



An
Coimisiún
Pleanála

Inspector's Report ACP-323005-25

Development	Construction of 6 houses and all associated works.
Location	Main Street (Attyflin) , Patrickswell , Co. Limerick
Planning Authority	Limerick City and County Council
Planning Authority Reg. Ref.	2560022
Applicant(s)	Denis Collins.
Type of Application	Permission.
Planning Authority Decision	Grant Permission with Conditions.
Type of Appeal	Third Party V Grant
Appellant(s)	Tom Ryan.
Observer(s)	None.
Date of Site Inspection	15 th August 2025.
Inspector	Ronan O'Connor

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1.0 Site Location and Description

- 1.1. The site is located on Main Street in the centre of Patrickswell village. The stated site area 0.216 Ha. The site is a brownfield site with some hardstanding present, as well as a boundary wall fronting onto Main Street, with unused entrance gates. There is a grassed area to the rear of the site. The site is bounded by the Main Street to the north, the Belgard Grove housing development to the west and south, and by an access lane, and commercial/residential development to the east.

2.0 Proposed Development

- 2.1. Permission is sought for the construction of the following:
- 6 two storey terraced dwellings.
 - Removal of existing front boundary wall and replacement with a new lower level wall with metal railings and individual pedestrian access gates.
 - Vehicular and pedestrian access to the rear.
 - Off street parking to the rear.
 - Boundary treatment.
 - Landscaping and lighting.
 - Connection to adjacent services and utilities.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. On 19th June 2025, the Planning Authority decided to Grant Permission, subject to 14 no. conditions.

3.2. Planning Authority Reports

- 3.3. I would note that according to the application documentation unsolicited, Further Information was also submitted on 6th February 2025, subsequent to the lodging of the application on 17th January 2025.

3.3.1. Planning Reports

The Planner's Report (dated 4th March 2025) is summarised below:

- Residential acceptable in principle having regard to the zoning as set out in the LAP.
- Layout is acceptable/Dwellings are in compliance with the Floor Areas as set out in Table 5.1 of the Quality Housing for Sustainable Communities Guidelines.
- Density of 28 dph is acceptable having regard to the Compact Settlement Guidelines.
- Further Information required in relation to boundary treatments.
- Lack of an appropriate footpath to the front is not acceptable.
- Open space should provide for a small playground/play area in line with Table DM 2 of the Limerick Development Plan.
- Gardens in line with Development Plan standards.
- 3 no parking spaces to the rear are considered unnecessary/could be removed to make a larger open space to provide for a playground.

3.3.2. FI was requested on 11th March 2025 in relation to:

1. Boundary Walls/redline boundary
2. Vehicular Access/Footpath provision
3. Details relating to Traffic and Transport Issues
4. Utility details
5. Lighting design
6. Surface water details
7. Taking in charge drawings

3.3.3. Significant Further Information was received on 26th May 2025 and consisted of the following:

- Cover Letter

- Revised drawings (including amended redline boundary, footpath provision, amended boundary wall details, amended car parking arrangements)
- Stormwater calculations
- Public lighting report and specifications
- UE confirmation of feasibility

3.3.4. The second Planner's Report (dated 17th June 2025) expressed satisfaction with the details submitted and recommended a Grant of Permission.

3.3.5. Other Technical Reports

Fire and Emergency Department (14/02/25)

No objection subject to compliance with building regulations and building control regulations

Mid West National Road Design Office (11/02/25)

No observations to make.

Housing Department (31/01/25)

A preliminary Part V agreement letter was issued to the applicant on the 8th January 2025 and is included in the planning application for the transfer of 1 no. unit off-site.

Roads Department (04/03/25)

Request further information in relation to traffic and transport issues, servicing, lighting arrangements, surface water and SuDS Management.

Roads Report of 16th June 2025 recommends conditions.

3.3.6. Conditions

- The PA have attached 14 no. conditions. There are no conditions of particular note.

3.4. Prescribed Bodies

TII (30/01/2025)

Requests the Planning Authority has regard to the provisions of official policy for development impacting national roads and TII publications and proposals impacting existing light rail network.

Irish Water (20/02/2025)

No objection subject to the applicant complying with all conditions as specified in the pre-connection enquiry reference.

3.5. Third Party Observations

3.5.1. 4 no. observations were received. These are summarised as follows:

- The Barnakyle River is a polluted watercourse
- Concerns in relation to the capacity of the outfalls for storm water
- Lack of Flood Risk Assessment
- No assessment on water or habitats
- Lack of boundary details and potential for overlooking
- Requests that lighting at the rear should be designed and places so that it is unobtrusive and sensitive to neighbouring properties
- Requesting a 2.2m boundary wall is included between the site and the properties in Belgard Grove.

4.0 Planning History

Current:

05/388: Michael Reidy was granted conditional permission for a three storey block consisting of 7 retail units on ground floor, 5 no. three bed duplex units, 2 no. two bed duplex units at first and second floor, construction of a two storey block to the rear of the site consisting of 4 no. two bed apartments and 4 no. one bed apartments, car parking and associated ancillary works.

Adjacent:

14/1086: Denis Collins granted retention permission for an outhouse to property and retention of access gates to property.

20/386: Denis Collins granted conditional permission for change of use of existing first floor residential areas to guest accommodation.

5.0 Policy Context

5.1. Local Policy¹

Limerick Development Plan 2022-2028

Patrickswell is a Level 4 Large Village (>500 population) in the settlement hierarchy.

Objective CGR O15 Requirements for Developments within Level 4 Settlements

Objective CGR O16 Local Area Plans in Level 4 Settlements

Policy CS P1 Core Strategy Implementation

Policy CS P2 Compact Growth

Policy CGR P1 Compact Growth and Revitalisation

Objective CGR O3 Urban Lands and Compact Growth

Objective TR O6 Delivering Modal Split

Policy TR P7 Sustainable Travel and Transport

Objective CAF O4 Climate Proofing

Objective CAF O6 Energy Efficiency in New Developments

Patrickswell Local Area Plan, 2024-2030

Zoning Objectives

The site is located within two zones – the portion of land that runs along Main Street is within the ‘Village Centre Zoning’, while the land to the rear is within ‘Existing Residential’ zoning. Residential use is permissible within both zoning objectives.

Objective DS O2 Residential Development

Objective DS O3 Density and New Residential Developments

Policy TCF P2 Place-making Strategic Policy

¹ See Appendix 4 for full policy text.

5.2. National Policy

The National Planning Framework 'Project Ireland 2040'

The National Planning Framework 'Project Ireland 2040' addresses the issue of 'making stronger urban places' and sets out a range of objectives to support the creation of high quality urban places and increased residential densities in appropriate locations while improving quality of life and place. Relevant Policy Objectives include: • National Policy Objective 3a: Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements

- National Policy Objective 33: Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.
- National Policy Objective 35: Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

National Biodiversity Action Plan 2023-2030

The NBAP includes five strategic objectives aimed at addressing existing challenges and new and emerging issues associated with biodiversity loss. Section 59B(1) of the Wildlife (Amendment) Act 2000 (as amended) requires the Board, as a public body, to have regard to the objectives and targets of the NBAP in the performance of its functions, to the extent that they may affect or relate to the functions of the Board. The impact of development on biodiversity, including species and habitats, can be assessed at a European, National and Local level and is taken into account in our decision-making having regard to the Habitats and Birds Directives, Environmental Impact Assessment Directive, Water Framework Directive and Marine Strategy Framework Directive, and other relevant legislation, strategy and policy where applicable.

Climate Action Plan, 2025 [CAP25]

It is noted within CAP25 that Key targets to further reduce transport emissions include a 20% reduction in total vehicle kilometres travelled relative to business-as-

usual, a 50% reduction in fuel usage, and significant increases to sustainable transport trips and modal share.

In relation to buildings, it is noted that operational emissions in the built environment sector have decreased by 21% since 2018, and achievement of the first sectoral emissions ceilings is within reach. In 2025 it is proposed to transpose the Energy Performance of Buildings Directive, publish a roadmap to phase out fossil fuel boilers, and increase the numbers of building energy rating (BER) assessors, One-Stop-Shops, and Sustainable Energy Communities.

It is stated within the Plan that, CAP25 is to be read in conjunction with CAP24, and as such I have set out a summary of same below.

Climate Action Plan, 2024. [CAP24]

Implements carbon budgets and sectoral emissions ceilings and sets a roadmap for taking decisive action to halve our emissions by 2030 and reach net zero no later than 2050. By 2030, the plan calls for a 40% reduction in emissions from residential buildings and a 50% reduction in transport emissions. The reduction in transport emissions includes a 20% reduction in total vehicle kilometres, a reduction in fuel usage, significant increases in sustainable transport trips, and improved modal share.

5.3. Section 28 Guidelines

5.3.1. Relevant Section 28 Ministerial Guidelines are:

- Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (Jan 2024).
- Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2023) (the 'Apartment Guidelines').
- Urban Development and Building Height, Guidelines for Planning Authorities (2018) (the 'Building Height Guidelines').
- Design Manual for Urban Roads and Streets (DMURS) (2019)
- The Planning System and Flood Risk Management , (2009)

5.4. Natural Heritage Designations

5.4.1. The nearest designated areas are as follows:

- Loughmore Common Turlough pNHA is 3.4 km to the north-east of the site.
- Lower River Shannon SAC is 4.4 km to the west.
- River Shannon and River Fergus SPA is 4.4km to the west.

5.5. EIA Screening

5.5.1. See completed Forms 1 & 2 on file (Appendix 1 & 2). Having regard to the nature, size and location of the proposed development, and to the criteria set out in Schedule 7 of the Regulations, I have concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, therefore, is not required.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. 1 no. Third-Party appeal was received from Tom Ryan on 11th July 2025. The issues raised are as follows:

- Proposed development will outfall to the Island Duane River.
- Duane River and the Barnakyle River are part of the Mague Estuary/EPA have recently acknowledged that this is one of the worst waterbodies in Ireland for water quality.
- Impact on livestock from polluted waters.
- Recent testing has identified hazardous substances in the Loughmore Canal (report attached).
- Raheen Industrial Estate also outfalls to the Barnakyle River.
- Watercourses pass through appellants lands.
- Capacity of storm water system.

- Impact on flooding/will result in additional flooding.
- Multiple applications have been approved despite concern from Council staff.
- Shannon CFRAMs assessed the Island Duane River rather than the Barnakyle River/This was an error/has led to flooding on appellant's lands.
- ABP accept that increased capacity is contributing to flooding on appellant's lands.
- Impact on water quality/Impact on WFD status of the Banakyle River.
- There is a hydrological connection to the River Shannon SAC.
- Public Authorities must abide by the European Union (Water Policy) Regulations 2003 (SI 722/2003)
- Pumping station for Patrickswell released sewage directly into the Barnakyle River on July 1st/Example of capacity issues for the area.

Attached: Environmental Report on the Loughmore Canal prepared by Tetra Tech (July 2024).

6.2. Planning Authority Response

6.2.1. No further comments to make (received 6th August 2025).

6.3. Observations

6.3.1. None.

7.0 Assessment

7.1.1. Having regard to the issues raised in the appeal submission, I am of the view that the main issues that arise for assessment in relation to the appeal can be addressed under the following headings:

- Principle of Development/ Zoning Objectives
- Water (Surface Water/Flood Risk/Wastewater)
- Other Issues

- Appropriate Assessment (Considered in Section 8 and Appendix 3 of this report)

7.2. Principle of Development/ Zoning Objectives

- 7.2.1. As per the Zoning Map of the Patrickswell LAP 2024-2030, the site is located within two zones – the portion of land that runs along Main Street is within the ‘Village Centre Zoning’, while the land to the rear is within ‘Existing Residential Zoning’. Residential is a permissible use within both zones. Notwithstanding the village centre location and zoning, the PA have accepted that an entirely residential use is appropriate in this instance and have accepted the applicant’s evidence (as per Cover Letter dated 17th January 2025) that there is sufficient retail and commercial within the town centre, noting in particular the evidence as relates to vacancy rates within the village centre. I see no reason not to accept the same evidence, and as such I am satisfied that the proposed residential use is appropriate for the site. I would note that no issues relating to same have been raised in the third-party appeal submission.

7.3. Water (Surface Water/Flood Risk/Wastewater)

- 7.3.1. The Third-Party appellant has raised concerns in relation to potential impacts on water quality, wastewater capacity issues and potential increase in flood risk. I shall deal with each of these items in turn.

Surface Water Quality

- 7.3.2. General concerns have been raised in relation to water quality, and the appellant notes that it is proposed that this development discharges into the Islandduane River. The concerns in relation to water quality would appear to relate to wider issues and potential cumulative impacts on the water quality of surrounding waterbodies, including the Islandduane River, the Barnakyle River, and the Loughmore Canal, as well as water quality within the Lower River Shannon SAC (see discussion on same in Section 8 and Appendix 3), rather than being specific to the development itself, and there is no particular aspect of this residential development that the appellant has identified as being problematic or of particular concern.
- 7.3.3. Notwithstanding, I accept that a housing development such as the one proposed here, has the potential, in and of itself, to impact on the water quality of surrounding

surface waterbodies, and also has the potential to impact in a cumulative manner on water quality. This can occur at both construction stage and at operational stage.

- 7.3.4. I note the nearest EPA mapped watercourse to the appeal site is the Islandduane River², which runs in a roughly south-north direction and is located approximately 36m from the eastern boundary of the site, at its closest point. There is hardstanding and built form between the appeal site and the river. At construction stage, and notwithstanding the distance from the river, there is some potential for contaminated run off to enter the river, or to enter the existing surface water/storm water drainage system that runs to the north of the site along Main Street. However, I am satisfied that standard best practice construction management procedures will ensure that such contaminated run off does not enter the river. In this regard, I note Condition no. 5 of the PA's decision notice, which *inter alia* restricts any surface water from discharging onto public road, foul sewers or adjacent property. I also note Condition no. 6 of the PA's decision seeks to prevent soiling of public roads (and would also help to prevent any contaminated run off entering the adjacent river). While I accept that the 2 no. conditions would help to prevent surface water run-off, I recommend a more detailed condition (to replace Conditions 5 and 6) requiring a Construction and Environmental Management Plan, which should set out details of *inter alia* surface water management procedures, as well as details of materials management, should be imposed on any permission, should the Board be minded to approve the proposed development. This will ensure enhanced protection for surrounding surface water bodies at construction stage.

Operational Stage

- 7.3.5. At operational stage, and as detailed in the application documentation, including the 'Technical Submission Document' and associated drawings, surface water/storm water will connect to the existing storm water network on Main Street. The eventual discharge point from this surface water drainage system is not set out, but it is likely to discharge to a local watercourse, as set out by the Third-Party appellant. In terms of the details design of the surface water network for the proposed development, surface water run-off from the proposed development will be collected in a piped system and diverted into an oil, petrol and grit separator following attenuation, noting

² <https://gis.epa.ie/EPAMaps/>

that a Class 1 “Full Retention” Separator is recommended for the development. Outfall flows will be limited to ‘greenfield’ runoff rates. I also note the development has included SUDS features such as permeable paving to the parking areas, which will reduce surface run off volumes. Storm flows will be attenuated and will be discharged via a flow control device. I note the technical report on file, from the Roads Department (dated 16th June 2025) which expresses satisfaction with the proposed surface water details generally, subject to minor amendments to same which can be achieved by way of condition. I am also satisfied that the quality of surrounding surface waters will be maintained with the development in place, subject to conditions, as per the Planning Authority’s recommendation. I am also satisfied that, subject to conditions, the surface water and storm water design will ensure that quantities of water are controlled so as not to contribute to downriver flooding (see further discussion of same below).

Water Framework Directive

- 7.3.6. I would note the third-party appeal submission has raised the issue of possible impact on the WFD Status of the Barnalkyle River. I have considered same in Appendix 5 below. In summary, I have concluded that the proposed development will not have an impact on the WFD status of same, for the reasons as set out therein.

Flood Risk

- 7.3.7. In relation to flood risk, I note a Strategic Flood Risk Assessment (SFRA) was carried out in relation to the Patrickswell LAP, with the associated Flood Map included in the LAP. This Flood Map indicates that the site falls outside of Flood Fluvial Flood Zone A and B. There is no evidence on file of other sources of flood risk, and there are no previous flood events detailed on Floodinfo.ie. As such, I am satisfied that the development itself is not at risk of flooding. Furthermore, and having regard to the scale of the proposed development, and its location outside of an identified flood risk zone, I am satisfied a Flood Risk Assessment is not required in this instance.
- 7.3.8. In relation to the potential impact on flood risk downriver, while the proposed development will increase the level of hardstanding on the site, the surface water design will ensure runoff is at greenfield rates, as noted above, and stormwater will be controlled by a flow device.

7.3.9. In conclusion therefore, I am satisfied, that the proposed development is not at risk of flooding, and will not increase flood risk downriver, having regard to the above considerations.

Wastewater

7.3.10. Wastewater from the proposed development will discharge to the existing mains sewer, with individual connections for each dwelling. Uisce Éireann have stated that it has 'no objection in principle' to the proposed development (as per submission dated 20th February 2025). As part of the Further Information submission the applicant has also submitted a Confirmation of Feasibility (COF) (dated 2nd April 2025) for the proposed development of 6 no. units, on Main Street, Patrickswell, which notes that the wastewater connection is feasible without infrastructure upgrades by Uisce Éireann. I would note that the third-party appellant has stated that there is evidence of capacity issues at the Patrickswell Pumping Station leading to discharges to raw sewage into the Barnakyle River, an event which the appellant has stated he has witnessed.

7.3.11. In relation to same, I would note that the Patrickswell LAP sets out that Patrickswell's wastewater disposal system is connected to the Limerick Main Drainage scheme, via a pumping station at Barnakyle. Wastewater is then pumped to Raheen for treatment at the Wastewater Treatment Works at Bunlicky. This discharges to the Shannon Estuary. The LAP sets out that the Wastewater Treatment Works at Bunlicky has sufficient capacity to cater for the existing and future population of Patrickswell, as identified in the LAP. However, I do note that the Uisce Eireann website cites current capacity concerns at the Bunlicky plant and states that a project to upgrade the plant is at its early stages.³ Notwithstanding, I note that capacity constraints are not cited by Uisce Éireann in their submission on this specific application. I am also cognisant of the relatively small scale of this proposed development, for 6 no. residential units, and I am of the view that it would not result a material contribution to any existing pressures on said WWTP, and as such wastewater discharges from this development would not result in likely significant impacts on water quality within the Shannon Estuary, into which the Bunlicky Plant discharges.

³ [Limerick Wastewater Treatment Plant Upgrade Project | Our Projects | Uisce Éireann](#) (accessed 16/10/2025)

7.3.12. Notwithstanding, and in relation to the event witnessed by the appellant, as cited above, I would note that operations at such pumping stations and Wastewater Treatment Plants (WWTPs) are subject to licencing from the EPA and are required to abide by the conditions of said licences. As per my considerations in relation to the Bunlicky Waste Water Treatment Plant (WWTP), I am of the view that the small scale of development proposed here is unlikely to result in any material way on any existing pressures on the Barnakyle pumping station.

Cumulative Impacts

7.3.13. In relation to potential cumulative impacts on surface water quality, I note that the appellant has submitted a Technical Report in relation to the Loughmore Canal (Environmental Report, produced by Tetra Tech, dated 2024). I would note this report was also submitted to the Planning Authority at application stage. The report concerns an analysis of water quality within the Loughmore Canel, and potential impacts of same on the appellant's farmlands. The Loughmore Canal is located approximately 3.3km north-east of this site, and drains to the Barnakyle River. The report primarily relates to the Loughmore Canal, which as described in the report, is a waterbody that flows east to west for approximately 735m along the southern boundary of Loughmore Common, and the report notes the discharge point of the IDA Business Park (Raheen Industrial Estate) is to the canal. The report concludes that pollutants within the canal are likely to be from trade or industrial activity.

7.3.14. In relation to same, I note that the Islandduane River, located c36m from the site, drains to the Barnakyle River at a point approximately 2.1km north of the appeal site, and as such there is some potential for the proposed development to act in a cumulative manner on water quality within the Barnakyle River, in conjunction with other developments in the area, such as the IDA site referred to in the report. However, I note the report submitted with the appeal cites sources trade or industrial activity as likely sources of pollution within Loughmore Canal, and subsequently within said waters discharging to the Barnakyle River. The proposed development here is residential in nature. Notwithstanding, and having regard to the considerations above, I am satisfied that the proposed development itself will not impact on surface water quality within surrounding surface waterbodies and, therefore, there is no potential for the development to act in a cumulative manner in

conjunction with other developments. As such I am satisfied that such cumulative impacts can be ruled out in this instance.

7.4. Other Issues

- 7.4.1. The PA have expressed satisfaction that the proposed development complies with the relevant standards as set out in the Development Plan, and the LAP, as well as within relevant Section 28 Guidance, in relation to issues such as density, dwelling sizes, garden sizes, car parking and impacts on amenity. No concerns in this regard have been raised in the appeal submission. I am satisfied that the proposed is broadly compliant with the relevant standards applicable to developments of this nature.

8.0 AA Screening

- 8.1. Please refer to Appendix 3 (AA Screening) of this report which contains an AA Screening Report where I have concluded the following:

In accordance with Section 177U(4) of the Planning and Development Act 2000 (as amended), and on the basis of objective information, I conclude that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. It is therefore determined that Appropriate Assessment (stage 2) [under Section 177V of the Planning and Development Act 2000] is not required.

- 8.2. This conclusion is based on:

- Standard pollution controls that would be employed regardless of proximity to a European site, and effectiveness of same (at construction and operational phases).
- Distance from European Sites.

- 8.3. No measures intended to avoid or reduce harmful effects on European sites were taken into account in reaching this conclusion.

9.0 Recommendation

Grant planning permission for the proposed development in accordance with the plans and particulars lodged based on the reasons and considerations set out below.

10.0 Reasons and Considerations

Having regard to the pattern of development in the area and the zoning provisions as set out in the Patrickswell Local Area Plan, 2024-2030, it is considered that, subject to compliance with conditions below, the proposed development would provide a high-quality residential development on an underutilised, infill site, would not give rise to adverse impacts on surface water quality, nor would the development contribute in any significant manner to any existing pressures on wastewater services in the area. Furthermore, the proposal would not give rise to a traffic hazard, would not seriously injure the character of the area or the amenities of property in the vicinity and would provide an adequate standard of residential amenity to future occupiers. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 06th day of February, 2025 and on the 26th May 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The following requirements of the Roads Department shall be complied with:

- (a) The tactile paving at the main entrance shall be relocated to the pedestrian desire line and rotated so that VRU's do not walk out onto the main road.
- (b) A minimum of 20% of car parking spaces on the site shall be provided with functioning electric vehicle charging stations/points, and ducting shall be provided for all remaining car parking spaces, facilitating the installation of electric vehicle charging points/stations at a later date. The public EV chargers / charging spaces shall be provided in accordance with the Department of Transport Guidelines - Universal Design Guidelines for Electric Vehicle Charging Infrastructure. Prior to the commencement of development, the developer shall submit a revised parking layout drawings showing compliance with the minimum EV parking bay dimensions, for the written agreement of the Planning Authority.
- (c) Footpaths for the proposed development shall be in line with "TII Specification for Road Works Series 1100 – Kerbs, Footways and Paved Areas. The footpaths shall have a minimum width of 1.8m. Footpaths shall be continuous, suitably dished at all junctions, crossing points and include for appropriate tactile paving. The dishing of footpaths shall be constructed in accordance with the "Guidance on the use of Tactile Paving Surfaces Document".
- (d) The road construction shall be in accordance with "TII Publications Specification for Road Works Series 700 – Road Pavements & Specification for Road Works Series 900 Road Pavement-Bituminous. All bituminous road layers shall be machine laid.
- (e) The developer shall ensure that the road surface for the proposed development is tied in suitably to the existing road and any damage to the existing road shall be appropriately repaired in agreement with Limerick City and County Council.
- (f) At junctions, the gradient of the side road shall not be greater than 2% for a distance of 7m from the junction.
- (g) Road Markings and signs shall be in accordance with "IS EN 143 European Standard for Road Markings" & in accordance with the "Traffic Signs Manual". All road markings and signage shall be kept maintained by the developer.

Reason: In the interest of amenity and of traffic and pedestrian safety

3. The following requirements of the Drainage Department shall be complied with:

a) Drawings and supporting information showing compliance with Limerick City and County Council's Surface Water & SuDs Specification shall be submitted for the written agreement with the Planning Authority prior to the commencement of the development to include the following:

The Surface Water Calculation Document shall be revised to address the following:

- i. Hydraulic modelling shall be submitted for the design of the pipes at a 1/5 year return period. (Applicant has used 1 year return period).
- ii. The proposed storm line MH R08 to MH R04 shall be relocated on to the road.
- iii. The proposed Attenuation Tanks is too close to the rear garden boundary line and shall be relocated.
- iv. The developer shall include for a raised SuDS Pod / Planter for each unit and submit details for the written agreement with the Planning Authority prior to commencement of the development.

(b) There shall be no occupation to any phase of the development until the Surface Water and SuDS is certified by the developers Consulting Engineer with details submitted to the Planning Authority for written agreement.

(c) The connection to the discharge manhole shall not be carried out until the Developers Consulting Engineer certifies the Surface Water and SuDS.

(d) The freeboard on the finished floor levels shall be a minimum of 500mm.

(e) The discharge levels shall not exceed 2 l/s/ha.

(f) The same type road gully and storm manhole cover and frame shall be used throughout the development to avoid multiple opening types of keys and tools required to open the system for maintenance.

(g) A maintenance plan shall be submitted and agreed with the Planning Authority for the Surface Water/Suds System prior to the commencement of the development.

(h) All surface water run-off from the development shall be disposed of appropriately. No such surface water shall be allowed discharge onto adjoining properties or onto the public road.

(i) All surface water run-off from the public road which flows into the site shall continue to be accommodated within the site unless alternative arrangements acceptable to Limerick City & County Council are carried out. Full details of any such alternative arrangements shall be submitted to the Planning Authority and agreed prior to commencement of development.

Reason: In the interest of public health and to prevent flooding in the interest of traffic safety and amenity.

4. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual amenity.

5. Prior to the commencement of development, the developer shall enter into a Connection Agreement(s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

6. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

7. The construction of the development shall be managed in accordance with a Construction and Environmental Management Plan (CEMP), which shall be

submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:

- (a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;
- (b) Location of areas for construction site offices and staff facilities;
- (c) Details of site security fencing and hoardings;
- (d) Details of on-site car parking facilities for site workers during the course of construction;
- (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;
- (f) Measures to obviate queuing of construction traffic on the adjoining road network;
- (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network. In this regard, the wheels and underside of all construction traffic leaving the site shall be cleaned, as required, to prevent soiling of public roads. A wheel washing facility, including water jets or other approved cleansing method shall be provided close to the site exit. In the event that any public roads become soiled by construction traffic from the site, these roads shall be cleaned immediately.
- (h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works;
- (i) Provision of parking/access for existing adjoining properties during the construction period;
- (j) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;

- (k) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
- (l) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;
- (m) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.
- (n) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the planning authority;

Reason: In the interest of amenities, public health and safety and environmental protection

- 8. Public lighting shall be provided in accordance with a scheme which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The scheme shall include lighting along pedestrian routes through open spaces. Such lighting shall be provided prior to the making available for occupation of any residential unit.

Reason: In the interest of amenity and public safety.

- 9. Prior to the commencement of development, the developer shall submit a site layout plan for utility ducting and manholes for broadband services etc. The ducting shall be 100mm diameter uPVC and shall be provided to each housing unit. This Network shall be provided at the expense of the developer and shall be handed over to Limerick City & County Council upon completion of ducting.

Reason: In the interest of orderly development for the provision of Telecommunications Network Infrastructure.

- 10. (a) Prior to the commencement of any house in the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house), pursuant to Section 47 of the Planning

and Development Act 2000, that restricts all relevant houses permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each specified house for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.

c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the planning authority shall confirm in writing to the applicant or any person with an interest in the land that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.

Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

11. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority [in relation to the transfer of a percentage of the land, to be agreed with the planning authority, in accordance with the requirements of section 94(4) and section 96(2) and 96(3)(a), (Part V) of the Planning and Development Act 2000, as amended, and/or the provision of housing on lands in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as amended], unless an exemption certificate has been granted under section 97 of the Act, as amended. Where such an

agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Bord Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan for the area.

12. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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.

Rónán O'Connor
Senior Planning Inspector

16th October 2025

Appendix 1 - Form 1 EIA Pre-Screening

An Bord Pleanála	ACP-323005-25		
Case Reference			
Proposed Development Summary	Construction of 6 houses and all associated works.		
Development Address	Main Street (Attyflin) , Patrickswell , Co. Limerick		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	X
		No	
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes	X	Class 10, (b), (i) (threshold is 500 dwelling units) – proposal is for 6 no. dwelling units. Class 10, (b), (iv) (threshold is 10 Ha.) – site area is 0.216 Ha.	Proceed to Q3.
No			
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes			
No	X		Proceed to Q4

4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	X	Class 10, (b), (i) (threshold is 500 dwelling units) – proposal is for 6 no. dwelling units. Class 10, (b), (iv) (threshold is 10 Ha.) – site area is 0.216 Ha.	Preliminary examination required (Form 2)

5. Has Schedule 7A information been submitted?		
No	X	Pre-screening determination conclusion remains as above (Q1 to Q4)
Yes		

Inspector: _____

Date: _____

Form 2

Appendix 2 - EIA Preliminary Examination

An Bord Pleanála Case Reference	ABP-323005-25
Proposed Development Summary	Construction of 6 houses and all associated works.
Development Address	Main Street (Attyflin), Patrickswell, Co. Limerick
<p>The Board carried out a preliminary examination [ref. Art. 109(2)(a), Planning and Development regulations 2001, as amended] of at least the nature, size or location of the proposed development, having regard to the criteria set out in Schedule 7 of the Regulations.</p> <p>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</p>	
<p>Characteristics of proposed development</p> <p>(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).</p>	<p>The proposed development comprises the construction of 6 no. residential units and all associated site works.</p> <p>At operational stage, the proposed development will connect to the existing wastewater and stormwater network. Water supply will be via the mains water network. Uisce Eireann have not cited any capacity constraints (in relation to wastewater treatment) in their or cited any constraints in relation to water supply. However, I do note that the Uisce Eireann website cites current capacity concerns at the</p>

	<p>Bunlicky plant and states that a project to upgrade the plant is at its early stages. ⁴</p> <p>Notwithstanding, the application is relatively small scale, for 6 no. residential units, and I am of the view that it would not result a material contribution to any existing pressures on said WWTP, and as such wastewater discharges from this development would not result in likely significant impacts on water quality within the Shannon Estuary, into which the Bunlicky Plant discharges.</p> <p>The site is located within an urban area and surrounding land uses are mainly residential. It is not considered that any significant cumulative environmental impacts will result when considered in cumulation with existing developments.</p> <p>There are no demolition works involved, and there is no identified risks of accidents or disasters, nor is there any obvious risks to human health that result from the proposed development.</p>
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⁴ [Limerick Wastewater Treatment Plant Upgrade Project | Our Projects | Uisce Éireann](#) (accessed 16/10/2025)

	<p>The proposed development will not give rise to the production of significant waste, emissions or pollutants.</p>
<p>Location of development</p> <p>(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).</p>	<p>The site is not located within any designated site. The closest Natura 2000 site is the Lower River Shannon SAC (Site Code: 002165) which is located approximately 4.4km to west of the site and the River Shannon and River Fergus Estuaries SPA (Site Code: 004077) also lies approximately 4.4km to the west of the site. I refer to the conclusions of the AA Screening (Appendix 3) in which I have concluded that likely significant effects on same can be ruled out, having regard to the sites' conservation objectives.</p> <p>The site is an inner urban site. There is no evidence on file that the site is of particular ecological value, nor is there evidence that the site of particular ecological value for any species, and I am satisfied that there will be no significant effects on biodiversity.</p>

	<p>The site has not been identified as of particular cultural importance. I am satisfied that the imposition of same will ensure no significant adverse effects on cultural heritage as a result of the proposed development.</p>
<p>Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>During the construction phase noise, dust and vibration emissions are likely. However, any impacts would be local and temporary in nature and the implementation of standard construction practice measures would satisfactorily mitigate potential impacts. Impacts on the surrounding road network at construction stage can be mitigated by way of adherence to a Construction Management Plan.</p> <p>No significant impacts on the surrounding road network are considered likely at operational stage.</p>

Conclusion		
Likelihood of Significant Effects	Conclusion in respect of EIA EIA is not required.	
There is no real likelihood of significant effects on the environment.		

Inspector:

Date:

DP/ADP: _____

Date: _____

(only where Schedule 7A information or EIAR required)

Appendix 3 Appropriate Assessment Screening Determination (Stage 1)

Screening for Appropriate Assessment

Screening Determination

Description of Project/Site Context

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

The proposed development is as described in Section 2 of this report. In summary, the proposal is for a residential development comprising 6 no. residential units and all associated site works.

I note that no Appropriate Assessment Screening Report has been submitted with the application, noting also that this is not a mandatory requirement.

The Planning Authority has carried out a Screening for Appropriate Assessment (as per Appendix 1 of Planner's Report dated 04/03/2025) and concluded that an Appropriate Assessment of the proposed development is not required.

Relevant Submissions

The appeal submission cites potential impacts on surrounding surface water quality, wastewater capacity issues and also highlight that there is a hydrological link between this site and the River Shannon SAC.

AA Screening

In order to screen for Appropriate Assessment I have utilised the information on file as well as publicly accessible information on the NPWS website⁵ and the EPA Appropriate Assessment tool⁶ as well as EPA mapping.⁷

⁵ [Protected Sites in Ireland | National Parks & Wildlife Service](#)

⁶ <https://gis.epa.ie/EPAMaps/AAGeoTool>

⁷ <https://gis.epa.ie/EPAMaps/>

With reference to the documentation on file, and with reference to EPA mapping, there are no obvious surface water bodies on the site. The nearest EPA mapped watercourse is the Islandduane River, which runs in a roughly south-north direction and is located approximately 36m from the eastern boundary of the site, at its closest point. There is hardstanding and built form between the site and the river. From an examination of EPA mapping, this eventually drains to the Lower River Shannon SAC and the River Shannon and River Fergus Estuaries SPA, located c4.4km west of the appeal site, via the Barnakyle River. At construction stage, and noting the proximity of the site to the Islandduane River (c36m to the east), there is potential for contaminants or contaminated surface water, to enter the this river, and eventually to the Lower River Shannon SAC and the River Shannon and River Fergus Estuaries SPA, via the Barnakyle River. It is also possible that, at construction stage, pollutants related to construction activities (e.g. hydrocarbons from machinery and plant) as well as sediments from soil excavation could enter the existing surface water network, via the existing piped surface water/stormwater network, and be discharged to a local watercourse, likely the Islandduane River or Barnakyle River.

At operational stage, and while there is no details of same on file, I am of the view that it is likely that the existing surface water drainage network, located on Main Street, and to which the proposed development is connecting to (see details of surface water drainage in Section 7.2 above) will eventually discharge to a local watercourse (most likely the Islandduane River or Barnakyle River) and as such there is likely to be an indirect hydrological link to the Lower River Shannon SAC and the River Shannon and River Fergus Estuaries SPA via this surface water network.

I would also note, that at operational stage, the proposed development will connect to the existing foul sewer network, which will then be treated at Bunlicky wastewater treatment plant, with treated wastewater discharged to the Shannon Estuary, and therefore discharge into Lower River Shannon SAC and the River Shannon and River Fergus Estuaries SPA. While I note at application stage the capacity of the local wastewater pumping station was raised as a concern by the third-party appellant, Uisce Eireann (Irish Water) have not raised any objection to the proposed development, and have not raised any concerns in relation to waste water treatment capacity constraints in relation to this specific development (Noting submission from Uisce Eireann on file

dated 20/02/2025). Notwithstanding, I note that the Uisce Éireann website cites capacity concerns at the WWTP plant and states that a project to upgrade the plant is at its early stages.⁸

The site is relatively small site in an urban area and there is no evidence on file that the site is of importance for any species associated with any Natura 2000 site. In particular, there is no evidence that habitats on the site would support any mammal species associated with the Lower River Shannon SAC, and in any case I would note the distance to same, approximately 4.4km to the west, and the urban nature of the intervening land between the site and the SAC, rendering it unlikely that the site would provide any *ex-situ* habitat for mammal species associated with the SAC. In addition, there is no evidence that the site supports any *ex-situ* habitat for bird species associated with the River Shannon and River Fergus Estuaries SPA, located c4.4km to the west of the site. As such I am satisfied that any likely significant impacts on any species associated with the Lower River Shannon SAC, and River Shannon and River Fergus Estuaries SPA, can be ruled out.

There is no evidence of any other hydrological or other ecological connection to any other Natura 2000 site

Having regard to the considerations above, I am of the view that the only Natura 2000 sites within the 'Zone of Influence' of the proposed development are as follows:

- Lower River Shannon SAC (site code 002165) located c4.4km west of the site (at its closest point)
- River Shannon and River Fergus Estuaries SPA (site code 004077) located c4.4km west of the site (at its closest point)

Potential impact mechanisms from the project

I note the development site is not located in or immediately adjacent to a European site. The closest European sites are as detailed above. As noted above, I have concluded that the only site within the zone of influence of the project are as follows:

- Lower River Shannon SAC (site code 002165) located c4.4km west of the site (at its closest point)

⁸ [Limerick Wastewater Treatment Plant Upgrade Project | Our Projects | Uisce Éireann](#) (accessed 16/10/2025)

- River Shannon and River Fergus Estuaries SPA (site code 004077) located c4.4km west of the site (at its closest point)

In considering potential impacts I am of the view that the elements of the proposed development that would potentially generate a source of impact are:

Construction Stage

- The construction of the residential development would involve *inter alia* excavation of soils with potential for same to enter Islandduane River and/or the surface water network, and subsequently to the River Shannon.
- Hydrocarbon and other potential spillages potential for same to enter the Islandduane River and/or into surface water network and subsequently to the River Shannon.

Operational Stage

- Soiled surface water/stormwater runoff from the site which could eventually discharge to the River Shannon.
- Waste Water disposal which will be treated at Bunlicky WWTP, with discharge to the River Shannon.

European Sites at risk

Table 1 European Sites at risk from impacts of the proposed project

Lower River Shannon SAC (Site Code 002165)

Effect mechanism	Impact pathway/Zone of influence	European Site(s)	Qualifying interest features at risk
Indirect surface water pollution	Construction Stage impacts with potential pollutants and sediments entering the piped	1. Lower River Shannon SAC 2. River Shannon and River	<u>Lower River Shannon SAC</u> Sandbanks which are slightly covered

	<p>surface water network.</p> <p>Operational Stage impacts -Pollutants and sediments entering the surface/storm water network, which may eventually drain to the River Shannon.</p> <p>Operational Stage impacts- wastewater from the site eventually discharging to the River Shannon via a WWTP</p>	<p>Fergus Estuaries SPA</p>	<p>by sea water all the time [1110]</p> <p>Estuaries [1130]</p> <p>Mudflats and sandflats not covered by seawater at low tide [1140]</p> <p>Coastal lagoons [1150]</p> <p>Large shallow inlets and bays [1160]</p> <p>Reefs [1170]</p> <p>Perennial vegetation of stony banks [1220]</p> <p>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</p> <p>Salicornia and other annuals colonising mud and sand [1310]</p> <p>Atlantic salt meadows (Glaucopuccinellietalia maritimae) [1330]</p> <p>Mediterranean salt meadows</p>
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			<p>(Juncetalia maritimi) [1410]</p> <p>Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260]</p> <p>Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410]</p> <p>Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0]</p> <p>Margaritifera margaritifera (Freshwater Pearl Mussel) [1029]</p> <p>Petromyzon marinus (Sea Lamprey) [1095]</p>
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			<p>Lampetra planeri (Brook Lamprey) [1096]</p> <p>Lampetra fluviatilis (River Lamprey) [1099]</p> <p>Salmo salar (Salmon) [1106]</p> <p>Tursiops truncatus (Common Bottlenose Dolphin) [1349]</p> <p>Lutra lutra (Otter) [1355]</p> <p><u>River Shannon and River Fergus Estuaries SPA</u></p> <p>Cormorant (Phalacrocorax carbo) [A017]</p> <p>Whooper Swan (Cygnus cygnus) [A038]</p> <p>Light-bellied Brent Goose (Branta bernicle hrota) [A046]</p> <p>Shelduck (Tadorna tadorna) [A048]</p>
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			<p>Wigeon (<i>Anas penelope</i>) [A050]</p> <p>Teal (<i>Anas crecca</i>) [A052]</p> <p>Pintail (<i>Anas acuta</i>) [A054]</p> <p>Shoveler (<i>Anas clypeata</i>) [A056]</p> <p>Scaup (<i>Aythya marila</i>) [A062]</p> <p>Ringed Plover (<i>Charadrius hiaticula</i>) [A137]</p> <p>Golden Plover (<i>Pluvialis apricaria</i>) [A140]</p> <p>Grey Plover (<i>Pluvialis squatarola</i>) [A141]</p> <p>Lapwing (<i>Vanellus vanellus</i>) [A142]</p> <p>Knot (<i>Calidris canutus</i>) [A143]</p> <p>Dunlin (<i>Calidris alpina</i>) [A149]</p> <p>Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</p>
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			Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Curlew (<i>Numenius arquata</i>) [A160] Redshank (<i>Tringa totanus</i>) [A162] Greenshank (<i>Tringa nebularia</i>) [A164] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Wetland and Waterbirds [A999]

Site Synopsis Summaries

Lower River Shannon SAC⁹

This very large site stretches along the Shannon valley from Killaloe in Co. Clare to Loop Head/ Kerry Head, a distance of some 120 km. The site thus encompasses the Shannon, Feale, Mulkear and Fergus estuaries, the freshwater lower reaches of the River Shannon (between Killaloe and Limerick), the freshwater stretches of much of the Feale and Mulkear catchments and the marine area between Loop Head and Kerry Head. Rivers within the sub-catchment of the Feale include the Galey, Smearlagh, Oolagh, Allaughaun, Owveg, Clydagh, Caher, Breanagh and Glenacarne. Rivers within the sub-catchment of the Mulkear include the Killeenagarraff, Annagh, Newport, the Dead River, the Bilboa, Glashacloonaraveela, Gortnageragh and Cahernahallia.

River Shannon and River Fergus Estuaries SPA¹⁰

⁹ For full synopsis, see <https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY002165.pdf>

¹⁰ For full synopsis, see <https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY004077.pdf>

The estuaries of the River Shannon and River Fergus form the largest estuarine complex in Ireland. The site comprises the entire estuarine habitat from Limerick City westwards as far as Doonaha in Co. Clare and Dooneen Point in Co. Kerry.

The site has vast expanses of intertidal flats which contain a diverse macro-invertebrate community, e.g. *Macoma-Scrobicularia-Nereis*, which provides a rich food resource for the wintering birds. Salt marsh vegetation frequently fringes the mudflats and this provides important high tide roost areas for the wintering birds. Elsewhere in the site the shoreline comprises stony or shingle beaches

Likely significant effects on the European site(s) 'alone'

Table 2: Could the project undermine the conservation objectives 'alone'

European Site and qualifying feature	Conservation objectives (summary)	Could the conservation objectives be undermined (Y/N)?
Lower River Shannon SAC (site code 002165) ¹¹		
Sandbanks which are slightly covered by sea water all the time [1110] Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Coastal lagoons [1150] Large shallow inlets and bays [1160] Reefs [1170] Perennial vegetation of stony banks [1220]	To maintain the favourable conservation condition of: <ul style="list-style-type: none"> • <i>Lampetra planeri</i> (Brook Lamprey) [1096] • <i>Lampetra fluviatilis</i> (River Lamprey) [1099] • Sandbanks which are slightly covered by sea water all the time [1110] • Estuaries [1130] • Mudflats and sandflats not covered by 	No. see discussion below

¹¹ For full text of same, please see https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO002165.pdf

<p>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</p> <p>Salicornia and other annuals colonising mud and sand [1310]</p> <p>Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]</p> <p>Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</p> <p>Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260]</p> <p><i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410]</p> <p>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0]</p> <p><i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</p>	<p>seawater at low tide [1140]</p> <ul style="list-style-type: none"> • Large shallow inlets and bays [1160] • Reefs [1170] • Perennial vegetation of stony banks [1220] • Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] • <i>Salicornia</i> and other annuals colonising mud and sand [1310] • <i>Tursiops truncatus</i> (Common Bottlenose Dolphin) [1349] <p>To restore the favourable conservation condition of:</p> <ul style="list-style-type: none"> • <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029] • <i>Petromyzon marinus</i> (Sea Lamprey) [1095] • <i>Salmo salar</i> (Salmon) [1106] • Coastal lagoons [1150] 	
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<p>Petromyzon marinus (Sea Lamprey) [1095]</p> <p>Lampetra planeri (Brook Lamprey) [1096]</p> <p>Lampetra fluviatilis (River Lamprey) [1099]</p> <p>Salmo salar (Salmon) [1106]</p> <p>Tursiops truncatus (Common Bottlenose Dolphin) [1349]</p> <p>Lutra lutra (Otter) [1355]</p>	<ul style="list-style-type: none"> • Atlantic salt meadows (Glauco-Puccinellietalia maritima) [1330] • Lutra lutra (Otter) [1355] 	
River Shannon and River Fergus Estuaries SPA ¹² (site code 004077)		
<p>Cormorant (Phalacrocorax carbo) [A017]</p> <p>Whooper Swan (Cygnus cygnus) [A038]</p> <p>Light-bellied Brent Goose (Branta bernicla hrota) [A046]</p> <p>Shelduck (Tadorna tadorna) [A048]</p> <p>Wigeon (Anas penelope) [A050]</p> <p>Teal (Anas crecca) [A052]</p> <p>Pintail (Anas acuta) [A054]</p>	<p>To maintain the favourable conservation condition of:</p> <p>Cormorant (Phalacrocorax carbo) [A017]</p> <p>Whooper Swan (Cygnus cygnus) [A038]</p> <p>Light-bellied Brent Goose (Branta bernicla hrota) [A046]</p> <p>Shelduck (Tadorna tadorna) [A048]</p> <p>Wigeon (Anas penelope) [A050]</p>	No. see discussion below.

¹² For full text, see https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO004077.pdf

Shoveler (<i>Anas clypeata</i>) [A056]	Teal (<i>Anas crecca</i>) [A052]	
Scaup (<i>Aythya marila</i>) [A062]	Pintail (<i>Anas acuta</i>) [A054]	
Ringed Plover (<i>Charadrius hiaticula</i>) [A137]	Shoveler (<i>Anas clypeata</i>) [A056]	
Golden Plover (<i>Pluvialis apricaria</i>) [A140]	Scaup (<i>Aythya marila</i>) [A062]	
Grey Plover (<i>Pluvialis squatarola</i>) [A141]	Ringed Plover (<i>Charadrius hiaticula</i>) [A137]	
Lapwing (<i>Vanellus vanellus</i>) [A142]	Golden Plover (<i>Pluvialis apricaria</i>) [A140]	
Knot (<i>Calidris canutus</i>) [A143]	Grey Plover (<i>Pluvialis squatarola</i>) [A141]	
Dunlin (<i>Calidris alpina</i>) [A149]	Lapwing (<i>Vanellus vanellus</i>) [A142]	
Black-tailed Godwit (<i>Limosa limosa</i>) [A156]	Knot (<i>Calidris canutus</i>) [A143]	
Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]	Dunlin (<i>Calidris alpina</i>) [A149]	
Curlew (<i>Numenius arquata</i>) [A160]	Black-tailed Godwit (<i>Limosa limosa</i>) [A156]	
Redshank (<i>Tringa totanus</i>) [A162]	Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]	
Greenshank (<i>Tringa nebularia</i>) [A164]	Curlew (<i>Numenius arquata</i>) [A160]	
Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]	Redshank (<i>Tringa totanus</i>) [A162]	
	Greenshank (<i>Tringa nebularia</i>) [A164]	

Wetland and Waterbirds [A999]	Black-headed Gull (Chroicocephalus ridibundus) [A179] Wetland and Waterbirds [A999]	
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Surface Water/Storm Water

At construction stage it is possible that pollutants and sediments could enter the Islandduane River, via surface water run off or enter the piped surface water network and eventually discharge to the River Shannon, and therefore into the Lower River Shannon SAC and the River Shannon and River Fergus Estuaries SPA.

In relation to same, I am of the view that, at construction stage, standard best practice construction measures will prevent pollutants and sediments entering Islandduane River and the piped surface water network . Even if these standard construction measures should not be implemented or should they fail to work as intended, and pollutants/waste material enter this drainage network will be subject to dilution and dispersion, rendering any significant impacts on water quality within Lower River Shannon SAC or the River Shannon and River Fergus Estuaries SPA unlikely. I would note that the best practice measures that would be adhered to at construction stage are not mitigation measures intended to reduce or avoid any harmful effect on any Natura 2000 site and would be employed by any competent operator, notwithstanding any proximity to any Natura 2000 site.

At operational stage, pollutants and sediments could enter the same piped surface water network, and eventually into the Lower River Shannon SAC and the River Shannon and River Fergus Estuaries SPA, noting the proposed surface water/stormwater runoff will connect to the existing surface water/storm water network to the north of the site. While it is not referenced within the application documentation, it is likely that the surface water network would eventually discharge to the Islandduane River or Barnakyle River, and eventually to the River Shannon, and therefore discharge into Lower River Shannon SAC and the River Shannon and River Fergus Estuaries

SPA. A number of SUDs measures will be utilised at including permeable paving as well as other measures including attenuation, as the use of a petrol interceptor and hydrobrake flow control device. As such, the storm water system is designed as to prevent contaminants and sediments entering the surface water drainage network, as well as limiting the quantity of water discharged. Such standard measures will ensure that the quality and quantity of surface water/stormwater discharged from the proposed development will be such that no likely significant impacts on water quality are likely. The design of this drainage system is a standard pollution control measure and would be included within any development of this nature, notwithstanding any proximity to, or any hydrological connections to, a Natura 2000 site, and is not a mitigation measure that is designed specifically to avoid impacts on any Natura 2000 site. Even if such measures were to fail, I am satisfied that any contaminants that do enter the storm sewer system would be diluted and dispersed to such an extent to as to render any significant impacts on water quality within Lower River Shannon SAC, and the River Shannon and River Fergus Estuaries SPA, unlikely, given the distance from the site (which is at least c4.4km from the site and likely to be significantly greater via the piped surface water network).

Waste Water/Foul Water

I would note that at operational stage, the proposed development will connect to the existing foul sewer network and will be eventually treated at the Bunlicky Waste Water Treatment Plant (WWTP), via the Barnakyle pumping station. As noted above, this treated waste water will eventually discharge to the Shannon Estuary via the Bunlicky WWTP. Uisce Eireann (Irish Water) have not raised any objection to the proposed development, and have not raised any concerns in relation to waste water treatment capacity constraints relating to this specific development (noting the submission dated 20/02/2025 on file). Notwithstanding, I note that the Uisce Eireann website cites capacity concerns at the Bunlicky plant and states that a project to upgrade the plant is at its early stages.¹³ However, I am cognisant of the relatively small scale of this proposed development, for 6 no. residential units, and I am of the view that it would not result a material contribution to any existing pressures on said WWTP, and as such

¹³ [Limerick Wastewater Treatment Plant Upgrade Project | Our Projects | Uisce Éireann](#) (accessed 16/10/2025)

wastewater discharges from this development would not result in likely significant impacts on water quality within the Shannon Estuary.

Notwithstanding, and specifically in relation to the event witnessed by the appellant at the Barnakyle pumping station (overspill of raw sewage directly into the Barakyle River, as cited in Section 7.2 above, I would note that operations at such pumping stations and Wastewater Treatment Plants (WWTPs) are subject to licencing from the EPA and are required to abide by the conditions of said licences. As per my considerations in relation to the Bunlicky Waste Water Treatment Plant (WWTP), I am of the view that the small scale of development proposed here is unlikely to result in any material way on any existing pressures on the Barnakyle pumping station.

Conclusion on standalone impacts

Having regard to the discussion above, I conclude that the proposed development would have no likely significant effect 'alone' on any qualifying features of Lower River Shannon SAC , nor of the River Shannon and River Fergus Estuaries SPA. Further AA screening in-combination with other plans and projects is required.

Likely significant effects on the European site(s) 'in-combination with other plans and projects'

There is no evidence on file of any plans or projects that are proposed or permitted that could impact in combination with the proposed development and as such no in-combination issues arise.

I conclude, therefore, that the proposed development would have no likely significant effect in combination with other plans and projects on the qualifying features of any European sites. No further assessment is required for the project.

Overall Conclusion- Screening Determination

In accordance with Section 177U(4) of the Planning and Development Act 2000 (as amended) and on the basis of objective information, I conclude that that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. It is therefore determined that Appropriate Assessment (stage 2) [under Section 177V of the Planning and Development Act 2000] is not required.

This conclusion is based on:

- The nature and scale of the development.
- Standard pollution controls that would be employed regardless of proximity to a European site, and effectiveness of same (at construction and operational phases).
- Distance from European Sites.

No measures intended to avoid or reduce harmful effects on European sites were taken into account in reaching this conclusion.

Appendix 4 – Relevant Policies and Provisions of the Limerick Development Plan 2022-2028 and the Patrickswell Local Area Plan, 2024-2030

Limerick Development Plan 2022-2028

Patrickswell is a Level 4 Large Village (>500 population) in the settlement hierarchy. Following a survey of services and infrastructure and having regard to the unique situation in the village, the limited growth over a prolonged period and the location of the village in the Limerick Shannon Metropolitan Area (in Limerick), a growth target of 36% has been incorporated into the Core Strategy. Development in Patrickswell shall accord with the objectives for the Level 4 Large Village settlements as set out under Section 2b below, with the exception of projected growth.

Objective CGR O15 Requirements for Developments within Level 4 Settlements

It is an objective of the Council within these settlements to facilitate development, subject to compliance with the following:

- a) To ensure that the scale of new housing developments both individually and cumulatively shall be in proportion to the pattern and grain of existing development. Generally, no one proposal for residential development shall increase the existing housing stock by more than 10 – 15% within the lifetime of the Plan, unless the applicant can demonstrate that the settlement has adequate capacity in terms of both physical and social infrastructure to support additional growth.
- b) The development of these centres shall provide for serviced sites and a variety of other house types and densities as appropriate.
- c) New commercial developments shall generally be located within the core area and shall contribute positively to the village urban fabric and streetscape.
- d) New community and social facilities shall be provided in conjunction with residential development as required. e) Where there is no treatment plant or limited capacity in the existing treatment plant, sewerage treatment for serviced sites 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.

Objective CGR O16 Local Area Plans in Level 4 Settlements

It is an objective of the Council to review existing and prepare new Local Area Plans for Adare, Askeaton, Croom and Patrickswell, to align with the Limerick Development Plan 2022 – 2028.

Policy CS P1 Core Strategy Implementation

It is a policy of the Council to implement the Core Strategy for Limerick to ensure consistency with policies at a national and regional level, in particular population targets and distribution.

Policy CS P2 Compact Growth

It is a policy of the Council to support the compact growth of Limerick City Metropolitan Area, towns and villages by prioritising housing and employment development in locations within and contiguous to existing City and town footprints where it can be served by public transport and walking and cycling networks, to ensure that development proceeds sustainably and at an appropriate scale, density and sequence, in line with the Core Strategy Table 2.7.

Policy CGR P1 Compact Growth and Revitalisation

It is a policy of the Council to achieve sustainable intensification and consolidation, in accordance with the Core Strategy, through an emphasis on revitalisation and the delivery of more compact and consolidated growth, integrating land use and transport, with the use of higher densities and mixed-use developments at an appropriate scale on brownfield, infill, backland, state-lands and underutilised sites within the existing built footprint of Limerick's City, Towns and Villages.

Objective CGR O3 Urban Lands and Compact Growth

It is an objective of the Council to:

a) Deliver 50% of new homes within the existing built-up footprint of Limerick City and Suburbs (in Limerick), Mungret and Annacotty and 30% of new homes within the existing built-up footprint of settlements, in a compact and sustainable manner in accordance with the Core and Housing Strategies of this Plan.

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

Objective TR O6 Delivering Modal Split

It is an objective of the Council to:

- a) Promote a modal shift away from the private car towards more sustainable modes of transport including walking, cycling, carpool and public transport in conjunction with the relevant transport authorities;
- b) Support investment in sustainable transport infrastructure that will make walking, cycling, carpool and public transport more attractive, appealing and accessible for all.

Policy TR P7 Sustainable Travel and Transport

It is a policy of the Council to support, facilitate and co-operate with relevant agencies to secure sustainable travel within Limerick and seek to implement the 10-minute city/town concept, promote compact growth and reduce the need for long distance travel, as a means to reduce the impact of climate change.

Objective CAF O4 Climate Proofing

It is an objective of the Council to ensure climate proofing measures are incorporated into the design, planning, layout and orientation and construction of all developments, including the use of sustainable materials, selection of suitable locations and the use of renewable energy sources.

Objective CAF O6 Energy Efficiency in New Developments

It is an objective of the Council to ensure that all developments are designed to take account of the impacts of climate change. This will include the installation of rainwater harvesting systems, sustainable urban drainage systems and nature-based solutions for water management. Energy efficiency and renewable energy measures should be incorporated, in the cases of large industrial, commercial or newly constructed public buildings. The incorporation of renewable technologies, such as solar energy in the design will be encouraged, subject to compliance with all relevant planning criteria.

Patrickswell Local Area Plan, 2024-2030

Zoning Objectives

The site is located within two zones – the portion of land than runs along Main Street is within the Village Centre Zoning while the land to the rear is within existing residential zoning.

Village Centre

Objective: To protect, consolidate and facilitate the development of Patrickswell's commercial, retail, educational, leisure, residential, social and community uses and facilities.

Purpose: To consolidate Patrickswell's Village Centre through densification of appropriate commercial and residential developments ensuring an appropriate mix of commercial, recreational, civic, cultural, leisure, residential uses and urban streets, while delivering a high-quality urban environment, which will enhance the quality of life of residents, visitors and workers alike. The zoning will strengthen retail provision in accordance with the Retail Strategy for Limerick-Shannon Metropolitan Area and County Limerick 2022-2028, emphasise urban conservation, ensure priority for public transport, pedestrians and cyclists, while minimising the impact of private car-based traffic and enhancing the existing urban fabric.

Existing Residential

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

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

Objective DS O2 Residential Development

It is an objective of the Council to:

(a) Require the use of Design Briefs, Masterplans, Sustainability Statements, Social Infrastructure Assessments and any other supporting documents deemed necessary to ensure the coherent planning of residential development. Masterplans will be required for large-scale development of residentially zoned lands and shall be submitted at planning application stage. Early engagement with all utilities providers including Uisce Eireann is strongly advised.

(b) No one proposal for residential development shall increase the existing housing stock by more than 10-15% during the lifetime of the Plan, unless the applicant can demonstrate that the settlement has adequate capacity, in terms of both physical and social infrastructure to support additional growth.

(c) Ensure all new residential layouts will prioritise walking and cycling and are fully permeable for pedestrians and cyclists to access a range of local services and enable the efficient provision of public transport services.

(d) Ensure new residential development provides high quality public open space and play lots proportional to the number of residential units, having cognisance to accessibility, safety, permeability and public realm.

(e) Ensure that in any proposed alterations to the streetscape of the village centre, adequate consideration is given to conservation, restoration and reconstruction, where it would affect the settings of protected structures, or the integrity of the 19th Century streetscape.

Objective DS O3 Density and New Residential Developments

It is an objective of the Council to: Ensure that all residential development complies with the minimum residential density requirements, as set out in Table 3.4 and encourage a range of densities on New Residential and other suitably zoned lands in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas: Cities, Towns and Villages (2009), and any subsequent documents. A statement demonstrating an appropriate mix of units for new residential schemes shall be submitted as a requirement with all residential planning applications.

Policy TCF P2 Place-making Strategic Policy

It is policy of the Council to: Ensure that new development in the village centre and in particular the opportunity areas, comprises the highest of qualitative and design standards, complimenting the existing historical built fabric and national heritage, sustaining Patrickswell as a village in which to live, work, invest and do business.

Appendix 5: WFD Assessment

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Bord Pleanála ref. no.	323005	Townland, address	Main Street (Attyflin) , Patrickswell , Co. Limerick
Description of project		Construction of 6 houses and all associated works.	
Brief site description, relevant to WFD Screening,		The proposed site is located within the centre of Patrickswell. The nearest EPA mapped watercourse is the Islandduane River, which runs in a roughly south-north direction and is located approximately 36m from the eastern boundary of the site, at its closest point. There is hardstanding and built form between the site and the river. From an examination of EPA mapping, this eventually drains to the Lower River Shannon SAC and the River Shannon and River Fergus Estuaries SPA, located c4.4km to the west of the appeal site.	
Proposed surface water details		At operational stage, surface water/storm water will connect to the existing storm water network on Main Street. The eventual discharge point from this surface water drainage system is not set out, but it is likely to discharge to a local watercourse. In terms of the detailed design of the surface water network for the proposed development, surface water run-off from the proposed development will be collected in a piped system and diverted into an oil, petrol and grit separator following attenuation, noting that a Class 1 “Full Retention” Separator is recommended for the development. Outfall flows will be limited to ‘greenfield’	

	<p>runoff rates. I also note the development has included SUDS features such as permeable paving to the parking areas, which will reduce surface run off volumes Storm flows will be attenuated and will be discharged via a flow control device.</p>
Proposed water supply source & available capacity	<p>Uisce Eireann mains water connection.</p>
Proposed wastewater treatment system & available capacity, other issues	<p>Wastewater from the proposed development will discharge to the existing mains sewer, with individual connections for each dwelling. Uisce Éireann have stated that it has ‘no objection in principle’ to the proposed development (as per submission dated 20th February 2025). As part of the Further Information submission the applicant has also submitted a Confirmation of Feasibility (COF))(dated 2nd April 2025) for the proposed development of 6 no. units, on Main Street, Patrickswell, which notes that the wastewater connection is feasible without infrastructure upgrades by Uisce Éireann.</p> <p>Patrickswell’s wastewater disposal system is connected to the Limerick Main Drainage scheme, via a pumping station at Barnakyle. Waste water is then pumped to Raheen for treatment at the Wastewater Treatment Works at Bunlicky. Wastewater Treatment Works at Bunlicky has sufficient capacity to cater for the existing and future population of Patrickswell, as identified in the LAP. Notwithstanding, I note that the Uisce Eireann website cites capacity concerns at the plant and states that a project to upgrade the plant is at its early stages.</p>

Others?			None relevant.			
Step 2: Identification of relevant water bodies and Step 3: S-P-R connection						
Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
River Waterbody	c36m to the east of site	Barnakyle_020 ¹⁴ [IE_SH_24B050600] [within the Shannon Estuary South Catchment]	Moderate ¹⁵	At Risk ¹⁶	Agriculture is the top significant pressure impacting 89% of the 73 At Risk waterbodies within the Shannon Estuary South	Direct via surface water run-off, indirect via surface water drainage network.

¹⁴ [EPA Maps](#)

¹⁵ [Data - Catchments.ie - Catchments.ie](#)

¹⁶ [Data - Catchments.ie - Catchments.ie](#)

					Catchment, followed by 15% impacted by hydromorphological pressures and 11% by domestic wastewater ¹⁷ .	
Groundwater Waterbody	Underlying site	Patrickswell IE_SH_G_197 [within the Shannon Estuary South and Lower Shannon Catchments]	Good	Not at risk	None	Potential for ground contamination at construction stage and operational stage due to possible leakages of fuel and oils.
Transitional Waterbody	WWTP discharges into the Shannon Estuary from	Limerick Dock IE_SH_060_090 0 [within the Shannon Estuary South]	Poor	At risk	Agriculture is the top significant pressure impacting 89% of the 73 At Risk waterbodies within the Shannon Estuary South	Indirect via WWTP

¹⁷ [24 Shannon Estuary South Catchment Summary WFD Cycle 3.pdf](#)

	Bunlicky WWTP	and Lower Shannon Catchments]			Catchment, followed by 15% impacted by hydromorphological pressures and 11% by domestic wastewater. Agriculture is the top significant pressure impacting 60% of the 35 At Risk waterbodies within the Lower Shannon and Mulkear Catchment, followed by 26% impacted by Hydromorphological Pressures and 11% by Forestry.	
Step 4: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.						
CONSTRUCTION PHASE						

No.	Component	Waterbody receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.
1.	Surface	Barnakyle_020 ¹⁸ [IE_SH_24B050600] [within the Shannon Estuary South Catchment]	Surface water drainage via adjacent site (direct); Indirect via surface water drainage network.	Siltation, pH (Concrete), hydrocarbon spillages	Standard construction practice CEMP	No	Screened out
2.	Ground	Patrickswell IE_SH_G_197	Pathway exists via potential spillages.	Spillages	As above	No	Screened out

¹⁸ [EPA Maps](#)

		[within the Shannon Estuary South and Lower Shannon Catchments]					
OPERATIONAL PHASE							
3.	Surface	Barnakyle_020 ¹⁹ [IE_SH_24B050600] [within the Shannon Estuary South Catchment]	Surface water drainage via adjacent site (direct); Indirect via surface water drainage network.	Hydrocarbon spillages	Attenuation; Hydrocarbon Interceptor; Filtration; SUDs features	No	Screened out
4.	Ground	Patrickswell IE_SH_G_197	Pathway exists via potential spillages.	Spillages	SUDs features	No	Screened out

¹⁹ [EPA Maps](#)

		[within the Shannon Estuary South and Lower Shannon Catchments]					
5	Transitional	Limerick Dock IE_SH_060_0900 [within the Shannon Estuary South and Lower Shannon Catchments]	Pathway via WWTP	No potential for a material impact on any existing pressures on the WWTP due to the small scale of the proposed development (6 no. houses).	None	No	Screened Out
DECOMMISSIONING PHASE							
6.	NA						