



An
Coimisiún
Pleanála

Inspector's Report ACP-322970-25

Development	House and ancillary site works in rear garden and accessed via public road.
Location	Hillcrest , Rhebogue Road Limerick, & accessed via the public road in Rhebogue Hill Limerick
Planning Authority	Limerick City and County Council
Planning Authority Reg. Ref.	2560367
Applicant(s)	Lisa Desmond
Type of Application	Permission
Planning Authority Decision	Refuse
Type of Appeal	First Party
Appellant(s)	Lisa Desmond
Observer(s)	None
Date of Site Inspection	15 th August 2025
Inspector	Clare Clancy

Contents

1.0 Site Location and Description	4
2.0 Proposed Development	4
3.0 Planning Authority Decision	5
3.1. Decision	5
3.2. Planning Authority Reports	6
3.3. Prescribed Bodies	7
3.4. Third Party Observations	7
4.0 Planning History.....	7
5.0 Policy Context.....	8
5.1. Limerick City and County Development Plan 2022-2028.....	8
5.2. Natural Heritage Designations	9
6.0 EIA Screening.....	9
7.0 The Appeal	9
7.1. Grounds of Appeal	9
7.2. Planning Authority Response.....	10
7.3. Observations.....	10
8.0 Assessment.....	10
8.3. Principle of Development	11
8.4. Reasons for Refusal	11
8.5. Design & Layout.....	15
8.6. Access & Traffic Safety	15
8.7. Residential Amenities	16
9.0 AA Screening.....	16

10.0	Water Framework Directive	17
11.0	Recommendation	18
12.0	Reasons and Considerations.....	18
	Form 1 - EIA Pre-Screening	19
	Form 2 - EIA Preliminary Examination	21
	WFD – Stage 1 Screening.....	23

1.0 Site Location and Description

- 1.1. The appeal site forms part of the private amenity space within the curtilage of an existing two storey dwelling that fronts onto Rhebogue Road. The existing dwelling on the site forms part of a row of detached two storey dwellings which front onto the Rhebogue Road to the north, and back onto the internal access road serving Rhebogue Hill to the south. There are 3 no. existing red brick two storey dwellings adjoining the appeal site to the west which each have a single vehicular access serving the dwellings located at the rear (south) onto the internal access road serving Rhebogue Hill. There are a number of dwellings to the east of the site which are of recent construction and associated with P.A. Ref. 08/770077.
- 1.2. The southern boundary of the site is defined by a 2.0 m block boundary wall and mature landscaping. There are existing flat roof outbuildings located adjacent to the western boundary and the eastern boundary is defined by mature planting. The appeal site is located in a suburban area approx. 2 km to the northeast of Limerick city centre. The area in which it is located is upland and the area is generally characterised by low-density residential developments. The train line is located to the southwest. The Parkway shopping centre is located c. 250 m to the southeast and the Parkway Retail is located c. 560 m further to the southeast.

2.0 Proposed Development

- 2.1. Permission is sought to construct a detached two storey dwelling in the rear garden of an existing dwelling which comprises of the following:
- The site has a stated area of 0.030 ha.
 - The gross floor area of the proposed dwelling will be 130 m²¹ and will max roof ridge height of 7.3 m.
 - A new access is proposed onto the internal access road serving Rhebogue Hill.
 - Boundary treatments comprise of 2.0 m pre-cast concrete / timber fence / block wall, 0.8 m high wall along the proposed entrance.

¹ As per DWG 'House Plans & Elevations'

- Proposed new connections to existing adjoining public water mains and foul sewer. Surface water to discharge to foul sewer.

3.0 Planning Authority Decision

3.1. Decision

By Order² dated 19th June 2025, Limerick City and County Council refused planning permission for the following reasons:

1. *The proposed development is considered haphazard as it would result in the fragmentation and reduction of the open space area shown delineated with planting in the parent permission, planning ref 08/770077. It is therefore considered that the development would injure the residential amenities of the existing properties contrary to Objective HO O3 Existing Residential Zoning Objective, which seeks to provide for residential development, protect and improve existing residential amenity and section 11.3.6 Open Space Requirements of the Limerick Development Plan (2022-2028). The proposal would set an undesirable precedence for similar type development and would be contrary to the proper planning and sustainable development of the area.*
2. *The proposed development's dependence on incomplete infrastructure within the existing housing estate—including roads, footpaths, and public services—is considered contrary to the Limerick Development Plan 2022-2028, which emphasizes the necessity of adequate infrastructure to support sustainable development. Relying on these deficient services undermines the creation of high-quality and fully serviced residential environments, as per sections 11.3.5 Roads, Footpaths, Water services and Landscaping and Section 11.3.11 SuDS of the Limerick Development Plan 2022-2028. Consequently, the proposed development is considered premature pending the completion of the roads, footpaths, and services as granted under previous permission 08/770077, and is therefore contrary to the proper planning and sustainable development of the area.*

² The Managers Order cites 3 no. reasons for refusal. Reason no. 3 is a repeat of reason no. 1

3. *The proposed development is considered haphazard as it would result in the fragmentation and reduction of the open space area shown delineated with planting in the parent permission, planning ref 08/770077. It is therefore considered that the development would injure the residential amenities of the existing properties contrary to Objective HO O3 Existing Residential Zoning Objective, which seeks to provide for residential development, protect and improve existing residential amenity and section 11.3.6 Open Space Requirements of the Limerick Development Plan (2022-2028). The proposal would set an undesirable precedence for similar type development and would be contrary to the proper planning and sustainable development of the area.*

3.2. Planning Authority Reports

3.2.1. Planning Reports

One planning report forms the basis of the assessment and recommendation to refuse permission. The following points are noted:

- It is proposed to connect the dwelling to the existing foul sewer within the Rhebogue Hill development.
- The infrastructure services serving Rhebogue Hill are going through the Taking in Charge process and there are issues with the existing foul sewer services which are not addressed and signed off by Limerick City and County Council (LCCC).
- On the adjoining site to the east, outline planning permission P.A. Ref. 24/60600 refers, was refused for 2 no. detached dwellings on the basis that the development would require connection to incomplete infrastructure and would reduce the public open space provided under P.A. Ref. 08/770077.
- The proposed development which is similar to that refused, does not have adequate connection to public services, would undermine the creation of high-quality and fully serviced residential environments (Section 11.3.5 of the development plan).

- It would result in the reduction of public open space provided under P.A. Ref. 08/770077 thereby injuring the residential amenities of the existing properties and would be contrary to objective HO O3 of the development plan.

3.2.2. Other Technical Reports

- Roads Department – The proposed development is premature having regard to numerous issues relating to the existing foul sewer and storm sewer serving Rhebogue Hill Development which is going through the Taking In Charge process.

3.3. Prescribed Bodies

- Uisce Éireann – No objection subject to standard conditions including connection agreements.

3.4. Third Party Observations

None.

4.0 Planning History

Appeal Site

- P.A. Ref. 02/70258 – Retention permission granted for changes to house design (31st October 2002).

Adjoining Site History to the East

- P.A. Ref. 24/60600 – Outline Planning Permission refused for 2 no. detached dwellings for 2 no. reasons. The grounds for refusal relate to (i) the subject development requiring access and connection to public services and other infrastructure (roads, footpaths) which were incomplete, and (ii) was haphazard development resulting in the fragmentation and reduction of public open space provided under P.A. Ref. 08/770077 to serve the area (22nd January 2025).

Adjoining Site History to the West

- P.A. Ref. 01/770144 – This application relates to the permission granted for 13 no. dwellings for the existing Rhebogue Hill development.

Adjoining Site History to the South

- P.A. Ref. 08/770077 – Permission granted for 23 no. dwellings (05th November 2008).
- P.A. Ref. 18/7040 – Extension of Duration granted for P.A. Ref. 08/770077 up to 31st November 2021.
- P.A. Ref. 21/7037 – Extension of Appropriate Period in regard to P.A. Ref. 18/7040 by 2 no. years up to 31st December 2023.

5.0 Policy Context

5.1. Limerick City and County Development Plan 2022-2028

The relevant policy and objectives of the current development plan include the following:

➤ **Chapter 4 Housing**

- 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.

➤ **Chapter 11 Development Management Standards**

- Section 11.3 Residential Development – General Requirements
- Section 11.4 Residential Development – Quality Standards

➤ **Chapter 12 Land Use Zoning Strategy**

- Land Use Zoning

The appeal site is zoned 'Existing Residential'.

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

Purpose: This zone is intended primarily for established housing areas. Existing residential amenity will be protected while allowing appropriate infill development.

The quality of the zone will be enhanced with associated open space, community

uses and where an acceptable standard of amenity can be maintained, a limited range of other uses that support the overall residential function of the area, such as schools, creches, doctors surgeries, playing fields etc.

5.2. Natural Heritage Designations

- SAC: 002165 - Lower River Shannon SAC – approx. 500 m to the north.
- pNHA: 002048 - Fergus Estuary And Inner Shannon, North Shore – 1.75 km to the east.
- SPA: 004077 - River Shannon and River Fergus Estuaries SPA – 2.4 km to the east.

6.0 EIA Screening

The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 appended to this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

7.0 The Appeal

7.1. Grounds of Appeal

The First Party grounds of appeal which relates to the reason for refusal, may be summarised as follows:

- The applicant outlines her reasons for building the proposed dwelling in this location which relates to supporting family members getting older and the shortage of available housing in Rhebogue.
- The drawings included with the appeal (Site Layout Plan DWG Ref. 1435.101 rev B, OSI site location map) indicate the red line boundary for the permitted scheme of 23 dwellings and show that the appeal site does not form part of the

open space provision for the existing housing development permitted under P.A. Ref. 08/770077, and does not reduce the open space provision or fragment it.

- P.A. Ref. 08/770077 is nearing completion.
- The report provided by Punch Engineering appended to the first party appeal notes the following:
 - A review was undertaken of the relevant 'as constructed' information provided by McCarthy & Woulfe Ltd relating to the installation of surface water, wastewater and water civil engineering infrastructure.
 - Testing and commissioning of the infrastructure was completed and confirmation results appended to the appeal indicate that the infrastructure has been installed in substantial compliance with the recommendations for the site development works.
- An application was submitted to LCCC by McCarthy & Woulfe Ltd regarding the taking in charge of Rhebogue Hill on 05th May 2025.
- Correspondence appended to the file in relation to the submitted taking in charge application, from LCCC dated 04th June 2025 indicates that the Taking in Charge section were satisfied with the submitted application.

7.2. Planning Authority Response

Response received from the planning authority (PA) noting that there were no further comments to make outside of the assessment of the planning application.

7.3. Observations

None.

8.0 Assessment

Introduction

- 8.1. This application was refused permission for 2 no. reasons. The grounds for refusal relates to the removal of an area of public open space associated with an adjoining

housing development and the injurious impact that would arise from the reduction of the public open space and also, the matter of the proposed development being premature pending the completion of the taking in charge process, and the completion of infrastructure services to which this application would rely upon. I propose to address the two reasons for refusal separately, and to also assess the application on its merits in order for the Commission to consider the overall development proposal.

8.2. Therefore, having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the reports of the local authority, and having inspected the site, and having regard to the relevant local, regional and national policies and guidance, I consider that the substantive issues in this appeal to be considered are as follows:

- Principle of Development
- Reasons for Refusal
- Design & Layout
- Residential Amenities
- Access & Traffic Safety

8.3. Principle of Development

8.3.1. In relation to the principle of the proposed development, the appeal site is located within an established residential area. The site is zoned 'Existing Residential' the objective for which is '*to provide for residential development, protect and improve existing residential amenity*'. I consider that subject to all development standard criteria being met, the principle of the proposed development would be acceptable, and the proposal would represent an appropriate use of urban lands in the area.

8.4. Reasons for Refusal

Reason 1

8.4.1. The grounds for the first reason relate to the proposed development encroaching on public open space associated with the adjoining housing scheme permitted under P.A. Ref. 08/770077. The PA in its assessment noted that it would reduce the open space

associated with the aforementioned permission. The appellant has provided a copy of the site layout plan related to P.A. Ref. 08/770077. This indicates the landholding outlined in blue which includes the area related to the appeal site, and other lands located to the east and to the rear of the existing dwellings fronting on to Rhebogue Road. I note that the application site boundary (red line) does not include the appeal site or this area.

- 8.4.2. Under P.A. Ref. 01/770144, permission was granted for 17 no. dwellings. This relates to the row of existing dwellings to the south of Rhebogue Hill backing onto the railway line, and the 3 no. dwellings to the west of the appeal site each with separate vehicular access onto Rhebogue Hill. Having reviewed this permission, I note that the area of the appeal site is included in the application site boundaries of this permission. The Site & Houses Layout & Levels DRG Ref. 2001/02/03 and the Boundaries / Landscaping / Car Parking DRG Ref. 2001/02/06 submitted in response to the further information request, shows that this area of ground was associated with this permission and was intended to be landscaped.
- 8.4.3. Pursuant to site inspection, and in relation to the appeal site, I observed that this area is a narrow strip of ground on a slope. It is backed by a concrete block wall. It extends further to the east from the appeal site and to the rear of the existing dwellings that front onto Rhebogue Road to the north. It was noted also that recent ground works had taken place that appear to include part of the appeal site and the lands to the east which were secured by heras fencing. This would likely be consistent with the completion of the permitted development under P.A. 08/770077 and the taking in charge process, as referred to in the application details and appeal. Having regard to the foregoing and from the details provided by the appellant, I am satisfied that the proposed development would not result in a reduction in the public amenity space serving the adjoining development to the south and east, as permitted under P.A. 08/770077.
- 8.4.4. It is evident to me that part of the proposed development will encroach on the strip of ground along the sites' frontage which forms part of the overall layout for the residential scheme permitted under P.A. Ref. 01/770144. Approx. 9.0 m of the existing boundary wall will be removed and approx. 0.009 ha / 90 m² of the existing ground located between the road and the existing boundary wall will also be removed. It is evident that this area was intended to form a landscaped area, and it is reasonable to conclude

that this an open space area associated with that development. While this area of ground along the southern boundary of the site is presently overgrown and in an unkept state and is currently under the control of a third party separate to the applicant as confirmed by the letter of consent submitted to the planning application, this does not exclude these lands from their requirement as open space under the original permission.

- 8.4.5. I would further consider that the adjoining area is lacking in terms of open space provision. To further reduce this open space would reduce the residential amenities that were to be provided under P.A. Ref. 01/770144, and would result in an undesirable precedent of non-compliance with the parent permission attached to the existing residential scheme, notwithstanding the date of that permission. In noting the zoning objective of the lands which seeks to protect and enhance existing residential amenity, it is my consideration that the proposed development would erode the existing residential amenity by the removal of this open space. Therefore I recommend that permission is refused on this basis.

Reason 2

- 8.4.6. The second reason for refusal relates to the taking in charge process for P.A. Ref. 08/770077. I note that these adjoining lands are currently being assessed for taking in charge by LCCC. The position of the PA is that the proposed development is premature pending the application for taking in charge for the infrastructure for this area. This includes for inter alia roads and markings, water, wastewater, surface water infrastructure, public lighting, open spaces. I note that this position was also held in regard to the adjoining site history to the east P.A. Ref. 24/60600 refers, which was refused on similar grounds.
- 8.4.7. From the grounds of appeal, I note that an application was submitted to LCCC on 05th May 2025 for P.A. Ref. 08/770077 to be taken in charge. The applicant has provided an engineering report from consultants who carried out a review of results related to the installed and tested surface water, wastewater and water civil engineering infrastructure to serve the proposed development. This indicates that the works were in substantial compliance with the recommendations for the site development works. The Taking Charge Section of LCCC acknowledged receipt of the application on 04th June 2025 noting that it was satisfied with the submitted application.

- 8.4.8. As part of the proposed development and in addition to connecting to the adjoining water and wastewater infrastructure, the applicant seeks to provide a new access to serve the dwelling onto the adjoining estate road Rhebogue Hill. In this regard the application site boundaries extend to the road and appear to marginally overlap with part of the more recent housing development P.A. Ref. 08/770077, which had not been taken in charge by the council. It is unclear if the adjoining estate to the west has formally been taken in charge, however I note the consent of the third party landowner which was provided with regard to works outside of the applicants ownership which relate to the proposed access. This would suggest that it may not be taken in charge yet.
- 8.4.9. The matter of consent regarding the proposed development vis a vis the use of the adjoining estate road was not raised by the PA, however I am satisfied that there is compliance with Article 22(2)(g) of the Planning and Development Regulations 2001 (as amended) in relation to lands that are outside of the control of the applicant to allow the Commission to grant permission, should it be minded to grant permission in this case. Nevertheless, should planning permission be granted by the Commission, and should any party consider that the planning permission cannot be implemented because of issues relating to landownership or the taking in charge process, then Section 34(13) of the Planning and Development 2000, as amended is relevant, which clarifies that the Commission would not be precluded from granting permission in such circumstances.
- 8.4.10. Notwithstanding the details submitted to the grounds of appeal, I note that the PA had highlighted that there are unresolved matters with regard to the incompleteness of works related to P.A. Ref. 08/770077. This related also to the adjoining site history under P.A. Ref. 24/60600 and was refused on the grounds that the infrastructure was incomplete. In response to the grounds of appeal by the PA received on 05th August 2025, the PA has indicated that their position remains unchanged with regard to the development proposal and I note has not provided confirmation that the taking in charge process had been finalised.
- 8.4.11. Having regard to the foregoing and following my review of the submitted documentation on the file and to the planning history of the area and to my site inspection, it is evident to me that the existing dwellings in the area, in particular to the west and southwest are serviced by roads, water and wastewater infrastructure. I note

that Uisce Éireann have not raised an objection to the proposed development and in this regard, I see no reason as to why the proposed development cannot be considered. While I note that the existing roads and water and wastewater infrastructure may not be taken in charge to date, this in my view would not preclude consideration of the proposed development and would not warrant a refusal of this application for the reason given. Therefore, I am satisfied that the Commission is not precluded from granting permission in this instance.

8.5. Design & Layout

- 8.5.1. The proposed development is configured to align with the eastern boundary of the site and will be two storey in scale with a maximum height of 7.3 m. The profile of the roof is of hipped design. The house design assimilates with that of the adjoining dwellings to the south and in the general area which are two storey in scale.
- 8.5.2. The surrounding area in which the site is located is elevated. The proposed dwelling will be sited on the most elevated part of the site which is approx. 0.5 m higher relative to the existing dwelling on the site. However the height of the proposed dwelling will not be greater than the existing dwelling owing to the hipped roof profile. I consider that the provision of a two storey dwelling on the site is appropriate given the urban context of the area and having regard to the prevailing building type and scale in the area. Therefore, having regard to the design, scale and setting of the proposed development, I consider that the development proposed is broadly consistent with the general pattern of development in the immediate area and would be acceptable.

8.6. Access & Traffic Safety

- 8.6.1. The proposed means of access to serve the dwelling will be off the existing internal access road serving Rhebogue Hill. Having addressed the matter of public open space with regard to P.A. Ref. 08/770077 and P.A. Ref. 01/770144 above in Section 8.4, should the Commission not agree on same, I would note in regard to access and traffic safety that the proposed vehicular access will serve the dwelling on a cul-de-sac which serves Rhebogue Hill and no significant additional traffic movement would be generated as a result of the proposed development.

8.7. Residential Amenities

- 8.7.1. The proposed dwelling will be located adjacent to the shared eastern boundary of the site. There are no windows proposed serving habitable rooms at first floor level either on the east or west gable elevations of the proposed dwelling. The proposed windows are associated with first floor bathrooms and it is my consideration that these windows will not give rise to any significant overlooking on the neighbouring third party properties in the area. A condition can be included in the event of grant whereby the windows can be fitted with obscured glazing.

9.0 AA Screening

- 9.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended.

The appeal site is located in Limerick city in an established residential area and within its development boundary. The site is zoned 'Existing Residential'. The proposed development comprises the construction of a new dwelling in the curtilage of an existing dwelling.

- 9.2. The closest European site, relative to the appeal site is SAC: 002165 - Lower River Shannon SAC – approx. 500 m to the north and SPA: 004077 - River Shannon and River Fergus Estuaries SPA – 2.4 km to the east.
- 9.3. The planning authority considered that there was no requirement for appropriate assessment, the project was screened out due to the lack of ecological or hydrological connection between the development site and any European site.
- 9.4. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site. The reason for this conclusion is as follows:
- The nature, scale and location of the development.
 - The existing site context which is a serviced urban area.
 - The availability of public wastewater piped infrastructure.
 - The absence of any hydrological connection to any European site.

- To the location of the project and separation distance to any European Sites.
- To the conclusion of the PA.

I consider that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on any European designated site(s). As appropriate assessment is therefore not required.

10.0 Water Framework Directive

- 10.1. The appeal site is located in Limerick city in an established residential area and within its development boundary. The site is zoned 'Existing Residential'.
- 10.2. The nearest water body relative to the appeal site is River Shannon SHANNON (LOWER)_060 IE_SH_25S012600 which is located approx. 500 m to the north/northeast and is at Moderate Status. The nearest ground water body is Limerick City East IE_SH_G_138 and is at Good Status.
- 10.3. No water deterioration concerns were raised in the planning appeal.
- 10.4. I have assessed the proposed and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration.

Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

The reason for this conclusion is as follows:

- The nature and scale of the development which is located in an urban area in Limerick city, the zoning objective for the site and the availability of pipe water and wastewater services.
 - The location-distance from the nearest water bodies and lack of hydrological connections.
- 10.5. I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or

permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

11.0 Recommendation

I recommend that permission be refused for the following reason and considerations.

12.0 Reasons and Considerations

1. The subject site is partially located on lands which forms part of an area of open space provision to serve the adjoining residential scheme Rhebogue Hill, as per P.A. Ref. 01/770144. It is considered that the proposed development would result in the loss of public open space lands provided for the amenities of Rhebogue Hill under the aforementioned parent permission, and would injure the residential and visual amenities of the area. The proposed development would therefore be contrary to the zoning objective for the site which seeks to protect and improve existing residential amenity, and would set an undesirable precedent with regard to similar types of development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Clare Clancy
Planning Inspector

23rd September 2025

Form 1 - EIA Pre-Screening

Case Reference	ACP-322970-25
Proposed Development Summary	House and ancillary site works in rear garden and accessed via public road
Development Address	Hillcrest , Rhebogue Road Limerick, & accessed via the public road in Rhebogue Hill Limerick
	In all cases check box /or leave blank
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	☒ Yes, it is a 'Project'. Proceed to Q2. ☐ No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
☒ No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
☐ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road	

development under Article 8 of the Roads Regulations, 1994. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☒ Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	Part 2: Class 10(b)(i) Construction of more than 500 dwelling units Class 10(b)(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 other parts of a built-up area and 20 hectares elsewhere. Site area is 0.030 ha

4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes ☐	
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ Date: _____

Form 2 - EIA Preliminary Examination

Case Reference	ACP Ref. 322970-25
Proposed Development Summary	House and ancillary site works in rear garden and accessed via public road
Development Address	Hillcrest , Rhebogue Road Limerick, & accessed via the public road in Rhebogue Hill Limerick
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	The site has a stated area of 0.030 ha. The proposed development will have a gross floor area of 130 m². It is located in a serviced area with water mains and piped sewer connection. It does not require demolition works or the use of substantial natural resources, or give rise to significant risk of pollution or nuisance. The development by virtue of its type does not pose a risk of major accident and/or disaster or is vulnerable to climate change.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	The development is located in an urban area and is served by public infrastructure. At operational stage, the proposed development will connect to the existing wastewater and stormwater network. Water supply will be via the mains water network. Waste water and surface water will be via piped sewer. No objection has been raised by Uisce Éireann. It is not considered that any significant cumulative environmental impacts will result when considered in accumulation with existing developments. There are no identified risks of accidents or disasters, nor is there an obvious risk to human health that result from the proposed development. The proposed development will not give rise to the production of significant waste, emissions or pollutants.
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity,	During construction phase, noise dust and vibration emissions are likely. However any impacts would be localised and temporary in nature and the implementation of standard construction practice measures would satisfactorily mitigate potential impacts. No significant impacts on the surrounding road network are considered likely at operational stage.

duration, cumulative effects and opportunities for mitigation).	The development is removed from sensitive natural habitats and designated sites. Having regard to the modest nature and low impact characteristics of the proposed development, its location which is at a remove from sensitive habitats/features likely limited magnitude and spatial extent of effects and absence of in combination effects there is no potential for significant effects on the environment.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	
There is a real likelihood of significant effects on the environment.	

Inspector: _____ Date: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)

WFD – Stage 1 Screening

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Comisiún Pleanála ref. no.	ACP-322970-25	Townland, address	House and ancillary site works in rear garden and accessed via public road
Description of project		Two storey dwelling in the rear garden of an existing dwelling	
Brief site description, relevant to WFD Screening,		The site is located in Limerick city urban area on zoned lands. The River Shannon is located c. 500 m to the north/northeast of the appeal site. There are existing piped infrastructure services to which it is proposed to connected the new development.	
Proposed surface water details		Surface water will be discharged to the public sewer. Uisce Éireann raised no objection to the proposed development subject to standard conditions.	
Proposed water supply source & available capacity		The proposed development will be serviced by piped public water mains. Uisce Éireann raised no objection to the proposed development subject to standard conditions.	
Proposed wastewater treatment system & available capacity, other issues		The proposed development will be serviced by piped public wastewater connection. No objection was raised by Uisce Éireann regarding connection to same.	
Others?		Not applicable	