



**Comhairle Cathrach
8 Contae Luimnigh**

**Limerick City
8 County Council**

Duiche Bardais an Chaisleain Nua Thiar, Comhairle Cathrach agus Contae
Luimnigh, Aras William Smith O'Brien, Gortbui, An Caislean Nua Thiar, Co.
Luimnigh.

Newcastle West Municipal District,
Limerick City and County Council,
Aras William Smith O'Brien,
Gortboy, Newcastle West, Co.
Limerick.

Bircode: V42EH73

t: +353 (0) 69 62100

4th September, 2026

To: The Cathaoirleach and Each Member of the Newcastle West Municipal District

Re: Part 8 proposal - Reference - PT8LL417 - Permission for Footpath Works & Traffic Calming which will include the construction of new 1.5m to 1.8m wide footpaths through village. Repair/Upgrade of existing footpaths through village. Relocation of existing Pedestrian crossing to new location outside the Church to Ash Hall Removal of 14m approx, of existing boundary wall at Ashford Pre-school, setting back and rebuilding of wall to facilitate construction of footpath. Removal of 35m approx, of existing boundary wall at property beside The Village Inn, setting back and rebuilding of wall to facilitate construction of footpath. Removal of 50m approx, of hedgerows north of village, construction of 1.2m high wall with 1.8m high pliers with steel fence panels between pliers for a 25m section. 1.2m high T11 specification fencing for 25m section. Installation of new drainage works. Installation of speed ramps through village. Installation of new tactile paving and drop kerbs. Installation of new road markings. Installation of appropriate Traffic signs and upgrade of existing public lighting, at Ashford Village, Co. Limerick.

A Chomhairleoir, a chara,

I enclose herewith the Mayor's report prepared in accordance with Section 179 of the Planning and Development Act 2000 (as amended) and Part VIII of the Planning and Development Regulations 2001 (as amended).

In accordance with Section 179 of the above Act, it is proposed to proceed as indicated in this report.

Is mise le meas,

**Patricia Liddy,
Director of Service, Transportation, Mobility and Public Realm Directorate.**

Memo

To: John Moran, Mayor

From: Ben Noonan, Senior Executive Engineer and Patricia Liddy, Director of Transportation, Mobility and Public Realm.

Date: 04/09/2026

Re: Part 8 proposal - Reference - PT8LL417 - Permission for Footpath Works & Traffic Calming which will include the construction of new 1.5m to 1.8m wide footpaths through village. Repair/Upgrade of existing footpaths through village. Relocation of existing Pedestrian crossing to new location outside the Church to Ash Hall Removal of 14m approx, of existing boundary wall at Ashford Pre-school, setting back and rebuilding of wall to facilitate construction of footpath. Removal of 35m approx, of existing boundary wall at property beside The Village Inn, setting back and rebuilding of wall to facilitate construction of footpath. Removal of 50m approx, of hedgerows north of village, construction of 1.2m high wall with 1.8m high piers with steel fence panels between piers for a 25m section. 1.2m high TH specification fencing for 25m section. Installation of new drainage works. Installation of speed ramps through village. Installation of new tactile paving and drop kerbs. Installation of new road markings. Installation of appropriate Traffic signs and upgrade of existing public lighting, at Ashford Village, Co. 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 Footpath Works and Traffic Calming at Ashford Village, Co. Limerick.

The proposal prepared by the Central Services, Traffic and Roads Department has been evaluated taking into consideration all submissions received. It is concluded that the proposed development is in accordance with the policies and 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 proceed with as proposed for the consideration of the Elected Members of Limerick City and County Council.



Signed:

Patricia Liddy,
Director of Service, Transportation, Mobility and Public Realm Directorate.

Memo

To: Ben Noonan, Senior Executive Engineer and Patricia Liddy, Director of
Transportation, Mobility & Placemaking

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

Date: 04/09/2026

Re: Part 8 proposal – Reference - PT8LL417 – Permission for Footpath Works & Traffic Calming which will include the construction of new 1.5m to 1.8m wide footpaths through village. Repair/Upgrade of existing footpaths through village. Relocation of existing Pedestrian crossing to new location outside the Church to Ash Hall Removal of 14m approx. of existing boundary wall at Ashford Pre-school, setting back and rebuilding of wall to facilitate construction of footpath. Removal of 35m approx. of existing boundary wall at property beside The Village Inn, setting back and rebuilding of wall to facilitate construction of footpath. Removal of 50m approx. of hedgerows north of village, construction of 1.2m high wall with 1.8m high piers with steel fence panels between piers for a 25m section. 1.2m high TII specification fencing for 25m section. Installation of new drainage works. Installation of speed ramps through village. Installation of new tactile paving and drop kerbs. Installation of new road markings. Installation of appropriate Traffic signs and upgrade of existing public lighting, at Ashford Village, Co. Limerick.

Dear Ben and Patricia,

Please find attached for your consideration a report prepared in accordance with Section 179 of the Planning and Development Act 2000 (as amended) in respect of Footpath Works & Traffic Calming at Ashford, Co. Limerick.

The proposal prepared by the Central Services, Traffic & Roads 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 proceed with as proposed for the consideration of the Elected Members of Limerick City and County Council.



Signed: _____
Jennifer Mc Nulty, Executive Planner



Signed: _____
Barry Henn, Senior Executive Planner

UO'Connell

Signed: _____
Nuala O'Connell, Senior Planner



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

John Moran - Mayor of Limerick

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e: mayor@limerick.ie

11th September, 2026

To: The Cathaoirleach and Each Member of the Newcastle West Municipal District

Re: Part 8 Proposal – Reference PT8ll417 – R515 Ashford Village

A Chomhairleoir, a chara,

As can be seen from the report there was one submission for this Part 8 from the West Limerick Group Water Scheme whereby, they required an upgraded watermain to be included in the works. As stated, this cannot be funded under Active Travel funding which is the source of funding for this project.

The Newcastle West District Office has been in contact with the manager of the West Limerick Group Water Scheme which operate, maintain and upgrade the scheme and they have indicated the estimated cost of replacing the watermain in the village is circa €150k. Group water schemes are funded through the rural water unit of the Department of Housing, Local Government and Heritage. An application for the watermain upgrade should be made through the Limerick City and County Council rural water department for these funds.

The future upgrade of the watermain will not have a negative impact on the works which will be undertaken as part of this project and accommodation works will be incorporated to ensure no completed works are undermined by future watermain upgrades. The roads section of the local district office will be liaising with the scheme manager before and during the works.

I believe it would be helpful for the Councillors to support the group water supply scheme in attaining funding for the upgrade of their watermain.

Is mise le meas,

John Moran
Mayor of Limerick

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 development will consist of Footpath Works & Traffic Calming which will include the construction of new 1.5m to 1.8m wide footpaths through village. Repair/Upgrade of existing footpaths through village. Relocation of existing Pedestrian crossing to new location outside the Church to Ash Hall Removal of 14m approx. of existing boundary wall at Ashford Pre-school, setting back and rebuilding of wall to facilitate construction of footpath. Removal of 35m approx. of existing boundary wall at property beside The Village Inn, setting back and rebuilding of wall to facilitate construction of footpath. Removal of 50m approx. of hedgerows north of village, construction of 1.2m high wall with 1.8m high piers with steel fence panels between piers for a 25m section. 1.2m high TII specification fencing for 25m section. Installation of new drainage works. Installation of speed ramps through village. Installation of new tactile paving and drop kerbs. Installation of new road markings. Installation of appropriate Traffic signs and upgrade of existing public lighting.

1.0 Introduction

This report has been prepared pursuant to Section 179 of the Planning & Development Act 2000 (as amended).

2.0 Description of the nature and extent of the proposed development

The proposed development is for:

- Footpath Works & Traffic Calming
- Construction of new 1.5m to 1.8m wide footpaths through village
- Repair/Upgrade of existing footpaths through village.
- Relocation of existing Pedestrian crossing to new location outside the Church to Ash Hall
- Removal of 14m approx. of existing boundary wall at Ashford Pre-school, setting back and rebuilding of wall to facilitate construction of footpath.
- Removal of 35m approx. of existing boundary wall at property beside The Village Inn, setting back and rebuilding of wall to facilitate construction of footpath.
- Removal of 50m approx. of hedgerows north of village, construction of 1.2m high wall with 1.8m high piers with steel fence panels between piers for a 25m section.
- 1.2m high TII specification fencing for 25m section.
- Installation of new drainage works.
- Installation of speed ramps through village.
- Installation of new tactile paving and drop kerbs.
- Installation of new road markings.
- Installation of appropriate Traffic signs.
- Upgrade of existing public lighting

The proposed development is for Footpath Works & Traffic Calming through Ashford Village, Co. Limerick.



Plate 1 Site Location

2.1 Public Consultation:

The plans and particulars were placed on public display from the 1st of July, 2026 up to and including 12th of August, 2026, and submissions and observations were invited up to the 29th of July, 2026.

3.0 Submissions with respect to the proposed development

One third party submission/observation and no statutory body submissions/observation were received and are listed below:

No.	Name
1.	West Limerick Group Water Scheme

Submission from Third Party:

SUB (1) West Limerick Group Water Scheme

Submission Summary:

The works will entail the construction of footpaths and other civil works. The Group Scheme have a 50mm class B waving watermain running through the village. This main is in very poor condition and laid in the mid 1960's with no proper bedding only rocks and clay. The main is prone to leakage and the repairs can be seen on the roadway. The GWS see this as an opportune time to replace the main as we would look very foolish if leaks occurred after all the work LCCC would have done. The Group ask would it be possible to get this main replaced prior to the works taken place and if the Council were in a position to fund the installation of the main as the GWS depend on the Council and the Government for funding.

Mayor's Response:

We note the submission received from the West Limerick Group Water Scheme and acknowledge the merit in upgrading the existing watermain infrastructure within the village. However, the funding source for the proposed Active Travel project does not provide for watermain replacement works and any future upgrade would need to be progressed separately through the Rural Water Programme. Having considered the matter, LCCC is satisfied that the proposed Active Travel works can proceed without prejudicing any future watermain upgrade and to allow leak repairs if needed to take place without unduly damaging the new surfaces. Appropriate provisions will be incorporated into the project, including the installation of boundary boxes and other measures to facilitate future watermain works and property connections. The proposed footpath and public realm works will not require removal or reconstruction should a watermain upgrade proceed at a later date. The Newcastle West Municipal District Roads Section will engage directly with the West Limerick Group Water Scheme in advance of the works and liaise with the Council's Rural Water Programme staff regarding future funding opportunities for the watermain upgrade.

4.0 Habitats Directive Project Screening Assessment

An Appropriate Assessment Screening Report has been undertaken by Ecology Research & Solutions Ltd for the proposed development. The screening examined the impacts the proposed development may have on European Designated Sites including the Lower River Shannon SAC (Site Code 002165, Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA (004161) and Blackwater River (Cork/Waterford) SAC (002170). The report concludes that the proposed development is not likely to have a significant effect on any European Site given the nature of the proposed works. The screening report has been reviewed by the Heritage Officer (27/06/26) and agreement indicated with the conclusions.

The concluding commentary states:

- The proposed development has been screened to assess its potential impacts on the Natura 2000 network. The assessment concludes that the development will not give rise to likely significant effects on any designated European sites and, as such, an Appropriate Assessment is not required.
- The assessment examined the potential for the proposed development, either individually or in combination with other plans or projects, to give rise to likely significant effects on any European Site, having regard to their conservation objectives.
- The screening process involved a detailed review of the nature, scale, and location of the proposed works, the receiving environment and ecological baseline, and the identification of any European sites with a potential pathway for impact. Consideration was also given to potential impact pathways, including hydrological connections, disturbance effects, habitat loss, and possible in-combination impacts.
- The nearest European sites were identified as 45m from the West Limerick Hills and Mount Eagle SPA, adjoining the site. The boundary interface consists of an existing hedgerow, which will remain intact and will not be altered as part of the works. The SPA has a single qualifying interest, the Hen Harrier. No suitable nesting or foraging habitat for Hen Harrier is present within the immediate works area. Therefore, no likely significant effects on the qualifying interest of the SPA are anticipated.
- The site is 2km from the Lower River Shannon SAC (002165). However, the proposed development is located entirely outside these designated sites and is both physically and hydrologically separated from their qualifying features. No hydrological connection has been identified.
- The screening report has been reviewed by the Heritage Officer (27/06/26) and agreement indicated with the conclusions and the report notes that the vegetation removal would take place outside the bird nesting season and the mitigation measures in the EcIA to be implemented in full.
- On the basis of the information available and applying the precautionary principle, it is concluded that the proposed development is not likely to have significant effects on any European Site, either alone or in combination with other plans or projects. Consequently, a Stage 2 Appropriate Assessment (Natura Impact Statement) is not required. This determination is made based on the best available scientific information and in full compliance with relevant legislative and guidance requirements.

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

5.0 Preliminary EIA Examination

The proposed development comprises traffic calming works within Ashford Village. A preliminary examination has been carried out in accordance with the requirements of the Planning and Development Regulations. Based on the nature, scale and location of the proposed development, it is considered that there is no real likelihood of significant effects on the environment. The proposal falls under Schedule 5, Part 2, Class 10(b)(iv) of the Planning and Development Regulations, relating to urban development projects, where the threshold for mandatory Environmental Impact Assessment is an area greater than 10 hectares in the case of other parts of a built up area and 20 hectares elsewhere. As the proposed development is significantly below this threshold and, having regard to its nature and location, is not likely to give rise to significant environmental effects, it is considered to be a sub-threshold development. Accordingly, an Environmental Impact Assessment is not required.

6.0 Key Policy Provisions Limerick Development Plan 2022-2028:

Ashford is identified as a Level 6 Rural Cluster in Table 2.4 Limerick Settlement Hierarchy.

The Limerick Development Plan, 2022-2028 sets out the following policies and objectives with respect to acceptable development at the location in question:

Policies and Objectives

Objective CGR O19 Development in Level 6 Settlements

It is an objective of the Council to ensure that:

- a) Permitted growth will be very small scale and on an incremental basis and must be reflective of the rural nature of these settlements. New developments shall be located within or contiguous to the core identified for each settlement, thus avoiding 'leap frogging' of development and shall be designed, to deliver compact growth within the existing villages and provide for the organic and sequential growth of the settlement. Infill and brownfield sites will be the preferred location for new development.
- b) Single units or very small-scale commercial or employment generating development will be encouraged, provided it is of a scale appropriate to the village setting, the infrastructure has the capacity to accommodate same and adjoining uses are not adversely affected.
- c) Where there is public sewage and water infrastructure and where there is capacity within same, a limited number of units may be permitted around the core area. In this case, no one proposal shall be larger than 3 – 4 houses, depending on the existing housing stock and the pattern and grain of the village.
- d) Where there is no sewage treatment plant or limited capacity in the existing treatment plant, sewage treatment shall generally be by means of individual treatment systems, subject to satisfactory site assessment and compliance with EPA guidelines.

Policy CGR P4 Revitalisation of Towns and Villages

It is the policy of the Council to:

- a) Actively address issues of vacancy and dereliction in settlements across Limerick.
- b) Promote projects contributing to compact growth and the physical, social and economic revitalisation of the towns and villages throughout County Limerick.

Objective CGR O20 Town and Village Revitalisation

It is an objective of the Council to:

- a) Promote and support the renewal and revitalisation of rural town and village centres to enhance the vitality and viability of settlements as attractive residential and service centres.
- b) Support and work with State Bodies, private landowners, community and voluntary groups to successfully achieve the renewal and revitalisation of Limerick's towns and village centres, including projects to re-use vacant premises and underutilised sites, enhance the unique characteristics and assets of main streets and improve the public realm

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.

Objective PF O1 Physical Framework Strategy

It is an objective of the Council to:

- a) Build a strong competitive economy.
- b) Promote healthy communities.
- c) Require good design.
- d) Promote sustainable movement.
- e) Deliver a wide choice of high-quality homes.
- f) Support high quality communications infrastructure.
- g) Meet the challenge of climate change and flooding.
- h) Conserve and enhance the natural and historic environments.

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 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.

Objective IN O21 Construction and Demolition

It is an objective of the Council to:

- a) Require construction Waste Management Plans to be submitted as part of planning applications, to address waste management on site during construction and mitigation measures to address waste generation, in accordance with the principles of the circular economy and the principles of prevention, renewal and recycle.
- b) Require a Refurbishment/Demolition Asbestos Survey (RDAS) with full details of disposal of the asbestos to be submitted with any planning application. The RDAS should be carried out in accordance with Section 8 of the Health and Safety Authority, Asbestos Guidelines (Practical Guidelines on ACM Management and Abatement) by a suitable qualified professional with expertise in asbestos disposal.

7.0 Appraisal

Principle of Development:

The proposed development comprises the provision of Footpath Works & Traffic Calming through Ashford Village, Co. Limerick. The site is along the R515 Regional Road and is situated on lands in the ownership of Limerick City and County Council. There is no land use zoning in place as this is a Level 6 Rural Cluster.

The proposal accords with Policy CGR P4 (Revitalisation of Towns and Villages), which seeks to actively address issues of vacancy and dereliction in settlements across Limerick and to promote projects contributing to compact growth and the physical, social and economic revitalisation of towns and villages throughout the County. In this regard the proposed development will provide an essential community facility for Ashford, supporting the sustainable growth and long-term vitality of the village and its wider hinterland.

The development is also consistent with Objective CGR O20 (Town and Village Revitalisation), which promotes and supports the renewal and revitalisation of rural towns and villages to enhance their vitality and viability as attractive residential and service centres. It is considered that the proposed development will contribute positively to the social infrastructure of Ashford Village and represents an appropriate use of the subject site, supporting the continued development and sustainability of the village. Furthermore, the proposal aligns with the objective of working with communities and other stakeholders to enhance settlements and improve the quality of life for residents through the provision of essential services and facilities.

The proposal will serve to enhance local social infrastructure and contribute positively to the sustainable development and revitalisation of the village. Accordingly, the

proposed development is considered acceptable in principle and consistent with the objectives of the Limerick Development Plan 2022-2028.

Design & Layout:

The proposed development consists of footpath improvement works and traffic calming measures within the centre of Ashford Village along the R515 Regional Road. The scheme includes the provision of approximately 550m of new and upgraded public footpaths, associated drainage works, traffic calming measures, pedestrian crossings and new public lighting infrastructure. The proposed works are intended to provide a continuous pedestrian route on one side of the road through the village, improving connectivity between existing sections of footpath and enhancing accessibility for pedestrians. The proposal also includes the relocation of the existing pedestrian crossing to better serve key community facilities, including the primary school, church and The Ash (Ashford Social Hub). The existing carriageway width varies between approximately 5.8m and 6.5m, with the proposed design developed in accordance with National Transport Authority Active Travel design guidance. The scheme has been prepared by the Newcastle West District Office following a detailed assessment of the village layout, and the Part 8 documentation states that stakeholder engagement has informed the evolution of the design.

Having regard to the nature, scale and design of the proposal, it is considered that the development will deliver a significant improvement to pedestrian infrastructure within the village, enhancing accessibility, safety and connectivity while contributing positively to the public realm and supporting the sustainable development of Ashford as a rural settlement.

Materials and Finishes:

Standard road and footpath materials and finishes are proposed and set out on the drawings submitted.

Lighting Scheme:

Electric Skyline Ltd. undertook the lighting design for the proposed scheme, with the relevant lighting drawings included in the Part 8 documentation. The design notes that public lighting is an important component of modern settlements, contributing to road safety, accessibility, and the overall quality of the built environment. It is noted that poorly designed artificial lighting can have adverse impacts on biodiversity and ecological networks by disrupting the natural balance between light and darkness, potentially affecting the behavior, movement and life cycles of nocturnal species, birds, insects and plant communities. These considerations have been fully taken into account during the development of the scheme, and the lighting design was reviewed in consultation with the project ecologist to ensure that potential ecological impacts are minimised while maintaining the necessary safety and operational requirements of the development. This aspect of the proposal was reviewed by the Road Section (31/08/26).

Surface Water Disposal:

Surface water will be dealt with as part of the design of the scheme. This aspect of the proposal was reviewed by the Road Section (31/08/26).

Architecture/Archaeology:

The site is not within the vicinity of a recorded monument. The contractor will be required to develop appropriate procedures as part of their detailed CEMP and the Environmental Officer will ensure that specialists are facilitated to ensure management in accordance with industry best practice and effective compliance with the relevant legislation. All unexpected discoveries will be reported to the appropriate authorities and documented in an appropriate manner. The proposal has been reviewed by the Archaeology Section (26/08/26) and no archaeological issues are noted.

Construction Environmental Management Plan (CEMP):

The Contractor will be required to develop and implement appropriate environmental management procedures as part of the detailed Construction Environmental Management Plan (CEMP). The proposing section has committed to this approach. The Contractor will ensure that specialist expertise is available, where required, to support environmental management in accordance with industry best practice and relevant legislative requirements. Any unexpected discoveries encountered during construction will be reported to the appropriate authorities and documented in accordance with established procedures. This aspect of the proposal was reviewed by the Road Section (31/08/26).

Flooding

The proposed site is not located within a Flood Zone.

8.0 Conclusion:

In conclusion, it is considered that the proposal is in accordance with the relevant policies and objectives of the Limerick Development Plan, 2022-2028. The proposal for footpath works & traffic calming will have a positive impact in terms of providing social infrastructure and supporting the needs of the local community in Ashford Village. Overall, it is considered that the proposal will provide a positive benefit for Ashford residents.

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 with 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 the Elected Members of Limerick City and County Council for their approval.


Limerick City & County Council
Date: 11/09/2026

Mr. John Moran
Mayor of Limerick

APPENDIX 1 EIA SCREENING – ESTABLISHING IF PROPOSAL IS SUB-THRESHOLD

Establishing if the proposal is a ' <i>sub-threshold development</i> ':	
Planning Register Reference:	PT8LL417
Development Summary:	Traffic Calming (Rural)
Was a Screening Determination carried out under Section 176A-C?	☐ Yes. no further action required ☒ No. Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
☐ Yes. specify class: [insert here] _	EIA is mandatory No Screening required
☒ No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
☐ No. the development is not a project listed in Schedule 5, Part 2	Screening required
☐ Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold):	EIA is mandatory No Screening required
☒ Yes the project is of a type listed but is <i>sub-threshold</i> : 10. Urban Infrastructure - (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of	Proceed to Part C

other parts of a built-up area and 20 hectares elsewhere.	
c. If Yes, has Schedule 7A information/screening report been submitted?	
☐ Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
☒ No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

Preliminary Examination: The planning authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.		
	Comment:	Yes/No/ Uncertain:
Nature of the development: <i>Is the nature of the proposed development exceptional in the context of the existing environment?</i> <i>Will the development result in the production of any significant waste, or result in significant emissions or pollutants?</i>	The proposed development does not involve any exceptional characteristics that would distinguish it from the existing environment. The scope of the development is typical for the area, and there are no unusual features or activities that would lead to significant environmental impacts. The development is not expected to generate significant waste, emissions, or pollutants. It will not cause any substantial environmental pollution or air, water, or soil contamination.	No
Size of the development: <i>Is the size of the proposed development exceptional in the context of the existing environment?</i> <i>Are there cumulative considerations having regard to other existing and/or permitted projects?</i>	The scale of the proposed development is not exceptional within the context of the existing environment. The size is consistent with the surrounding developments, and there are no concerns that the project will result in adverse environmental effects due to its size. There are no other existing or permitted projects in the area that, when considered together with the proposed development, would result in cumulative environmental impacts. The development is considered independent in terms of its environmental footprint.	No
Location: <i>Is the proposed development located on, in, adjoining or does it have the potential to</i>	The proposed development is not located in or near ecologically sensitive areas such as protected habitats, nature reserves, or other significant environmental features. There are no environmental sensitivities in the area that would be affected by the development.	No

<i>impact on an ecologically sensitive site or location?¹</i> <i>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</i>		
Preliminary Examination Conclusion:		
Based on a preliminary examination of the nature, size or location of the development. (Tick as appropriate)		
☒ There is no real likelihood of significant effects on the environment. EIA is not required.	☐ There is real likelihood of significant effects on the environment. An EIAR is required.	☐ There is significant and realistic doubt regarding the likelihood of significant effects on the environment. Request the applicant to submit the Information specified in Schedule 7A for the purposes of a screening determination. Proceed to Screening Determination.
Signature and Date of Recommending Officer:	 Jennifer Mc Nulty, Executive Planner 04/09/26	
Signature and Date of the Decision Maker:	 Barry Henn, Senior Executive Planner 04/09/26	

HERITAGE OFFICER



Planning Application Internal Report

Planning Ref: PT LL 417 Ashford

Applicant: LCCC

Development Description: •Construction of new 1.5m to 1.8m wide footpaths through village. •Repair/Upgrade of existing footpaths through village. •Relocation of existing Pedestrian crossing to new location outside the Church to Ash Hall •Removal of 14m approx. of existing boundary wall at Ashford Pre-school, setting back and rebuilding of wall to facilitate construction of footpath. •Removal of 35m approx. of existing boundary wall at property beside The Village Inn, setting back and rebuilding of wall to facilitate construction of footpath. •Removal of 50m approx. of hedgerows north of village, construction of 1.2m high wall with 1.8m high piers with steel fence panels between piers for a 25m section. •1.2m high TII specification fencing for 25m section. •Installation of new drainage works. •Installation of speed ramps through village. •Installation of new tactile paving and drop kerbs. •Installation of new road markings. •Installation of appropriate Traffic signs. •Upgrade of existing public lighting.

Report Prepared By: T O Neill Heritage Officer/Ecologist.

Comments:

EclA; noted survey carried out in February not later in the year however there is enough information to assess the application. Noted that close to the bridge, the channel has been modified and has little diversity. The stream bed is relatively uniform, lacking flow sequences such as riffle–pool sequences, and flow conditions are generally laminar. Instream habitat is limited, with reduced suitability for aquatic invertebrates and fish

species compared to more natural channel sections. Downstream of the bridge, further from the works, the channel has a more natural structure with better habitats. Noted no features suitable for bat roosting were found in the bridge. No signs of otter activity were found in the vicinity of the bridge. No instream works are proposed.

While the survey was carried out outside the bird nesting season no traces of nesting were found. Nesting could have taken place subsequently, so it is recommended that any vegetation removal takes place outside the bird nesting season. The mitigation measures mentioned on pages 14 and 15 of the EclA should be implemented in full.

AA screening: I would agree with the finding that the preparation of an NIS is not necessary. The Lower River Shannon SAC is located downstream from the proposed works area while the Blackwater River (Cork/Waterford) SAC is over 6km away. Both sites occur within separate hydrological catchments and are not directly connected to the proposed development site. There seems a very limited pathway for likely significant effects on these European sites or their qualifying interests. In addition, the Lower River Shannon SAC and the River Shannon and River Fergus Estuaries SPA are situated over 45km downstream (by river distance) from the proposed works. Given the minor scale and nature of the proposed earthworks — limited to small-scale excavation and works within a modified area subject to human disturbance — there is no very limited potential for downstream impacts on these Natura 2000 sites. The Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA adjoins the site along the southeastern boundary for approximately 45 metres. The boundary interface consists of an existing hedgerow, which will remain intact and will not be altered as part of the works. The SPA has one qualifying interest, the Hen Harrier. No suitable nesting or foraging habitat for Hen Harrier is present within the works area and the area has been subject to a long pattern of human activity. Therefore, no likely significant effects on the qualifying interest of the SPA are anticipated.

Recommendation: That permission **be granted** for the development. I would request that vegetation removal would take place outside the bird nesting season and the mitigation measures in the EclA to be implemented in full.

Signed T O Neill

Date: 27/8/2026



Planning Application Internal Report

Planning Ref: PT8LL417

Applicant: Part 8 – Ashford Footpath Works & Traffic Calming

Proposed Development Description:

The proposed development will consist of:

- Construction of new 1.5m to 1.8m wide footpaths through village.
- Repair/Upgrade of existing footpaths through village.
- Relocation of existing Pedestrian crossing to new location outside the Church to Ash Hall
- Removal of 14m approx. of existing boundary wall at Ashford Pre-school, setting back and rebuilding of wall to facilitate construction of footpath.
- Removal of 35m approx. of existing boundary wall at property beside The Village Inn, setting back and rebuilding of wall to facilitate construction of footpath.
- Removal of 50m approx. of hedgerows north of village, construction of 1.2m high wall with 1.8m high piers with steel fence panels between piers for a 25m section.
- 1.2m high TII specification fencing for 25m section.
- Installation of new drainage works.
- Installation of speed ramps through village.
- Installation of new tactile paving and drop kerbs.
- Installation of new road markings.
- Installation of appropriate Traffic signs.
- Upgrade of existing public lighting.

Development Location: Ashford, Co. Limerick.

Recommendation:

Item 1: Resource and Waste Management Plan.

Prior to **initiating any works** at this development, the site developer or appointed contractor shall submit to Planning Department and the Environment, Climate Action and Fire Department for agreement in writing a site specific Resource Waste Management Plan (RWMP) as set out in the “*Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)*”. The RWMP shall include:

- a) A list of proposed authorised waste collection permit holders to be employed.
- b) A list of the proposed waste facility permitted sites at which the wastes may be recovered or disposed of.
- c) Estimates of the proposed tonnages of construction and demolition (C&D) wastes by type e.g. soil and stone, rubble, wood, metal and plastic.
- d) Details of how the RWMP will be measured for and monitored for effectiveness.

All records relating to the agreed RWMP should be made available for inspection at the site offices at all times.

A template Resource Waste Management Plan can be found on our website at:

<https://www.limerick.ie/council/services/environment-and-climate-action/circular-economy/resource-and-waste-management>

Signed



Date: 25/08/2026

Michael McDonagh, E.S

Environment and Climate Action



Planning Application Internal Report

Part 8 Ref: PT8LL417

Applicant: Part 8 Ashford Footpath Works & Traffic Calming

Development Address: R515 Ashford Village, Co. Limerick

Development Description: The proposed development will consist of: •Construction of new 1.5m to 1.8m wide footpaths through village. •Repair/Upgrade of existing footpaths through village. •Relocation of existing Pedestrian crossing to new location outside the Church to Ash Hall •Removal of 14m approx. of existing boundary wall at Ashford Pre-school, setting back and rebuilding of wall to facilitate construction of footpath. •Removal of 35m approx. of existing boundary wall at property beside The Village Inn, setting back and rebuilding of wall to facilitate construction of footpath. •Removal of 50m approx. of hedgerows north of village, construction of 1.2m high wall with 1.8m high piers with steel fence panels between piers for a 25m section. •1.2m high TII specification fencing for 25m section. •Installation of new drainage works. •Installation of speed ramps through village. •Installation of new tactile paving and drop kerbs. •Installation of new road markings. •Installation of appropriate Traffic signs. •Upgrade of existing public lighting.

Report Prepared By: Tony Carmody

Date: 31.08.2026

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



**Part 8 Planning Referral Report
Architectural Conservation**

Ashford Footpath Works and Traffic Calming.

Planning Ref. No.:	PT8LL417
R.P.S. Reg. No.:	437 – R.C. Church 436 - Schoolhouse
A.C.A.:	N/A
N.I.A.H. Reg. Ref.:	21904409 – Letter Box 21904408 – R.C. Church 21904407 – Former National School
N.I.A.H. Garden Survey Ref.:	N/A

The proposed works will include the demolition of a section of the front wall to the former Schoolhouse, a Protected Structure. This wall is considered to be part of the curtilage of the Protected Structure. The Project Team had contacted the Architectural Conservation team during the design development.

The demolition of a section of this wall (part of the curtilage of the Protected Structure) has not been clearly identified in the description of development or in the Design Report.

The information required in advance of these works includes:

- Detailed survey drawings of the existing wall, clearly showing the extent of proposed demolition.
- Photographic survey of the existing wall.
- Conservation method statement for the taking down and rebuilding of the wall.

This should be submitted prior to the commencement of works.

Recommendation:

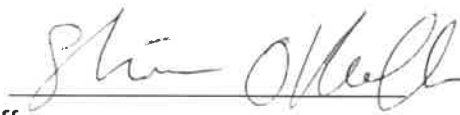
Prior to the commencement of works, the following documents should be submitted to the Architectural Conservation Officer for written approval:

- Detailed survey drawings of the existing wall, clearly showing the extent of proposed demolition.
- Photographic survey of the existing wall.
- Conservation method statement for the taking down and rebuilding of the wall.

Signed:

Shóna O'Keeffe

Executive Architectural Conservation Officer



Date: 21st August 2026

ARCHAEOLOGY SECTION

Application number: PT8LL417

Application title: Ashford Footpath Works & Traffic Calming

Development Description: The proposed development will consist of: •Construction of new 1.5m to 1.8m wide footpaths through village. •Repair/Upgrade of existing footpaths through village. •Relocation of existing Pedestrian crossing to new location outside the Church to Ash Hall •Removal of 14m approx. of existing boundary wall at Ashford Pre-school, setting back and rebuilding of wall to facilitate construction of footpath. •Removal of 35m approx. of existing boundary wall at property beside The Village Inn, setting back and rebuilding of wall to facilitate construction of footpath. •Removal of 50m approx. of hedgerows north of village, construction of 1.2m high wall with 1.8m high piers with steel fence panels between piers for a 25m section. •1.2m high TII specification fencing for 25m section. •Installation of new drainage works. •Installation of speed ramps through village. •Installation of new tactile paving and drop kerbs. •Installation of new road markings. •Installation of appropriate Traffic signs. •Upgrade of existing public lighting.

Report Prepared By: Sarah McCutcheon, Local Authority Archaeologist

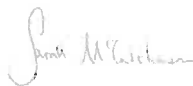
Comments:

No archaeological issues

Recommendation:

No objection.

Signed:



Date: 26.08.2026

Local Authority Archaeologist

Limerick City & County Council

Re: Part 8 Proposal for the following:

Part 8 proposal, Reference PT8LL417 – The development will consist of – Footpath Works & Traffic Calming which will include the construction of new 1.5m to 1.8m wide footpaths through village. Repair/Upgrade of existing footpaths through village. Relocation of existing Pedestrian crossing to new location outside the Church to Ash Hall Removal of 14m approx. of existing boundary wall at Ashford Pre-school, setting back and rebuilding of wall to facilitate construction of footpath. Removal of 35m approx. of existing boundary wall at property beside The Village Inn, setting back and rebuilding of wall to facilitate construction of footpath. Removal of 50m approx. of hedgerows north of village, construction of 1.2m high wall with 1.8m high piers with steel fence panels between piers for a 25m section. 1.2m high TII specification fencing for 25m section. Installation of new drainage works. Installation of speed ramps through village. Installation of new tactile paving and drop kerbs. Installation of new road markings. Installation of appropriate Traffic signs. Upgrade of existing public lighting, at Ashford Village, Co. Limerick.

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing, at Ashford Village, Co. Limerick, the development will consist of Footpath Works & Traffic Calming which will include the construction of new 1.5m to 1.8m wide footpaths through village. Repair/Upgrade of existing footpaths through village. Relocation of existing Pedestrian crossing to new location outside the Church to Ash Hall Removal of 14m approx. of existing boundary wall at Ashford Pre-school, setting back and rebuilding of wall to facilitate construction of footpath. Removal of 35m approx. of existing boundary wall at property beside The Village Inn, setting back and rebuilding of wall to facilitate construction of footpath. Removal of 50m approx. of hedgerows north of village, construction of 1.2m high wall with 1.8m high piers with steel fence panels between piers for a 25m section. 1.2m high TII specification fencing for 25m section. Installation of new drainage works. Installation of speed ramps through village. Installation of new tactile paving and drop kerbs. Installation of new road markings. Installation of appropriate Traffic signs. Upgrade of existing public lighting, at Ashford Village, Co. Limerick.

The plans and particulars were placed on public display from the 1st of July, 2026 up to and including 29th July, 2026, and submissions and observations were invited up to the 12th of August, 2026 in accordance with the requirements of Part XI of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended).

Having regard to Article 6 of the Habitats Directive 92/43/EEC and (inter alia) the Department of Housing Planning Community and Local Government's Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities (2010), screening of the development for Appropriate Assessment was carried out by Ecology

Research & Solutions Ltd on behalf of the Transportation, Mobility & Public Realm Directorate of Limerick City and County Council.

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

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

Order: That Limerick City & County Council as the Competent Authority having considered the AA Screening Report prepared by Ecology Research & Solutions Ltd 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 development which will consist of the construction of new 1.5m to 1.8m wide footpaths through village. Repair/Upgrade of existing footpaths through village. Relocation of existing Pedestrian crossing to new location outside the Church to Ash Hall Removal of 14m approx. of existing boundary wall at Ashford Pre-school, setting back and rebuilding of wall to facilitate construction of footpath. Removal of 35m approx. of existing boundary wall at property beside The Village Inn, setting back and rebuilding of wall to facilitate construction of footpath. Removal of 50m approx. of hedgerows north of village, construction of 1.2m high wall with 1.8m high piers with steel fence panels between piers for a 25m section. 1.2m high TII specification fencing for 25m section. Installation of new drainage works. Installation of speed ramps through village. Installation of new tactile paving and drop kerbs. Installation of new road markings. Installation of appropriate Traffic signs and upgrade of existing public lighting, at Ashford Village, Co. Limerick.



Joe Delaney
Director General
Limerick City and County Council

Date: 4/9/2026

Limerick City & County Council

Re: Part 8 Proposal for the following:

Part 8 proposal, Reference PT8LL417 – The development will consist of – Footpath Works & Traffic Calming which will include the construction of new 1.5m to 1.8m wide footpaths through village. Repair/Upgrade of existing footpaths through village. Relocation of existing Pedestrian crossing to new location outside the Church to Ash Hall Removal of 14m approx. of existing boundary wall at Ashford Pre-school, setting back and rebuilding of wall to facilitate construction of footpath. Removal of 35m approx. of existing boundary wall at property beside The Village Inn, setting back and rebuilding of wall to facilitate construction of footpath. Removal of 50m approx. of hedgerows north of village, construction of 1.2m high wall with 1.8m high piers with steel fence panels between piers for a 25m section. 1.2m high TII specification fencing for 25m section. Installation of new drainage works. Installation of speed ramps through village. Installation of new tactile paving and drop kerbs. Installation of new road markings. Installation of appropriate Traffic signs. Upgrade of existing public lighting, at Ashford Village, Co. Limerick.

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing, at Ashford Village, Co. Limerick, the development will consist of Footpath Works & Traffic Calming which will include the construction of new 1.5m to 1.8m wide footpaths through village. Repair/Upgrade of existing footpaths through village. Relocation of existing Pedestrian crossing to new location outside the Church to Ash Hall Removal of 14m approx. of existing boundary wall at Ashford Pre-school, setting back and rebuilding of wall to facilitate construction of footpath. Removal of 35m approx. of existing boundary wall at property beside The Village Inn, setting back and rebuilding of wall to facilitate construction of footpath. Removal of 50m approx. of hedgerows north of village, construction of 1.2m high wall with 1.8m high piers with steel fence panels between piers for a 25m section. 1.2m high TII specification fencing for 25m section. Installation of new drainage works. Installation of speed ramps through village. Installation of new tactile paving and drop kerbs. Installation of new road markings. Installation of appropriate Traffic signs.

The plans and particulars were placed on public display from the 1st of July, 2026 up to and including 29th July, 2026, and submissions and observations were invited up to the 12th of August, 2026 in accordance with the requirements of Part XI of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended).

Having regard to EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), the guidance contained in the Department of Housing Planning Community and Local Government's "Impact Assessment Guidance for Consent Authorities regarding Sub-Threshold Development" (2003), Screening of the development for Environmental Impact was carried out by the Planning Authority on behalf of the Transportation, Mobility & Public Realm Directorate of Limerick City and County Council.

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

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

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

Order: That Limerick City & County Council as the Competent Authority having considered the Environmental Impact Assessment Screening makes a determination that, makes a determination that an Environmental Impact Assessment will not be required to inform the proposal for the development which will consist of the construction of new 1.5m to 1.8m wide footpaths through village. Repair/Upgrade of existing footpaths through village. Relocation of existing Pedestrian crossing to new location outside the Church to Ash Hall Removal of 14m approx. of existing boundary wall at Ashford Pre-school, setting back and rebuilding of wall to facilitate construction of footpath. Removal of 35m approx. of existing boundary wall at property beside The Village Inn, setting back and rebuilding of wall to facilitate construction of footpath. Removal of 50m approx. of hedgerows north of village, construction of 1.2m high wall with 1.8m high piers with steel fence panels between piers for a 25m section. 1.2m high TH specification fencing for 25m section. Installation of new drainage works. Installation of speed ramps through village. Installation of new tactile paving and drop kerbs. Installation of new road markings. Installation of appropriate Traffic signs and upgrade of existing public lighting, at Ashford Village, Co. Limerick.



Joe Delaney
Director General
Limerick City and County Council

Date: 4/9/26

