

**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 a) The demolition of the existing single storey dwelling (floor area 45.7 sq m). b) the construction of 6 no. 2 storey dwellings in two blocks consisting of 3 no. 2 bedroom dwellings and 3 no. 3 bedroom dwellings. c) Site and external works to consist of the removal of existing gates, front boundary wall and piers, the provision of 8 no. car parking spaces, one of which is reserved for wheelchair use, the provision of 6 no. covered cycle spaces, improvement of public realm areas to including the replacement of a footpath, connection to the existing foul and surface water network, and all other associated site development and landscaping works at Knock Hill, Ferndale, Caherdavin, 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 at Knock Hill, which measures 0.133 hectares in size and located within the settlement of Ferndale, positioned to the north of the Ennis Road and accessed from the L-8075. The application site is located approximately 3km from Limerick City Centre.

The proposal is a brownfield site, with a small derelict cottage positioned to the front centre of the site. The site can be characterised as an infill site with two storey detached dwellings located to the east and 4 no. terraced two storey dwellings situated to the west. The Greenhills Hotel borders the south of the site and Ferndale Drive is located to the north.

The proposed development is for

- The demolition of the existing single storey dwelling (floor area 45.7 sq m).
- the construction of 6 no. 2 storey dwellings in two blocks consisting of 3 no. 2 bedroom dwellings and 3 no. 3 bedroom dwellings.
- Site and external works to consist of the removal of existing gates, front boundary wall and piers,
- the provision of 8 no. car parking spaces, one of which is reserved for wheelchair use,

- the provision of 6 no. covered cycle spaces,
- improvement of public realm areas to including the replacement of a footpath,
- connection to the existing foul and surface water network,
- and all other associated site development and landscaping works.

2.1 Public Consultation:

The plans and particulars were placed on public display from the 13th of March 2026 up to and including 15th of April 2026. Submissions and observations were invited up to the 29th of April 2026.

3.0 Submissions with respect to the proposed development

Four written submission/observation were received and one statutory body submission/observation was received during the statutory period.

A summary of the issues and the response to the issues raised in each are provided below:

No.	Name
1.	Ferndale Residents Association c/o Aileen Murphy Chairperson Ferndale Residents Association Committee
2.	Annette Cahill No. 78 Ferndale, Caherdavin
3.	Marie Hogan Via email – No address
4.	Cllr. Sarah Beasley 41 Dromroe Rhebogue Limerick V94 A6KR
Submission 1 Submission Summary: 1. Can the finish of the houses be similar to those of Hillside or Ferndale in order to keep uniformity and also to avoid social exclusion? Mayors' Response The height and scale of the proposed development is in keeping with the general residential Ferndale area. The same also applies to finishes. The colour of the concrete brickwork to the lower levels will match the red colour of the adjacent properties. The first floor level will be rendered with wet dash render using white cement and selected stone grit. The roof finishes will match those on adjacent properties in terms of colour. Submission Summary: 2. We have concerns regarding parking. The site is at the brow of the hill. Currently people from Hillside and/or Ferndale Park outside the existing cottage. They will now have to park on the road. There will be extra parking from the 6 houses. Will the site and parking be back from the road? It is a safety issue at present as the site is on a brow of a hill and a bend. Increased parking will increase the risk.	

Pedestrians could be forced onto the road. It won't be wide enough for 2 cars to pass in opposite directions. Can something be put in place to alleviate the risk?

Mayors' Response

A Stage 1 Road Safety Audit was completed for the project as part of the design process. The Audit was carried out by ORS Building Consultants and is included in the Part 8 Planning package. Following a thorough analysis during which all potential safety concerns were addressed the project was signed off by the Audit Team Leader, ORS on 09.02.2026. The site and parking will be back from the road. Pedestrians will not be forced onto the road. The public carriageway width will not be altered from its present dimensions.

Submission Summary:

3. Ferndale is a quiet, established neighbourhood. Can the Council and Councillors please be mindful of the new residents who will be placed in the new houses? We would hope that they will be respectful of our lovely neighbourhood. We would hope that they would integrate into the neighbourhood and our new projects

Mayors' Response

Allocation of the houses to tenants will be undertaken by housing allocations and all comments will be issued to them.

Submission Summary:

4. Will considerations be put in place during construction to allow easy access/exit for Ferndale Residents?

Mayors' Response

The contractor will adhere to his road traffic management proposals during the works. However, should any disruption be felt by the existing residents, Limerick City & County Council will intervene.

Submission 2

Submission Summary:

1. I am writing in concern regarding traffic exit and entry into Ferndale. We're already having difficulty trying to exit since the second phase of bypass has opened and now we are extremely worried and frustrated at the knowledge of 6 more additional Houses planned close to exit/entry road. We need a slip road in and out of Ferndale to ensure residents have easy access in and out of our estate. This is becoming a major problem and will only get worse when construction of new homes commence.
2. Please advise on my return, what action the County Council are taking on this matter

Mayors' Response

1. A Stage 1 Road Safety Audit was completed for the project as part of the design process. The Audit was carried out by ORS Building Consultants and is included in the Part 8 Planning package. Following a thorough analysis during

which all potential safety concerns were addressed the project was signed off by the Audit Team Leader, ORS on 09.02.2026.

The requirement for a slip road is a matter that is separate to this Part 8 application.

Construction works/ disruption to traffic. The main contractor will have restrictions imposed as part of the contract to reduce or eliminate levels of potential nuisance for the residents.

Submission 3

Submission Summary

1. Why are there plans on a single cottage site for 6 new houses in Ferndale, Ennis Road? We have enough TRAFFIC with the new roads. Social housing devalues the AREA.I would appreciate a reply.

Mayors' Response

The provision of 6 no. houses on this site is in accordance with the Limerick City and County Development Plan 2022-2028. The proposed housing density is well below the limit set for this area.

A Stage 1 Road Safety Audit was completed for the project as part of the design process. The Audit was carried out by ORS Building Consultants and is included in the Part 8 Planning package. Following a thorough analysis during which all potential safety concerns were addressed the project was signed off by the Audit Team Leader, ORS on 09.02.2026. dimensions.

Submission 4

Submission Summary

I, Councillor Sarah Beasley, elected member for the Limerick City North Local Electoral Area, submit this observation on behalf of the residents of Ferndale and the surrounding area. The residents directly affected by this proposed development fall within my Local Electoral Area, and it is both my duty and my privilege to ensure that their concerns are formally represented in this planning process. Where additional dwellings are proposed within an established residential estate, it is essential that the voices of existing residents are heard and given full and fair consideration. It is my firm belief that meaningful engagement between the community and the developer — with residents properly represented — offers the best opportunity to achieve an outcome that is acceptable to all parties. The following observations are submitted in that spirit.

1. External Finish and Aesthetic Compatibility The existing properties in Ferndale and Hillside are finished in pebble dash render to the upper elevation and red brick to the lower elevation, which gives the area its established and consistent character. It is requested that the applicant is required to replicate this finish on the proposed dwellings to ensure the development is sympathetic to and in keeping with the prevailing architectural character of the surrounding residential area. Any deviation from this finish would be out of place and detrimental to the visual coherence of the estate.

Mayors' Response

1. The height and scale of the proposed development is in keeping with the general residential Ferndale area. The same also applies to finishes. The colour of the concrete brickwork to the lower levels will hatch the red colour of the adjacent properties. The first floor level will be rendered with wet dash render using white cement and selected stone grit. The roof finishes will match those on adjacent properties in terms of colour.

Submission Summary:

2. The proposed development includes 8 car parking spaces, increasing the volume of vehicles entering and exiting the site onto Knockhill. The junction sits on a bend, and whilst the drawings indicate a 25-metre sightline in accordance with DMURS guidance, it is requested that an independent road safety audit be carried out to confirm that visibility is adequate and that the exit point does not constitute a hazard to road users

Mayors' Response

A Stage 1 Road Safety Audit was completed for the project as part of the design process. The Audit was carried out by ORS Building Consultants and is included in the Part 8 Planning package. Following a thorough analysis during which all potential safety concerns were addressed the project was signed off by the Audit Team Leader, ORS on 09.02.2026. The site and parking will be back from the road. The public carriageway width will not be altered from its present dimensions.

Submission Summary:

3. Secure Bin Store — Screening and Visual Impact The proposed secure bin store, as shown on the site layout plan, is positioned in a prominent location with direct visibility from the public footpath. No screening or landscaping treatment appears to be indicated in the drawings. It is requested that the applicant provides appropriate natural screening — such as hedging or climbing planting — to mitigate the visual impact of this structure on the streetscape and on adjoining residents.

Mayors' Response

There are three dedicated bin stores on site. Two are contained within the curtilage of their respective properties and one is located to the side of the public parking area. These bins (capacity 3 no. black/ green/ brown) will be located in a lockable secure binstore. The binstore will be part of a planter attached to the existing 2 m high western boundary wall. The planting as well as the fact it is located away from the pedestrian footpath will lessen its impact. I will include an image below for clarity.

Statutory Body

Uisce Éireann

Submission summary

Uisce Éireann (UÉ) has reviewed the plans and particulars submitted with the application and

has the following observations;

The applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry (our ref: CDS24008153) and Uisce Éireann can confirm that a Confirmation of Feasibility has been issued, on 21st February 2025, to the applicant advising that water and wastewater connections are feasible without infrastructure upgrades by Uisce Éireann.

Uisce Éireann requests that the following Conditions be attached to any Grant of Permission for the proposed development:

1. The developer/ applicant shall enter into a Connection Agreement with Uisce Éireann, prior to commencement, to provide for a service connection to the public water supply and wastewater collection network and adhere to the standards and conditions set out in that agreement.
2. The applicant shall fund a 20m extension of the wastewater sewer network to service the proposed development in accordance with the provisions of the Connection Agreement.
3. All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice.
4. Uisce Éireann does not permit Build Over of its assets. Where the applicant proposes to build over or divert existing water or wastewater services the applicant shall have received written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works commencing.

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

All items as issued by Uisce Éireann have been noted by Limerick City & County Council and will be taken into consideration during the construction of the units

4.0 Habitats Directive Project Screening Assessment

An Appropriate Assessment Screening Report has been undertaken by JBA Consulting for the proposed development. Eight 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) and River Shannon and River Fergus Estuaries SPA (004077) is located approximately 1.1km from the proposed development. This has been screened in for potential water quality impacts via surface water drainage pathways and groundwater pathways. While the site is 1.1km from the SAC, hydrological connectivity means pollutants could theoretically reach the SAC through drainage networks. However, due to the indirect connection via a surface water drainage system, good construction practices, and the size and scale of the development it is unlikely for the works to lead to significant effects on the retained Natura 2000 sites.

In this regard, potential impacts on the Lower River Shannon SAC and River Shannon and River Fergus Estuaries SPA 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:

“On the basis of the screening exercise carried out above, it can be concluded that the possibility of any significant impacts on any Natura 2000 sites, whether arising from the project itself or in combination with other plans and projects, can be excluded beyond a reasonable scientific doubt on the basis of the best scientific knowledge available. Therefore, a Stage 2 Natura Impact Statement and appropriate mitigation is not required should this project proceed”

The Councils' Heritage Officer has reviewed the documents submitted and has stated that he is satisfied with the information submitted. The southern boundary wall will prevent overland flow in that direction while standard measures will deal with run off on other portions of the site. The small scale of the works on what is an infill brown field site in an urban area will also in themselves minimise the amount of run off. The site is also at a distance from any SAC/SPA site. The Councils' Heritage Officer agrees with the conclusions that no effects are likely on Natura 2000 sites.

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 JBA Consulting 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 (6 units on 0.122 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: Existing Residential

Objective: To provide for residential development, protect and improve existing residential amenity.

Purpose: This zone is intended primarily for established housing areas. Existing residential amenity will be protected while allowing appropriate infill development. The quality of the zone will be enhanced with associated open space, community uses and where an acceptable standard of amenity can be maintained, a limited range of other uses that support the overall residential function of the area, such as schools, crèches, doctor's surgeries, playing fields etc.

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 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.

Objective CGR O3 Urban Lands and Compact Growth

It is an objective of the Council to:

- a) Deliver 50% of new homes within the existing built-up footprint of Limerick City and Suburbs (in Limerick), Mungret and Annacotty and 30% of new homes within the

existing built-up footprint of settlements, in a compact and sustainable manner in accordance with the Core and Housing Strategies of this Plan.

b) Encourage and facilitate sustainable revitalisation and intensification of brownfield, infill, underutilised and backland urban sites, subject to compliance with all quantitative and qualitative Development Management Standards set out under Chapter 11 of this Plan.

c) Continue to work proactively with key state agencies, such as the LDA to bring forward, brownfield urban underutilised state land, which can contribute to the delivery of compact growth within an urban context, subject to Development Management Standards set out under Chapter 11 of this Plan.

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

7.0 Appraisal

Principle of Development:

The proposal is for the demolition of the existing single storey derelict dwelling and the construction of six no. housing units at Knock Hill, Ferndale, Caherdavin, Limerick.

The dwelling units to be provided are as follows:

- 6 no. 2 storey dwellings in two blocks consisting of:
 - o 3 no. 2 bedroom dwellings measuring 85.7sqm and
 - o 3 no. 3 bedroom dwellings measuring 101.1sqm

The site is zoned existing 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 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 density for the proposal is 46.1 units per hectare, and this is deemed appropriate for a brownfield site at this location.

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

requirements of Density Zone 2 and it is considered that a density of 46.1 units per hectare is considered appropriate at this location.

Demolition

The existing arrangement on site consists of a vacant dwelling which is to be demolished as part of this development. The derelict dwelling is currently in a state of disrepair and not of any architectural merit. An Asbestos Demolition Survey Report Plan has been prepared and submitted with the application documentation. The findings of this report states that there is the presence of Asbestos in the derelict structure and that any work (removal, repair etc.) involving asbestos containing materials must be carried out in accordance with the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 and all other relevant national legislation.



Figure 1: Existing Derelict Structure on site

Layout and Design

The proposed design responds to the sites existing context and site conditions with a stepped back design that follows the footprint of the existing surrounding residential dwellings. The site is enclosed to the west, south and east by a 2-metre-high boundary wall. Further west the site is bounded by 4 no. terraced two storey houses and to the east 4 no. detached two storey dwellings. 8 no. car parking spaces are proposed to the front of the proposed development. Each dwelling has the benefit of their own private amenity space to the rear, secured by a 2m high masonry block/concrete post-and-panel fence, and secured by a 1.8m high post-and-panel fence to each side.

Each of the end terrace dwelling houses have the benefit of side access to its own individual rear private open space area which can accommodate their individual secure bin store areas. The two mid terrace dwellings will have their individual secure bin store areas to the front. Each unit complies with the minimum requirement of 30sqm area for a two-bedroom house and 40sqm for a three-bedroom house as outlined in the *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities*.

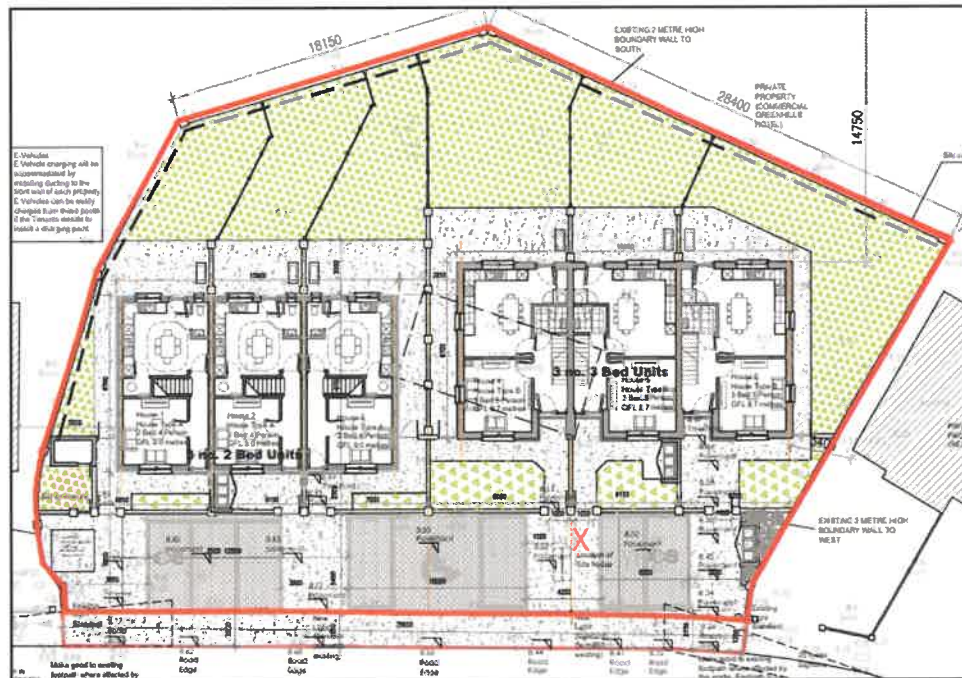


Figure 2: Proposed Site layout

The proposed development comprises three no. two-storey, two-bedroom terraced dwellings and three no. two-storey, three-bedroom terraced dwellings. The units are arranged in a stepped layout to minimise overlooking and to protect the privacy of existing dwellings located to the east and west.

The proposed scheme has taken into account the sites constraints and has been designed with each dwelling type incorporating a south facing kitchen and dining area which will maximise solar gain. Each unit's floor area and internal spaces are in accordance with the Quality Housing for Sustainable Communities, 2007.

The proposed houses are finished in painted render with a smooth clay brick finish as well as selected alu-clad windows which will be agreed at detailed design stage. A selected roof finish will also be agreed at detail design stage and considered acceptable.

Access and Traffic Safety

8 no. car parking spaces are proposed as part of this development with 1 no. car parking space allocated for disabled access purposes. Table DM 9(a) of the Limerick Development Plan outlines the requirements for car parking spaces required within density zone 2. The proposal complies with the standards set out in accordance with

Table DM 9(a). The site is also within close proximity to the public transport network and plenty of amenities within walking distance.

6 no. visitor bicycle parking spaces will be provided as per the requirements of the Limerick Development Plan 2022- 2028. This is an enclosed bicycle rack positioned to the eastern boundary wall. For each house, bicycle parking will be provided en-curtilage. 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.

Services

It is intended that the proposed scheme connects to the existing services present in the area. Following consultation with Uisce Éireann, they have confirmed that the water connection is feasible without infrastructure upgrade by Uisce Éireann.

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. Hard surfaces will be avoided, permeable paving to hard landscaped areas included where practicable. Three attenuation tanks are also proposed.

Flooding

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

Bat Survey

A Bat Report was prepared by Ash Ecology and Environmental. A Bat Survey was carried out on the site on the 3rd to 7th of July 2025. The survey revealed that the derelict cottage supports a significant multi-species bat roost of high conservation importance. The combination of manned emergence surveys and static detector monitoring confirmed the presence of six bat species, with four species actively roosting within the building. Mitigation measures have been recommended to be included such as purpose-built bat house, retention of dark corridors, timing of works and demolition works.

The Heritage Officer has reviewed the proposal and the documents submitted and has stated that he agrees with the findings and recommendations of the mitigation measures outlined in the information submitted.

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 to the Elected Members of Limerick City & County Council.



Mr. John Moran

Mayor

Limerick City & County Council

Date: _____

Appendix 1 – Internal Reports

Heritage



Planning Application Internal Report

Planning Ref: PT8 LL 363

Applicant: LCCC

Development Description: 6 Housing units.

Report Prepared By: T O Neill Heritage Officer.

Comments:

Bat report: the report is comprehensive and the survey data is clearly presented. It relies on information from both static detectors and manned surveys, which were carried out at an appropriate time of the year. Noted that the derelict cottage supports a multi species bat roost, including Myotis Species, Brown Long Eared and one Lesser Horseshoe bat and Common Pipistrelle.

The report suggests progression to NIS based on the presence of a single Lesser Horseshoe Bat. I would disagree with this approach. The bat report does indicate the significance of this species in this location. It is true that it is more widely distributed, albeit at low densities, in the metropolitan area than was previously thought. The bat report includes suitable conservation measures for this and all the bat species on site, when it mentions the need for the bat house. The bat house is to be suitable for all on site species. The EIA screening (Table 5.2, pp 23-24) also mentions the bat house and a 3-4m dark zone in the development design. The bat report is a better way of assessing and presenting the bat information as it can consider all the bat species rather than just the Annex II species i.e. the Lesser Horseshoe Bat. The number of the species-one- also does not merit progression to NIS

AA screening: noted that no protected flora species on site. Agree with the screening in terms of lack of effects through run off. The southern boundary wall will prevent overland flow in that direction while standard measures will deal with run off on other portions of the site. The small scale of the works on what is an infill brown field site in an urban area will also in themselves minimise the amount of run off. The site is also at a distance from any SAC/SPA site. I agree with the conclusions that no effects are likely on Natura 2000 sites.

Planning Report: note mention of bat house (page 5 point 6) which will be fence and gate secured, to minimise outside disturbance.

EIA screening: agree with conclusions that progression to EIA is not necessary. The site is small and the scale of works is limited. The site is a brown field site and is modified.

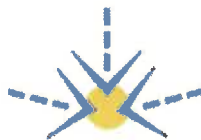
Recommendation:

Permission to be granted for this development to be completed as outlined in the Part 8 documentation including the construction of the bat house.

Signed **T O Neill** **Date: 13/5/2026**

Oifig Dearadh Bóthar
Náisiúnta an Mheán Iarthair
Comhairle Cathrach & Contae Luimnigh

Teach Lios an Fháiligh,
Tuar an Daill, Luimneach



Mid West
National Road Design Office
Limerick City & County Council

Lissanalla House, Dooradoyle Road,
Dooradoyle, Limerick

Our Ref: 0000/04/01168

Date: 7 April 2026

Barry Henn
Limerick City & County Council
Planning & Environmental Services
Civic Offices
Dooradoyle
Limerick

Re. Planning Ref. No. 26/8363

Applicant: LCCC - Part 8 Development of Six Units at Ferndale

Barry

I refer to the above application.

The Mid West National Road Design Office has no observations to make in relation to the above application.

Regards

Jari Howard
Senior Engineer



Telephone: 061 - 951000

Mid West National Road Design Office is a collaboration of
Limerick City & County Council and Tipperary County
Council



Comhairle Cathrach
& Contae Luimnigh
Limerick City
& County Council



Comhairle Contae Thír Eoghain
Tipperary County Council



e-mail: info@midwestroads.ie

Taisceannadh iadhbhíneacha ó na Oifig Dearadh Bóthar Náisiúnta an Mheán Iarthair
ó na Chomhairle Cathrach & Contae Luimnigh agus Chomhairle Contae Thír Eoghain
Árann

Limerick City & County Council

Re: Part 8 Proposal for the following:

Part 8 proposal, Reference PT8LL363– The proposed works will include a) The demolition of the existing single storey dwelling (floor area 45.7 sq m). b) the construction of 6 no. 2 storey dwellings in two blocks consisting of 3 no. 2 bedroom dwellings and 3 no. 3 bedroom dwellings. c) Site and external works to consist of the removal of existing gates, front boundary wall and piers, the provision of 8 no. car parking spaces, one of which is reserved for wheelchair use, the provision of 6 no. covered cycle spaces, improvement of public realm areas to including the replacement of a footpath, connection to the existing foul and surface water network, and all other associated site development and landscaping works at Knock Hill, Ferndale, Caherdavin, Limerick.

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing at Knock Hill, Ferndale, Caherdavin, Limerick, a) The demolition of the existing single storey dwelling (floor area 45.7 sq m). b) the construction of 6 no. 2 storey dwellings in two blocks consisting of 3 no. 2 bedroom dwellings and 3 no. 3 bedroom dwellings. c) Site and external works to consist of the removal of existing gates, front boundary wall and piers, the provision of 8 no. car parking spaces, one of which is reserved for wheelchair use, the provision of 6 no. covered cycle spaces, improvement of public realm areas to including the replacement of a footpath, connection to the existing foul and surface water network, and all other associated site development and landscaping works.

The plans and particulars were placed on public display from the 13th of March 2026 up to and including 15th of April 2026, and submissions and observations were invited up to the 29th of April 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 (6 units on a 0.122 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 JBA Consulting, makes a determination that an Environmental Impact Assessment will not be required to inform the proposal for a) The demolition of the existing single storey dwelling (floor area 45.7 sq m). b) the construction of 6 no. 2 storey dwellings in two blocks consisting of 3 no. 2 bedroom dwellings and 3 no. 3 bedroom dwellings. c) Site and external works to consist of the removal of existing gates, front boundary wall and piers, the provision of 8 no. car parking spaces, one of which is reserved for wheelchair use, the provision of 6 no. covered cycle spaces, improvement of public realm areas to including the replacement of a footpath, connection to the existing foul and surface water network, and all other associated site development and landscaping works at Knock Hill, Ferndale, Caherdavin, Limerick



Director General

Limerick City & County Council

Date: 19. June 2026

Limerick City & County Council

Re: Part 8 Proposal for the following:

Part 8 proposal, Reference PT8LL363– The proposed works will include a) The demolition of the existing single storey dwelling (floor area 45.7 sq m). b) the construction of 6 no. 2 storey dwellings in two blocks consisting of 3 no. 2 bedroom dwellings and 3 no. 3 bedroom dwellings. c) Site and external works to consist of the removal of existing gates, front boundary wall and piers, the provision of 8 no. car parking spaces, one of which is reserved for wheelchair use, the provision of 6 no. covered cycle spaces, improvement of public realm areas to including the replacement of a footpath, connection to the existing foul and surface water network, and all other associated site development and landscaping works at Knock Hill, Ferndale, Caherdavin, Limerick.

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing at Knock Hill, Ferndale, Caherdavin, Limerick, a) The demolition of the existing single storey dwelling (floor area 45.7 sq m). b) the construction of 6 no. 2 storey dwellings in two blocks consisting of 3 no. 2 bedroom dwellings and 3 no. 3 bedroom dwellings. c) Site and external works to consist of the removal of existing gates, front boundary wall and piers, the provision of 8 no. car parking spaces, one of which is reserved for wheelchair use, the provision of 6 no. covered cycle spaces, improvement of public realm areas to including the replacement of a footpath, connection to the existing foul and surface water network, and all other associated site development and landscaping works.

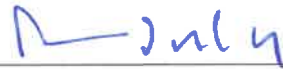
The plans and particulars were placed on public display from the 13th of March 2026 up to and including 15th of April 2026, and submissions and observations were invited up to the 29th of April 2026, in accordance with the requirements of the Part XI of the Planning and Development Act, 2000 (as amended) 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 (inter alia) the Department of Housing Planning Community and Local Government's Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities (2010), screening of the development for Appropriate Assessment was carried out by JBA Consulting 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 JBA Consulting 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 a) The demolition of the existing single storey dwelling (floor area 45.7 sq m). b) the construction of 6 no. 2 storey dwellings in two blocks consisting of 3 no. 2 bedroom dwellings and 3 no. 3 bedroom dwellings. c) Site and external works to consist of the removal of existing gates, front boundary wall and piers, the provision of 8 no. car parking spaces, one of which is reserved for wheelchair use, the provision of 6 no. covered cycle spaces, improvement of public realm areas to including the replacement of a footpath, connection to the existing foul and surface water network, and all other associated site development and landscaping works at Knock Hill, Ferndale, Caherdavin, Limerick.



Director General

Limerick City & County Council

Date: 19. June. 2020

Memo

To: Mayor Moran

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

Date: 15/05/2026

Re: Part 8 proposal, Reference PT8LL363– The proposed works will include a) The demolition of the existing single storey dwelling (floor area 45.7 sq m). b) the construction of 6 no. 2 storey dwellings in two blocks consisting of 3 no. 2 bedroom dwellings and 3 no. 3 bedroom dwellings. c) Site and external works to consist of the removal of existing gates, front boundary wall and piers, the provision of 8 no. car parking spaces, one of which is reserved for wheelchair use, the provision of 6 no. covered cycle spaces, improvement of public realm areas to including the replacement of a footpath, connection to the existing foul and surface water network, and all other associated site development and landscaping works at Knock Hill, Ferndale, Caherdavin, Limerick.

Dear Mayor,

Please find attached for your consideration recommended report prepared in accordance with Section 179 of the Planning and Development Act 2000 (as amended) in respect of a proposal for the

a) The demolition of the existing single storey dwelling (floor area 45.7 sq m). b) the construction of 6 no. 2 storey dwellings in two blocks consisting of 3 no. 2 bedroom dwellings and 3 no. 3 bedroom dwellings. c) Site and external works to consist of the removal of existing gates, front boundary wall and piers, the provision of 8 no. car parking spaces, one of which is reserved for wheelchair use, the provision of 6 no. covered cycle spaces, improvement of public realm areas to including the replacement of a footpath, connection to the existing foul and surface water network, and all other associated site development and landscaping works at Knock Hill, Ferndale, Caherdavin, Limerick.

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

It is recommended 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