



An
Coimisiún
Pleanála

Inspector's Report

PL-500492-LK-25

Development	Construction of 28 dwellings, outline permission for 10 serviced sites and associated site works
Location	Bottle Hill, Doon, Co. Limerick
Planning Authority	Limerick City and County Council
Planning Authority Reg. Ref.	2461182
Applicant(s)	Rinberry Ltd
Type of Application	Permission
Planning Authority Decision	Grant Permission + Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	Jeremiah Ryan
Observer(s)	None
Date of Site Inspection	09 th March 2026
Inspector	Matthew McRedmond

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1.0 Site Location and Description

- 1.1. The subject site is located at Bottle Hill, Doon, Co. Limerick and is accessed via the R505 regional road along the southern boundary. The site is currently in agricultural use and is 2.6 hectares in area. The site is generally 'L' Shaped and bound by residential properties at St. Fintan's Terrace to the southwest, The Fort at the northwest and Church Street to the east. Doon Village centre is located to the south/southeast.
- 1.2. The site rises towards the north and has an existing stream along the southern boundary, known as the Doon Stream.

2.0 Proposed Development

- 2.1. The proposed development consists of the construction of 27no. dwellings with outline permission for 10no. serviced sites. The following key details are noted:

Site Area	2.6ha
No. of units	27 no. 2-storey units consisting of: <ul style="list-style-type: none">• 3no. x 3-bed detached dwellings• 6no. x 2-semi detached dwellings• 8no. x 2-bed terraced dwellings• 8no. x 3-bed terraced dwellings• 1no. apartment block with 2no. 2-bed dwellings Outline Permission also south for 10no. detached dwellings in Phase 2
Density	14.2units/hectare when outline permission is included in 2.6 hectare site

Car Parking Provision	States as 2no. per dwelling but some units have a single space. Total of 49 no. spaces including on curtilage of individual units and 7no. visitor spaces on street.
Vehicular entrance	Upgrade of existing entrance from R505
Usable Open Space	Over 27% or 7,145sqm including pedestrian paths and play areas for children

2.2. The proposal was revised at further information stage to include one additional dwelling to provide 28no. units in total. This led to a reduction in open space with the parking space 26% of total site area (as submitted, 6,855sqm) proposed. Parking numbers were increased to 51no. with the additional unit proposed as a result of reconfiguration.

3.0 Planning Authority Decision

3.1. Decision

On the 20th November 2025, Limerick City and County Council granted planning permission for the proposed development, subject to 26no. planning conditions.

Condition 6 required frosted glass on the first floor window of the southern elevation of unit 28, revised entrance treatment as it relates to St. Fintan's Terrace and a new boundary treatment at the rear of properties at St. Fintan's Terrace.

Condition 9 limited the outline permission for the 10no. serviced sites to 3 years. Condition 26 required the construction of a 2m concrete block wall to the rear of all dwellings.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The Local Authority Planner had regard to the locational context of the site, national and local planning policy context, the referral responses received, and any submissions made on the application. Their assessment included the following:

- The principle of the proposed development is acceptable having regard to Objective CGR O15, which requires developments in level 4 settlements (Doon) not to exceed 15% of the housing stock and Objective HO O19, the development of serviced sites in villages.
- Layout is generally acceptable subject to revisions to Green Area 5.
- While the proposed units are generally in accordance with minimum space requirements, some clarifications are required via further information.
- Car parking at 53no. spaces is acceptable. Bicycle parking at 20 spaces should be increased. Further information is required in relation to the submitted road safety audit.
- Revised details for boundary treatment at front entry required, details of hedgerows/boundaries to be retained also should be provided.
- Site is located in Flood Zone C, with areas along the stream in Zones B and C. Residential is in Flood Zone C and this is considered acceptable.
- Soakaways and permeable paving details to be revised to manage surface water impacts.
- Phasing ins considered acceptable.
- No childcare requirements given scale of proposal which is less than 75no. threshold.

3.2.2. The Planning Authority sought further information in relation to a number of items including private open space, confirmation of schedule of accommodation, bicycle parking, landscape plan, tree survey, archaeology, traffic and transport details, surface wate management, revisions to unit arrangements and design, a lighting layout and services ducting.

Further Information Response

3.2.3. The applicant submitted a further information response in October 2025, which included the following:

- Green Area Site Plan
- Revised site layout to show revised bicycle parking and bin store details. Revised landscape plan and entrance layout proposed.
- A tree and hedge report provided that shows hedgerows and trees to be retained on landscape layout.
- Archaeological assessment
- Revised layout to include 2no. 3-bed units in place of detached house (increasing overall unit numbers to 28).
- Response to traffic and transport issues.
- Confirmation of purpose of mound and fence at stream to protect against flooding and as a safety measure for children.
- Confirmation of window design and building measures to be in accordance with relevant building standards.
- Lighting report and details of ducting provided.

Planning Authority Response

3.2.4. The Planning Authority assessed the FI response as follows:

- Private open space for dwellings are considered acceptable in line with SPPR 2 of the compact settlement guidelines.
- Revisions to schedule of accommodation is accepted and increase to 28no. units is noted.
- The bicycle stands and secure bicycle storage to front of terraced dwellings is deemed acceptable.
- Proposed entrance details acceptable, subject to removal of bollards. Boundary treatments appropriate, with revised treatment to rear of St. Fintan's Terrace required on foot of submission.
- Replacement of existing hedgerow and trees with a comprehensive range of landscaping is considered appropriate.

- Archaeological report considered appropriate and conditions are recommended if permission is granted.
- Recommendations of road safety audit (RSA) should be incorporated into the final layout and should be conditioned with any grant of permission.
- Compliance with Part K of Building regulations is confirmed.
- Revised surface water and attenuation measures on site are considered acceptable with final details agreeable by condition.
- Submissions are noted and separation distances exceed 16m requirement of compact settlement guidelines. As noted a condition on boundary treatment will be included.
- Based on the further information submitted, the Planning Authority recommended a grant of permission, subject to conditions.

3.2.5. Other Technical Reports

- Roads Department – Revised information to be submitted including RSA with all issues appropriately addressed on site layout plan, confirmation that TTA is not required, consistent plans, T-junction and table top road design and zebra crossing detail, connection of cycle paths with existing footpaths, road widths, sightlines and other details including electric charging. Revised details in relation to SuDs also required. Information submitted considered appropriate and recommended a grant of permission subject to conditions.
- Fire and Building Control – Building design to be in compliance with part k of building regulations in relation to window escape, fire hydrant to be provided within 46m from all dwellings, fire and disability cert to be obtained, adequate access for fire tenders to be provided. No further comment on further information submitted
- Environment and Climate Action Department (Parks) – Recommend a tree survey to be undertaken. No comment received in relation to FI submission.
- Local Authority Archaeologist – Suitably qualified archaeologist to be engaged to undertake sample trench testing. Satisfied with FI response and recommended grant of permission subject to conditions.

3.3. **Prescribed Bodies**

- 3.3.1. Uisce Eireann (UE) – No objection to the proposed development subject to standard UE conditions.

3.4. **Third Party Observations**

- 3.4.1. One submission on file at significant further information stage that is generally consistent with concerns raised in third party appeal. Request for rear access lane to terraced properties at St. Finans, bungalows instead of two storey and queries in relation to parking access on public road for home help. Queries on site access, status of the observers sheds that back on to the boundary and retention of existing trees. Impact on sewage system is also queried. Two storey dwellings will also impact on the character of the 1940's terraced dwellings.

4.0 **Planning History**

- 4.1.1. Relevant Planning History is as follows:
- 4.1.2. **Limerick City and County Council Ref 22/7013:** Permission refused Limerick CCC for the extension of duration of Ref. 16/530).
- 4.1.3. **Limerick CC Ref. 16/530:** Permission granted by Limerick CC for the construction of 25no. houses and associated site works.
- 4.1.4. **Limerick CC Ref. 14/7007:** Permission granted by Limerick County Council for extension of duration of permission Ref. 08/1540.
- 4.1.5. **Limerick CC Ref. 08/1540:** Permission granted for the demolition of existing house and construction of 2no. apartment blocks consisting of commercial units and apartments, a creche and associated site works.

5.0 **Policy Context**

5.1. **National Planning Policy**

- 5.1.1. The NPF (First Revision, 2025) is the Government's high-level strategic plan for shaping the future growth and development of the country to the year 2040. A key

element of the NPF is a commitment towards 'compact growth', which focuses on a more efficient use of land and resources through reusing previously developed or under-utilised land and buildings. National Strategic Outcome No. 1 is 'Compact Growth'. Activating strategic areas and achieving effective density and consolidation is a top priority, rather than more sprawl of urban development.

5.1.2. The NPF contains several policy objectives that articulate the delivery of compact urban growth as follows:

- NPO 7 outlines a presumption in favour of development in existing settlements, to ensure compact growth and sequential patterns of growth.
- NPO 9 aims to deliver at least 30% of all new homes targeted for settlements other than the five cities, to be within the existing built-up footprints.
- NPO 22 notes in urban areas that planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth.
- NPO 37 seeks to integrate alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility.
- NPO 42 targets the delivery of 50,000 homes per annum up to 2040.
- NPO 43 prioritises new homes that support sustainable development at an appropriate scale relative to location.
- NPO 45 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, increased building height and more compact forms of development.

5.1.3. Relevant national policy also includes Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities, 2024 ('the Compact Settlement Guidelines') which states that development in rural towns and villages with populations of less than 1,500 (651 in Doon as of 2022 Census) should be tailored to the scale, form and character of the settlement and the capacity of services and infrastructure (including public transport and water services

infrastructure). Lands zoned for housing at the edge of rural towns and villages at locations that can be integrated into the settlement and are connected to existing walking and cycling networks can offer an effective alternative, including serviced sites, to the provision of single houses in the countryside. The density of development at such locations should respond in a positive way to the established context.

- 5.1.4. SPPR 1 of the Compact Settlement Guidelines relates to Separation Distances. A separation distance of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Reduced separation distances can be provided where there are no opposing windows and where privacy measures are designed in. The Compact Settlement Guidelines supersede the Guidelines on Sustainable Residential Development in Urban Areas and accompanying Urban Design Manual.

5.2. **Regional Spatial and Economic Strategy for the Southern Region**

- 5.2.1. The Regional Spatial and Economic Strategy for the Southern Region, 2020-2032 is relevant in terms of the strengthening of towns and villages and to enable enhanced roles for sub-regional settlements.

5.3. **Rebuilding Ireland – Action Plan on Housing and Homelessness 2016**

- 5.3.1. This is a government initiative which identifies the critical need for accelerating housing supply.

5.4. **National Biodiversity Action Plan (NBAP) 2023-2030**

- 5.4.1. 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 Commission, 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 Commission. 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.

5.5. Limerick City and County Development Plan 2022-2028

5.5.1. The Site of the proposed 28no. units is 1.73hectares in area and is zoned 'New Residential', with the Objective: "*To provide for residential development, protect and improve existing residential amenity.*" According to the zoning matrix set out in the Limerick Development Plan, residential development is generally permitted on such zoned lands. 0.967ha of the site is zoned 'Residential Serviced Sites', where outline permission is sought for 10no. residential units.

5.5.2. Relevant chapters, sections, policies and objectives of the plan include:

- Policy CS P2 - Compact Growth Policy
- CGR O3 - Urban Lands and Compact Growth – 30% of new homes in existing settlement footprints

5.5.3. In terms of Settlement Hierarchy, the site is located at Level 4 Large Villages, as set out in table 2.4 of the plan.

5.5.4. At this location densities of 22 uph for 80% of dwelling units and 10 uph for 20% of dwelling units is proposed at Table 2.6 of the Plan.

5.5.5. Other relevant objectives include:

- Objective 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.
- Objective CAF O3 Sustainable Development - To support sustainable travel, energy efficient projects, provision of green spaces and open space and sustainable residential development projects, as a means of addressing climate change.
- Objective HO O3 Protection of Existing Residential Amenity - It is an objective of the Council to ensure a balance between the protection of existing residential

amenities, the established character of the area and the need to provide for sustainable new development

- Objective CGR O15 Requirements for Developments within Level 4 Settlements – To ensure scale of new development is in proportion (not exceed existing housing stock by 10-15%) and provide a variety of house types and densities..

5.5.6. Chapter 11 of the Development Plan includes Development Management Standards, with Section 11.3 referring to Residential Development and Section 11.4.2 referring specifically to Residential Quality Standards for Houses. Relevant sections include:

- 11.4.2.1 – Separation Distances between Residential Units
- 11.4.3 – Serviced Sites – Integrate with the existing village characteristics.

5.6. **Natural Heritage Designations**

5.6.1. The following designated sites are located within 15km of the appeal site:

- Lower River Shannon SAC (site code: 2165) approximately 3.3km to the south and 2.1km north.
- River Shannon and River Fergus Estuaries SPA (site code: 4077) approximately 27km to the northwest.
- Slievefelim to Silvermines Mountains SPA (Site Code: 004165) approximately 3.1km to the north

5.7. **EIA Screening**

5.7.1. I have had regard to the determination of the Planning Authority in relation to EIAR requirements. Having regard to the nature of the proposed development comprising the development of 28no. residential units, within an established urban area and where infrastructural services are available, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required. See completed Form 1 and 2 at Appendix 1.

5.7.2. Outline permission for 10no. serviced sites is not considered a project for the purposes of EIA.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. A third-party appeal has been submitted against the decision of Limerick City and County Council to grant permission for the proposal. The grounds of the appeal may be summarised as follows:

Residential Amenity Impact

- Two storey dwelling 1 metre outside rear wall of existing dwelling (appellant's house) will directly affect enjoyment of their property, reducing views and obstructing light to the rear of the property.
- Propose that rear access road would allow entry to the rear and increase separation and lessening the obstruction of the view.
- Bungalow instead of two storey houses for 'F' type dwellings also suggested in the appeal.
- Details of impacts on 2m high block boundary wall do not include treatment of rear wall of shed. Further details required.
- Retention of existing mature tree is unlikely given impact of proposed dwellings and reduction of tree by a third.

Traffic and Parking Impacts

- Proposed new access will impact on-street parking (on R505) for appellant's visitors, including home help/carers.
- R505 is a busy road with a bend close to proposed new entrance to appeal site. New house opposite is also not on application drawings.

Conclusion

- No indication that any issues raised will be addressed.

6.2. Applicant Response

6.2.1. The applicant has provided a response to the third-party appeal that may be summarised as follows:

General

- Applicant has addressed all relevant issues raised and are committed to being a considerate neighbour, with a commitment to adhere to all construction management related conditions.

Loss of Privacy

- Only first floor window on relevant elevation is an ensuite bathroom that will be fitted with opaque glazing, eliminating risk of overlooking.
- Separation distance between proposed dwelling and rear elevation of appellant's bungalow is approximately 20m, which exceeds Development Plan standards.
- No first-floor windows on existing bungalow. Separation with boundary is 1.5m from common boundary, which is typical and policy compliant.
- With separation distance to house and boundary, there is no material overbearing impact on the appellant's property.
- Applicant will remove first floor window to en-suite if necessary to provide a reasonable response to concerns raised.

Parking

- Proposal does not interfere with access to the appellant's driveway for parking.

Construction Impacts

- Construction impacts will be proactively managed, and all construction related conditions will be fully complied with.

6.3. Planning Authority Response

6.3.1. Planning Authority have no further comments to make outside of the Local authority Planner's Assessment of the proposal.

6.4. Observations

6.4.1. None.

7.0 Assessment

7.1. Having examined the application details and all other documentation on file, including the grounds of appeal, the reports of the local authority, and having inspected the site, and having regard to the relevant local/regional/national policies and guidance, I consider that the substantive issues in this appeal can be assessed under the following headings:

- Impacts on Residential Amenity
- Parking Impacts

7.2. Impacts on Residential Amenity

7.2.1. The third-party appeal submits that the proposal will unduly impact on their residential amenity due to location, height and overlooking, and will have an unacceptable impact on the amenity of their property, which is located to the south/southwest of the appeal site.

7.2.2. The applicant submits that the proposal has been designed in accordance with national and local policy guidance, and the separation distance is adequate to ensure no loss of privacy.

7.2.3. Residential Amenity

7.2.4. I have reviewed the application drawings and details submitted with the application. I also have regard to the existing built environment surrounding the subject site, noting the terraced dwellings to the southwest, orientation and rear gardens to boundaries with the subject site.

7.2.5. The existing property at No. 7 St. Fintan's Terrace, to the south, is highlighted in the appeal as being particularly impacted by the proposed building height and separation distance to proposed unit 28, in relation to this property.

- 7.2.6. The separation distance between dwelling No. 28 in the subject proposal and the property boundary to the south is given as c.1.5m, with a further 20m separation to the existing dwelling at No. 7 St. Fintan's Terrace.
- 7.2.7. The provisions of the Limerick City and County Development Plan 2022-2028 (CDP) refer to separation distances for residential development. Section 11.4.1.3 of the CDP, specifies, in general, an appropriate separation distance is required between opposing windows up to three storeys in height. However, it is advised that in certain instances, depending on design and circumstances, reduced separation distances may be acceptable, subject to the maintenance of privacy and protection of adjoining residential amenities.
- 7.2.8. The 2009 Guidelines on Sustainable Residential Development in Urban Areas have now been replaced by the Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities (2024). SPPR1 of the Compact Settlement Guidelines states that when considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces. I note habitable rooms include living spaces and bedrooms.
- 7.2.9. I note the separation distances to the property to the southwest (as set out in the appeal) as being 20m from the subject proposal. I note this is a single storey dwelling/bungalow and there are therefore no windows above ground level on the existing dwelling that would directly oppose the proposed two storey unit to the northeast. Although the proposed sites for outline permission are close to the properties at 'The Fort' to the west, the property to the southwest at St. Fintan's Terrace is the closest dwelling to the proposed development and has rear windows facing towards the proposed development site.
- 7.2.10. I note the only window at the southern elevation of Unit 28 is a first-floor window for an en-suite bathroom, that will be treated with opaque glazing. I am therefore

satisfied that through boundary treatments of a 2m high concrete wall, the opaque glazing treatment and separation distances of 20m, no overlooking of the existing property to the southwest will occur. The applicant has given the option of completely removing the south facing bathroom window, but given the opaque treatment, I do not consider this to be necessary.

- 7.2.11. The third party appeal submits that the subject proposal would have a significant impact on the enjoyment of their home due to restrictions on their views as a result of a two storey dwelling at their rear property boundary. I have had regard to the location of the site within an urban village setting and in the context of National Policy Objectives for compact growth within existing urban settlements, I consider the proposal for a 2-storey dwelling, at an appropriate separation distance to be appropriate in this context. I find that the proposal delivers on Objective CGR P1 in terms of providing for consolidated growth while also adhering to Objective CGR O15 in relation to the protection of residential amenity.
- 7.2.12. The proposed development is primarily located to the northeast of the appellant's property and given the general path of the sun, I consider the appeal party's property will receive adequate levels of sunlight and daylight throughout the day.
- 7.2.13. In relation to the 2m concrete wall, I recommend final construction details of this wall, and all boundary details, are agreed with the Planning Authority by way of condition to ensure the satisfactory retention of existing shed structures along this boundary.
- 7.2.14. The appeal has raised concern in relation to the retention of the existing mature tree within their existing views. I have reviewed the submitted arborist report submitted at FI stage and I am satisfied that the existing Common Fields Marple can be adequately retained through the implementation of protection measures including root protection zones and protective fencing. I am also mindful of the extensive range of new planting that is proposed within the rear gardens and surrounding areas of the new development that will aid the assimilation of the subject proposal into the existing landscape and will add a level of visual interest to the area.

Residential Amenity and Character Conclusion

- 7.2.15. Having regard to the proposed layout, design and separation distances to site boundaries I consider that the proposed development does not result in an unacceptable impact on the residential amenities or character of the area. I therefore

consider that the proposal accords with Policy Objective CGR P1 in terms of revitalisation and the delivery of more compact and consolidated growth, integrating land use and transport, with the use of appropriate densities and built form.

7.3. **Parking Impacts**

Parking Provision

- 7.3.1. The third-party appeal refers to concerns regarding parking as visitors currently use on-road parking on the R505. It is stated that the proposed development access junction may have an impact on current parking practices.
- 7.3.2. The applicant has submitted that the proposal will not lead to an alteration of current parking practices, with space also available in driveways of the terraced dwellings.
- 7.3.3. Having considered the submitted details, I am of the opinion that sufficient car parking is available in the existing dwellings, which will not be unduly impacted by the subject proposal. Although there is current practice of informal parking at the roadside, this is not a formal parking arrangement and does not form part of the subject application. Adequate sightlines are available at the access junction to provide for sufficient road safety as set out in the following section.

Access Junction

- 7.3.4. The speed limit on the R505, adjacent to the subject site, is 50km/h. I refer to the Design Manual for Urban Roads and Streets (DMURS), Table 4.2 which requires a minimum safe stopping distance (SSD) of 45 metres on 50km/h roads. I note the DMURS Guidelines proffer that design speed is the maximum speed at which it is envisaged/intended that the majority of vehicles will travel under normal conditions. In most cases the posted or intended speed limit should be aligned with the design speed, which I have considered to be 50km/h in this instance, based on the speed limit in the area.
- 7.3.5. Section 4.4.5 of DMURS, refers to visibility splays. The distance back along the minor road or direct access from which the full visibility is measured is known as the 'x' distance. The 'x' distance on the minor road for visibility measurements shall be 2.4m as a desirable minimum, which may be reduced to 2.0 metres where vehicle

speeds are slow and flows on the minor arm are low. A 2.4m 'x' distance is provided in the subject proposal, which I consider appropriate.

- 7.3.6. The 'Y' distance is the distance a driver exiting from the minor road can see to the left and right along the major arm. It is normally measured from the nearside kerb or edge of roadway where no kerb is provided. DMURS recommends that the 'Y' distance along the visibility splay should correspond to the safe stopping distance (SSD) for the design speed of the major arm, taken from Table 4.2 of the DMURS document.
- 7.3.7. The applicant has provided a drawing 'C13 – Sightlines' dated '29.04.25' which was submitted at FI stage, that illustrates sight distance of at least 45m from 2.4m back on the proposed access/exit junction. I note this is consistent with DMURS recommendations for 45m sightlines and SSD on 50km/h roads and is measured to the nearside kerb.
- 7.3.8. Having visited the site and reviewed the submitted drawings I consider that adequate sightlines of 45m can be achieved due to the geometry of the road to the southeast (right) and to the northwest (left). The Council Roads Report on the FI submission, raised no issues with the information provided in relation to sightlines.
- 7.3.9. Given the relatively small number of units proposed at 28no., I do not consider that a significant level of vehicle movements would arise from the subject proposal that would give rise to a substantial impact on the road network. The site is within a village setting and in the context of National Policy Objectives for compact growth within existing urban settlements, I consider the low level of additional traffic to be acceptable while balancing sustainable urban growth with the operation of the road network.
- 7.3.10. Based on the foregoing, I do not consider there to be any conflicts with National or Local Planning Policy as a balance must be struck between sustainable, compact growth and new vehicular trips on the network. I have had regard to CDP Policy TR P11 and consider the subject proposal to be consistent with this policy as the road is 50km/h, where limited level of vehicular access would occur, an RSA has been undertaken by the applicant, and the proposal provides for the orderly urban development of this village site. The proposal would not unduly impact parking or visitation to the appellant's property.

7.3.11. Based on the submitted information, I am satisfied that an upgraded entrance for the proposed development is acceptable at this location. The proposal provides for orderly urban development by linking existing pedestrian pathways adjacent to the site, providing adequate vehicular sightlines and provides for an appropriate scale of residential expansion within Doon Village as per the Limerick City and County Development Plan.

8.0 Recommendation

8.1. Having regard to the above assessment, I recommend that permission is GRANTED, subject to the conditions outlined below.

9.0 Reasons and Considerations

9.1.1. Having regard to the provisions of the Limerick City and County Development Plan 2022-2028, to the Level 4 settlement designation and residential zoning of the site that allows for appropriate residential development, to the provisions of Objectives CGR P1 in terms of providing for consolidated growth while also adhering to Objective CGR O15 to protect residential amenity, to the nature of the proposed development and to the pattern of development in the surrounds, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or the amenities of property in the vicinity and would constitute an acceptable form of development at this location. The proposed development, would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 29 th November 2024 and as amended by the further information submitted on the 24 th October 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be
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	<p>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.</p> <p>Reason: In the interests of clarity.</p>
2.	<p>Details of the materials, colours and textures of all the external finishes to the proposed development, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>
3.	<p>Prior to the commencement of development, revised plans shall be submitted for the written agreement of the Planning Authority to include the following:</p> <p>a) First-floor window on the southern elevation of house no. 28 to be opaque glazing.</p> <p>b) Revised boundary treatment proposals at the main entrance onto the R505 Regional Road including appropriate connection to the existing boundary walls at St. Fintan's Terrace to the west and the existing dwellings to the east. Proposals shall have regard to the character of the surrounding area and the omission/replacement of concrete bollards.</p> <p>c) Revised proposals for the boundary between the permitted development and properties along St. Fintan's Terrace, in particular No. 7 St Fintan's Terrace, to ensure protection of existing structures.</p> <p>Reason: To prevent overlooking and in the interests of residential amenity.</p>
4.	<p>(a) This outline permission for the 10 no. serviced sites shall expire within three years of the date of the final grant of outline permission. Permission consequent is required for the individual houses on the serviced sites and shall be limited to a period of two years.</p> <p>(b) This planning permission for the construction of 28. no houses, an entrance, internal roadway, footpaths and connection mains services</p>

	<p>together with all associated site works shall be limited to a period of 5 years.</p> <p>Reason: To ensure the site is developed in an orderly fashion and within a reasonable timeframe.</p>
5.	<p>The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:</p> <p>(a) A plan to scale of not less than 1:500 showing –</p> <ul style="list-style-type: none"> (i) Existing trees, hedgerows specifying which are proposed for retention as features of the site landscaping (ii) The measures to be put in place for the protection of these landscape features during the construction period (iii) The species, variety, number, size and locations of all proposed trees and shrubs which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder (iv) Details of boundary treatments between each unit and at external boundaries (v) Details of planting at external boundaries of the site (vi) Hard landscaping works, specifying surfacing materials, furniture and finished levels <p>(b) Details of proposed pedestrian links to open space</p> <p>(c) A timescale for implementation</p> <p>All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development or until the development is taken in charge by the local authority, whichever is the sooner, shall be replaced within the next</p>

	<p>planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p>Reason: In the interest of residential and visual amenity.</p>
6.	<p>The access from the public road and internal road and vehicular circulation network serving the proposed development, including layout of the R505 at the entrance to the site, turning bays within the development, parking areas, driveways, a raised table/crossing or similar traffic calming measure at the entrance to the development, bicycle parking, electric vehicle charging, footpaths, cyclepaths and kerbs shall be in accordance with the detailed construction standards of the Planning Authority for such works and design standards outlined in DMURS. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.</p> <p>Reason: In the interest of amenity and of traffic and pedestrian safety.</p>
7.	<p>The developer shall comply with the following Transportation requirements of the Planning Authority:</p> <p>a) A Stage 2 Road Safety Audit shall be submitted for the written agreement of the Planning Authority prior to the commencement of development in compliance with the TII Publication 'Road Safety Audit GE-STY-1024'.</p> <p>b) Prior to the occupation of the development a Stage 3 Road Safety Audit shall be submitted for the written agreement of the Planning Authority in compliance with the TII Publication 'Road Safety Audit GE-STY-01024'.</p> <p>c) The developer shall address all problems raised with the stage 2 and 3 Audits in full and submit revised Site Layout Plans to include the recommendations of the Audits, which must be clearly labelled, for the written agreement of the Planning Authority.</p> <p>d) The proposed residential car parking spaces shall be constructed and have appropriate ducting to be capable of accommodating future electric charging points for electrically operated vehicles.</p>

	<p>e) Road Markings and Signs shall be in accordance with "IS EN 1436 European Standard for Road Markings" & in accordance with the "Traffic Signs Manual". All road markings and signage shall be kept maintained by the developer.</p> <p>Reason: In the interest of traffic safety, amenity and orderly development.</p>
8.	<p>a) Notify the Planning Authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development.</p> <p>(b) Employ a suitably qualified archaeologist who shall apply for a licence to monitor all site investigations, excavation works and all ground disturbance associated with the development.</p> <p>(c) Submit the name of the suitably qualified archaeologist to the Planning Authority four weeks in advance of the commencement of any site works (including site investigations) accompanied by a site specific letter from the archaeologist certifying that they have applied for a licence</p> <p>Reason: To ensure the continued preservation of places, caves, sites, features or other objects of archaeological interest.</p>
9.	<p>On completion of the ground works the developer shall submit a report detailing the results of the licensed archaeological monitoring works to the Department of Housing, Local Government & Heritage and the Planning Authority. The report shall contain a drawing showing the exact extent of the area that was archaeologically monitored, certified by the archaeologist. Excavators should include a catalogue of excavated features with 12 figure ITM coordinates for the centre point of each feature. In the event that the development is phased, interim reports shall be submitted at each stage showing the area monitored and giving preliminary results.</p> <p>b) Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The Development Applications Unit, National Monuments Service, Department of Housing, Local</p>

	<p>Government & Heritage and the Planning Authority Archaeologist shall be informed immediately. The developer shall be prepared to be advised by the National Monuments Service, Department of Housing, Local Government & Heritage and the Planning Authority with regard to any necessary mitigating action.</p> <p>c) Should an archaeological excavation be required then the following shall apply: the developer shall provide satisfactory arrangements for the recording and excavation of any archaeological material that may be considered appropriate to excavate and shall undertake to complete all post excavation analysis up to and including final report stage. Excavators should include a catalogue of excavated features with 12 figure ITM coordinates for the centre point of each feature. Within twelve months of the completion of the excavation a final report (in the format recommended in the Guidelines for Authors of Reports on Archaeological Excavations 2006 National Monuments Service) shall be submitted to the Planning Authority.</p> <p>Reason: In order to conserve the archaeological heritage of the site and to secure the preservation of any remains which may exist within the site.</p>
10.	<p>(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 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.</p> <p>(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 or unit for use by individual</p>

	<p>purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.</p> <p>(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 residential units, in which case the planning authority shall confirm in writing to the developer 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.</p> <p>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 in accordance with the 'Regulation of Commercial Institutional Investment in Housing Guidelines for Planning Authorities', May 2021.</p>
11.	<p>The development hereby permitted shall be carried out and completed at least to the construction standards as set out in the planning authority's Taking In Charge Standards. In the absence of specific local standards, the standards as set out in the 'Recommendations for Site Development Works for Housing Areas' issued by the Department of the Environment and Local Government in November 1998. Following completion, the development shall be maintained by the developer, in compliance with these standards, until taken in charge by the planning authority.</p> <p>Reason: To ensure that the development is carried out and completed to an acceptable standard of construction.</p>
12.	<p>The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company, or by the local authority in the event of the development being taken in charge. Detailed proposals in this regard shall be submitted to and agreed in writing with the planning authority prior to commencement of development.</p>

	<p>Reason: To ensure the satisfactory completion and maintenance of this development.</p>
13.	<p>A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities for each unit shall be submitted to, and agreed in writing with, the planning authority not later than six months from the date of commencement of the development. Thereafter, the waste shall be managed in accordance with the agreed plan.</p> <p>Reason: In the interest of residential amenity, and to ensure the provision of adequate refuse storage.</p>
14.	<p>Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall be submitted to the Planning Authority and agreed prior to the commencement of development.</p> <p>Reason: In the interest of public health.</p>
15.	<p>The developer shall enter into water supply and wastewater connection agreements with Uisce Eireann, prior to commencement of development. A Confirmation of Feasibility for connection to the Irish Water network shall be submitted to the planning authority prior to the commencement of development.</p> <p>Reason: In the interest of public health.</p>
16.	<p>Public lighting shall be provided in accordance with a final scheme to reflect the indicative details in the submitted External Lighting Report, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development/installation of lighting.</p> <p>Such lighting shall be provided prior to the making available for occupation of any residential unit and shall include lighting of proposed pedestrian link to the southeast of the site.</p>

	Reason: In the interests of amenity and public safety.
17.	<p>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.</p> <p>Reason: In the interests of visual and residential amenity.</p>
18.	<p>The construction of the development shall be managed in accordance with a Construction Environment Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of the intended construction practice for the proposed development, including measures for the protection of existing residential development, hours of working, traffic management during the construction phase, noise and dust management measures and off-site disposal of construction/demolition waste.</p> <p>Reason: In the interests of public safety and residential amenity.</p>
19.	<p>Construction and demolition waste shall be managed in accordance with a final construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.</p> <p>Reason: In the interest of sustainable waste management.</p>
20.	<p>Site development and building works shall be carried only out between the hours of 0700 to 1900 Mondays to Friday and between the hours of 0800</p>

	<p>and 1400 hours on Saturday inclusive, 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.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
21.	<p>Proposals for an estate/street name, house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).</p> <p>Reason: In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.</p>
22.	<p>Prior to commencement of development, the developer 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 provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Coimisiún Pleanála for determination.</p>

	<p>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 of the area.</p>
23.	<p>Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.</p> <p>Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.</p>
24.	<p>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.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the</p>

	Development Contribution Scheme made under section 48 of the Act be applied to the permission.
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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.

Matthew McRedmond
Senior Planning Inspector
10th March 2026

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

Case Reference	PL-500492-LK-25
Proposed Development Summary	Construction of 28no. dwellings and all associated site works. Outline Permission for 10no. serviced sites.
Development Address	Bottle Hill, Doon, Co. 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)	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2. (28no. dwellings)
	<input checked="" type="checkbox"/> No, No further action required. (Outline Permission for 10no. serviced sites is not a 'project')
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> 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
<input checked="" type="checkbox"/> 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?	
<input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed	

<p>type of proposed road development under Article 8 of the Roads Regulations, 1994.</p> <p>No Screening required.</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p>EIA is Mandatory. No Screening Required</p>	
<p><input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p>Preliminary examination required. (Form 2)</p> <p>OR</p> <p>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</p>	<p>Class 10 (b) (i) and (iv)</p>

<p>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)?</p>	
<p>Yes <input type="checkbox"/></p>	
<p>No <input checked="" type="checkbox"/></p>	<p>Pre-screening determination conclusion remains as above (Q1 to Q3)</p>

Inspector: _____ Date: _____

Form 2 - EIA Preliminary Examination

Case Reference	PL-500492-LK-25
Proposed Development Summary	Construction of 28no. dwellings and all associated site works. Outline Permission for 10no. serviced sites.
Development Address	Bottle Hill, Doon, Co. 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).	<ul style="list-style-type: none"> - Proposed residential use is compatible with other uses in area, - Modest size and intensity of development - No significant use of natural resources or production of waste - No significant risk of pollution or nuisance - No significant risk of accidents / disasters to human health
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).	<ul style="list-style-type: none"> - Located within residential zoned land on a serviced urban site - Local ecology only on site - No significant built heritage in the area - No water features at the site - No designated sites at this location
Types and characteristics of potential impacts	Having regard to the following: <ul style="list-style-type: none"> - Nature and scale of the development,

<p>(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>	<ul style="list-style-type: none"> - Lack of significant environmental sensitivities on the site, - Absence of significant in combination effects, <p>there is no potential for significant effects on the environmental factors listed in section 171A of the Act.</p>
<p>Conclusion</p>	
<p>Likelihood of Significant Effects</p>	<p>Conclusion in respect of EIA</p>
<p>There is no real likelihood of significant effects on the environment.</p>	<p>EIA is not required.</p>

Inspector: _____ Date: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)

Appendix 2 – AA Screening

Screening for Appropriate Assessment Test for likely significant effects

Step 1: Description of the project and local site characteristics

Brief description of project	Construction of 28no. dwellings and all associated works. Outline Permission for 10no. serviced sites.
Brief description of development site characteristics and potential impact mechanisms	Infill development on 2.6ha site. Site in derelict natural grass / pastoral state, existing natural boundaries, located c 2.1km to European site, minimal potential impact on ground water from disposal of surface water, removal of natural vegetation may disturb species, planting proposed. The River Shannon and River Fergus Estuaries SPA (Site Code: 004077) is located 27km northwest of the site and Lower River Shannon SAC (Site Code: 002165) located 3.2km south and 2.1km north of the site. Slievefelim to Silvermines Mountains SPA (Site Code: 004165) is located 3.1km north.
Screening report	No.
Natura Impact Statement	No.
Relevant submissions	No reference to European sites in submissions

Step 2. Identification of relevant European sites using the Source-pathway-receptor model

Three European sites are identified as being located within a potential zone of influence of the proposed development as detailed in Table 1 below. I note that no further range of European Sites is necessary for consideration in relation to this proposed development.

Table 1:

European Site (code)	Qualifying interests ¹ Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connections ²	Consider further in screening ³ Y/N
River Shannon and River Fergus Estuaries SPA (004077)	Cormorant (Phalacrocorax carbo) [A017] Whooper Swan (Cygnus cygnus) [A038] Light-bellied Brent Goose (Branta	27km northwest	Doon Stream that runs through the site links to the River Mulkear 4.4km to the south, which is a tributary of the River Shannon, 19.5km to the northwest	Y

<p>bernicla hrota) [A046]</p> <p>Shelduck (Tadorna tadorna) [A048]</p> <p>Teal (Anas crecca) [A052]</p> <p>Pintail (Anas acuta) [A054]</p> <p>Scaup (Aythya marila) [A062]</p> <p>Ringed Plover (Charadrius hiaticula) [A137]</p> <p>Golden Plover (Pluvialis apricaria) [A140]</p> <p>Grey Plover (Pluvialis squatarola) [A141]</p> <p>Lapwing (Vanellus vanellus) [A142]</p> <p>Knot (Calidris canutus) [A143]</p> <p>Dunlin (Calidris alpina) [A149]</p> <p>Black-tailed Godwit (Limosa limosa) [A156]</p> <p>Bar-tailed Godwit (Limosa lapponica) [A157]</p> <p>Curlew (Numenius arquata) [A160]</p> <p>Redshank (Tringa totanus) [A162]</p>			
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		<p>Greenshank (Tringa nebularia) [A164]</p> <p>Black-headed Gull (Chroicocephalus ridibundus) [A179]</p> <p>Wigeon (Mareca penelope) [A855]</p> <p>Shoveler (Spatula clypeata) [A857]</p> <p>Wetland and Waterbirds [A999]</p> <p>River Shannon and River Fergus Estuaries SPA National Parks & Wildlife Service</p>			
Lower Shannon (002165)	River SAC	<p>Sandbanks which are slightly covered 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 (Glauco-Puccinellietalia maritimae) [1330]</p>	2.1km north and 3.2km south	Doon Stream that runs through the site links to the River Mulkear 4.4km to the south, which is a tributary of the River Shannon, 19.5km to the northwest	Y

	<p>Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</p> <p>Water courses of plain to montane levels with the <i>Ranunculus fluitans</i> and <i>Callitriche-Batrachion</i> vegetation [3260]</p> <p>Molinia 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><i>Petromyzon marinus</i> (Sea Lamprey) [1095]</p> <p><i>Lampetra planeri</i> (Brook Lamprey) [1096]</p> <p><i>Lampetra fluviatilis</i> (River Lamprey) [1099]</p> <p><i>Salmo salar</i> (Salmon) [1106]</p> <p><i>Tursiops truncatus</i> (Common Bottlenose Dolphin) [1349]</p> <p><i>Lutra lutra</i> (Otter) [1355]</p> <p>Lower River Shannon SAC National Parks & Wildlife Service</p>			
Slievefelim to Silvermines Mountains SPA (Site Code 004165)	<p>Hen Harrier (<i>Circus cyaneus</i>) [A082]</p> <p>Slievefelim to Silvermines Mountains SPA National Parks & Wildlife Service</p>	3.1km north	No physical or hydrological pathways	N
<p>¹ Summary description / cross reference to NPWS website is acceptable at this stage in the report</p>				

² Based on source-pathway-receptor: Direct/ indirect/ tentative/ none, via surface water/ ground water/ air/ use of habitats by mobile species
³if no connections: N

Given the separation distances involved to the European Sites detailed above, potential effects are not likely to occur as a result of the proposed development.

Significant effects from other pathways have been ruled out i.e., habitat loss, spread of invasive species, impacts from noise and disturbance.

Step 3. Describe the likely effects of the project (if any, alone or in combination) on European Sites

The proposed development will not result in any direct effects on any SPA or SAC. However, due to the application of the precautionary principle, impacts generated by the construction and operation of the proposed development require consideration.

Sources of impact and likely significant effects are detailed in the table below.

AA Screening matrix

Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
<p>Site 1: River Shannon and Eiver Fergus Estuaries SPA (004077)</p> <p>QI List: As above</p>	<p>No direct impacts and no risk of habitat loss, fragmentation or any other direct impact. Loss of grassland/ agricultural land. Indirect: Low risk of surface water runoff from construction reaching sensitive receptors due to separation distance and dilution effect. Operational: surface water will be attenuated by integrated SUDs system and filtration system.</p>	<p>Having regard to</p> <ul style="list-style-type: none"> - the small scale of development proposed, - lack of direct connections or pathways, - the distance to receiving features, - normal best construction practices, - disposal of uncontaminated storm water to ground, - disposal of effluent on site to public sewer system, <p>it is highly unlikely that the proposed development could generate impacts of a magnitude that could affect habitat quality or QI species of the SPA.</p> <p>No significant disturbance to birds that may occasionally use the existing vegetation on the site.</p>

		<p>Low risk to SPA related to any minor construction related emissions.</p> <p>Low risk of surface or ground water borne pollutants or sediments reaching the SPA.</p> <p>Conservation objectives would not be undermined.</p>
	<p>Likelihood of significant effects from proposed development (alone): N</p> <p>If No, is there likelihood of significant effects occurring in combination with other plans or projects? The proposed development will not result in any effects that could contribute to an additive effect with other developments in the area.</p>	
	Impacts	Effects
<p>Site 2: Lower River Shannon SAC (002165)</p> <p>QI List: As Above</p>	<p>No direct impacts and no risk of habitat loss, fragmentation or any other direct impact.</p> <p>Loss of grassland/ agricultural land.</p> <p>Indirect:</p> <p>Low risk of surface water runoff from construction reaching sensitive receptors due to separation distances and dilution effect.</p> <p>Operational: surface water will be attenuated by integrated SUDs system and filtration system.</p>	<p>Having regard to</p> <ul style="list-style-type: none"> - the domestic nature and small scale of development proposed, - lack of direct connections or pathways, - the distance to receiving features, - normal best construction practices, - disposal of uncontaminated storm water to ground, - disposal of effluent on site to public sewer system, <p>it is highly unlikely that the proposed development could generate impacts of a magnitude that could affect QIs of the SAC.</p> <p>Low risk to SAC related to any minor construction related emissions.</p> <p>Low risk of surface or ground water borne pollutants or sediments reaching the SAC.</p> <p>Conservation objectives would not be undermined.</p>

	Likelihood of significant effects from proposed development (alone): N
	If No, is there likelihood of significant effects occurring in combination with other plans or projects? The proposed development will not result in any effects that could contribute to an additive effect with other developments in the area.
Step 4 Conclude if the proposed development could result in likely significant effects on a European site	
<p>The construction or operation of the proposed development will not result in impacts that could affect the conservation objectives of European Sites within the zone of influence. Due to distance and lack of meaningful ecological connections there will be no changes in ecological functions due to any construction related emissions or disturbance. There will be no direct or ex-situ effects from disturbance on mobile species during construction or operation of the proposed development. No mitigation measures beyond normal standard construction mitigation and drainage works are required to come to these conclusions.</p>	
<p>Screening Determination</p> <p>Finding of no likely significant effects</p> <p>Having carried out Screening for Appropriate Assessment of the project in accordance with Section 177U of the Planning and Development Act 2000 (as amended), I conclude that that the project individually or in combination with other plans or projects would not be likely to give rise to significant effects on European Sites within the surrounding area, or any other European site, in view of the sites Conservation Objectives, and Appropriate Assessment (and submission of a NIS) is not therefore required.</p> <p>This determination is based on:</p> <ul style="list-style-type: none"> • The relatively minor scale of the development and lack of impact mechanisms that could significantly affect a European Site • Distance from and weak indirect connections to the European sites • No ex-situ impacts 	

Appendix 3: WFD Assessment

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Bord Pleanála ref. no.	PL-500492-LK-25	Townland, address	Bottle Hill, Doon, Co. Limerick
Description of project		Construction of 28no. dwellings and all associated site works. Outline permission for 10no. sites.	
Brief site description, relevant to WFD Screening,		Site is located at Bottle Hill, Doon, Co. Limerick and is accessed off the R505. The site is relatively flat. Excess storm water will drain at greenfield run off rates via an attenuation tank and hydrobrake to the Doon Stream at the site. A water quality monitoring station is located approx. 110m south of the site at doon Stream STP (ID: RS25D030460) and the site is located within the Lower Shannon catchment.	
Proposed surface water details		Discharge to stream via attenuation tanks and flow control hydrobrake.	
Proposed water supply source & available capacity		It is proposed to connect to the existing Doon Public Water Supply Scheme. Pre-connection details from Uisce Eireann were provided with the application that indicate connection is possible.	
Proposed wastewater treatment system & available capacity, other issues		It is proposed to form a new connection to the public network at R505. Pre-connection and capacity details from Uisce Eireann were provided with the application.	

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	Within site	Doon Stream_010	Moderate	At Risk	Agricultural	Potential Surface Water run off	
Groundwater Waterbody	Underlying site	Slieve Phelim IE_SH_G_213	Good	Not at Risk	None	Yes, via groundwater	
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.	River	Doon Stream_010	Yes. Via surface water	Siltation, pH (Concrete),	Standard construction practice	Yes. Potential for spillages to surface water.	Screened in

				hydrocarbon spillages			
2.	Ground	Slieve Phelim IE_SH_G_213	Yes, pathway exists via moderate drainage characteristics	Spillages, leakage to groundwater water table	As above	Yes – drainage characteristics warrants further assessment.	Screened in.
OPERATIONAL PHASE							
1.	River	Doon Stream_010	Yes. Surface Water.	spillage/siltation	hydro brake, attenuation tank	Yes. Drainage characteristics and potential for pollution of surface water warrants further assessment.	Screened in
2.	Ground	Slieve Phelim IE_SH_G_213	Yes pathway exists via moderate drainage characteristics and high to extreme vulnerability	Spillages	As above	Yes. Drainage characteristics warrant further assessment	Screened in
DECOMMISSIONING PHASE							
1.	N/A						
STAGE 2: ASSESSMENT							

Details of Mitigation Required to Comply with WFD Objectives					
Surface Water					
Development/Activity e.g. culvert, bridge, other crossing, diversion, outfall, etc	<u>Objective 1:Surface Water</u> Prevent deterioration of the status of all bodies of surface water	<u>Objective 2:Surface Water</u> Protect, enhance and restore all bodies of surface water with aim of achieving good status	<u>Objective 3:Surface Water</u> Protect and enhance all artificial and heavily modified bodies of water with aim of achieving good ecological potential and good surface water chemical status	<u>Objective 4: Surface Water</u> Progressively reduce pollution from priority substances and cease or phase out emission, discharges and losses of priority substances	Does this component comply with WFD Objectives 1, 2, 3 & 4? (if answer is no, a development cannot proceed without a derogation under art. 4.7)
	Describe mitigation required to meet objective 1:	Describe mitigation required to meet objective 2:	Describe mitigation required to meet objective 3:	Describe mitigation required to meet objective 4:	
Construction works	Standard construction mitigation measures including: • Silt traps installed	Site specific mitigation methods as described.	Site specific mitigation methods as described.	Site specific mitigation methods as described.	YES

	<ul style="list-style-type: none"> • Removal of material daily from site • Dust suppression during construction • Servicing of plant and machinery to avoid leakage • Management of refuelling • Covering of soil heaps during heavy rainfall • No excavation during rainfall • Staff compounds designated • Management of waste 				
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	Operational mitigation measures including: <ul style="list-style-type: none"> control flow prior to discharge 				
Stormwater drainage	Adequately designed SUDs features, permeable paving and attenuation	SuDS features as described	SuDS features as described	SuDS features as described	YES
Details of Mitigation Required to Comply with WFD Objectives					
Groundwater					
Development/Activity e.g. abstraction, outfall, etc.	<u>Objective 1: Groundwater</u> Prevent or limit the input of pollutants into groundwater and to prevent the deterioration of the status of all bodies of groundwater	<u>Objective 2 : Groundwater</u> Protect, enhance and restore all bodies of groundwater, ensure a balance between abstraction and recharge, with the aim of achieving good status*	<u>Objective 3:Groundwater</u> Reverse any significant and sustained upward trend in the concentration of any pollutant resulting from the impact of human activity	Does this component comply with WFD Objectives 1, 2, 3 & 4? (if answer is no, a development cannot proceed without a derogation under art. 4.7)	

Development Activity	Standard construction mitigation methods including:	Site specific mitigation methods as described.	Site specific mitigation methods as described	Yes
<p>1: Development of 36no. residential units</p>	<ul style="list-style-type: none"> • Silt traps installed • Removal of material daily from site • Dust suppression during construction • Servicing of plant and machinery to avoid leakage • Management of refuelling • Covering of soil heaps during heavy rainfall • No excavation during rainfall • Staff compounds designated • Management of waste <p>Operational mitigation measures including:</p>			

	<ul style="list-style-type: none">• control flow prior to discharge			
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