater/dewatering - Storage of excavated/construction materials - Access to site - Pests	None. No direct encroachment or hydrological connection.
Operation phase e.g. - Direct emission to air and water - Surface water runoff containing contaminant or sediment - Lighting disturbance - Noise/vibration - Changes to water/groundwater due to drainage or abstraction - Presence of people, vehicles and activities - Physical presence of structures (e.g collision risk) - Potential for accidents or incidents	None. No direct encroachment or hydrological connection
In-combination/Other	N/A.

(a) Describe any likely changes to the European site:	
Examples of the type of changes to give consideration to include: - Reduction or fragmentation of habitat area - Disturbance to QI species - Habitat or species fragmentation - Reduction or fragmentation in species density - Changes in key indicators of conservation status value (water or air quality etc) - Changes to areas of sensitivity or threats to QI - Interference with the key relationships that define the structure or ecological function of the site	None. No direct encroachment or hydrological connection.

(a) (Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?

☐ Yes ☒ No

STEP 4: Screening Determination Statement

The assessment of significance of effects:

Describe how the proposed development alone or in-combination is/is not likely to have significant effects on European site (s) in view of its conservation objectives.

Given the sites size, no hydrological connection to any SAC/SPA, no encroachment on any SAC/SPA and the limited scale of the development proposed, an AA is not required.

Conclusion: AA is not required.

	Tick as appropriate:	Recommendation:
i. It is clear that there is no likelihood of significant effects on a European Site	☒	The proposal can be screened out: Appropriate Assessment not required.
ii. It is uncertain whether the proposal will have a significant effect on a European Site	☐	☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission
iii. Significant effects are likely	☐	☐ Request NIS ☐ Refuse planning permission
Student Planner	 _____ 01/07/2026	
Signature and Date of the Decision Maker:	 _____ 00/04/2026	

Yes, Schedule 7A information/screening report has been submitted by the applicant The applicant has provided an EIA screening report. Therefore a screening determination is required.	Screening Determination required
No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

Screening Determination:		
A. Case Details:		
Planning Register Reference:	EC-098-26	
Development Summary:	The placement and maintenance of tents and other temporary and movable structures on site to provide accommodation, food service and support amenities for attendees of the 2027 Ryder Cup	
	Yes / No / N/A:	Comment (if relevant):
Does the application include information specified in Schedule 7A?	Yes	
Other relevant information submitted:	Planning Statement	
Does the application include a NIS and/or other reports to enable AA screening?	No	
Is an IED/IPC/Waste Licence or Waste Water Discharge Authorisation (or review of licence/ authorisation) required from the EPA for the subject development?	No	
If YES has the EPA been consulted?	N/A	

Have any other relevant ¹ assessments of the effects on the environment been carried out pursuant to other relevant Directives – for example SEA or AA?	No	
B. Examination:		
1. Characteristics of proposed development (including demolition, construction, operation, or decommissioning):		
1 Relevant assessments are those which have a significant bearing on the project.	If relevant, briefly describe the characteristics of the development (i.e. the nature and extent):	
(a) The size and design of the whole of the proposed development (including any demolition works):	The site extends to approximately 6.89 hectares, and is situated along Rathkeale Road in Adare, Co. Limerick, which currently comprises of Adare Pitch and Putt Club and open field sites. The site adjoins residential areas to the northwest and southeast and an open field to the southwest.	
(b) Other existing or permitted projects (including under other legislation that is subject to EIA) that could give rise to cumulative effects:	N/A	
(c) Use of natural resources, in particular land, soil, water and biodiversity: <i>Will construction or the operation of the proposal use natural resources such as land, soil, water, materials or energy, especially any resources which are non-renewable or are in short supply?</i>	The site is grassland which would be used temporarily. Land disturbance is expected to be limited by the temporary nature of the development and the use of shallow service trenches no more than approximately 6 inches deep. Potential effects relate to compaction from vehicles and structures, sediment runoff from disturbed soil, rutting in wet weather and accidental contamination. Ground protection, restricted vehicle	

¹ Relevant assessments are those which have a significant bearing on the project.

	routes, weather-dependent controls, spill prevention, trench reinstatement and post-event decompaction/reseeding should prevent significant effects.
(d) Production of waste: <i>Will the proposal produce solid wastes during construction, operation, or decommissioning?</i>	The proposal will require temporary water supply, wastewater storage and drainage pipework, power/generators, waste collection, sanitary servicing, food/beverage supplies, staff welfare, ground protection mats and guest/staff parking. Wastewater and general waste are the main material-asset and waste-management considerations. Licensed collection, secure storage, inspection records, tanker access and final reinstatement will be managed through the project management arrangements.
(e) Pollution and nuisances: <i>Will the proposal release pollutants to ground or surface water, or air (including noise and vibrations) or water, or lead to exceeding environmental standards set out in other Directives?</i>	The site layout, tank locations, pipe routes, flood-risk context, open wells and drainage pathways has been assessed as part of project delivery. Potential air quality effects are short-term and associated with construction/breakdown traffic, service vehicles, generators, cooking emissions and dust in dry conditions. The development is temporary and will not create a permanent emission source. Good practice plant management, no-idling procedures, efficient generator selection, dust control and careful traffic management should prevent significant effects. Noise sources include site build/break, deliveries, staff village operations, hospitality use,

	generators, traffic and any entertainment. Temporary event noise management, generator siting, acoustic barriers where required and a complaints procedure should prevent significant adverse effects at nearby sensitive receptors.
(f) Major accidents and disasters: <i>In accordance with scientific knowledge, is there a risk of major accidents and/or disasters which are relevant to the project, including those caused by climate change?</i>	None
(g) Risks to human health, for example due to water contamination or air pollution:	Construction impacts including noise, dust, construction and traffic
2. Location of proposed development:	
The environmental sensitivity of geographical areas likely to be affected by the proposed development:	If relevant, briefly describe the characteristics of the location (with particular regard to the (a) existing and approved land use, (b) the relative abundance, availability, quality and regenerative capacity of natural resources, and (c) the absorption capacity of the environment):
(a) Generally describe the location of the site and its surroundings:	The site extends to approximately 6.89 hectares, and is situated along Rathkeale Road in Adare, Co. Limerick, which currently comprises of Adare Pitch and Putt Club and open field sites. The site adjoins residential areas to the northwest and southeast and an open field to the southwest. The site is in proximity to Archaeological Zones of Notification.

(b) Is the project located within, close to or has it the potential to impact on any site specified in Article 103(3)(a)(v) of the Regulations: — European site — NHA/pNHA — Designated Nature Reserve — Designated refuge for flora or fauna — Place, site or feature of ecological interest, the preservation, conservation, protection of which is an objective of a development plan/ local area plan/ draft plan or variation of a plan.	The application site is located within 1.25km of the Lower River Shannon SAC (002165). A screening examination has been undertaken as part of the assessment of the proposal, and it has been concluded that AA is not required.
(c) Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies (including riparian areas and river mouths), the coastal zone and the marine environment, mountains, forests or woodlands, that could be affected by the project?	No
(d) Is the proposal likely to be highly visible to many people? Are there any areas or features of high landscape or scenic value on or around the location, or are there any routes or facilities that are used by the public for recreation or other facilities which could be affected by the proposal?	No
(e) Are there any areas or features of historic or cultural importance on or around the location that could be affected by the project?	Three recorded monuments are located in close proximity to the site. While the proposed works are temporary and involve only limited ground disturbance, the presence of these monuments significantly increases the archaeological sensitivity of the area. The siting of temporary structures,

	service trenches, ground protection matting, wastewater infrastructure, storage tanks, access routes and any other ground-disturbing activities should take account of known archaeological features and their associated buffer zones. Archaeological input and, where necessary, monitoring may be required and should be reflected in the project layout drawings and method statements.
(f) Are there areas within or around the location which are densely populated or built-up, or occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities that could be affected by the proposal?	No
(g) Are there any areas within or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be affected by the proposal?	No
(h) Are there any areas within or around the location which are already subject to pollution or environmental damage, and where there has already been a failure in environmental standards that could be affected by the proposal e.g. the status of water bodies under the Water Framework Directive?	No
(i) Is the site located in an area susceptible to subsidence, landslides, erosion, or flooding which could cause the proposal to present environmental problems?	No
(j) Are there any additional considerations that are specific to this location?	No

3. Types and characteristics of potential impacts:		
If relevant, briefly describe the characteristics of the potential impacts under the headings below. (including where relevant the magnitude and spatial extent of the impact (e.g. geographical areas and size of population likely to be affected), nature of impact, intensity and complexity of impact, probability of impact, and duration, frequency and reversibility of the impact):	If relevant, briefly describe any mitigation measures proposed to avoid or prevent a significant effect.	Is this likely to result in significant effects on the environment?
<i>Population and human health:</i>		
The proposed temporary accommodation site, which will accommodate up to 360 guests and associated staff, is located adjacent to residential areas. Key considerations include traffic and pedestrian safety, fire and emergency management, food and water safety, wastewater servicing, noise, lighting, security, alcohol management, severe weather response, and medical provision. With the implementation of the proposed management plans and mitigation measures.	Significant EIA-level effects on population and human health are not predicted.	No, significant effects on the population and human health are not likely.
<i>Biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive:^{2*}</i>		
The development site comprises approximately 6.649 hectares, including Adare Pitch & Putt and adjoining agricultural lands. Existing ecological features may include hedgerows, treelines,	A site-specific formal AA Screening is included as a project commitment or appended as part of project delivery but not	No, significant effects on biodiversity are not likely, subject to the implementation of the proposed

drainage channels, an open well and field boundaries, subject to site confirmation. Potential impacts are primarily temporary in nature and include habitat disturbance, lighting and noise effects, soil compaction, wastewater and pollution risks, litter generation, and disturbance to protected and common wildlife species, including birds, bats, mammals and amphibians.	submitted as part of the application.	mitigation measures and the findings of the AA Screening.
<i>Land, soil, water, air and climate:</i>		
Owing to the temporary nature of the development, land disturbance will be limited, with service infrastructure requiring only shallow trenches of approximately 6 inches in depth. Potential impacts include soil compaction arising from vehicles and temporary structures, sediment runoff from exposed ground, rutting during periods of wet weather, and the risk of accidental contamination. The development will incorporate significant temporary water supply and wastewater infrastructure, including wastewater storage facilities, temporary drainage pipework, and catering and hospitality operations. Wastewater storage volumes are anticipated to range between approximately 55,000 and 90,000 litres and will require consideration of potential leakage, overflow, tank impact, pipework failure, and unauthorised discharges. The nearest identified waterbody is MAIGUE_090, a protected river waterbody within the Shannon Estuary South catchment, which	Ground protection, restricted vehicle routes, weather-dependent controls, spill prevention, trench reinstatement and post-event decompaction/reseeding should prevent significant effects. The site layout, tank locations, pipe routes, flood-risk context, open wells and drainage pathways has been assessed as part of project delivery. Good practice measures, including appropriate plant	No, significant effects on land, soil, water, air or climate are not likely, having regard to the temporary nature of the development and the implementation of the proposed mitigation measures.

is assigned a WFD risk category of Review. Potential effects on air quality will be temporary in nature and primarily associated with construction and dismantling activities, traffic movements, service vehicles, generators, cooking operations, and dust generation during dry weather conditions. As the development is temporary, it will not result in a permanent source of emissions.	management, no-idling procedures, the use of efficiently selected generators, dust control measures and careful management of traffic movements, are expected to avoid significant effects.	
<i>Material assets, cultural heritage and the landscape:*</i>		
The proposed development will require temporary infrastructure and services, including water supply, wastewater storage and drainage pipework, power generation facilities, waste collection services, sanitary facilities, food and beverage supplies, staff welfare provisions, ground protection matting, and parking areas for guests and staff. The principal considerations in relation to material assets and waste management are wastewater handling and the management of general waste streams. The project site has been reviewed with reference to the Sites and Monuments Record, the Record of Monuments and Places, protected structures, Architectural Conservation Areas, and any relevant demesne or landscape heritage designations. Where the site is located within or adjacent to an	Matters relating to licensed waste collection, secure storage, inspection records, tanker access, and the reinstatement of the site following decommissioning will be addressed through the project's management arrangements. Significant effects are not anticipated where archaeological constraints are identified at an early stage and appropriately avoided.	No, significant effects on material assets, cultural heritage or the landscape are not likely, having regard to the temporary nature of the development and the implementation of the proposed mitigation and site reinstatement measures.

area of archaeological sensitivity, even limited ground disturbance associated with shallow trenching may give rise to archaeological considerations and may require avoidance measures or archaeological monitoring. Temporary structures, including tents, hospitality facilities, lighting, signage, fencing, parking areas and servicing infrastructure, will result in a change to the local landscape character for the duration of the event. These effects will be temporary and fully reversible following the removal of the development.	Lighting will be directional, cowled and restricted to safety and security requirements. Site reinstatement will be important to avoid any lasting effects on the surrounding landscape.	
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<i>Cumulative effects:</i>		
The proposed development is intrinsically linked to the 2027 Ryder Cup and should be assessed on a cumulative basis alongside other associated event infrastructure and activities, including transport, accommodation, hospitality, security, waste and water services, wastewater management, public transport, temporary shuttle and rail services, and emergency response arrangements across Adare and the wider Limerick region.	On the basis of the information currently available, significant cumulative impacts are not anticipated, subject to the integration of the Camp Kerala site	No, significant cumulative effects are not likely.

	with wider Ryder Cup planning and the satisfactory management of site-specific and archaeological considerations.	
Transboundary effects:		
No transboundary effects are identified	N/A	No
4. Additional Considerations:		
Further relevant information, if any, relating to how the results of any other relevant assessments of the effects on the environment have been taken into account (e.g. SEA, AA screening, AA):	N/A	
Other relevant information/ considerations of note:	N/A	
C. Determination:		
No real likelihood of significant effects on the environment.	☒ X	EIAR is not required
Real likelihood of significant effects on the environment.	☐	EIAR is required
D. Main Reasons and Considerations:		

Having regard to the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001, as amended, and the following:

- a) Set out the main reasons and considerations specific to the nature, size, or location of the proposed development, and the types and characteristics of potential impacts:
- b) Where relevant, reference any key mitigation measures of significance to the screening determination:
- c) Where relevant, reference the results of any other relevant assessments of the effects on the environment (e.g. SEA, AA screening, AA):
- d) Any other relevant information:

It is considered that the proposed development would/would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact report is/is not therefore required.

Student Planner	 01/07/2026
Signature and Date of the Decision Maker:	 06/07/2026

DEVELOPMENT MANAGEMENT, PLANNING

REG POST:

Ronald Baker
c/o Hughes Planning and Development Consultants,
85 Merrion Square,
Dublin 2.

EC/098/26

06 July 2026

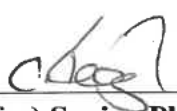
Re: Declaration under Section 5

Dear Sir/Madam,

I refer to the above application for Section 5 Declaration on Development and Exempted Development.

Please find herewith a copy of Council's decision on same.

Yours faithfully,



(for) Senior Planner,
Development Management

LIMERICK CITY & COUNTY COUNCIL

APPROVED OFFICER'S ORDER

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

No. AOO/DC/2026/836

File Ref No. EC/098/26

SUBJECT: Declaration under Section 5.
Planning and Development Act 2000 as amended
Planning and Development Regulations 2001 as amended

RE: **Placement and maintenance of tents and other temporary and movable structures on site to provide accommodation, food service and support amenities at Adare Pitch & Putt Club, Killarney Road, Adare, Co. Limerick**

ORDER: Whereas by Director General's Order No. DG/2026/056 dated 25th May 2026, Dr. Pat Daly, Director General, Limerick City & County Council did, pursuant to the powers conferred on him by Section 154 of the Local Government Act, 2001, (as amended by the Local Government Reform Act, 2014 and the Local Government (Mayor of Limerick) and Miscellaneous Provisions Act, 2024), delegate unto Barry Henn, Senior Executive Planner the functions as defined in the Local Government Acts, 1925 to 2024.

Now therefore pursuant to the delegation of the functions aforesaid, I, Barry Henn, Senior Executive Planner, having considered the report and recommendation of Conor Deering, Student Planner dated 03/07/2026, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Ronald Baker, c/o Hughes Planning and Development Consultants, 85 Merrion Square, Dublin 2 to state that the works as described above is

Development and is NOT Exempt Development.

Signed



SENIOR EXECUTIVE PLANNER, DEVELOPMENT MANAGEMENT,
PLANNING

Date

06/07/2026



Comhairle Cathrach
& Contae **Luimnigh**
Limerick City
& County Council

An Roinn Pleanála
Comhairle Cathrach agus Contae Luimnigh
Bóthar Thuair an Dail
Tuar an Dail
Luimneach
V94 WV78

Planning Department
Limerick City & County Council
Dooradoyle Road
Dooradoyle
Limerick
V94 WV78

t: 061 556 000

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO.

EC/098/26

Name and Address of Applicant: Ronald Baker, Barley Grove, Killarney Road, Adare, Co. Limerick

Agent: Hughes Planning and Development Consultants, 85 Merrion Square,
Dublin 2

Whether the placement and maintenance of tents and other temporary and movable structures on site to provide accommodation, food service and support amenities at Adare Pitch & Putt Club, Killarney Road, Adare, Co. Limerick is or is not Development or is or is not Exempted Development. The works as described on the plans submitted with the application on the 08th day of June 2026.

AND WHEREAS the Planning Authority has concluded that the placement and maintenance of tents and other temporary and movable structures on site to provide accommodation, food service and support amenities at Adare Pitch & Putt Club, Killarney Road, Adare, Co. Limerick **DOES NOT** come within the scope of exempted development under Class 37 of Part 1 of Schedule 2 and Article 9(1)(iii) of the Planning and Development Regulations 2001 (as amended), See Report attached.

NOW THEREFORE the Planning Authority in exercise of the powers conferred on it by Section 5(2) (a) of the Planning and Development Act 2000 (as amended) hereby decides that the said development as described above is **Development and is NOT Exempted Development.**

Signed on behalf of the said Council

Date: 6.7.2026

NOTE: A Declaration on Development or Exemption issued by Limerick City & County Council may be referred to An Coimisiún Pleanála on payment of €220 for review within 4 weeks after the issuing of the declaration.