



**Comhairle Cathrach
& Contae Luimnigh**

**Limerick City
& 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.

Eircode: 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 PT8LL418 - Permission for a Pedestrian Bridge to include for a 35m long pedestrian bridge/boardwalk and associated works. Extend existing footpaths to pedestrian bridge and upgrade of existing public lighting at Broadford 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 PT8LL418 - Permission for a Pedestrian Bridge to include for a 35m long pedestrian bridge/boardwalk and associated works. Extend existing footpaths to pedestrian bridge and upgrade of existing public lighting at Broadford 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 a Pedestrian Bridge to include for a 35m long pedestrian bridge/boardwalk and associated works. Extend existing footpaths to pedestrian bridge and upgrade of existing public lighting at Broadford 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 - PT8LL418 – Permission for a Pedestrian Bridge to include for a 35m long pedestrian bridge/boardwalk and associated works. Extend existing footpaths to pedestrian bridge and upgrade of existing public lighting at Broadford 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 a Pedestrian Bridge at Broadford, Co. Limerick.

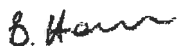
The proposal prepared by the Central Services, Traffic & Roads Department has been evaluated taking into consideration all submissions received. It is concluded that the proposed development is in accordance with the objectives of the Limerick Development Plan 2022 – 2028, and the proper planning and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



Signed:

Nuala O'Connell, Senior Planner

Limerick City & County Council

Re: Part 8 Proposal for the following:

Part 8 proposal, Reference PT8LL418 – Permission for a Pedestrian Bridge to include for a 35m long pedestrian bridge/boardwalk and associated works. Extend existing footpaths to pedestrian bridge and upgrade of existing public lighting at Broadford Village, Co. Limerick.

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing, at Broadford Village, Co. Limerick, the development will consist of Pedestrian Bridge to include for a 35m long pedestrian bridge/boardwalk and associated works. Extend existing footpaths to pedestrian bridge and upgrade of existing public lighting.

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 SubThreshold 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.

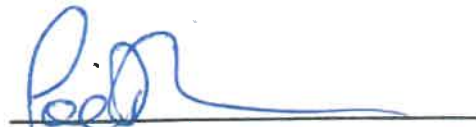
The Screening has been carried out in accordance with the EIA Directive and to Annex I, II and III of that Directive, which sets out requirements for mandatory and sub-threshold EIA. The proposal has been assessed in accordance with the criteria for sub-threshold development to determine the potential 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 (all works are to be carried out entirely within existing built footprint of the building). 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 a Pedestrian Bridge to include for a 35m long pedestrian bridge/boardwalk and associated works. Extend existing footpaths to pedestrian bridge and upgrade of existing public lighting at Broadford Village, Co. Limerick.



Joe Delaney

Director General

Limerick City and County Council

Date: 4th September 2026

Limerick City & County Council

Re: Part 8 Proposal for the following:

Part 8 proposal, Reference PT8LL418 – Permission for a Pedestrian Bridge to include for a 35m long pedestrian bridge/boardwalk and associated works. Extend existing footpaths to pedestrian bridge and upgrade of existing public lighting at Broadford Village, Co. Limerick.

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing, at Broadford Village, Co. Limerick, the development of a Pedestrian Bridge to include for a 35m long pedestrian bridge/boardwalk and associated works. Extend existing footpaths to pedestrian bridge and upgrade of existing public lighting at Broadford 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 Pedestrian Bridge to include for a 35m long pedestrian bridge/boardwalk and associated works. Extend existing footpaths to pedestrian bridge and upgrade of existing public lighting at Broadford Village, Co. Limerick



Joe Delaney

Director General

Limerick City and County Council

Date:

4th September 2026

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 a Pedestrian Bridge to include for a 35m long pedestrian bridge/boardwalk and associated works. Extend existing footpaths to pedestrian bridge and upgrade of existing public lighting at Broadford Village, Co. Limerick.

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:

- Pedestrian Bridge - 35m long pedestrian bridge/boardwalk and associated works.
- Extend existing footpaths to pedestrian bridge.
- Upgrade of existing public lighting

The proposed development is for a pedestrian bridge at Coolaleen, Tullaha & Main Street, Broadford, Co. Limerick.

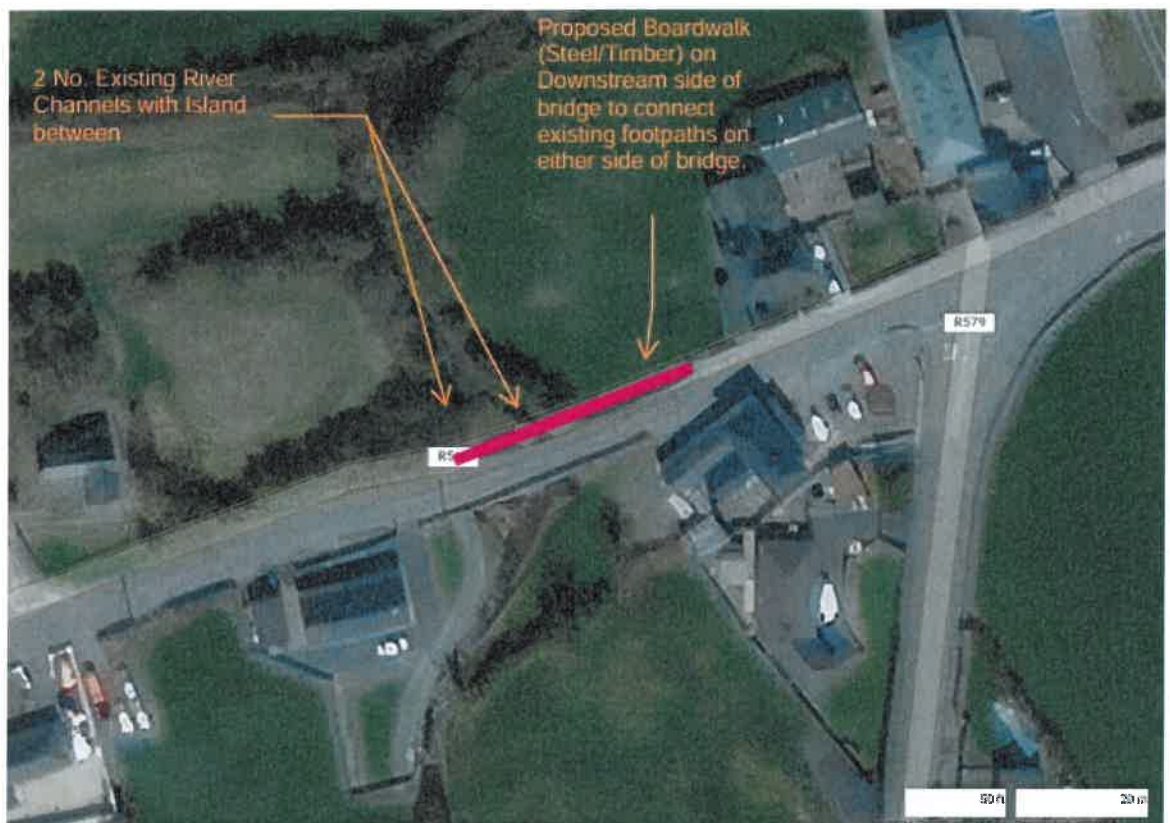


Plate 1 Site Location

2.1 Public Consultation:

The plans and particulars were placed on public display from the 25th May, 2026 up to and including 23rd June, 2026, and submissions and observations were invited up to the 9th of July, 2026.

3.0 Submissions with respect to the proposed development

No third party submission/observation and 1 statutory body submissions/observation were received and are listed below:

No.	Name
1.	Inland Fisheries Ireland, Ashbourne Business Park, Dock Road, Limerick

Submission from Statutory Bodies:

SUB (1): Inland Fisheries Ireland

Submission Summary:

Inland Fisheries Ireland requested Limerick City & County Council to prepare and implement a water monitoring programme. Monitoring should include visual and turbidity and a record of each inspection including dates, photographs, observations, issues identified and corrective action. Records to be made available to all regulatory authorities.

Additional inspections after heavy rainfall and significant construction activities due to risk of sediment release. pH monitoring during pouring of concrete.

Abutment walls to be positioned as far away from watercourse as possible.

Stockpiling of material to be minimised and stockpiles kept 10m away from top of bank on the flattest surface available.

All works should be carried out as per Guidelines:

IFIs guideline documents on the protection of the fisheries during construction work in and around waters. Guidelines on protection of fisheries during construction work in and around adjacent to waters | Inland Fisheries Ireland.

Mayor's Response:

Limerick City & County Council will carry out a water monitoring programme as requested.

Cognisance will be taken of the location of the abutments in the design in terms of the watercourse.

Stockpiling will not be done on the slope and will be done 10m from the watercourse. pH monitoring will be conducted during pouring of concrete.

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 and Stack's to Mullaghareirk

Mountains, West Limerick Hills and Mount Eagle SPA (004161). 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 (27/08/26) 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 site is 2km from the Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA (004161) and the Blackwater River (Cork/Waterford) SAC (002170). Both are over 2km away over land and are hydrologically isolated from the site. The Lower River Shannon and the River Shannon and River Fergus Estuaries SPA is over 38km the planned works site. 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. Due to the minor nature of the earthworks (digging and pouring of 3 small foundations), it was deemed that the project has no viable means to negatively impact these Natura 2000 sites and their qualifying interests
- 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 Environmental Impact Assessment Screening

The proposed development comprises a pedestrian boardwalk within Broadford 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 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:

Broadford is identified as a Level 5 Small Village 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 O17 Development within Level 5 Settlements

It is an objective of the Council within these settlements to facilitate development, subject to compliance with the following: a) The scale of new residential schemes shall be in proportion to the pattern and grain of existing development and shall be located within the development boundary, thus avoiding 'leap frogging' of development and delivering compact growth and providing for the organic and sequential growth of the settlement. Infill and brownfield sites will be the preferred location for new development. In this regard, any development shall enhance the existing village character and create or strengthen a sense of identity and distinctiveness for the settlement. b) New commercial developments shall generally only be located within the core area and shall contribute positively to the village streetscape. c) New community and social facilities shall be provided in conjunction with residential development as required. d) The development of these centres shall provide for serviced sites and a variety of other house types and densities as appropriate. e) Where there is no treatment plant or limited capacity in the existing treatment plant, sewerage treatment shall generally be by means of individual treatment systems, subject to satisfactory site assessment and compliance with EPA guidelines. All systems shall be constructed so as to allow connection to public sewers in due course when capacity becomes available.

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 a proposed pedestrian boardwalk on the downstream spandrel of the bridge over the Broadford Stream. The footbridge is to cross the Broadford Stream 500m to the west of Broadford Village in Co. Limerick. The proposal is to install a timber/steel boardwalk on the downstream side of the bridge, to allow pedestrians to safely cross the bridge, without walking on the road. It will span the length of the channel, with supports on either bank and one on the island in the middle. The steel supporting posts will be bolted onto concrete pad foundations, of which there will be three in total, one on either bank and one on the island in the middle. The bridge deck and span support will be constructed of steel and timber off site and lowered and fixed into place.

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. The provision of a dedicated pedestrian boardwalk will enhance accessibility and connectivity within Broadford Village by facilitating the safe movement of pedestrians along the existing road network and removing the need for pedestrians to walk on the carriageway when crossing the bridge. The development will improve local infrastructure, promote active travel, and enhance the attractiveness and functionality of the village for residents and visitors alike. In this regard, the proposal represents an important investment in community infrastructure that will support the sustainable growth and long-term vitality of Broadford 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. The proposed boardwalk will make a positive contribution to the social and physical infrastructure of Broadford Village by providing a safe and accessible pedestrian link, improving connectivity within the area and encouraging walking as a sustainable mode of transport. The proposal represents an appropriate use of Council-owned lands and will enhance public safety, accessibility and mobility for all users, including local residents and visitors. Furthermore, the development aligns with the

objective of working with communities and other stakeholders to improve the quality of life within settlements through the delivery of essential infrastructure and public realm improvements that support sustainable rural communities.

The proposal will serve to enhance local social and transportation infrastructure, improve pedestrian safety, support active travel objectives, and contribute positively to the sustainable development and revitalisation of Broadford 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 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 Broadford Village, enhancing accessibility, safety and connectivity while contributing positively to the public realm and supporting the sustainable development of Broadford as a rural settlement.

Materials and Finishes:

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

Lighting Scheme:

Lighting Reality undertook the lighting design for the proposed scheme, with the relevant lighting drawings included in the Part 8 documentation. The proposal has been reviewed by the Roads Section (31/08/26) and considered acceptable.

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.

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. The proposal has been reviewed by the Roads Section (31/08/26).

Bats:

The EcIA Report includes a chapter on Bats, undertaken by Ecology Research and Solutions Limited and the report states that many bat species like to use stone arch bridges as temporary summer roosts. The report goes on to state that the bridge is not capable of supporting any roosting bats. The right arch barrel has been repaired in recent years and all cracks that could house roosting bats have been mortared over. The left arch barrel is inundated with water that is infiltrating from above, making it unsuitable for roosting bats. This report has been reviewed by the Heritage Officer (27/08/26) and recommended that the mitigation measures mentioned in the EcIA shall be implemented in full.

Otter:

The EcIA Report includes a chapter on Otter, undertaken by Ecology Research and Solutions Limited and the report states that Bridges are favoured throughout the country by otters. An otter spraint was found on the apron in the right arch. No holts were found around the bridge, or within 100m upstream or downstream during a targeted search. This report has been reviewed by the Heritage Officer (27/08/26) and recommended that the mitigation measures mentioned in the EcIA shall be implemented in full.

Flooding

The proposed site is located within Flood Zone A & B. The Environment Section - Flood Risk (28/08/26) has reviewed the proposal in terms of flood risk and notes that the proposed development is located within Flood Zone A, as identified in the flood extent mapping contained within the Limerick Development Plan, 2022–2028. The proposal comprises a stand-alone lightweight footbridge structure located downstream of the existing bridge. It is noted that the levels of the proposed structure were established through the Section 50 Consent application submitted to the Office of Public Works (OPW) and were accepted by the OPW on 6 October 2025.

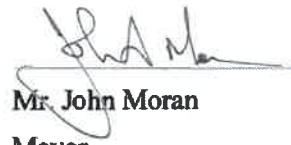
It is noted that in accordance with the Punch Consulting Engineers Design Report, reference was made to the Flood Studies Update online portal in determining the design flows. The assessment was based on the 1% Annual Exceedance Probability (AEP) flood event, incorporating a 20% climate change allowance, with a 340mm freeboard provided above the predicted 1% AEP flood level. It is also noted that the soffit level of the proposed boardwalk/footbridge is above the crown level of both existing bridge arches. Having regard to the submitted information and the design measures incorporated into the proposal, no significant flood risk concerns arise.

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 the creation of a pedestrian bridge will have a positive impact in terms of providing social infrastructure of the local community in Broadford Village. Overall, it is considered that the proposal will provide a positive benefit for Broadford 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), 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.



Mr. John Moran

Mayor

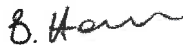
Limerick City & County Council

Date: 07/09/2026



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 ☒ No, Schedule 7A information/screening report has not been submitted by the applicant	Screening Determination required 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)			
X	☐	☐	
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	

APPENDIX 2 INTERNAL REPORTS

HERITAGE OFFICER



Planning Application Internal Report

Planning Ref: PT 8 LL 418 Broadford Pedestrian Bridge.

Applicant: LCCC

Development Description: The proposed development will consist of: •35m long pedestrian bridge/boardwalk and associated works. •Extend existing footpaths to pedestrian bridge. •Upgrade of existing public lighting

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

Comments:

IFI submission which states the following:

IFI request that a water monitoring programme be prepared and implemented; Monitoring should include visual and turbidity monitoring and a record of each inspection should be maintained? including photographs? dates? observations? issues identified and the corrective actions taken; These records should be made available to all regulatory authorities upon request; Provision should also be made for additional inspections following periods around heavy rainfall or significant construction activities? when the risk of sediment release or pollution is greatest; Particular attention should be paid during the pouring of concrete and IFI request that pH monitoring is conducted during these times;

Reinforced concrete abutments are proposed; Given the sensitivity of the receiving watercourse? it is requested that they are constructed and positioned as far away from the watercourse where possible;

Stockpiling of any material will be minimised and if there is no suitable location available then the material will be transported off site; Given the heavy slope down to the stream.

there.is.to.be.no.stockpiling.on.this.slope;Any.stockpiling.that.does.take.place.will.be.required.to.be.76.metres.from.the.top.of.the.bank.on.the.flattest.surface.available;

All of the above measures should be implemented in full.

EclA; noted survey carried out early in the year, there is enough information to assess the application. Noted that close to the bridge, the channel has been modified, in part due to bridge structure which is unusual in design. Instream habitat is limited, with reduced suitability for aquatic invertebrates and fish species compared to more natural channel sections. Downstream of the bridge, farther 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. Signs of otter activity were found in the vicinity of the bridge. No instream works are proposed. Ivy and other flora covered parts of the bridge. These should not be removed during the works. Noted it will be necessary to remove one willow and to clear vegetation at least end of the bridge to allow access. This should be the only vegetation removed, see below.

The mitigation measures mentioned on pages 15 and 16 of the EclA should be implemented in full.

See in particular, from the EclA (p.14):

0;1Flora.

0;17.Construction.phase.

The temptation during a job like this would be to clear the vegetation off the wall to facilitate the installation of the boardwalk; This is not necessary for the safe installation of the bridge; There is one willow growing out of the spandrel of the bridge that will need to be removed? this is a young willow and it is not a problem to remove it from the bridge; The vegetation at either end of the end will have to be cleared back to make room for the bridge

AA screening: I would agree with the finding that the preparation of an NIS is not necessary.

Noted that there are two Natura 2000 sites within the 15km Zone of Influence. These are the Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA (004161) and the Blackwater River (Cork/Waterford) SAC (002170). Both are over 2km away over land and are isolated from the site. As such it was deemed there are no viable scientific means for the sites and their qualifying interests to be negatively impacted by the planned installation of a footbridge in a previously modified area with a history of human disturbance. The Lower River Shannon and the River Shannon and River Fergus Estuaries SPA are over 38km by river from the planned works site. Due to the minor nature of the earthworks (digging and pouring of 3 small foundations), it was deemed that the

project had no viable means to negatively impact these Natura 2000 sites and their qualifying interests

Recommendation: That permission **be granted** for the development. I would request that vegetation removal be the minimum required as per the EcIA and the mitigation measures in the EcIA to be implemented in full as would the IFI recommendations.

Signed T O Neill **Date:** 27/8/2026



**Part 8 Planning Referral Report
Architectural Conservation**

Broadford Pedestrian Bridge.

Planning Ref. No.: PT8LL418
R.P.S. Reg. No.: N/A
A.C.A.: N/A
N.I.A.H. Reg. Ref.: N/A
N.I.A.H. Garden Survey Ref.: N/A

Although Broadford Bridge is not on the R.P.S. or N.I.A.H., it is a masonry arched bridge of traditional construction and is evident on the 1st edition Ordnance Survey map. It is therefore considered to be of interest. The proposed works are considered to be appropriate, as impacts on the masonry arch bridge will be limited. The proposed new pedestrian bridge will be a standalone structure and is therefore considered to be a reversible intervention. This is in keeping with good conservation practice.

Recommendation:

I have no architectural heritage concerns regarding the proposed stand-alone footbridge adjacent to this historic masonry bridge.

Signed:

Shóna O'Keeffe

Executive Architectural Conservation Officer

Date: 21st August 2026



Planning Application Internal Report

Part 8 Ref: PT8LL418

Applicant: Part 8 Broadford Pedestrian Bridge

Development Address: Coolaleen & Tullaha, Broadford, Co. Limerick

Development Description: The proposed development will consist of:

- 35m long pedestrian bridge/boardwalk and associated works.
- Extend existing footpaths to pedestrian bridge.
- 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: 31.08.2026



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

Planning Application Internal Report

Planning Ref: PT8LL418

Applicant: Limerick City and County Council

Development Description:

Permission for 35m long pedestrian bridge/boardwalk and associated works. Extend existing footpaths to pedestrian bridge. Upgrade of existing public lighting at Coolaleen & Tullaha, Main Street, Broadford, Co. Limerick.

Report prepared by: **TMPR (Robert Woulfe EE)**

Comments

TMPR has reviewed application ref. PT8LL418 regarding flood risk and makes the following observations.

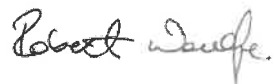
- Proposed development is located within Flood Zone A as per the Limerick Development Plan 2022–2028 flood extent mapping.
- Proposal is for a stand-alone lightweight footbridge structure downstream of the bridge
- It is noted the levels of the structure have been set by the Section 50 application to the OPW and accepted by the OPW on the 6th October 2025.
- It is noted as per Punch Engineering design report, the flood studies update online portal was referenced and design flows have allowed for the 1% AEP event with the inclusion of a 20% climate change factor with a 340mm freeboard over the 1% AEP flood levels

- It is further noted the soffit of the proposed boardwalk is above the crown of both existing bridge arches

Recommendation:

Subject to the above, TMPR have no objection in the granting of planning permission from a flood risk assessment.

Signed

A handwritten signature in dark ink, appearing to read 'Robert Woulfe', written in a cursive style.

Robert Woulfe

28/08/2026

