



An
Coimisiún
Pleanála

Inspector's Report

PL-501091-LK-26

Development	Replace grass playing pitch with all weather playing surface and associated site works
Location	Rivers, Annacotty, Co. Limerick
Planning Authority	Limerick City and County Council
Planning Authority Reg. Ref.	2660081
Applicant(s)	Aisling Annacotty AFC Limited
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party
Appellant(s)	Seosamh Hurley & Lorraine Horan
Observer(s)	None
Date of Site Inspection	30 th June 2026
Inspector	Clare Clancy

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1.0 Site Location and Description

- 1.1. The appeal site comprises of Aisling Annacotty Football Club which is located in the Annacotty area of Limerick city, approx. 5.0 km to the east of the city. The existing sports grounds include for an all-weather pitch, grass pitch, club house and car parking.
- 1.2. Public access serving the site is from Rivers Road. The pitch for replacement is located on the eastern side of the site and the designated car parking area, and club house bound the grass playing field to the east. There is floodlighting along the perimeter of the existing pitch within the sportsgrounds, including a 10 m high monopole support structure (including flood lights attached).
- 1.3. The site is bounded to the north by Rosskeen road and to the east by Rivers Road L-1113, and to the west by the L-11653 road which serves Rosskeen housing estate. The surrounding immediate area is characterised by low density residential development. Newtown Park housing estate to the south backs onto the existing all-weather pitch, Rosskeen housing estate is located to the west and Carrigeen housing estate is to the north. There is an existing detached dwelling and rear back garden bounding the grass playing pitch that is proposed to be replace to the south.

2.0 Proposed Development

- 2.1. Permission is sought to replace the existing grass playing field with an astro turf type all-weather pitch. The overall site area as per the red line boundary is stated as 1.78 ha. The following is also noted:
- No changes are proposed to existing lighting, fencing or car parking.
 - The finish level of the existing playing surface will not be altered.
 - No changes are proposed to other existing permitted developments within the site.

3.0 Planning Authority Decision

3.1. Decision

By Order dated 24th March 2026, Limerick City and County Council decided to grant permission for the proposed development subject to two conditions. Condition 2 is a pre-development condition related to the provision of a surface water management plan.

3.2. Planning Authority Reports

3.2.1. Planning Reports

One planning report forms the basis of the assessment and recommendation. The following is noted:

- The principle of the proposed development is acceptable having regard to the zoning objective of the site and pursuant to Objective SCS1 O20 of the development plan.
- The issues raised in the third-party observation to the planning application were considered as follows:
 - Car parking – the site is constrained and cannot facilitate additional car parking. As the proposal is replacing an existing pitch surface, it would not materially impact on parking demand or give rise to on-site safety.
 - Unauthorised development including intensification of an unauthorised use, hours of operation and breach of condition 2 of P.A. Ref. 14/265 raised in the third-party submission, are matters to be addressed by Enforcement, and the subject site should not be precluded from obtaining planning permission for the proposed development.
 - Impact of residential amenities in terms of increase disturbances and noise, the proposed development replaces an existing pitch surface. Therefore, additional noise impacts beyond those already generated were not anticipated to be any greater and noise screening was not warranted.

- It was concluded that Appropriate Assessment (AA) and Environmental Impact Assessment (EIA) were not required and the subject development was exempt from requirement to pay development contributions.

3.2.2. Other Technical Reports

- Roads – No objection subject to conditions.

3.3. Prescribed Bodies

- Transport Infrastructure Ireland – Have regard to the provisions of official policy for proposals impacting national roads.

3.4. Third Party Observations

One third party observation was received from Seosamh Hurley & Lorraine Horan. The issues raised are similar to those raised in the grounds of appeal.

4.0 Planning History

Appeal Site:

- P.A. Ref. 13/673 – Retention permission granted for two steel containers (2-year temporary permission) for equipment, and permission for a new vehicle emergency access (27/02/2014).
- P.A. Ref. 14/265 – Permission granted to convert an existing pitch to all-weather pitch. Conditions 5 related to floodlighting hours of operation (21:00 pm on any evening) and condition 6 relates to floodlighting design (08/05/2014). The pitch the subject of the permission is similar to the current proposal, and it is noted that this permission was not taken up.
- P.A. Ref. 17/612 – Permission granted for extension (single storey and first floor) to the existing clubhouse. Condition 2 prohibited the illegal parking of vehicles associated with the club obstructing any public footpath or private driveway.

- P.A. Ref. 17/612 – Increase in floor area and the provision of additional toilet facilities, alterations to roof and elevations (28/11/2017).
- P.A. Ref. 18/557 – Permission granted for changes to extension granted under P.A. Ref. 17/612 (29/08/2018).
- P.A. Ref. 21/815 – Permission granted for 3-years from date of final grant for 3 no. container units for use as members gym & shop (01/09/2021).
- P.A. Ref. 25/248 – Permission granted for 2 no. view stands (15/10/2025).
- PL-500251-LK-25, P.A. Ref. 25/60822 – Retention permission granted for 3 years only for members gym and merchandise shop (09/03/2026).

5.0 Policy Context

5.1. Limerick Development Plan 2022-2028 (as varied)

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

➤ Chapter 10 Sustainable Communities and Social Infrastructure

- Section 10.10 Sports and Recreation

This sets out that the council is focused on ensuring that Limerick has sufficient, accessible, and high-quality sports and recreational facilities to support health, well-being, community development, and participation in physical activity and seeks to:

- Protect existing sports grounds, open spaces, and recreational lands from inappropriate development.
- Support the provision of new sports and recreational facilities for population growth and community needs justify them.
- Promote equal access to sporting and recreational opportunities for all ages and abilities.
- Encourage the enhancement of parks amenity areas, and outdoor recreation infrastructure.

- Support the implementation of the limericks sports plan and related strategies aimed at increasing participation in sport and physical activity.
- Recognise that sports and recreational facilities as important components of healthy, sustainable communities and overall quality of life.
- Objective SCSi O20 Protection of Sports Grounds/Facilities

It is an objective of the Council to:

- a) Ensure that adequate playing fields for formal active recreation are provided for in new development areas.
- b) Protect, retain and enhance existing sports facilities and grounds.

- Objective SCSi O21 – Improve Open Space Provision

It is an objective of the Council to:

- a) Co-operate with sports clubs, schools, cultural groups and community organisations to provide quality sports and recreational facilities to the community. The Council encourages a multi-use and co-use of facilities of a complementary nature to support a more diverse range of sport and recreational opportunities. Proposed development shall demonstrate quality pedestrian and cyclist linkage.
- b) Ensure residential development incorporates appropriate provision of quality public open space and play lots in accordance with the Development Management Standards set out in Chapter 11. Open space provision will be proportional to the number of residential units proposed, consider access to existing open space and have regard to the principles of national guidance including accessibility, personal and child safety, linkage, place-making and permeability and the hierarchy of open space.

➤ Chapter 12 Land Use Zoning Strategy

- Land Use Zoning

Zoning: – Open Space and Recreation

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

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

5.2. Natural Heritage Designations

The site is not located within any designated site. The nearest designated site is SAC: 002165 - Lower River Shannon SAC which lies approx. 300 m east and 1.9 km to the north of the appeal site.

6.0 EIA Screening

The proposed development and the development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended. No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix 1 of report.

7.0 The Appeal

7.1. Grounds of Appeal

One Third Party appeal was received from Seosamh Hurley & Lorraine Horan. The grounds of appeal may be summarised as follows:

Overdevelopment, Traffic Hazard, Confined Space

- The club is being rapidly expanded to a professional/ senior level and due to the site constraints, it cannot facilitate this.
- Under P.A. Ref.18/557, the applicant was required to prevent parking on footpaths and blocking emergency access however, patrons routinely block the designated ambulance bays, footpaths and roads (appendix B).
- A council roads report under P.A. 17/612 highlighted pre-existing parking deficit that the applicant has failed to address and the planner dismissed the report on the basis that it related to an older development which is flawed.

- While council policy may have updated, the sites physical constraints have not, and the public road was not widened. If the site was fundamentally deficient in parking for one all weather pitch, it is physically impossible for it to safely accommodate the intensified traffic generated by a second all weather pitch proposal.
- The existing car parking situation is hazardous. This was highlighted by an elected representative who proposed a traffic management motion at a council meeting. The site has already breached its maximum carrying capacity (appendix H). The elected representative who highlighted this matter serves as the club secretary.

Residential Amenities

- The removal of boundary trees has resulted in a loss of visual and acoustic protection for residential amenities in close proximity to the site, unmitigated line of sight between the pitch and rear private living spaces (appendix I).
- Unauthorised removal of mandatory environmental safeguards by breaching condition 2 of P.A. Ref. 14/265 whereby the applicant was required to maintain an acoustic tree and shrub barrier to minimise noise and light overspill. The applicant removed the landscaping resulting in loss of privacy, increased light nuisance and acoustic impact (appendix I).
- The club does not lock the access gates and as a result there is persistent unmanaged free play and anti-social behavior that is not being dealt with (appendix C).

Enforcement & Unauthorised Development

- The applicant has a proven track record in not complying with planning conditions and unauthorised commercialisation within the site.
- Permission for the gym expired August/ September 2024 and the applicant continued the operation of the gym after permission expired and also sublet the gym to other commercial companies.
- The planner ignored the ongoing breaches on the existing all-weather pitch in the assessment stating that it was a matter for enforcement which is flawed as the enforcement system has failed.

- The applicant is currently in breach of planning rules:
 - Unauthorised commercial subletting which breaches P.A. Ref. 14/265 intended for a 'voluntary, community-based organisation'. The pitch is being used by a private commercial entity on a continuous basis, 12 hours per day which violates the 'non-profit' nature of the original grant and has introduced significant noise disturbances in a residential area.
 - Unauthorised material change of use (Class 10 v Class 11). The clubhouse and pitch were permitted under Class 10 (Non-residential club/ community use) of Article 6 and Article 9 of the Planning and Development Regulations 2001, as amended. The daily weekday operation of a commercial academy within these facilities constitutes a material change of use to Class 11 (Commercial Gymnasium/Sports / Recreation).
 - Continuous non-compliance with conditions of P.A. Ref. 10/772 and 14/265 in terms of floodlight curfews & operative conditions. This is not an oversight by the applicant as the applicant stated in writing that they believe 'no restrictions on time exists' on the site (appendix A).

Errors of Planning Authority Assessment

- The assessment failed to recognise intensification of use of the proposed development. The proposed replacement pitch is designed to remove weather/ recovery limitations and facilitates continuous use.
- It failed in its statutory obligation to protect residential amenities and sustainable development by dismissing issues raised regarding noise, unmanaged behaviour and disruption.

Required Conditions (in the event of a grant)

A number of conditions should be included if permission is granted to address the following:

- Hours of use – to define the morning start time and nightly finish time for the overall facility.
- Third-party Commercial Letting – prohibit subletting the facilities to third party commercial entities.

- Site Security and Elimination of Unmanaged activities – to require facility gates to be locked outside of operating hours and to manage the facility during hours of operation.
- A new Traffic Management Plan due to intensification of use of the site.
- The reinstatement of a permanent acoustic boundary/ screening and the provision of a noise impact assessment. The majority of daily training and activities must be relocated to the new pitch.

Note to Commission:

The appeal submission is supported by documentation appended from Appendix A to Appendix I which includes inter alia copies of correspondence between the appellant and others, photos, observations to the planning application, planning report and decision, and the previous decision of the Commission related to the site.

7.2. Applicant Response

None.

7.3. Planning Authority Response

None.

7.4. Observations

None.

8.0 Assessment

- 8.1.1. The grounds of appeal have raised that the planning authorities assessment of the proposed development is flawed as it failed to consider several issues related to the proposed development in particular, intensification of use arising from the proposed development, the impacts on existing residential amenities and alleged unauthorised development. I note the planning report assessment of the proposed development and the decision of the council to grant permission. Notwithstanding, this assessment considers the planning merits of the proposed development on a site-specific basis,

having regard to statutory local planning policy and objectives, and other relevant planning considerations. This assessment therefore represents my *de novo* consideration of all planning issues material to the proposed development including those raised in submissions to the planning application and to those raised by the third party appellant in the grounds of the appeal.

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

- Principle of Development
- Intensification of Use of Site
- Residential Amenity
- Other Matters

8.2.Principle of Development

8.2.1. The proposed development seeks to replace the existing grass playing pitch located at the eastern side of Aisling Annacotty Football Club with an all-weather pitch. I note that permission was previously granted for a similar development under P.A. Ref. 14/265. Having regard to the zoning of the site 'Open Space and Recreation' and to the established sports grounds use of the site, and to the fact that the principle of the proposed development was previously established under the aforementioned permission for a similar proposal, the proposed development is in my view acceptable in this context and is consistent with the provisions of Objective SCSi O20 (Protection of Sports Grounds/Facilities) and Objective SCSi O21 (a) (Improve Open Space Provision) of the Limerick Development Plan 2022-2028 (as varied).

8.3.Intensification of Use

8.3.1. The grounds of appeal contends that the proposed all-weather pitch playing surface will result in an intensification of use of the existing sports grounds, giving rise to

increased traffic and parking pressures within the surrounding residential areas, thereby further impacting on adjoining residential amenities.

- 8.3.2. I note the established context of the application site. It comprises of a football sports ground which has been in active recreational use for many years, having regard to the planning history of this site.
- 8.3.3. I acknowledge that the replacement of the grass playing pitch with an all-weather playing surface has the potential to facilitate increased levels of use due to its greater durability and year round availability, however this does not automatically equate to a material intensification of use in planning terms. In this case, the proposal does not seek to alter the existing physical footprint of the site and does not introduce a new sporting use, but rather seeks to improve an existing facility through the replacement of the grass pitch surface with an all-weather playing surface. As such, there is no substantive evidence contained within the file details that would indicate that the proposed development would result in a significant increase in peak attendance levels, or a change in the pattern of use beyond what is already established.
- 8.3.4. With regard to traffic and parking concerns, the concerns raised by the third party appellant regarding car parking demand are considered to have some merit. The photos provided indicate that parking pressures arise within adjoining residential areas and along public roads during periods of activity at the sports ground and therefore I would accept that there are existing pressures during periods of peak activity. However these issues would appear to be associated with the current operation of the facility including the existing grass pitch that is proposed to be replaced, rather than arising directly from the proposed development. In my view they do not demonstrate a direct causal relationship between the proposed development and the car parking practices as documented. At time of site inspection which occurred at c. 10:45 am, I observed summer camps in operation. At this particular time there was ample space in the car park and I did not observe cars parked haphazardly on the public road or on footpaths.
- 8.3.5. I note the planning history of the site, in particular P.A. Ref. 14/265 in which planning permission for a similar development was granted. Although not referred to in the assessment of the PA, I note that this permission was not taken up. However, it demonstrates to me that the planning authority previously accepted the principle of the proposed development to upgrade the pitch, and its associated impacts at that time.

- 8.3.6. I note that the PA was satisfied that the use of the site remains unchanged as a sports pitch, no additional floodlighting was proposed, and that there was no further expansion to the clubhouse or to spectator facilities. The PA was also satisfied that the proposal would improve the quality and availability of the existing facilities. I further note the report of the LCCC Roads Department which did not raise any specific objection on traffic grounds or car parking.
- 8.3.7. While I acknowledge that an all-weather pitch may facilitate a greater level of use compared to a grass playing pitch, it is my consideration that the proposal does not alter the established use of the site as a football sports ground and does not expand the physical footprint of the site. As such, I consider that the replacement pitch will not result in a significant increase in traffic above existing levels associated with the established facilities and activities already occurring on the site. I therefore am satisfied that traffic generated by the proposed development would not be so great as to warrant a refusal of permission in this case. I would note that issues related to illegal car parking on public footpaths or public roads are primarily matters of parking management and enforcement either with the council or An Garda Síochána, and are not within the remit of the Commission.

8.4. Residential Amenity

- 8.4.1. With regard to the issues raised in relation to impacts on adjoining residential amenities, I note the location of the appellant's property relative to the existing all-weather pitch. The appellant has requested that should permission be granted, conditions should be imposed restricting the hours of operation of the facility and the use of floodlighting. The proposed replacement pitch is located further to the east of the appellant's property. I further note that the proposed replacement pitch backs onto the private amenity space of an existing dwelling to the south.
- 8.4.2. I note the nature and use of the existing football club and I consider that there is an existing level of activity associated with the use of the overall facility in terms of current training and matches played on the pitches. I note that the proposed development is not seeking to alter the hours of operation of the facility, although there is no information on file in relation to the hours of use of the existing playing fields other than the 21:00 pm cut off for floodlights. Appendix A submitted in support of the appeal

submission however states that training, matches and rentals take place from 06:00 am to 21:30 pm. I further note that the Commission recently granted temporary permission (PL-500251-LK-25) for gym facilities within the application site, and condition 4 limits the hours of use to between 08:00 hours and 21:00 hours Mondays to Saturdays, and only between 10:00 hours and 20:00 hours on Sundays and public holidays.

- 8.4.3. However, having regard to the nature of the development and the receiving environment, given the proximity of existing residential properties, I consider it reasonable and necessary to impose a condition to regulate the hours of operation to limit the impacts on adjoining residential amenities. I therefore consider that the use of playing fields from 06:00 am to 21:00 pm is unreasonable in the context of impacts on adjoining residential amenities, particular to the south and west, adjacent to the existing all-weather pitch. As the application red line encompasses the overall site, I consider it appropriate in this case to include a condition whereby the use of both all-weather playing pitches is clarified. In this regard, its use should be limited to between the hours of 08:30 – 21:00 Monday to Saturday, and between the hours of 09:00 – 21:00 on Sundays and public holidays.
- 8.4.4. In addition, I consider it also appropriate to include a further condition for floodlighting of the all-weather playing pitches, the operational use for which should not extend beyond 21:00 pm. This would be consistent with what the PA had previously intended for the use of floodlighting under condition 5 of P.A. Ref. 14/265 for the site, notwithstanding that this permission was not taken up. This in my opinion will clarify the hours of operation for both all-weather pitches and associated floodlighting for same which I consider will appropriately mitigate impacts on adjoining residential amenities within acceptable limits. Should the Commission be minded to grant permission, I recommend the inclusion of these conditions.
- 8.4.5. The appellant has further raised that due to the removal of boundary trees required under condition 2 of P.A. Ref. 14/265, it has resulted in a complete loss of visual and acoustic conditions as part of that permission. As noted previously, this permission has expired. Notwithstanding, matters related to enforcement of conditions of previous permitted developments is not within the remit of the Commission.

8.5. Other Matters

Unauthorised Development & Enforcement

Issues associated with existing operations as raised in the grounds of appeal are noted. Other issues have been raised in regard to non-compliance with previous permission(s) including the sub-letting of club facilities to third party private entities and the management of the club grounds in terms of unauthorised access and locking of access gates and the breach of conditions in regard to floodlights. However, any issues with regard to existing operations and compliance with previous permissions on site are a matter for the planning authority to address. The matter of enforcement pursuant to Part VIII of the Planning and Development Act 2000, as amended is under the jurisdiction of the planning authority. It is not the function of the Commission to determine matters of compliance / non-compliance from an enforcement perspective.

Conditions

- 8.5.1. The appellant has stated in the grounds of appeal that if the Commission is minded to grant permission, that additional conditions should be included to mitigate the impacts of the proposed development. Having regard to the replacement nature of the proposed development, the established use of the site, and my assessment of the likely impacts, I do not consider that the additional restrictions sought are necessary. The proposal is not considered likely to result in a material intensification of use or to give rise to significant adverse effects on residential amenity, that would warrant further conditions. I have already addressed the use of the site and hours of operation in Section 8.4 above.
- 8.5.2. The appellant has expressed concern that the facility may be hired to commercial operators and requested additional conditions in relation to the management of the grounds. The matter of sub-letting the use of the playing fields to third parties in my view, is not of itself, a planning matter. The relevant consideration in this case is whether the proposed development would give rise to a material change in the nature of or intensity of the permitted use, thereby resulting in unacceptable impacts on residential amenities, traffic or otherwise, which I have already addressed above. Therefore I do not consider that additional conditions are justified in this case.

9.0 AA Screening

Screening the need for Appropriate Assessment: Screening Determination (Stage 1, Article 6(3) of Habitats Directive)

I have considered case PL-501091-LK-26 in light of the requirements S177U of the Planning and Development Act 2000 as amended.

The appeal site is located in the Annacotty suburb of Limerick city which is located approx. 5 km east of the city. It is located on lands developed as recreational sports grounds and is zoned 'Open Space & Recreation'.

The closest European site relative to the appeal site is the SAC: 002165 - Lower River Shannon SAC which lies approx. 300 m east and 1.9 km to the north of the appeal site.

There is a watercourse along the southern boundary of the site which discharges to the SAC. The proposed development comprises the replacement of the existing grass playing field with an astro turf type pitch.

No nature conservation concerns were raised in the planning application or in the planning appeal. The PA included a condition in the grant to address surface water management for the proposed playing field. Although the PA did not include a condition in relation to the constriction phase of the proposed development, it would be appropriate that a Construction Management Plan would be required during construction works, and that best practice construction methods are adhered to, during constriction phase.

Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.

The reason for this conclusion is as follows:

- The nature and scale of the proposed works;
- The separation distance and intervening lands from the nearest European sites;

- To the management of surface water during construction stage and operational stage;
- Taking into account the screening determination of the PA.

I conclude, on the basis of objective information, 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.

Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 WFD Screening

10.1.1. An assessment of the proposed development has been undertaken in accordance with Article 4 of the EU Water Framework Directive (2000/60/EC), as transposed by the European Communities (Water Policy) Regulations 2003, as amended, and with regard to the Eastern/South Eastern River Basin Management Plan 2022–2027.

10.1.2. The receiving water environment has been identified and assessed, see Appendix 2 attached. Having regard to the nature, scale, and location of the proposed development, and the mitigation measures proposed to be conditioned, it is concluded that the proposed development will not:

- Result in deterioration of the ecological, chemical, or quantitative status of any relevant surface water or groundwater body;
- Increase pollutant loading or alter the hydrological regime of any receiving watercourse;
- Prevent or impede achievement of environmental objectives under the applicable River Basin Management Plan.

10.1.3. Any residual risks are capable of being addressed through the implementation of a Construction Management Plan (CMP) as a condition of planning. The proposed development is considered to be in compliance with the requirements of Article 4 of the Water Framework Directive.

11.0 Recommendation

I recommend that permission is granted subject to the following conditions and reasons:

12.0 Reasons and Considerations

Having regard to the provisions of the Limerick Development Plan 2022-2028 (as varied) including Objective SCSi O20 (Protection of Sports Grounds/Facilities) which is in part to protect and enhance existing sporting facilities and Objective SCSi O21 (Improve Open Space Provision) (a) whereby it is an objective of the council in part to co-operate with sports clubs to provide quality sports and recreational facilities to communities, to the location of the site and to the nature, scale and layout of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area to an unacceptable degree, would enhance recreational facilities in the area, would not adversely impact the adjoining road network or result in a traffic hazard, and would be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application received by the planning authority on the 29th day of January 2026, 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 all-weather playing pitches shall only be used between the hours of 0830 hours and 2100 hours on Mondays to Saturdays and only between the 0900 hours and 2100 hours Sundays and public holidays.

Reason: In the interest of residential amenity.

3. The operational hours of the floodlighting shall not extend beyond 2100 hours with automatic cut-off of floodlighting at that time.

Reason: To protect the residential amenity of properties in the vicinity.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

5. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

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

Reason: To safeguard the amenity of property in the vicinity.

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

Clare Clancy
Planning Inspector

10th July 2026

Appendix 1 – Form 1 EIA Pre-Screening

Case Reference	PL-501091-LK-26
Proposed Development Summary	Rivers, Annacotty, Limerick
Development Address	Replace grass playing pitch with all weather playing surface and associated site works
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?	☒ Yes, it is a 'Project'. Proceed to Q.2.
	☐ No, No further action required.
(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)	
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
☒ No, it is not a Class specified in Part 1. Proceed to Q3	

3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
☒ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☐ Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	
4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes ☐	

No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)
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Inspector: _____ Date: _____

Appendix 2 – WFD Screening

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Coimisiún Pleanála ref. no.	PL-501091-LK-26	Townland, address	Rivers, Anacotty, Limerick
Description of project		Replace grass playing pitch with all weather playing surface and associated site works.	
Brief site description, relevant to WFD Screening,		The subject site is located in an urban area. The site comprises of a recreational football sporting grounds. There is a watercourse at the southern end of the site which conveys to the Mulkear River which is located c. 300 m to the east.	
Proposed surface water details		None provided. PA included pre-development condition 2 of grant to clarify and provide proposals for surface water management.	
Proposed water supply source & available capacity		The site is connected to the existing public water mains.	
Proposed wastewater treatment system & available capacity, other issues		The site is connected to the existing public sewer.	

Others?		No				
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	At southern boundary of site and c. 300 m to east	MULKEAR (LIMERICK)_050 IE_SH_25M040590	Good	Not at risk	Ag, UR	Via surface water runoff drains from the site
Ground Waterbody	Underlying site	Limerick City East IE_SH_G_138	Good	At risk	Ag, DWTSA	Via surface water run-off
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	Water body 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	MULKEAR (LIMERICK)_050 IE_SH_25M040590	Surface water runoff	Siltation, hydrocarbon spillages	The PA included a pre-development condition to address surface water management for the proposed playing field. A Construction Management Plan would be required so that best practice construction methods are adhered.	No	Screened out

2.	Ground	Limerick City East IE_SH_G_138	Underground	Hydrocarbon Spillages	As above. Standard Construction practice CMP	No	Screened out
OPERATIONAL PHASE							
1	Surface	MULKEAR (LIMERICK)_050 IE_SH_25M040590	Existing surface water drainage system serving the site	None	Implementation of conditions of permission	No	Screened out
42	Ground	Limerick City East IE_SH_G_138	No direct discharge to ground water	None	Implementation of conditions of permission	No	Screened out
DECOMMISSIONING PHASE							
1.	NA	NA	NA	NA	NA	NA	NA