

Memo

To: Patricia Liddy, Director of Services Transportation, Mobility, & Public Realm

Copy to: Sean McGlynn, Senior Engineer, Active Travel.
Rosie O'Donnell, Executive Planner, Active Travel.

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

Date: 02/10/2026

Re: Part 8 proposal, Reference PT8LL414– The development will consist of: A new shared access Road with a new footpath, Upgrade existing footpath to canal walkway, New pedestrian and vehicular entrance for GAA club, Traffic calming measures on Anglers Walk (L-10166) by way of chicane, Landscaping works including tree removal & tree planting and All associated site works at Anglers Walk, Rhebogue, Limerick.

Dear Patricia,

Please find attached for your consideration report and recommendation prepared in accordance with Section 179 of the Planning and Development Act 2000 (as amended) in respect of a new shared access Road with a new footpath, Upgrade existing footpath to canal walkway, New pedestrian and vehicular entrance for GAA club, Traffic calming measures on Anglers Walk (L-10166) by way of chicane, Landscaping works including tree removal & tree planting and All associated site works at Anglers Walk, Rhebogue, Limerick.


Signed: Ella O'Brien, Executive Planner


Signed: Nuala O'Connell, Senior Planner

Limerick City & County Council

Re: Part 8 Proposal for the following:

- Part 8 proposal, Reference PT8LL414– The development will consist of A new shared access Road with a new footpath, Upgrade existing footpath to canal walkway, New pedestrian and vehicular entrance for GAA club, Traffic calming measures on Anglers Walk (L-10166) by way of chicane, Landscaping works including tree removal & tree planting and all associated site works at Anglers Walk, Rhebogue, Limerick
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Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing a new shared access Road with a new footpath, Upgrade existing footpath to canal walkway, New pedestrian and vehicular entrance for GAA club, Traffic calming measures on Anglers Walk (L-10166) by way of chicane, Landscaping works including tree removal & tree planting and all associated site works at Anglers Walk, Rhebogue, Limerick

The plans and particulars were placed on public display from the 26th of June 2026 up to and including 24th of July 2026. Submissions and observations were invited up to the 10th of August 2026, in accordance with the requirements of the Part XI of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended).

Having regard to Article 6 of the Habitats Directive 92/43/EEC and (inter alia) the Department of Housing Planning Community and Local Government's Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities (2010), screening of the development for Appropriate Assessment was carried out by Ecology Research and Solutions Ltd. on behalf of the Transportation and Mobility Department of Limerick City and County Council.

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

For the reasons outlined above it is considered that proposal does not require an Appropriate Assessment to be undertaken.

Order: That Limerick City & County Council as the Competent Authority having considered the AA Screening Report prepared by Ecology Research and 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 new shared access Road with a new footpath, Upgrade existing footpath to canal walkway, New pedestrian and vehicular entrance for GAA club, Traffic calming measures on Anglers Walk (L-10166) by way of chicane, Landscaping works including tree removal & tree planting and all associated site works at Anglers Walk, Rhebogue, Limerick

A → JCM

Dr. Pat Daly

Director General

Limerick City & County Council

Date:

6. 10. 2026

Limerick City & County Council

Re: Part 8 Proposal for the following:

Part 8 proposal, Reference PT8LL414– The development will consist of A new shared access Road with a new footpath, Upgrade existing footpath to canal walkway, New pedestrian and vehicular entrance for GAA club, Traffic calming measures on Anglers Walk (L-10166) by way of chicane, Landscaping works including tree removal & tree planting and all associated site works at Anglers Walk, Rhebogue, Limerick.

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing A new shared access Road with a new footpath, Upgrade existing footpath to canal walkway, New pedestrian and vehicular entrance for GAA club, Traffic calming measures on Anglers Walk (L-10166) by way of chicane, Landscaping works including tree removal & tree planting and all associated site works at Anglers Walk, Rhebogue, Limerick.

The plans and particulars were placed on public display from the 26th of June 2026 up to and including 24th of July 2026. Submissions and observations were invited up to the 10th of August 2026, in accordance with the requirements of the Part XI of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended).

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

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 and located within an existing urban context. The proposed development will not have any significant impacts on the environment given the size of the site and the scale of development. All recommended mitigation measures and standard practices will be employed throughout the construction phase of the development to ensure that the proposed development will not create any significant impacts on the quality of the surrounding environment.

For the reasons outlined above, it is considered that an Environmental Impact Assessment is not required for this project.

Order:

That Limerick City & County Council as the Competent Authority having considered the EIA Screening Report prepared by Ecology Research and Solutions Ltd., makes a determination that an Environmental Impact Assessment will not be required to inform the proposal for A new shared access Road with a new footpath, Upgrade existing footpath to canal walkway, New pedestrian and vehicular entrance for GAA club, Traffic calming measures on Anglers Walk (L-10166) by way of chicane, Landscaping works including tree removal & tree planting and all associated site works at Anglers Walk, Rhebogue, Limerick



Dr. Pat Daly

Director General

Limerick City & County

Council

Date: 6.10.26

Memo

To: Mayor John Moran,
From: Patricia Liddy, Director of Services Transportation, Mobility, & Public Realm
Date: 06/10/2026
Re: Part 8 proposal, Reference PT8LL414— The development will consist of: A new shared access Road with a new footpath, Upgrade existing footpath to canal walkway, New pedestrian and vehicular entrance for GAA club, Traffic calming measures on Anglers Walk (L-10166) by way of chicane, Landscaping works including tree removal & tree planting and All associated site works at Anglers Walk, Rhebogue, Limerick.

Dear Mayor,

Please find attached for your consideration report and recommendation prepared in accordance with Section 179 of the Planning and Development Act 2000 (as amended) in respect of a new shared access Road with a new footpath, Upgrade existing footpath to canal walkway, New pedestrian and vehicular entrance for GAA club, Traffic calming measures on Anglers Walk (L-10166) by way of chicane, Landscaping works including tree removal & tree planting and All associated site works at Anglers Walk, Rhebogue, Limerick.

The proposal prepared by the Active Travel 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: _____

**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:

PT8LL414

1.0 Introduction

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

2.0 Description of the nature and extent of the proposed development

Under this Part 8 application the following is proposed:

- A new shared access Road with a new footpath.
- Upgrade existing footpath to canal walkway
- New pedestrian and vehicular entrance for GAA club.
- Traffic calming measures on Anglers Walk (L-10166) by way of chicane
- Landscaping works including tree removal & tree planting and
- All associated site works

The proposed development consists of upgrades on the approach road to the existing entrance to St Patrick's GAA Club, together with the construction of a short new access road, associated footpath and pedestrian crossing. The project includes minor realignment, resurfacing, and accessibility improvements intended to enhance pedestrian and cyclist movement in the area and to accommodate a future entrance connection to the GAA grounds at the eastern end. The works include associated kerbing, drainage tie-ins, tactile paving, footpath sections, and boundary adjustments.

Site Location Plan

The site is located adjacent St Patrick's GAA Club in Rhebogue, on the eastern side of Limerick City. There is an existing pedestrian path which connects to the riverside path network contiguous to the banks of the Shannon and Park Canal. The area is characterised by a mix of mature residential development, with recreational land uses including walkways and sports club (St Patrick's GAA) close to the Shannon River. The lands are served by a local tertiary road (L-10166-3) which acts as a service road. There is an existing light stand at the junction.



Figure 1: Site location map



Figure 2: Site location from extract from google maps

2.1 Public Consultation:

The plans and particulars were placed on public display from the 26th of June 2026 up to and including 24th of July 2026. Submissions and observations were invited up to the 10th of August 2026.

3.0 Submissions with respect to the proposed development

A total of 3 statutory body submissions/observations were received and are listed below:

No.	Name
1	Uisce Éireann PO Box 6000, Dublin 1
2	Joe McNamara, c/o McCarthy & Woulfe Ltd. 25 Thomas Street V94 V8PX
3	Grainne Kennedy, Angler's Walk, Rhebogue, Limerick

SUB (1) Uisce Éireann

Submission Summary:
If a connection(s) is required to service these proposals into the future, the applicant will be required to enter into a connection agreement with Uisce Éireann. All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice

Mayor's Response:

The submission is noted, a public water connection is not required.

SUB (2) Joe McNamara

Submission Summary:
The submission raised 3 issues namely ; Bond, Boundary wall, Ownership

Bond - While the roads & services that provide access to the proposed site have been taken in charge by Limerick City & County Council in 2017. The return of a cash bond paid under planning permission P96/300 & P96/343 in the amount of € 33,331-37c has not yet been completed by LCCC. Confirm that the bond will be refunded in full prior to any work commencing on site.

Boundary wall - A two-metre boundary wall is shown bordering the new footpath on drawing no 24-002-LCCC-CR-S2-004 Section C-C. Also, Limerick City & County Council currently use one- metre-cubed concrete blocks to close up the existing unauthorised entrance to the adjacent lands on the north eastern corner of the proposed site. Can the boundary treatment be clarified and confirmed.?

Ownership - The red line of the proposed site seems to encroach on the adjacent property owned by McCarthy & Woulfe companies. Can the property ownership be clarified and resolved prior to work commencing on site.

Mayor's Response:

Bond – This matter has been referred to the Bonds and Contribution Section of Planning, Limerick City and County Council for direct reply.

Boundary wall - Existing fencing will be retained, hedging will be trimmed where required to facilitate footpath construction. Current measures to control the unauthorised entrance will be remain in place.

Ownership - All works will be carried out in lands registered to Limerick City and County Council. Site boundaries will be surveyed by GPS prior to any works occurring on-site.

SUB (3) Grainne Kennedy

Submission Summary:

The gate to St Pat's GAA club must be retained .

Mayor's Response:

Part 8 is being sought for a new entrance, access road and footpath works only. No access or gate is being closed as part of this proposal.

4.0 Habitats Directive Project Screening Assessment

An Appropriate Assessment Screening Report has been undertaken by Ecology Research and Solutions Ltd. on behalf of Limerick City and County Council, for the proposed development. The Lower River Shannon SAC is approximately c180m north of the subject site. Given the indirect hydrological proximity to the SAC, further consideration was given to this Natura site within the report. The AA screening found that given the distance of the site from the SAC/SPA, size, scale, nature of the development and the fact that construction works are small in scale and therefore will not generate emissions to any watercourses connected to the SAC or SPA, the proposed development will have no likely significant effects on the Qualifying Interests of the Lower River Shannon SAC or any Natura 2000 sites.

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

5.0 Environmental Impact Assessment Screening

An EIA Screening Report has been undertaken by Ecology Research and Solutions Ltd on behalf of Limerick City & County Council for the proposed development and assesses whether the proposed development falls within any project categories as set out in Part I and II of the Directive. Part I projects automatically require EIA while projects falling into Part II require EIA if they meet or exceed a given threshold. The development as proposed does not fall under Part I projects but has been assessed against under category infrastructure projects 10 (b) within Part II.

The EIA screening concludes that following a detailed case-by-case examination in accordance with Schedule 7 of the Planning and Development Regulations 2001 (as amended) and Annex III of the EIA Directive (2011/92/EU as amended by 2014/52/EU), it is concluded that the proposed development does not require Environmental Impact Assessment(EIA).

It is considered that due to the nature and scale of the proposed development there is no real likelihood of significant effects arising as a result of the proposed scheme. Nor is there potential for cumulative or in combination effects to arise. Therefore, the overall conclusion is that the preparation of an Environmental Impact Assessment Report is not required.

6.0 Key Policy Provisions

Limerick Development Plan, 2022-2028:

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

Policies and Objectives

Land Use Zoning

Open Space and Recreation

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

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

Smarter Travel – A Sustainable Transport Future 2009 – 2020

Smarter Travel - A Sustainable Transport Future, was published in February 2009 and represented a new transport policy for Ireland for the period 2009-2020. The policy recognised the vital importance of continued investment in transport to ensure an efficient economy and continued social development, but it also sets out the necessary steps to ensure that people choose more sustainable transport modes such as walking, cycling and public transport. The following five key goals form the basis of the Smarter Travel policy document:

- Improve quality of life and accessibility to transport for all;
 - Improve economic competitiveness through maximising the efficiency of the transport system and alleviating congestion and infrastructural bottlenecks;
 - Minimise the negative impacts of transport on the local and global environment through reducing localised air pollutants and greenhouse gas emissions;
 - Reduce overall travel demand and commuting distances travelled by the private car;
 - Improve security of energy supply by reducing dependency on imported fossil fuels
- The Smarter Travel policy also includes for a comprehensive range of supporting 'actions' including mode specific (e.g. walking, cycling and public transport etc.) and behaviour change initiatives which both encourage and provide for sustainable travel practices for all journeys.

1.2.2 Limerick City & Council Development Plan 2022 – 2028

Chapter 7 - Sustainable Mobility and Transport of the Limerick City & Council Development Plan 2022 – 2028 outlines the Council's strategy to provide an effective, sustainable and accessible transport system. A functional and effective transport network is fundamental to the creation of a compact and connected place. The National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) seek to reduce dependency on the private car and secure a shift towards sustainable modes of transport, including walking, cycling and public transport. The Plan notes that a key project critical to enabling growth in Limerick includes the delivery of a comprehensive cycling and walking network for the Limerick City Metropolitan Area. The following objectives are included in the plan.

Objective TR O8 - Walking and Cycling Infrastructure

It is an objective of the Council to:

- Maintain and expand the pedestrian route network, infrastructure and where possible retrofit cycle and pedestrian routes into the existing urban road network, to provide for accessible safe pedestrian routes within Limerick.

Objective TR P4 – Promotion of Sustainable Patterns of Transport Use

It is a policy of the Council to seek to implement in a positive manner, in co-operation with the other relevant authorities and agencies, the policies of the NPF, RSES and the Department of Transport's Smarter Travel, A Sustainable Transport Future 2009 – 2020 (and any subsequent updates), to encourage more sustainable patterns of travel and greater use of sustainable forms of transport, including public transport, cycling and walking.

Objective TR O2 – Design Manual for Urban Roads and Streets

It is an objective of the Council to support the appropriate road design standards of all roads and streets within the urban areas, including suburbs, towns and villages within the 60km/hr zone as per the Design Manual for Urban Roads and Streets and TII Publication Standards DN-GEO-03084. The Treatment of Transition Zones to Towns and Villages on National Roads.

Objective TR O42 – Roads and Streets

It is an objective of the Council to secure improvements of the road network in Limerick, including improved pedestrian and cycle facilities, in conjunction and co-operation with relevant stakeholders, subject to resources becoming available.

7.0 Appraisal

Principle of Development:

The proposed development will consist of the following:

- A new shared access Road with a new footpath.
- Upgrade existing footpath to canal walkway
- New pedestrian and vehicular entrance for GAA club.
- Traffic calming measures on Anglers Walk (L-10166) by way of chicane
- Landscaping works including tree removal & tree planting and
- All associated site works

This modest scheme will deliver improved connectivity and access to the existing active travel infrastructure adjacent to the River Shannon in Rhebogue. It will provide a safer environment for pedestrians with suitable crossings and enhanced footpaths within an enhanced public space.

The proposed shared surface road would facilitate a future vehicular and pedestrian access to St. Patricks GAA grounds. While a new entrance in the eastern wall has been designed, no new gate is proposed to be delivered as part of this Part 8 project. The shared access road will not come into use until such time in the future when the GAA club seek and obtain a separate planning permission to open a new vehicular gate and close-up the existing gate.

The principle of development is considered acceptable and in accordance with the Open Space and Recreation Land use zoning as per the Limerick Development Plan.

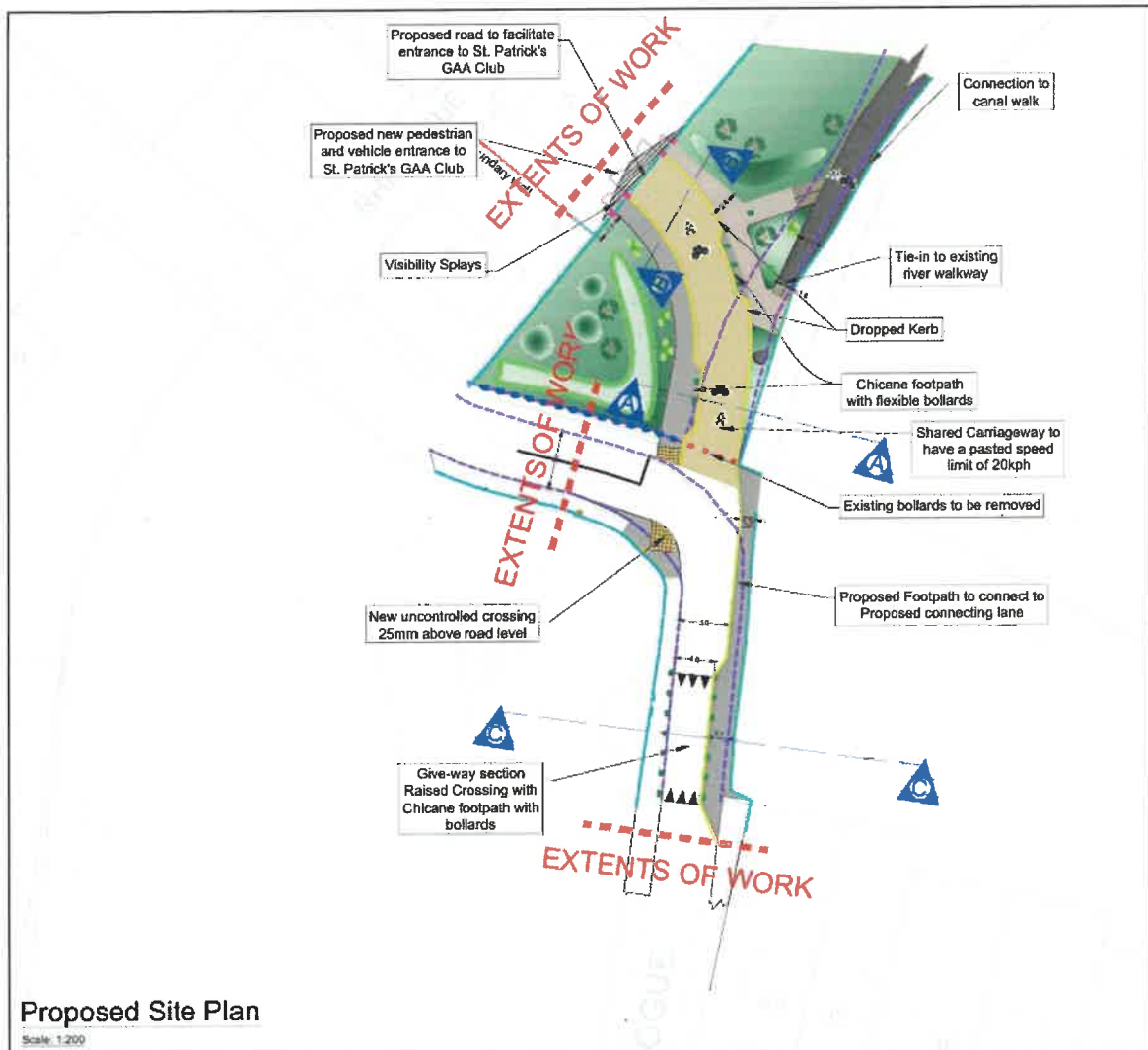


Figure 3: Site Layout plan

Zoning

The proposed development works are located on lands zoned for "Open Space and Recreation" and would facilitate a future access onto adjoining lands currently zoned "Traveller Specific Accommodation". As the proposed development would be entirely on lands zoned "Open Space and Recreation" it is considered acceptable in principle.



Figure 4: Excerpt of zoning map

Access

It is proposed to remove the existing bollards at the entrance of the application site, and a new footpath is proposed to connect to the lane connecting with the riverbank. A shared carriageway is proposed which will have a pasted speed limit of 20kph and will provide a new pedestrian and vehicle entrance to St. Patricks GAA Club. Information provided by the Active Travel team dated the 2nd of October have confirmed that the existing entrance of the adjacent St. Patricks GAA ground is not functioning correctly. The well-established sporting facility has in the past been granted temporary permission for a new vehicular entrance, however a long term and sustainable solution to their access arrangement is being sought by the club. An application for the expansion of their facilities has been lodged with Limerick City and County under pl. ref 2660763 and further information has been sought in relation to this application. The Active Travel team have confirmed that one entrance is sufficient for the club, multiplicity of vehicular entrances is not desirable, also a loop arrangement is not envisaged. Prior to the construction of the Part 8 works, planning permission will be required to close the existing entrance by the club.

A stage 1 Road Safety Audit has been prepared and a Stage 2 RSA will be prepared and submitted at detailed design stage prior to the commencement of development. All footpaths shall be constructed in accordance with TII Specification for Road Works Series 1100 – Kerbs, Footways and Paved Areas. The proposed T junction forms part of the overall traffic design in terms of the new entrance and will be only implemented following completion of shared access road. A detailed design which be subject to a stage 2 RSA will be undertaken which is the standard for all projects involving changes to the geometry of the road. Furthermore, the capacity of a shared access road is generally 2,500 vehicles per day, the anticipated daily vehicular movements are below this threshold.

The Roads section will be contacted in advance of construction. The Roads section has provided a report which has been appended to the Part 8 report submitted with the application. The report stated that the requirements of the Road Section are appended to this report and will be implemented.

Flooding

The site is located close to the River Shannon with floodplains for the River Shannon and Park Canal in the vicinity of the site. The works are located outside fluvial Flood Zone A & B as per the CFRAM maps and also outside the OPW's functional flood plain map. The proposed works are confined to the existing road, path surfaces and small grassed area, ground levels will only be minimally altered. It is considered that the proposed works will not increase the flood risk locally or elsewhere. Surface water will be managed through the existing drainage network.

Archaeology

There are no protected structures in the vicinity of the works, the site is not located within an ACA (Architectural Conservation Area). However, the proposed works are located within the zone of Notification for two Recorded Monuments namely LI005-024 a Castle and LI005-118 a Corn Mill. There are no upstanding remains of either site. The Council's Archaeologist has reviewed the proposal and has recommended that licensed archaeological monitoring should be in place for all ground disturbance. Following the Part 8 process a notice will be sent to the National Monuments service in the Department of Housing, Local Government and an archaeologist will be engaged to monitor the ground disturbance associated with the project. This is considered acceptable.

Surface Water

Construction of the Surface Water and SuDS systems shall be in accordance with LCCC's Surface Water/SuDS Specification and considered acceptable.

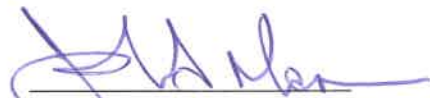
Residential Amenity

There are two residential houses located to the southwest of the application site. The dwellings are bounded by a stone wall separating the site. No works are proposed to this wall. The proposed shared surface road would facilitate a future vehicular and pedestrian entrance to lands to the rear of the existing houses and subject to a future planning application by the GAA club. Taking these measures into account, it is considered that any impact on residential amenity would be minimal.

8.0 Conclusion

The proposed Anglers Walk development is considered to be a positive intervention to enhance existing active travel infrastructure close to the river Shannon, provide passive surveillance of the area and facilitate a future vehicular and pedestrian access for a local GAA sports club. The development has been designed to utilise existing access points and implement best-practice ecological and archaeological protection measures, ensuring minimal environmental and cultural impact. As such, based on the documentation provided it is considered that the proposal is in accordance with the relevant policies and objectives of the Limerick Development Plan 2022-2028.

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



Mr. John Moran

Mayor

Limerick City & County Council

Date: 8/10/2026

Internal Reports

Active Travel

Addendum to Planning Report – Anglers Walk, Rhebogue.

The following report should be read in conjunction with the Planning Report as submitted with the Part 8 documentation in relation to the proposed works at Rhebogue.

Overall Objective – Wider Context

The following additional objectives are relevant to the application and the over aim of the proposed works ;

Policy SCSi P1 Sustainable Communities

It is a policy of the Council to seek to improve the provision of community infrastructure and recreational opportunities for the wider community, in co operation with relevant bodies, in a sustainable manner in accordance with the settlement strategy of the Plan. This is conducive to ethical principles of healthy communities, inclusivity and accessibility to facilities for all abilities and sustainability to ensure that Limerick is a greener, cleaner, more welcoming place to live, work and attract investment.

Policy SCSi P2 Location of Community Facilities

It is a policy of the Council to ensure that adequate provision is made in land use zoning, in the layout of developments and residential densities to ensure optimum accessibility to local community facilities and amenities, particularly by sustainable modes of transport and Policy SCSi P3 Social Infrastructure insofar as opportunities allow, that barriers to pedestrian access to such social infrastructure should be removed.

Policy SCSi P3 Social Infrastructure. It is a policy of the Council to promote and support targeted policies and measures where these are warranted to assist in renewal, regeneration and retrospective interventions and ensure that local needs for social infrastructure are properly considered and that suitable measures to facilitate or provide social infrastructure are identified and incorporated within those interventions.

Objective SCSi O2 Accessibility for All

It is an objective of the Council to:

- a) Seek the provision of appropriate, inclusive and accessible, safe amenity, recreational open space and community facilities that are available for all sections of the community, both urban and rural at a convenient distance from their homes and places of work.
- b) Ensure that community facilities, recreation, play and leisure facilities are fully accessible to all users and are compliant with current legislative requirements

Response to Specific Queries

There is a long established community and sporting facility known as St Patrick's GAA club located at the end of a local tertiary road (L-10166-3) in Rhebogue on the Eastern suburbs of Limerick City. The club is served by an existing vehicular entrance. There are two existing traveller accommodation units located adjacent to club, others have been demolished in recent years and lands are now in the ownership of the above mentioned club. In addition to the mature residential development there is a well use amenity walkway, a riverside path which provides access to the banks of the Shannon and Park Canal.

This well established sporting facility has in the past been granted temporary permission for a new vehicular entrance, however a long term and sustainable solution to their access arrangement is being sought by the club. An application for the expansion of their facilities has been lodged with Limerick City and County Council, further information has been sought in relation to this application. The Part 8 and the private application for the expansion of the club have been lodged concurrently (Part 8 on 27th June 2026; St. Patrick's GAA Club PL26/60763 on 4th July 2026) It should be noted that site layout of the planning application references "access to potential future entrance". The Part 8 as proposed will provide the short but necessary shared access road to implement the new entrance for the club and thus resolving a historically problematic access arrangement.

The works (as publicly advertised) will comprises the following;

- A new shared access Road with a new footpath.
- Upgrade existing footpath to canal walkway
- New pedestrian and vehicular entrance for GAA club.
- Traffic calming measures on Anglers Walk (L-10166) by way of chicane
- Landscaping works including tree removal & tree planting
- All associated site works

The other aim of this Part 8 is to improve the connection to the path contiguous to the River Shannon for vulnerable road users (pedestrians and cyclists). At present, the location is lacking in passive surveillance with an informal access arrangement down to the walkway. The proposed works will facilitate a safer and more formalised arrangements for users of the Shannon walkway. The enhancements to the public realm together with the increased activity and passive surveillance created by the new shared access will deter any potential for anti social behaviour. This will encourage use of the walkway and promote the use of slower modes and provide access for all.

The existing entrance is not functioning correctly, one entrance is sufficient for the club, multiplicity of vehicular entrances is not desirable, also a loop arrangement is not envisaged. Prior to the construction of the Part 8 works planning permission will be required to close the existing entrance by the club. We cannot propose to close an entrance into the existing sporting facility at this time. A civil agreement will be required with any third parties involved as part of the closing of the existing entrance. The Part 8 consent process is only one part of the overall plans for future development in this area, the works will not be constructed without all the necessary consents in place.

The proposed Part 8 does not include a gate it is not in the development description it is a matter for the club in terms of the gate design. The Part 8 description includes a new pedestrian and

vehicular entrance for the GAA club, sight lines have been adequately demonstrated and a letter consent from the club has been included in the documentation as submitted.

The capacity of a shared access road is generally 2,500 vehicles per day, the anticipated daily vehicular movements are below this threshold. The Road Safety Audit is an iterative process, involving three stages. The problems as identified in the stage 1 report and the resolutions to same have been incorporated in the layout as published with the Part 8 documents. The RSA report Stage 1 includes a screen shot of the problem areas prior to final submitted design.

The proposed T junction forms part of the overall traffic design in terms of the new entrance and will be only enacted on following completion of shared access road. A detailed design which be subject to a stage 2 RSA will be undertaken which is the standard for all projects involving changes to the geometry of the road. The proposed works are located on lands zoned for open space and recreation.

The adjoining lands are zoned "Traveller Specific Accommodation". This land use is not listed in the zoning matrix of the Limerick City and County Development Plan 2022. The creation of a short access road on such lands therefore should be considered on its merits, as it hasn't been considered /listed in the zoning matrix.

In conclusion, the Part 8 as proposed will facilitate the creation of a sustainable vehicular and pedestrian entrance to serve a well established community organisation, whilst also improving the connection to the River Shannon walkway a valuable amenity for local residents in Rhebogue and the wider area. Maps as requested are attached separately.



Rosie O' Donnell
Executive Planner
Active Travel
Limerick City and County Council



Planning Application Internal Report

Part 8 Ref: PT8LL414 Anglers Walk Improved Access & Permeability

Applicant: Part 8

Development Address: Anglers Walk, Limerick

Development Description: The proposed development consists of upgrades to the entrance area at St Patrick's GAA Club, together with the construction of a short new access road, associated footpath and pedestrian crossing. The project includes minor realignment, resurfacing, and accessibility improvements intended to enhance pedestrian and cyclist movement in the area and to accommodate a future entrance connection to the GAA grounds.

The works include associated kerbing, drainage tie-ins, tactile paving, footpath sections, and boundary adjustments and includes the following:

- A new shared access Road with a new footpath.
- Upgrade existing footpath to canal walkway
- New pedestrian and vehicular entrance for GAA club.
- Traffic calming measures on Anglers Walk (L-10166) by way of chicane
- Landscaping works including tree removal & tree planting
- All associated site works

Report Prepared By: Tony Carmody

Date: 02.10.2026

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. Technical Assessment Outcome

Following a technical assessment of the materials submitted the Roads Section confirms that we are satisfied with the submission.

Recommendation:

No objection

Signed



Tony Carmody

Date: 02.10.2026

Heritage



Planning Application Internal Report

Planning Ref: PT 8 LL 414 Rhebogue Road.

Applicant: LCCC

Development Description:

Report Prepared By: T O'Neill Heritage Officer/Ecologist.

Comments:

EIA screening: agree with the findings that it is not necessary to progress to full EIA. The project is limited in scale. It is a footpath, access road and boundary upgrades, with a short new section of road constructed in full growth amenity grassland. The overall footprint is below the thresholds set out under Schedule 5 of the Regulations for urban and road developments. It is located within an established suburban area with a long history of human disturbance and has no habitats of conservation importance.

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

Noted that the receiving environment is a highly modified suburban landscape with a high degree of existing human activity. The project area contains no sensitive habitats, lies outside any European Site, and does not encroach on the Lower River Shannon SAC

Recommendation: That permission be granted for the development.

Signed T O'Neill Date: 27/8/2026
