

Limerick City & County Council

Re: Part 8 Proposal for the following:

Part 8 proposal, Reference PT8LL371– The construction of 13 units in addition to ancillary site works comprising of a new access via share surface off Crossroads to the east, services, a temporary construction access off Quarry Road, modifications to existing boundary walls, drainage and landscaping works at Quarry Road, Thomondgate, Limerick.

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing at Quarry Road, Thomondgate, Limerick , the construction of 13 units in addition to ancillary site works comprising of a new access via share surface off Crossroads to the east, services, a temporary construction access off Quarry Road, modifications to existing boundary walls, drainage and landscaping works.

The plans and particulars were placed on public display from the 31st of March 2026 up to and including 30th of April 2026, and submissions and observations were invited up to the 15th of May 2026, in accordance with the requirements of the Part XI of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended).

Having regard to Article 6 of the Habitats Directive 92/43/EEC and Regulation 42(1) of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended, screening of the development for Appropriate Assessment was carried out by Ash Ecology & Environmental on behalf of the Housing Construction Section of Limerick City and County Council.

An Appropriate Assessment of the proposed development is not required as it can be excluded, on the basis of objective information provided in the Screening report, the scale of the development and the size of the site, that the proposed development, individually or in combination with other plans or projects, will not have a significant effect on any European sites. Therefore, this proposed project does not need to proceed to Stage II of the Appropriate Assessment Process. The Screening has determined that there is no potential for likely significant effects on any European sites.

For the reasons outlined above it is considered that the application for consent for the proposed development does not require an Appropriate Assessment or the preparation of a Natura Impact Statement (NIS).

Order:

That Limerick City & County Council as the Competent Authority having considered the AA Screening Report prepared by Ash Ecology & Environmental makes a determination that, when considered either alone or in combination with other plans or projects, a Stage 2 Appropriate Assessment will not be required to accompany the proposal for the construction of 13 units in addition to ancillary site works comprising of a new access via share surface off Crossroads to the east, services, a temporary construction access off Quarry Road, modifications to existing boundary walls, drainage and landscaping works at Quarry Road, Thomondgate, Limerick.



Dr. Pat Daly

Director General

Limerick City & County Council

Date: 22/6/26

Limerick City & County Council

Re: Part 8 Proposal for the following:

Part 8 proposal, Reference PT8LL371– The construction of 13 units in addition to ancillary site works comprising of a new access via share surface off Crossroads to the east, services, a temporary construction access off Quarry Road, modifications to existing boundary walls, drainage and landscaping works at Quarry Road, Thomondgate, Limerick.

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing at Quarry Road, Thomondgate, Limerick, the construction of 13 units in addition to ancillary site works comprising of a new access via share surface off Crossroads to the east, services; a temporary construction access off Quarry Road, modifications to existing boundary walls, drainage and landscaping works.

The plans and particulars were placed on public display from the 31st of March 2026 up to and including 30th of April 2026, and submissions and observations were invited up to the 15th of May 2026, in accordance with the requirements of the Part XI of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended).

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

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

The subsequent EIA Screening Report concludes that the development has been assessed under the environmental criteria outlined in Schedule 5 of the Planning and Development Regulations 2001, as amended, and a sub-threshold EIAR is not required as the proposal is substantially below relevant mandatory EIA thresholds (13 units on a 0.350 Ha site) and located within an existing urban context. The proposed development will not have any significant impacts on the environment given the size of the site and the scale of development. All recommended mitigation measures and standard practices will be employed throughout the construction phase of the development to ensure that the proposed development will not create any significant impacts on the quality of the surrounding environment.

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

Order:

That Limerick City & County Council as the Competent Authority having considered the EIA Screening Report prepared by Ash Ecology & Environmental, makes a determination that an Environmental Impact Assessment will not be required to inform the proposal for the construction of 13 units in addition to ancillary site works comprising of a new access via share surface off Crossroads to the east, services, a temporary construction access off Quarry Road, modifications to existing boundary walls, drainage and landscaping works at Quarry Road, Thomondgate, Limerick.



Dr. Pat Daly

Director General

Limerick City & County Council

Date: 20/6/26

Memo

To: John Moran, Mayor.

From: Nuala O'Connell, Senior Planner, Planning Department.

Date: 25/06/2026

Re: Part 8 proposal, Reference PT8LL371– The construction of 13 units in addition to ancillary site works comprising of a new access via share surface off Crossroads to the east, services, a temporary construction access off Quarry Road, modifications to existing boundary walls, drainage and landscaping works at Quarry Road, Thomondgate, Limerick.

Dear Mayor,

Please find attached for your consideration report prepared in accordance with Section 179 of the Planning and Development Act 2000 (as amended) in respect of a proposal for the construction of 13 units at Quarry Road, Thomondgate, Limerick.

The proposal prepared by the Housing Construction & Maintenance Section has been evaluated taking into consideration all submissions received. It is concluded that the proposed development is in accordance with the objectives of the Limerick Development Plan 2022 – 2028, and the proper planning and sustainable development of the area.

It is recommended that the proposed development should be proceeded with as proposed to the Elected Members of Limerick City & County Council.

Signed: 

Ella O'Brien, Executive Planner



Signed: _____

Gráinne O'Keeffe, Senior Executive Planner



Signed: _____

Nuala O'Connell, Senior Planner, Planning Department

**MAYOR'S REPORT & RECOMMENDATION IN ACCORDANCE
WITH SECTION 179 3(a) OF THE PLANNING & DEVELOPMENT
ACT 2000 (AS AMENDED)**

Re: Part 8 Proposal for the following:

The proposed works will include the construction of 13 units in addition to ancillary site works comprising of a new access via share surface off Crossroads to the east, services, a temporary construction access off Quarry Road, modifications to existing boundary walls, drainage and landscaping works at Quarry Road, Thomondgate, Limerick

1.0 Introduction

This report has been prepared pursuant to Section 179 of the Planning & Development Act 2000 (as amended), and Part 8 of the Planning & Development Regulations 2001 (as amended).

2.0 Description of the nature and extent of the proposed development

The works are proposed on a brownfield site at Thomond Gate, Quarry Road, which measures 0.350 hectares in size and located within the vicinity of Altamira Court to the north and Cross Road to the south. The application site is located approximately 1km from Limerick City Centre and the site is circa 180m north of High Road.

The application site is a linear infill plot adjacent to a green area which is open to the three sides to the East, South and West and is closed to the North by an existing row of one/two storey dwellings. The site is relatively flat but there is a stepped incline from adjacent rear gardens along the northern boundary. The site is boarded to the north/west by the 'Quarry Road.

The proposed development is for the construction of 13 no. housing units in addition to ancillary site works comprising of a new access via shared surface off Crossroads to the east, services, a temporary construction access off Quarry, modifications to existing boundary walls, drainage and landscaping works.

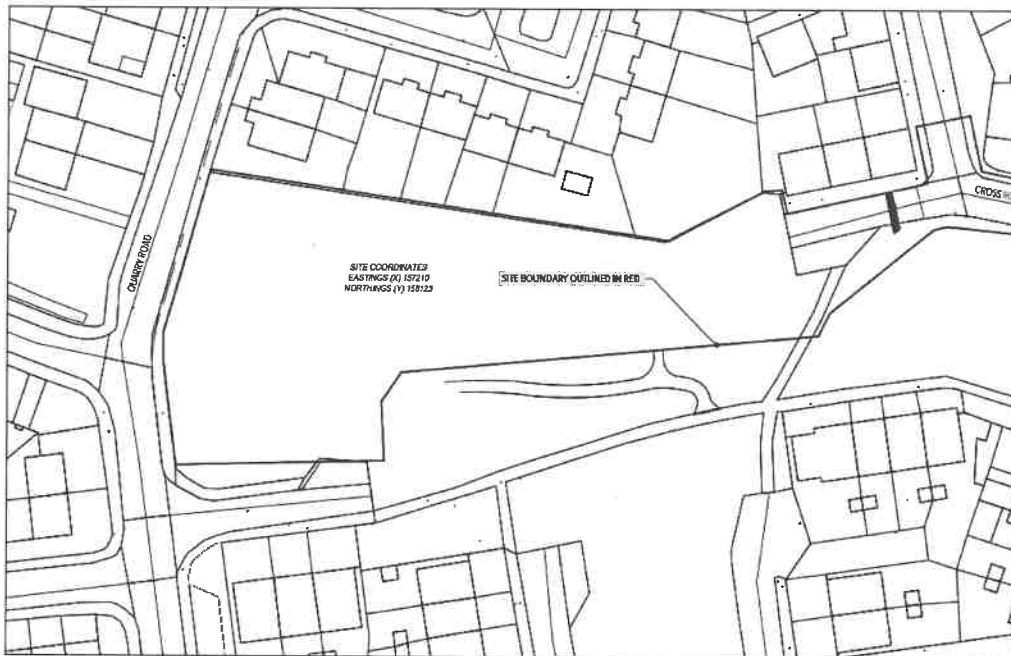


Figure 1: Site Location

2.1 Public Consultation:

The plans and particulars were placed on public display from the 31st of March 2026 up to and including 30th of April 2025. Submissions and observations were invited up to the 15th of May 2026.

3.0 Submissions with respect to the proposed development

Two third party written submissions/observations were received and one statutory body submission/observation was received and a summary of the issues raised in each are listed below.

SUBMISSION No.	NAME
1	Uisce Éireann.
2	Stanislava Raevska
3	Thomondgate RA c/o Sean McIlfatrick

SUB (1) Uisce Éireann	
Received Date: 11/05/2026	
From: Uisce Éireann, PO Box 448, South City, Delivery Office, Cork City.	
Item No. 1:	
Submission:	The applicant shall enter into a Connection Agreement with Uisce Éireann to provide for a service connections to the public water supply and wastewater collection network and adhere to the standards and conditions set out in that agreement.
Mayors Response:	Noted.
Item No. 2:	
Submission:	All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice.

Mayors Response:	Noted.
Item No. 3:	
Submission:	There is an existing Uisce Éireann asset - a 225mm diameter sewer - that traverses a portion of the site. Uisce Éireann does not permit Build Over of its assets. The applicant shall have received written Confirmation of Feasibility (COF) of the proposed Diversion of the existing 225mm diameter sewer from Uisce Éireann prior to any works commencing. The applicant shall contact diversions@water.ie to obtain this COF prior to commencement. To ensure adequate provision and protection of water and wastewater facilities, Uisce Éireann recommends the following; 1. Where the applicant seeks a connection to the public network, the applicant shall enter into a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement. 2. There shall be no build over of public infrastructure from these proposals. Separation distances as per Uisce Éireann's Standards Codes & Practices shall be achieved where public infrastructure is in situ within and/or adjacent to site boundaries*. 3. The development shall not impact public drinking water sources and/or abstraction point(s) and/or abstraction infrastructure**. 4. The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice.
Mayors Response:	Noted.
Advisory Note No. 1:	
Submission:	* Uisce Éireann does not permit build over of its assets. Separation distances from public infrastructure, as per Uisce Éireann's Standards Codes and Practices must be achieved. It is the applicant's responsibility to submit a diversion enquiry to Uisce Éireann Diversions Section (diversions@water.ie) prior to construction, where a potential build over of public assets is in question and/or where the applicants proposals cannot achieve separation distances from public infrastructure as per UÉ Standards & Codes of Practice.
Mayors Response:	Noted.
Advisory Note No. 2:	
Submission:	** Protection of drinking water source(s) from potentially adverse impacts is a priority for Uisce Éireann. It is Uisce Éireann's current policy to maintain safe and secure drinking water supplies and ensure that development will not give rise to any deterioration in water quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s). It is also a requirement of the Water Framework Directive that waters used for the abstraction of drinking water are protected to avoid deterioration in quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s). Any person discharging trade effluent** to a sewer, must have a Trade Effluent License issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). More

	information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ . Trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended). Uisce Éireann does not permit surface waters into the public sewer network.
Mayors Response:	Noted.

SUB (2) Stanislava Raevska

Received Date: 17/04/2026

From: Stanislava Raevska, 21 Cross Road, Thomondgate Limerick.

Submission:	<u>Introduction:</u> We are writing to formally object in the strongest possible terms to the proposed housing development on the field located at the entrance to Cross Road cul de sac in Thomondgate. This proposal raises serious concerns regarding residential amenity public safety, traffic management, and compliance with both national planning policy. The development, as currently, represents an overdevelopment of the site and fails to integrate appropriately with the existing residential environment.
Mayors Response:	Noted. It is acknowledged that this site, which is zoned new residential, adjoins an open space and recreation area and currently appears part of the green area. The Limerick Development Plan promotes the densification of urban sites; <i>“The policies and objectives in this Plan promote the efficient use of urban lands to achieve compact growth, through the intensification, consolidation and positive revitalisation of the City”</i>.
Item No. 1:	
Submission:	<u>Amenity space:</u> The proposed development will result in the loss of an established informal green space used by local children and families. This is contrary to the objectives of the Limerick Development Plan 2022-2028, which supports the protection and provision of recreational and amenity spaces as part of sustainable community development. The removal of this space will have a detrimental impact on the quality of life of existing residents.
Mayors Response:	The proposed development focuses on the development of a site zoned ‘New residential’. It is not proposed to build houses on the adjacent land, zoned ‘Open space & recreation’) but provide ancillary parking and access. The subject site, borders onto rear gardens of the existing housing development, Altamira Court, and currently provides no active frontage or passive surveillance over the green area. Liaison with the Residents association of Thomond gate confirmed that the green space is currently subjected to Anti Social Behaviour and scrambler bikes. The proposed project will provide active street frontage via private entrances from the public space and improve passive surveillance with windows orientated towards the green area
Item No. 2:	

Submission:	<u>Roads:</u> The proposal to use an existing narrow road designed to serve a limited number of dwellings as the primary access point for 13 additional houses (which is over 30% increase) is wholly inappropriate. This represents a significant intensification of use and fails to comply with the Design Manual for Urban Roads and Streets (DMURS), which requires that road infrastructure be suitable for its intended function and prioritise safety for all users. The proposed new ramps on the existing roads are appropriated and should be at the entrance of the new proposed road. The proposed access arrangement will lead to increased traffic congestion, reduced pedestrian safety, and potential obstruction for emergency vehicles. It is clear that the existing road network is not capable of accommodating the scale of the development proposed.
Mayors Response:	The existing roadway referred to, provides access to an existing residential area with a footpath to one side, a junction and roadway all in line with the Design Manual for Urban Roads and Streets. The Roads section and Active travel both considered the proposed access and recommended a table top to be introduced at the nearest junction to the the new proposed development. LA Housing Construction enquired with engineers within the roads section if any modifications or widening of the junction or road were required. A response that widening the the junction is not desired as <i>'An aim of scheme is to introduce a residential zone and widening the junction would potentially increase speeds. The amount of traffic ultimately using the junction will be limited to those living there so there will not be an issue with traffic queuing etc.'</i> was received. A Road Safety Audit 1/ 2 was carried out by an independent consultancy firm with the scope extending to access to the proposed development, and necessary amendments made.
Item No. 3:	
Submission:	<u>Water supply:</u> The proposed development does not include increase capacity of the existing water supply. This will lead to deterioration in water supply quality such as low pressure etc.
Mayors Response:	A Confirmation of feasibility was obtained from Uisce Eireann [Ref CDS25004608] in relation to Water & Wastewater connection for this Housing Development of 13 units at this site. Water connection is feasible without infrastructure upgrade.
Item No. 4:	
Submission:	<u>Environmental Impact Assessment:</u> The proposed Environmental Impact Assessment has a number of discrepancies such as: -(4.1) The report is based on 12no. housing units which is a major discrepancy -(4.2) The figures 3,5 and 11 are not in accordance to the proposed layout drawings and perspective views which casts doubt on its credibility. -(4.3) The report contains conflicting information regarding the size of the development site. It is described as approximately 0.288 hectares in earlier sections, while later sections refer to a significantly smaller figure of 0.1261 hectares. This inconsistency is material, as site area directly informs the scale of development, density, and the assessment of potential environmental

	impacts. Such discrepancy undermines confidence in the accuracy of the assessment. -(4.4) The report refers to 'Directive 2015/52/EU', which does not exist. This raises concerns regarding the robustness of the legal framework underpinning the screening exercise. -(4.5) The site is zoned as 'Open Space and Recreation' under the Limerick Development Plan 2022-2028, yet the report assesses a residential development proposal. While the need for rezoning is acknowledged, the environmental implications of the loss of designated open space are not meaningfully assessed. This represents a significant omission, particularly in an urban context where such land performs important ecological and social functions. - (4.6) The report identifies the site having 'extreme groundwater vulnerability' yet concludes that no significant impacts are likely without providing detailed hydrogeological analysis. There is an absence of site-specific contamination pathway analysis, quantified risk assessment, detailed mitigation design. Given the sensitivity of the receiving environment, reliance on generalized 'best practice' measures is not sufficient to support the conclusion drawn. - (4.7) Through the report, potential impacts are repeatedly dismissed on the basis that 'standard best practice' or a Construction Environmental Management Plan (CEMP) will be implemented. However, there is little to no detail provided regarding the specific mitigation measures proposed, their effectiveness residual impacts following mitigation. Screening for EIA should determine the likelihood of significant effects, not assume that unspecified mitigation will eliminate them. - (4.8) The report concludes that no significant cumulative impacts are anticipated; however this assertion is not supported by evidence. There is no meaningful assessment of other existing or permitted developments in the area, potential cumulative pressures on infrastructure, incremental environmental effects. This represents a significant gap in the assessment. - (4.9) While local water bodies are described as being of 'good status' the report also notes that the nearby transitional water body (Limerick Dock) is classified as 'poor' and 'at risk'. The potential for the proposed development to contribute to this existing pressure is not adequately examined. - (4.10) The site is described as being of low ecological value, however, features such as ivy-covered wall and urban habitats may support nesting birds and other species. The report does not include seasonal ecological surveys and detailed species assessment. As such, the ecological baseline may be incomplete. - (4.11) The report concludes that impacts relating to traffic, noise, and infrastructure will not be significant, yet provides no supporting quantitative analysis (e.g. traffic generation, capacity assessments, or modelling) although it will be over 30% increase. The conclusions are therefore not adequately substantiated.
Mayors Response:	An Environmental Impact Assessment (EIA) Screening Assessment was undertaken by Ash Ecology & Environmental Ltd (AEE). The proposed development does not fall under any category in Schedule 5 of the Planning and Development Regulations 2001 (as amended) that would trigger a mandatory EIAR. The screening was carried out in January 2025 at the onset of the project. Normal project progression, input by Consultants and Local authority

	departments, liaison with Residents association etc. have developed the initial scheme and small amendments to the scheme apply. 4.1 Following consultation with the residents association the scheme changed from 12no. units including a community dwelling and apartments over on the first floor, to the omission of the community dwelling and 13 units in lieu. 4.2 It is acknowledged that figure 3 shows initial proposals including a community dwelling (in dark blue) which was adjusted to apartments and housing units in lieu. The site outline shown in figures 5 and 11 changed to include an adjacent roadjunction. 4.3 Housing units are proposed on the site zoned 'New residential' , a linear site, 0.1261 ha, which runs alongside reargardens of an existing housing development to the north and land zoned open space & recreation to the south. Other areas referred to include ancillary areas such as parking and access as part of the proposed development. 4.4 LCCC has clarified this with the author and the following response confirms that: <i>The reference to 'Directive 2015/52/EU' in the EIA Screening Report is a typographical error. The correct directive is Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014, which amends Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment. This directive was transposed into Irish law through the Planning and Development Regulations 2018. The correct citation appears throughout the remainder of the EIA Screening Report and the single erroneous reference will be corrected in the updated version.</i> 4.5 Please refer to 4.3 above. Ancillary spaces for parking and access include an area of the adjacent open space and recreation which is permissible under the Limerick Development Plan 2022-2028. 4.6 The development will connect to existing water supply and sewerage systems. Irish Water has confirmed capacity to accept the proposed connection. Surface water will be managed through Sustainable Urban Drainage Systems (SUDS) features, with particular attention to the site's quarry history and ground conditions. The submission includes specific details for the surface water management and strategy. Refer to the Services Design Report and civil drawings showing appropriate Sustainable Urban Drainage Systems (SUDS). Measures include permeable paving, swales, tree pits and an attenuation tank to reduce and slow down runoff from the site. A Planning Stage Construction Environmental Management Plan (CEMP) as referred to in the screening report will be required to be compiled for the main environmental management measures such as noise, dust, water pollution prevention, invasive species control etc prior to construction and once a Contractor is appointed 4.7 Refer to 4.6 above
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	4.8 The EIA screening outlines that no significant cumulative impacts are anticipated. The characteristics were identified and discussed in the EIA Screening Report (Section 3.1.2 and Table 1). 4.9 The EIA screening report under 3.1.2 refers to 'Location of the project, with regard to Environmental Sensitivities of Geographic Areas likely to be affected.' Pg 16-17 Considerations for the proposed development are addressed as part of civil engineering measures proposed and included in the part 8 submission. 4.10 The site visit and habitat assessment identified three main habitat types onsite noting that the overall ecological value of the site was low and that no high-risk invasive species were found on site. To protect and enhance biodiversity, several mitigation measures have been recommended in Section 3.3.2. Recommended measures are fully accepted and will be incorporated into the project as part of the detailed design progression to protect and enhance biodiversity and to benefit the new and existing residents. 4.11 The report outlines measures with regards to permanent and temporary impacts relating to noise, vibration, dust and traffic. The LA Housing Construction Section notes that all submission items raised were reviewed as required as part of the EIA Screening Assessment by an independent Specialist to allow the Competent Authority to prepare an EIA Screening Conclusion Statement.
Item No. 5:	
Submission:	Screening for Appropriate Assessment: The proposed Screening for Appropriate Assessment has a number of discrepancies such as: -(5.1) The report is based on 12no. housing units which is a major discrepancy -(5.2) The figures in the report are not in accordance to the proposed layout drawings and perspective views which casts doubt on its credibility. -(5.3) The development is presented as a small-scale infill project; however, it involves demolition, excavation, construction of a multi-unit structure, and associated infrastructure works. These activities have the potential to give rise to significant environmental impacts, particularly during the construction phase. The report does not adequately reflect the true scale and nature of these works in its assessment. - (5.4) The report concludes that traffic impacts will not be significant, yet no supporting data is provided. There is an absence of trip generation estimates, parking demand analysis, road network capacity assessment. Without such information, the conclusion that traffic impacts are negligible is not sufficiently substantiated. -(5.5) Potential impacts relating to dust, noise, and construction activities are acknowledged but dismissed as temporary and negligible without supporting evidence. The report does not include quantitative noise or air quality assessments, duration of construction phases, identification of sensitive

	receptors. This lack of detail undermines confidence in the conclusions reached. -(5.6) The report provides only a high-level descriptions of drainage arrangements and concludes that impacts on the water environment will not be significant. However there is no detailed analysis of surface water runoff and capacity, potential contamination pathways, interaction with existing drainage infrastructure. Given the potential for construction-related pollution and increased runoff, this represents a significant gap.
Mayors Response:	1.1 Following consultation with the residents association the scheme changed from 12no. units including a community dwelling and apartments over on the first floor, to the omission of the community dwelling and 13 units in lieu. 1.2 It is acknowledged that figures showing initial proposals including a community dwelling (in dark blue) were adjusted to apartments and housing units in lieu. The site outline shown changed to include an adjacent road junction. 1.3 The submission states that this project involves ‘<i>demolition excavation, construction of a multi-unit structure and associated infrastructure works.</i>’ however, the following should be noted: -The proposed development does not involve any demolition. -A ‘multi-unit structure’ is not proposed. Extract of the description from the Irish Statute Book. <i>‘(a) as respects such units it is intended that amenities, facilities and services are to be shared,’</i> We note that own-door apartments with their own outdoor spaces and without shared or communal spaces are proposed. <i>‘(b) subject to section 2 (1), the development contains not less than 5 residential units;’</i> It is noted that the proposed building contains 4no. own door apartments. It is also noted that Part 8 drawings and documents fully outline the nature and scale of proposed works. The site is under 0.5 hectares and surrounded by existing developments of a similar scale, as such, the site is referred to as small-scale infill project. 1.4 We note that the Screening for Appropriate Assessment provides information on, and assesses the potential for, the proposed development to impact on the Natura 2000 network (hereafter referred to as European sites). An Environmental Impact Assessment (EIA) Screening Report was compiled as part of this application (AEE, January 2025) and should be read in conjunction with this report. The EIA Screening Report includes assessments of potential impacts on various environmental factors, including biodiversity, and outlines measures to minimise any identified risks. The reference in the submission to traffic impacts is understood to refer to the EIA, not the AA. Please refer to the Environmental Impact Assessment (EIA) Screening Report and 4.11 above. 1.5 The reference in the submission to potential impacts to dust, noise, and construction activities is understood to refer to the

	EIA, not the AA. Please refer to the Environmental Impact Assessment (EIA) Screening Report and 4.11 above. 1.6 The screening statement conclusion notes that ...<i>'while potential hydrological connectivity exists through surface water drainage networks, all potential impacts have been screened out' due to:</i> <i>... 'The implementation of standard construction best practice and CEMP measures' as well as ... 'the confirmation of adequate capacity in existing foul and surface water infrastructure'...</i> LA Housing Construction Section notes that Uisce Eireann confirmed 'Confirmation of Feasibility' that water and wastewater connection is feasible without infrastructure upgrade. It is also noted that detailed construction management and traffic management plans will be submitted to the Local Authority for approval prior to the commencement of construction works.
Item No. 6:	
Submission:	<u>Environmental Impact and Appropriate Assessments:</u> The proposed drawings in Environmental Impact Assessment and Appropriate Assessment shows smaller site area with 6no. houses and a block unit. Drawing 25098-3022-PL4.pdf, 25098-3021-PL5.pdf, 25098-3024-PL4.pdf etc. shows 9no. houses and a block unit and the boundary area is extended on east to Cross Roads. Increasing the development area is absolutely unacceptable.
Mayors Response:	It is acknowledged that the initial layout included 6no. houses and a community dwelling with 4 units on the ground floor and 2no. apartments on the first floor over arranged in a linear format to suit the site. Following consultation with the residents association the scheme changed from 12no. units outlined above, to the omission of the community dwelling to the part 8 scheme with houses and own-door apartments with a total of 13 units.
Conclusion	
Submission:	It is respectfully submitted that permission should be refused for the following reasons: 1. The proposed development would result in the loss of an important informal amenity space, to the detriment of existing residents, and would therefore be contrary to the proper planning and sustainable development of the area, as set out in the Limerick Development Plan 2022-2028. 2. The proposed access arrangements, relying on an existing substandard narrow road to serve 13 additional dwellings (which is over 30% increase), are inadequate and would give rise to traffic hazards, congestion, and reduced pedestrian safety. This is contrary to the provisions of the Design Manual for Urban Roads and Streets (DMURS). 3. The development, by reason of its design, layout and access arrangements, represents an overdevelopment of the site and fails to integrate appropriately with the existing environment, contrary to the proper planning and sustainable development of the area.

	4. In light of issues with the Environmental Impact Assessment and Screening for Appropriate Assessment outlined above, it is considered that they do not provide a sufficiently robust evidence-base assessment. The presence of inconsistencies, gaps in analysis, and reliance on unquantified mitigation measures suggests that the potential for significant environmental effects has not been adequately rolled out In conclusion, this proposal is fundamentally flawed and fails to meet the standards required under current planning policy and guidelines. We respectfully request that Limerick City and County Council refuse permission for this development. Petition against proposed construction on Thomond Park land has been made in the neighbourhood area and is attached.
Mayors Response:	The proposed development focuses on the development of a site zoned 'New residential' into a high quality, energy efficient, and critically needed new build housing development, that will positively contribute to meeting local housing needs, and will contribute positively and further enhance the green space. The proposed project will provide active street frontage via private entrances from the the public open space and improve passive surveillance with windows orientated towards the green area. Access is proposed via an existing roadway fully aligned with guidance in the Design Manual for Urban Roads and Streets. Proposed infrastructure measures have been reviewed by the Roads section, Active travel and an independent Road Safety Audit carried out. A diverse mix of unit types is proposed, to accommodate a varied range of resident types including elderly, couples and families. In addition, four 3 Bed houses for incremental purchase have been included in the scheme and the proposed ground floor apartments along Quarry street have been designed to Universal Design principles to accommodate residents of varying needs. Proposed material finishes, scale, heights have been carefully selected to deliver houses of high architectural and engineering quality, with durable, robust, and low maintenance finishes, ensuring that both the building and the building finishes will endure the passage of time and integrate appropriately with the existing residential environment of 1-2 storey houses and apartments with brick or plaster finish. The Limerick Development Plan promotes the densification of urban sites; <i>"The policies and objectives in this Plan promote the efficient use of urban lands to achieve compact growth, through the intensification, consolidation and positive revitalisation of the City".</i> The site zoned New Residential has a designated density for 45+ residential units per hectare as per the 2022-2028 Limerick Development Plan. The DHLGH Sustainable Residential Development & Compact Settlement Guidelines for Local Authorities sets out a policy for Urban Neighbourhoods in Limerick to aim for residential densities in the range 50 to 200dph (net). The proposed development density is 88 units per

	hectare based on just the site zoned New Residential and this is within the acceptable density range for the development site. It is again acknowledged that this project evolved from initial stages to further consider and incorporate survey outcome, specialists advise and residents comments. However, we note that all surveys, audits and screenings have been applied to fully assess this site.
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SUB (3) Thomond gate Received Date: 15/05/2026 From: Thomondgate RA c/o Sean McIlffatrick, Limerick.	
Submission:	Introduction: On behalf of the Thomondgate Residents Association we would like to make the following observations on the Part 8 planning application for the construction of 13. No housing units on the green space Quarry road Thomondgate. The Thomondgate Residents Association which has been in existence for 50 years held a public information meeting at St. Munchins Community Center , we would like to thank the planning department for making large scale copies of the drawings and documents to be able to show local residents the plans. The following are concerns and comments made by the 30 local residents who attended the information evening .
Mayors Response:	Limerick City and County Council are grateful to the members of the Residents Association to show the team from the Housing Construction section their neighbourhood in Thomond gate. The ongoing engagement and local input is much appreciated and their comments and queries are most welcome and respected.
Item No. 1:	
Submission:	It was noted by a number of residents that they were not against housing but many did not agree with valuable green space being taken away from the residents, while recognizing this parcel of our green space was zoned residential we feel that there are many other sites for infill builds, it must be also recognised that Thomondgate has a very large density of social housing and approved housing body stock, we feel we are been asked to take more and more development within an already high density area. As Thomondgate falls between regeneration areas we have been left behind in terms of funding for amenities within Thomondgate , our green spaces were never developed for any sort of play area ,small soccer pitch or general enhancements .
Mayors Response:	It is acknowledged that this site adjoins an open space and recreation area and currently appears part of the green area. However, it is also noted that the subject site, borders onto rear gardens of the existing housing devopment, Altamira Court, and currently provides no active frontage or passive surveillance over the green area. Bare concrete block wall boundaries, rear garden views, anti social behaviour and security fencing currently appear to make this green belt unattractive as a recreational area. The proposed development focuses on the development of a site zoned 'New residential' into a high quality, energy efficient, and critically needed new

	build housing development, that will positively contribute to meeting local housing needs, and will contribute positively and help enhance efforts to the green space made by the residents of the Thomond gate area. The proposed project will provide active street frontage via private entrances from the public space and improve passive surveillance with windows orientated towards the green area. It is proposed to continue the communities recent tree planting and landscaping. As part of the project it is proposed to provide an amenity space and seating and continue liaison with other LCCC sections active in this area and the residents association
Item No. 2:	
Submission:	One of biggest concerns raised was the vehicle access point leading from Cross road into the new development ,there is already issue for current residents driving in and out if a car parks on the pavement causing an issue with cars being able to pass each other safely as they enter and exit , with extra cars and service vehicles due to the high number of proposed housing units the residents feel this problem will become even more of an issue. Residents inquired if the road access point could be widened, we highlighted that this would be outside of the planning application and that we would explore that as a separate issue.
Mayors Response:	The Roads section and Active travel both considered the proposed access and recommended a table top to be introduced at the nearest junction to the the new proposed development. LA Housing Construction further enquired with engineers within the roads section if any modifications or widening of the junction or road were required. The following response was received which clarified that widening the the junction is not desired <i>‘An aim of scheme is to introduce a residential zone and widening the junction would potentially increase speeds. The amount of traffic ultimately using the junction will be limited to those living there so there will not be an issue with traffic queuing etc. ‘</i> A Road Safety Audit 1/ 2 was carried out by an independent consultancy firm with the scope extending to access to the proposed development, and necessary amendments made..
Item No. 3:	
Submission:	Over development of a small site was also raised , we note that to secure funding a density target for any site must be reached and in a housing crisis this would be accepted but never the less in an already high density area it creates the feeling that Thomondgate is an easy option and that trying to build on green spaces in other communities would face a far greater challenge as seen in boro park janesboro.
Mayors Response:	The site zoned New Residential has a designated density for 45+ residential units per hectare as per the 2022-2028 Limerick Development Plan. The proposed development density is 88 units per hectare based on just the site zoned New Residential and this is within the acceptable density range for the development site.
Item No. 4:	
Submission:	It should be noted that some concerns were alleviated once residents saw the drawings and aspects of the proposed development were explained to them and that the design of the units was of a very good standard , other positives

	were the incremental purchase units, the mix of properties in terms of 2 bed and 3 bed allowing for a greater social mix, especially for families.
Mayors Response:	Noted. The LA Housing Construction section welcomes the above comments and wishes to thank the Residents Association for hosting the information evening.
Item No. 5:	
Submission:	As the proposed site is on a former quarry many locals noted that this site was actually a very large pond/lake which was infilled , it should be noted that the infill is of contaminated material, residents asked was this contaminated material dangerous but we were unable to answer that, this left residents with genuine concerns around how this would be dealt with. Residents also highlighted concerns that the site is built on a natural spring or water basin and we believe this to be borne out when bore testing was carried out which showed water and a very low depth which raises questions over the overall suitability of the site.
Mayors Response:	Site investigations confirmed infill and the site was characterized by made ground described as slightly gravelly sandy clay and clayey sandy gravel with cobble contents. The part 8 submission also includes a full Waste Classification Report outlining a waste classification assessment of in-situ material that will be excavated during construction works for the proposed development at Quarry Rd. This report presents the findings of a waste classification assessment for sampled in-situ material at the site. In summary, analytical results classified samples as non-hazardous, to non-hazardous exceeds the Inert Landfill WAC for all Geochemical Domains 1 through 7. Hydrocarbon content, insufficient in concentration to support combustion or significantly contributing to a fire hazard was identified in some of the fill. It should be noted that excavation and appropriate disposal has been addressed as part of the part 8 submission. A detailed waste management plan will be implemented outlining procedures for waste management and recording keeping. The excavation plan included in the Waste classification report will be included in the waste management plan for the bulk excavation.
Item No. 6:	
Submission:	If the proposed development is granted we strongly advocate for the best urban landscaping in terms of materials used, we know from experience that the roads department always favours concrete and tarmac over paving and higher grade materials, thus reducing maintenance for the roads department , we reject this narrow view of urban planning and design in modern times, a higher quality paving solution elevates a development , just because this development is in Thomondgate and its a social housing project we should not be subjected to low level finishes . Similarly with any landscaping we strongly advocate for the remaining greenspace to be brought up to a high standard with quality trees of 20 to 25cm and for quality planting throughout .
Mayors Response:	Noted. Proposed materials include brick to housing facades, permeable paving and landscaping with mature trees to complete the area along Quarry Road. The shared surface is currently proposed to have a coloured tarmacadam surface.
Submission:	Conclusion:

	In summary, the removal of longstanding green space is hugely disappointing to our community. Small infill projects do not serve communities well ,larger scale projects on brown field sites isthe way forward. LCCC's failure over many decades to build large scale housing developments has contributed to Limerick suffering one of the worst housing crises in modern times. Traffic flow in and out of the narrow entrance road from cross road into the development is of real concern for the residents from 16 cross road to 42 cross road ,residents would like to see this being addressed. Further engagement on this issue would be appreciated .
Mayors Response:	Noted. The proposed development will enable the development of 13no. units on a site zoned 'New residential'. It will positively contribute to meeting local housing needs, and will contribute positively to the Thomond gate area while maintaining the adjacent open space.

4.0 Habitats Directive Project Screening Assessment

An Appropriate Assessment Screening Report has been undertaken by Ash Ecology & Environmental for the proposed development. Seven designated sites are within 15km of the site however six of these sites have been screened out as they are outside of the zone of influence. The Lower River Shannon SAC (Site code 002165) is located approximately 175m from the proposed development and given that there is a possible hydrological connection, pollutants could theoretically reach the SAC through drainage networks. Further examination of the potential risks was assessed. However, disturbance impacts are screened out due to the distance exceeding the zone of influence for noise/vibration effects.

In this regard, potential impacts on the Lower River Shannon SAC were further assessed in the report, including the following:

- Habitat Loss/Alteration
- Disturbance and/or Displacement of Species
- Habitat /Species Fragmentation
- Changes in Population Density
- Impacts to Water Quality
- Introduction of Invasive Species
- Air Quality and Climate Change Impacts
- In Combination Effects of Plans & Projects

The report concludes as follows:

“In conclusion, upon the examination, analysis and evaluation of the relevant information including, in particular, the nature of the proposed works and the likelihood of significant effects on any European site, in addition to considering possible in-combination effects, and applying the precautionary principles, it is concluded by the author of this report that, on the basis of objective information, the possibility may be excluded that the proposed works will have a significant effect on any of the European sites below:

- Lower River Shannon SAC
- Glenomra Wood SAC
- Danes Hole, Poulhalecka SAC
- Tory Hill SAC
- River Shannon and River Fergus Estuaries SPA

These complete, precise and definitive findings, based on the best available scientific evidence, remove all reasonable scientific doubt that the proposed works will have any significant impacts on the European sites detailed above; and it is therefore concluded that there will be no likely significant negative impacts caused to any European sites as a result of the proposed works. A Natura Impact Statement (NIS) is not required."

LCCC's Heritage Officer has reviewed the documents submitted and has stated that he is satisfied with the information submitted and agrees with the findings of the AA Screening which states that no effects are likely on the Lower River Shannon SAC site given the intervening urban environment.

Overall, it is considered that having regard to the scale of the development and the distance of the development from any SAC and SPA, the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA either alone or in combination with other plans or projects and therefore a Stage 2 NIS is not necessary.

5.0 Environmental Impact Assessment Screening

An EIA screening report has been undertaken by Ash Ecology & Environmental for the proposed development. The EIA Screening Assessment has determined that a sub-threshold EIAR is not required for this development. This conclusion is based on the small scale of the proposed development (13 units on 0.350 ha), the absence of significant ecological features, and the implementation of appropriate mitigation measures. The proposal falls substantially below relevant mandatory EIA thresholds, and there are no potential cumulative effects likely to arise. With the implementation of the detailed mitigation measures for biodiversity and adherence to general good practices for environmental protection, it is concluded that the proposed development will not result in significant effects on the environment.

The proposed development is considered sub-threshold as per the Screening Report and does not fall within the mandatory requirements for an EIA as specified in Section 5 of the Planning and Development Regulations 2001 (as amended). Taking into account the size of the development and its location within a modified environment, it has been determined that there is no real likelihood of significant effects on the environment arising from the proposed development a full Environmental Impact Assessment is not required for this project.

6.0 Key Policy Provisions

Limerick Development Plan 2022-2028:

The Development Plan sets out the following policies and objectives with respect to acceptable development at the location in question:

Zoning: New Residential

Objective: To provide for new residential development in tandem with the provision of social and physical infrastructure

Purpose: This zone is intended primarily for new high quality housing development, including the provision of high-quality, professionally managed and purpose built third-level student accommodation. The quality and mix of residential areas and the servicing of lands will be a priority to support balanced communities. New housing and infill developments should include a mix of housing types, sizes and tenures, to cater for all members of society. Design should be complimentary to the surroundings and should not adversely impact on the amenity of adjoining residents. These areas require high levels of accessibility, including pedestrian, cyclists and public transport (where feasible).

This zone may include a range of other uses particularly those that have the potential to facilitate the development of new residential communities such as open space, schools, childcare facilities, doctor's surgeries and playing fields etc.

Zoning: Open Space and Recreation

Objective: To protect, provide for and improve open space, active and passive recreational amenities.

Purpose: To provide for active and passive recreational resources including parks, sports and leisure facilities and amenities including greenways and blueways. The Council will not normally permit development that would result in a loss of open space

Policy HO P1 Implementation of the Housing Strategy, including the Housing Need Demands Assessment

It is a policy of the Council to facilitate the implementation and delivery of the Housing Strategy and Housing Need Demand Assessment (HNDA) 2022 – 2028, to meet the increasing projected population, changing household size and housing needs, including social and affordable housing requirements of Limerick over the lifetime of the Plan

Objective HO O1 Social Inclusion

It is an objective of the Council to ensure that new developments are socially inclusive and provide for a wide variety of housing types, sizes and tenure, in suitable locations, throughout Limerick, to cater for the demands established in the Housing Strategy and the Housing Need Demand Assessment.

Objective HO O2 Density of Residential Developments

It is an objective of the Council to:

- a) Promote, where appropriate, increased residential density in the exercise of its development management function and in accordance with Table 2.6 Density Assumptions per Settlement Hierarchy in Chapter 2: Core Strategy and the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities and the accompanying Urban Design Manual, DEHLG, May 2009.
- b) Encourage increased densities that contribute to the enhancement of a town or village by reinforcing street patterns or assisting in re-development of backlands and centrally located brownfield sites.

Objective HO O3 Protection of Existing Residential Amenity

It is an objective of the Council to ensure a balance between the protection of existing residential amenities, the established character of the area and the need to provide for sustainable new development.

Policy CS P1 Core Strategy Implementation

It is a policy of the Council to implement the Core Strategy for Limerick to ensure consistency with policies at a national and regional level, in particular population targets and distribution.

Policy CS P2 Compact Growth

It is a policy of the Council to support the compact growth of Limerick City Metropolitan Area, towns and villages by prioritising housing and employment development in locations within and contiguous to existing City and town footprints where it can be served by public transport and walking and cycling networks, to ensure that development proceeds sustainably and at an appropriate scale, density and sequence, in line with the Core Strategy Table 2.7.

Policy CGR P1 Compact Growth and Revitalisation

It is a policy of the Council to achieve sustainable intensification and consolidation, in accordance with the Core Strategy, through an emphasis on revitalisation and the delivery of more compact and consolidated growth, integrating land use and transport, with the use of higher densities and mixed-use developments at an appropriate scale on brownfield, infill, backland, state-lands and underutilised sites within the existing built footprint of Limerick's City, Towns and Villages.

Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024.

SPPR 2 - Minimum Private Open Space Standards for Houses It is a specific planning policy requirement of these Guidelines that proposals for new houses meet the following minimum private open space standards: 1 bed house 20 sq.m 2 bed house 30 sq.m 3 bed house 40 sq.m 4 bed + house 50 sq.m

Quality Housing for Sustainable Communities, 2007

Table 5.1: Space provision and room sizes for typical dwellings

Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025

Specific Planning Policy Requirement 2

The following minimum apartment floor areas shall apply and statutory plans shall not specify minimum floor areas that exceed the minimum floor areas set out below:

- Studio apartment (1 person) 32sq.m
- 1-bedroom apartment (2 persons) 45 sq.m
- 2 bedroom apartment (3 persons) 63 sq.m
- 2-bedroom apartment (4 persons) 73 sq.m
- 3-bedroom apartment (4 persons) 76 sq. m
- 3-bedroom apartment (5 persons) 90 sq.m

7.0 Appraisal

Principle of Development:

This Part 8 proposal is for the construction of 13no. housing units in addition to ancillary site works comprising of a new access via shared surface off Crossroads to the east, services, a temporary construction access off Quarry, modifications to existing boundary walls, drainage and landscaping works at Quarry Road, Thomondgate, Limerick.

The 9 no. dwelling units and 4 no. apartments to be provided are as follows:

Dwelling Type	Area	No. of Units	No. of people per unit (Total)
Dwelling No. 1	109.7sqm	1	6 (6)
Dwelling No. 2	87.9sqm	1	4 (4)
Dwelling No. 3-5	87.6sqm	3	4 (12)
Dwelling No. 6-9	98sqm	4	5 (20)
Apartment No. 10	51.5sqm	1	2(2)
Apartment No. 11	69.3sqm	1	3 (3)
Apartment No. 12	49.8sqm (59.4sqm including stairs)	1	2(2)
Apartment No. 13	54.3sqm (63.8 including stairs)	1	2(2)
Total		13	51

The site is zoned new residential under the provisions of the Limerick Development Plan 2022-2028. Policy CGR P1 Compact Growth and Revitalisation seeks to activate underutilised sites within the existing built footprint of Limerick's City. This site is a brownfield city site that is currently vacant and underutilised. The proposed development would provide the delivery of more compact and consolidated growth, which is to be welcomed. Having regard to the above, the proposal is considered acceptable in principle.

Density

The site is located within the City area, Density Zone 2, where a minimum net density of 45+ dwelling units per hectare is required at appropriate locations.

The proposed development density is 88 units per hectare based on just the site zoned New Residential and this is within the acceptable density range for the development site.

Layout and Design

The proposed design responds to the sites existing context and site conditions. The application site is a linear infill plot adjacent to a green area, zoned public open space. The proposal seeks to deliver 13 no. units accessed via the adjacent public open space to cater the demand for an elderly rightsizing including two number universally designed units.

The proposed scheme will comprise of two storey two-bedroom and three-bedroom dwellings and one-bedroom and two-bedroom apartments. Four three-bedroom dwellings will be part of the incremental purchase scheme. One no. one-bedroom and a two-bedroom apartment suitable for universal design has been included in the scheme. The two-storey apartment building will respond directly to the established building lines along Quarry Road. The proposed row of two storey dwellings continues along the existing green space fronted by one storey dwellings to the east.

The new dwellings will be accessed via a shared surface with parallel parking. The proposal includes for the retention of the existing block wall along the northern boundary by extending foundations and the construction of a new block wall to the required height alongside the existing wall thereby keeping impact to the existing housing development to a minimum.

The access point to a shared surface is proposed via the existing Cross Road to the east. Several pedestrian access points are available directly off Quarry Road / Cross Road and connect the proposed development to the existing network to nearby amenities and to Thomond bridge via a series of public green areas.

The proposal will settle into the existing residential development of Thomondgate and take precedence from the two-storey housing typology in the vicinity. The proposed development will create a row of three blocks of units in-keeping with the existing urban design and scale and promote active frontages with own door access and windows overlooking the existing green amenity space and its surrounds for passive surveillance.

In relation to private open space, each of the proposed units comply with the standards set out in the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities. All units will be provided with individual secure bin store areas, located within the privacy strip at the front of the units or to the side. These bin store areas will be robust in nature and will be constructed to match the front garden boundary construction.

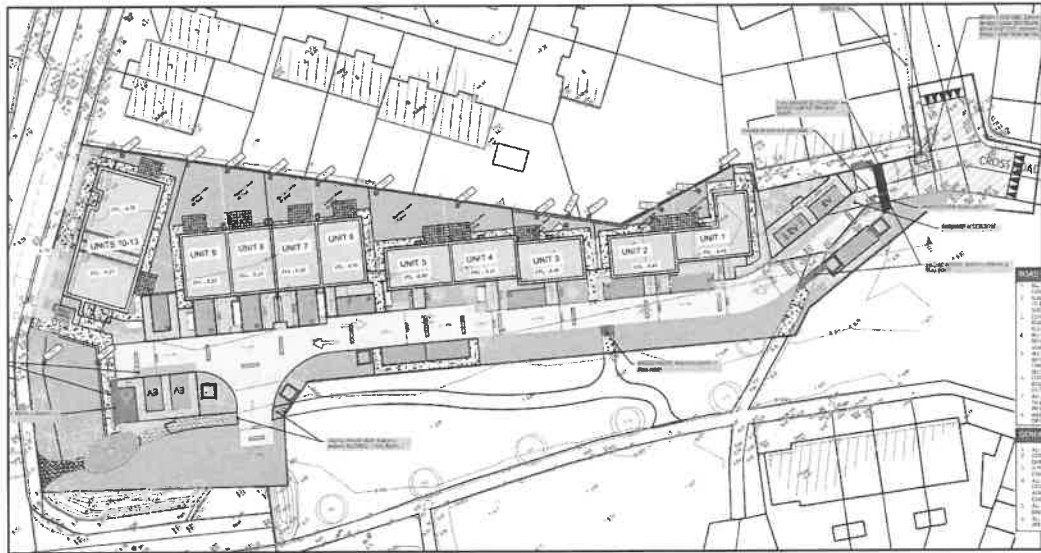


Figure 2: Proposed Site layout

The proposed scheme has taken into account the sites constraints and has been designed to emphasis an active frontage. Each unit's floor area and internal spaces are in accordance with the Quality Housing for Sustainable Communities, 2007 and the Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025.

The proposed houses will be finished in a slate roof, aluclad windows and doors, paving and brick. The proposal is considered acceptable.

Landscaping and Boundary Treatments

The existing rear boundaries to adjacent properties will be bordered by private rear gardens, which will provide a back-to-back garden layout and is intended to maintain privacy and remain in keeping with the existing urban grain. Concrete post and concrete panel fence is proposed between the gardens. A proposed brick wall 2m high is proposed between the apartments and unit no. 9 to the south. Soft landscaping, paving and high quality public lighting is proposed along the site. The proposal is considered acceptable.

Access and Traffic Safety

16 no. car parking spaces are proposed as part of this development. These include 2 no. disabled parking spaces and 5 no. EV car parking spaces. Table DM 9(a) of the Limerick Development Plan allows for a maximum of 15.5 car parking spaces in accordance with these standards. The proposed development is considered acceptable and in line with the relevant car parking standards. The site is also within close proximity to the public transport network and plenty of amenities within walking distance. The proposal is considered acceptable.

25 no. bicycle parking spaces will be provided as per the requirements of the Limerick Development Plan 2022- 2028. For each house, these will be provided en-curtilage. Ground floor apartments have storage provision for bicycle parking with access from their own gardens. The two first floor apartments will share covered bicycle parking provision adjacent to visitor bicycle parking near the entrance of Apartment 10. Locations for the 7 no. visitor bicycle parking spaces will be located adjacent to apartments 10-13 at Quarry Road. The proposal is considered acceptable.

Conservation

The site is not located within or adjacent an ACA. The proposal will not have any undue impact on an Area of Conservation.

Archaeology

The site is not within a Zone of Notification of any archaeological monument. Therefore, there will be no would unwarranted archaeological impact.

Lighting

A lighting report and preliminary drawing has been submitted showing the public lighting proposed and considered acceptable.

Services

It is intended that the proposed scheme connects to the existing services present in the housing estate. A pre-connection enquiry has been made to Uisce Eireann and they have confirmed that the scheme is acceptable in principle.

Surface Water and Sustainable Urban Drainage Systems (SuDS)

As per LDP policy on surface water drainage, a sustainable urban drainage system will be incorporated into the design to manage surface water across the site. A swale, pervious pavement and geo-cellular/modular systems are proposed. The proposal is considered acceptable.

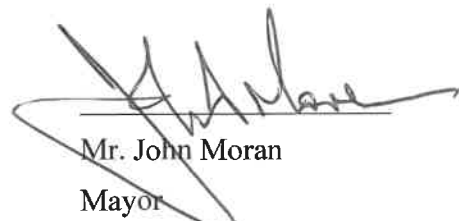
Flooding

The site is not within a flood zone as per the Council's GIS database.

8.0 Conclusion

Overall, the proposal is in accordance with the relevant policies and objectives of the Limerick Development Plan 2022-2028 as it will activate an underutilised city site and provide additional housing units within an existing residential area. This is a fully serviced site, which is suitable for residential development, and overall, it is considered that proposal will have a positive benefit for this location.

Having regard to the foregoing evaluation and the reasons and considerations as set out, the proposal is considered to be in accordance with the objectives of the Limerick Development Plan, 2022 - 2028 and the proper planning and sustainable development of the area. Pursuant to Section 179(3)(a) of the Planning and Development Act 2000 (as amended) the proposed development is recommended to proceed as proposed in the report to the Elected Members of Limerick City & County Council.



Mr. John Moran
Mayor

Limerick City & County Council

Date: 8 July 2026

Appendix 1 – Internal Reports



Planning Application Internal Report

Planning Ref: Part 8 Quarry Road Thomondgate, 13 houses.

Applicant: LCC

Development Description: 13 houses.

Report Prepared By: T O Neill Heritage Officer.

Comments:

AA screening: I would agree with its conclusions, that no effects are likely on the nearby SAC site. The development is of limited scale and is on amenity grassland site 175m from the Lower River Shannon SAC site with intervening urban development.

EIA: the development is subthreshold for EIA and being of limited scale (13 houses on .28ha) on a previously modified site is not likely to create environmental effects which would call for one.

Planning Report: note that the site is outside the flood zone which would prevent pollutants being washed to the SAC site. The landscaping mentioned in the planning report could benefit from the use of native species where possible. See *Conserving and Enhancing Wildlife in Towns and Villages* (Heritage Council 2005). Link below:

https://www.heritagecouncil.ie/content/files/conserving_enhancing_wildlife_guide_2005_480kb.pdf

Recommendation:

Permission to be granted for the Thomondgate part 8.

Signed T O Neill **Date:** 21/5/2026



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

Planning Application Internal Report

Part 8 Ref: PT8LL371

Applicant: Part 8

Development Address: Quarry Road, Thomondgate, Limerick

Development Description: The construction of 13 units in addition to ancillary site works comprising of a new access via share surface off Crossroads to the east, services, a temporary construction access off Quarry Road, modifications to existing boundary walls, drainage and landscaping works

Report Prepared By: Tony Carmody

Date: 09.06.2026

Comments:

Part 8 Application Review

1. Introduction

This report outlines the Roads Section's review of the documentation and drawings submitted as part of the Part 8 Application for the proposed development. The purpose of this assessment is to confirm the adequacy of the information provided at this stage and to record any requirements relating to further or revised submissions.

2. Documentation and Drawings Reviewed

The Roads Section has examined all documentation and drawings submitted by the applicant in support of the Part 8 Application. This includes, but is not limited to:

- Proposed site layout plans
- Road layout and design drawings
- Associated technical documents relevant to road infrastructure and access.

3. Additional Information Requirements

During the review process, certain items were identified where further or revised documentation and drawings will be required. The applicant has acknowledged

these requirements and has formally committed to providing the necessary updated information prior to the commencement of the development. Furthermore, the applicant has confirmed that additional documentation and relevant certifications, compliance documentation, and final design certifications will be submitted upon completion of the development.

4. Technical Assessment Outcome

Following a technical assessment of the materials submitted at this stage and having regard to the applicant's commitment to supply outstanding documentation at the appropriate milestones, the Roads Section confirms that it is satisfied with the submission at this stage of the Part 8 process.

5. Conclusion

Subject to the applicant's fulfilment of the agreed pre-construction and post-construction submission requirements, the Roads Section has no further objection to the progression of the Part 8 Application based on the information currently available.

Recommendation:

No objection

Signed



Tony Carmody

Date: 09.06.2026

