



An
Coimisiún
Pleanála

Inspector's Report PL-501157-LK-26

Development	Demolition of dwelling and construction of two storey dwelling and associated site works
Location	No. 7A Lanahrone Avenue , Irish Estate , Corbally Limerick.
Planning Authority	Limerick City and County Council
Planning Authority Reg. Ref.	25381
Applicant(s)	Paul Phelan
Type of Application	Permission
Planning Authority Decision	Grant Permission + Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	David Leonard
Observer(s)	None
Date of Site Inspection	9 th July 2026
Inspector	Carol Smyth

Contents

1.0 Site Location and Description	4
2.0 Proposed Development	4
3.0 Planning Authority Decision	4
3.1. Decision	4
3.2. Planning Authority Reports	4
3.3. Prescribed Bodies	5
3.4. Third Party Observations	5
4.0 Planning History	5
5.0 Policy Context	6
6.0 EIA Screening	10
7.0 The Appeal	11
7.1. Grounds of Appeal	11
7.2. Applicant Response	11
7.3. Planning Authority Response	12
7.4. Observations	12
7.5. Further Responses	Error! Bookmark not defined.
8.0 Assessment	12
9.0 AA Screening	17
10.0 Water Framework Directive	17
11.0 Recommendation	18
12.0 Reasons and Considerations	18
13.0 Conditions	18
Appendix 1: Form 1 EIA Pre-Screening	22

Appendix 2: Form 2 - EIA Preliminary Examination.....	25
Appendix 3: Standard AA Screening Determination Template 2.....	28

1.0 Site Location and Description

- 1.1. The subject site is located within the administrative boundary of Limerick City and County Council. The site is located on the northside of Lanahrone Avenue close to the corner with Corbally Road within a residential area known as the Irish Estates in the northern part of Limerick City. Lanahrone Avenue is a residential street of two-storey, semi-detached flat roof houses. The site has a stated area of 0.018 hectares and comprises an existing single storey detached house set back from the street.
- 1.2. The site is bounded to the east by a pair of semi-detached houses and to the west and north by a detached part single part two storey house on the corner of Corbally Road and Lanahrone Avenue.

2.0 Proposed Development

- 2.1. The proposed development comprises the demolition of an existing dwelling on the site and the construction of a new two storey house complete with a site entrance and a connection to the public water and drainage systems.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. The Planning Authority issued a notification of decision to grant permission on the 19th March 2026, subject to 11 no. standard conditions.

3.2. Planning Authority Reports

- 3.2.1. Area Planners Primary Report.
- 3.2.2. Report dated 23rd January 2026 sought further information regarding the submission of a design statement, increased private open space provision, proof of ownership and the submission of an asbestos survey.
- 3.2.3. Area Planners Further Information Report
Report dated 13th March 2026 is consistent with the decision notices issued.
- 3.2.4. Engineers Report

- 3.2.5. Report dated 21st January 2026. No objection subject to standard conditions in relation to roads, surface water and SuDS management, and a construction management and delivery plan.

3.3. **Prescribed Bodies**

None on file.

3.4. **Third Party Observations**

In total 3 no. observations were received in relation to the proposed development. Concerns were raised in relation to impacts on neighbouring residential amenity. Concerns were also raised regarding adverse impacts on the character of the area which also form the grounds of appeal and are addressed in Section 7 and 8 below.

4.0 **Planning History**

4.1. **Subject Site**

4.2. Limerick City and County Council Reg. Ref. 05/770228

Retention Permission refused for of single storey dwelling which is located at the rear of no. 7 Corbally Road and fronts Lanahrone Ave. The reason for refusal is as follows:

- 1. The proposed development consisting of the retention of a dwelling within the curtilage of the original dwelling is considered by virtue of the lack of private open space and location of windows to result in a substandard level of residential amenity for the residents of the dwelling and as a result would set a highly undesirable precedent for similar developments in the area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.*

4.3. Limerick City and County Council Enforcement Ref. DC-050-22

Unauthorised dwelling statute barred.

4.4. **Adjacent Development**

4.5. Limerick City and County Council Reg. Ref. 17/1042

4.6. Permission Granted for the construction of an extension to dwelling house and all associated site works at No. 2 Lanahrone Avenue, Irish Estates, Corbally, Co. Limerick.

4.7. Limerick City and County Council Reg. Ref. 17/1181

Permission granted for the demolition of part of the existing dwelling and construction of a single storey and storey and a half extension to the existing dwelling, modifications to the existing dwelling and all ancillary site works at No. 7 Corbally Road, Corbally, Co. Limerick.

5.0 Policy Context

5.1. National Planning Policy and Guidance

5.1.1. Sustainable Residential Development and Compact Settlement Guidelines (2024)

Referred to hereafter as the Compact Settlement Guidelines, sets out a context to create higher density settlements to underpin sustainable development principles. This document sets out four Specific Planning Policy Requirements (SPPR) which take precedence over any contradictory standards in Development Plans.

SPPR 1 – Separation Distances. This sets out that a separation distance of at least 16 metres shall be maintained between opposing above-ground windows serving habitable rooms.

SPPR 2 – Minimum Private Open Space Standards for Houses. This sets a minimum of 30 sqm for a 2 bedroom house

SPPR 3 – Car Parking. This sets a maximum rate of 2 spaces per dwelling in locations such as this one.

SPPR 4 – Cycle Parking and Storage. This sets minimum quantitative and qualitative standards for cycle parking.

5.1.2. Quality Housing for Sustainable Communities, DoEHLG 2007

Quality Housing for Sustainable Communities is a best practice handbook for identifying good quality residential amenity to deliver homes and sustainable communities. The guidelines were not published under Section 28 of the Planning

and Development Act 2000, as amended. The guidelines are intended to provide guidance and recommendations to achieve a minimum standard of residential amenity.

5.2. Development Plan

5.2.1. The site is governed by the policies and objectives of the Limerick City and County Development Plan 2022-2028 (referred to hereafter as the Development Plan). The site is zoned 'Existing Residential' with the objective to provide for residential development, protect and improve existing residential amenity. Residential development is permitted in principle under this zoning objective.

5.2.2. The Development Plan outlines that the purpose of this zone is to protect existing residential amenity while allowing appropriate infill development primarily in established housing areas.

5.2.3. Policy CGR P1 - Compact Growth and Revitalisation

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

5.2.4. Section 3.3.1.4 – Infill Sites

Infill land is a term used to describe vacant or underutilised sites of all scales within existing developed areas of settlements. Such sites tend by definition to be relatively small and comprise lands that fill gaps in otherwise continuously built-up frontages. The development of infill sites will facilitate the most sustainable use of urban land and existing infrastructure, while facilitating compact growth.

The Planning Authority will encourage the appropriate development of infill sites in accordance with the Development Management Standards of the Development Plan. In limited circumstances the Development Plan allows for the relaxation of planning standards in the interest of achieving sustainable compact growth. The Development Plan states that infill developments should be appropriate to the

character of the streetscape, enhancing its context and integrating with its surroundings. In this regard, infill development should respect and complement the prevailing scale of the built environment while ensuring the preservation of the amenities of adjoining residential properties.

5.2.5. Objective CGR O3 - Urban Lands and Compact Growth

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

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

5.2.6. Policy CGR P2 - Monitoring of Brownfield/Infill Sites

It is policy of the Council to monitor the development of brownfield and infill sites and their contribution to delivering the targets established over the lifetime of the plan.

5.2.7. Section 4.2.5 - Protecting Existing Residential Amenity

5.2.8. The Development Plan recognises that residential amenity is influenced by a range of factors, such as private outdoor amenity space, privacy and natural light. In older residential areas, infill development will be encouraged, while still protecting the existing residential amenity of these areas.

5.2.9. 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.

5.2.10. Section 11.2.1 Design Criteria

Retention and refurbishment of existing structures, is favoured over demolition and new build, where practical and reasonable.

5.2.11. Section 11.3.7 Private Open Space

The following is required as a minimum for new housing developments:

- Front garden - minimum length of 6 metres. Where ground floor dwellings have little or no front gardens a 'defensible space' must be created behind the public footpath, such as a planting strip.
- Variation in building lines will be permitted where there is overall coherence to the design.
- Rear Garden - minimum 11 metres (22 metre back-to-back) garden depth will apply in order to protect privacy, sunlight and avoid undue overlooking. Reductions will be considered in the case of single storey developments and/or innovative schemes where it can be demonstrated that adequate levels of privacy, natural lighting and sunlight can be achieved. All dwellings should have the minimum rear garden area as follows:
 - 1-2 bedroom -48sqm
 - 3-5 bedroom – 60-75sqm
 - Inner urban/infill dwellings/mews – 25sqm

The above may be relaxed in exceptional circumstances as follows:

- where the development is within 10-minute walking distance of a public park or other amenity such as river bank/canal bank walkway/cycleway;
- the need to protect the established pattern of historic plot sizes of medieval streets.
- In respect of an innovative layout proposed in the development, in such circumstances, the Council may consider it appropriate to accept a combination of the area of private and semi-private open space provision as satisfying the private open space provision of the dwellings.

The Development Plan allows the deviation of standards for infill development where the design does not compromise amenity of the residents. Any deviation from the above standards is required to be accompanied by a written statement justifying the deviation and shall include mitigation/compensatory design features to ensure amenity is not compromised.

5.2.12. Section 11.4.2.2 Floor Areas

This section requires that the minimum size of habitable rooms for houses shall conform with national guidelines/standards in operation at the date of application for planning permission, including Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes Sustaining Communities (2007).

5.2.13. Section 11.8.5 Parking in Front Gardens

This section sets out that the cumulative effect of removal of front garden walls and railings damages the character and appearance of suburban streets and roads. Consequently, proposals for off street parking need to be balanced against loss of amenity. The removal of front garden walls and railings will not generally be permitted where they have a negative impact on the character of streetscapes (e.g. in Architectural Conservation Areas, Street Improvement Areas and other areas of architectural and historic character).

5.3. **Natural Heritage Designations**

- 5.3.1. The site is situated approximately 320 metres from the Lower River Shannon SAC and approximately 2.2 km from the River Shannon and River Fergus Estuaries SPA.

6.0 **EIA Screening**

- 6.1. The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendix A of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The

proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

7.0 The Appeal

7.1. Grounds of Appeal

This is a third-party appeal against the Planning Authority's decision to grant permission to demolish an existing single storey house and construct a two storey detached property. The grounds of appeal have been summarised as follows:

- Irish Estates was created in response to housing crises in Limerick during the inter-war years and is noted as being exceptional in terms of design and layout.
- The existing estate is unique to Limerick and forms part of the local heritage.
- The site is not an infill site. Prior to the existing structure the site was open space which contributed to the open feel of the estate and sense of space.
- The Applicants response to the further information request requiring a design statement and the Planning Authority's assessment of the same is insufficient.
- The proposal represents asymmetry at the entrance to the estate by building a detached, out swinging, two storey dwelling.
- The dwelling, in particular its building line, will negatively impact upon the character of the estate.
- The development is out of character the other houses in the estate.
- The design of the development provides minimal standards.
- Privacy concerns from first floor windows.
- Conditions attached to the previous grant of permission for the existing structure on the site, required that it not be separated from No. 7 Corbally Road by way of sale or letting.

7.2. Applicant Response

None on file.

7.3. **Planning Authority Response**

None on file.

7.4. **Observations**

None on file.

8.0 **Assessment**

8.1. Having examined the applications details and all other documentation on file, including the observations received in relation to the appeal, the report/s 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
- Design and Visual Impact
- Residential Amenity

8.2. **Principle of Development**

- 8.2.1. The Appellant contends that the subject site is not an infill site and that prior to the construction of the existing structure on the site, it comprised open space. The grounds of appeal states that the existing structure is unauthorised and refers to conditions attached to a previous grant of permission for the existing structure, which required that it not be separated from No. 7 Corbally Road by way of sale or letting.
- 8.2.2. The Planning Authority noted that the existing dwelling on the site is unauthorised and is on lands zoned 'Existing Residential'. The Planning Authority considered that the demolition of an existing unauthorised dwelling and the construction of a new two storey dwelling on the site to be acceptable in principle.
- 8.2.3. Under Limerick City and County Council Reg. Ref. 05/770228 retention permission was refused for the single storey dwelling on the site. An Coimisiún Pleanála does not have an enforcement function and therefore does not have a mechanism to address allegedly previous unauthorised development on the site. Enforcement and enforcement of conditions is a matter for the Local Planning Authority.

Notwithstanding I am satisfied that the demolition of the existing single storey unauthorised structure is acceptable.

- 8.2.4. Section 1- Spatial Strategy of the Development Plan sets out that Limerick City and Suburbs have significant capacity for revitalisation of the built environment and the development of infill, brownfield and underutilised urban lands to achieve compact growth. It is further outlined that development within existing settlements will ensure the efficient use of infrastructure, achieve compact growth objectives and cater for the residential and employment targets for Limerick set out in the National Planning Framework, in a sustainable manner. Furthermore, Section 3.3 Compact Growth of the Development Plan and Policy CGR P1 – Compact Growth and Revitalisation of the Development Plan outlines that the compact growth concept requires an intensification of use of existing underutilised lands and the consolidation of the built environment through the development of brownfield and infill lands. I consider the strategy and policy of the Development Plan to be reasonable.
- 8.2.5. Section 3.3.1.4 - Infill Sites of the Development Plan, defines infill as vacant or underutilised sites which tend to be relatively small and that fill gaps in otherwise continuously built-up frontages within existing developed areas of settlements. Having regard to the definition of infill sites as set out in the Development Plan and having visited the site, I am satisfied that the site constitutes an infill development site.
- 8.2.6. The site is located within an area zoned 'Existing Residential'. The Development Plan sets out that the purpose of this zone is to protect existing residential amenity while allowing for appropriate infill development. I further note that Section 3.3.1.4 Infill Sites states that infill developments should be appropriate to the character of the streetscape. I am therefore satisfied that the principle of infill residential development on the site is acceptable subject to compliance with the Development Management Standards as set out in the Development Plan, and subject to having no adverse impacts on neighbouring residential amenity or the character of the area. In this regard I refer the Commission to Sections 8.3 and Section 8.4 below where I have assessed the impacts of the development on the character of the area and on residential amenity and were I concluded that the development would not have any adverse impacts.

8.3. Design and Visual Impact

- 8.3.1. The grounds of appeal sets out that the site is located in an existing residential development known as Irish Estates and is noted as being exceptional in terms of design and layout. The grounds of appeal further sets out the existing estate is unique to Limerick and forms part of the local heritage. The Appellant considers that the building line of the proposed dwelling will negatively impact upon the visual amenity of the estate and that the proposed dwelling is out of character with the existing semi-detached houses in the estate. It is contended that the proposal represents asymmetry at the entrance to the estate by building a detached, out swinging, two storey dwelling.
- 8.3.2. The Planning Authority noted that the housing estate was originally designed by W.J. Convery, Chief Architect for Irish Life Estates and requested a design statement to demonstrate how the proposal integrates with the existing character and layout of the Irish Life Estate as part of the further information request. The Applicant did not submit a design statement, however I note that there are no requirements outlined in the Development Plan for the submission of design statement for the development of a single house in an urban area. In response to the further information request the Applicant stated that the contiguous elevations submitted with the planning application indicate that the proposed dwelling integrates with the existing character and layout of the estate. The Planning Authority considered the response to be satisfactory.
- 8.3.3. While I acknowledge that the Estate is noteworthy in terms of its layout and the modernist design of flat roof houses, it is not an Architectural Conservation Area nor does it comprise any protected structures as set out in the Development Plan. Notwithstanding, Section 3.3.1.4 – Infill Site of the Development Plan, requires infill development to be appropriate to the character of the streetscape, enhancing its context and integrating with its surroundings. The Development Plan further sets out that infill development should respect and complement the prevailing scale of the built environment.
- 8.3.4. In response to the further information request which required an increase in the provision of private rear amenity space from 30sqm to 48sqm, the Applicant submitted a revised site layout drawing repositioning the proposed dwelling on the

site forward of the existing building line on Lanahrone Avenue, to extend the area of rear private open space. As a result, the proposed dwelling is positioned approximately 600mm forward of the front building line of the 2-storey side extension of the adjacent property No 2 Lanahrone Avenue.

- 8.3.5. The proposed dwelling is detached and is positioned approximately 1.7 metres from the two storey side extension at No. 2 Lanahrone Avenue. I further note that the street curves north-westwards, such that the existing dwellings on the northside of the road match the horizontal alignment of the street. In addition, I note that while the prevailing house types in the vicinity of the site are 2 storey semi-detached, the adjoining property No. 7 Corbally to the west and north of the site, is a detached part single, part two storey structure, and the adjoining property to the east No. 2 Lanahrone Avenue, has been extended with a two storey extension to the side.
- 8.3.6. Section 11.3.7 of the Development Plan allows for variations in building lines where there is overall coherence to the design. In this regard I consider that the submitted contiguous elevations indicate that in terms of height, scale and proportions that the proposed dwelling largely matches the adjacent two storey flat roof dwellings on the street. Having visited the site and having regard to the contiguous elevations I am satisfied that in terms of design the proposal integrates with the existing character of the area. I consider the slight variation in the building line of 600mm to be acceptable given the horizontal alignment of the street, the separation distance to the adjacent property to the east No. 2 Lanahrone Avenue. I am satisfied that the development accords with the provisions of Section 11.3.7 of the Development Plan in this regard. Overall, I consider that the proposal would not adversely impact upon the character and scale of the streetscape or the character of neighbouring dwellings and therefore accords with Section 3.3.1.4 – Infill Site of the Development Plan and the proper planning and sustainable development of the area.

8.4. Residential Amenity

- 8.4.1. The grounds of appeal raise concerns regarding the oppressive and restrictive nature of the proposed dwelling.
- 8.4.2. I note that the Planning Authority raised no concerns regarding loss of residential amenity on the neighbouring dwellings as a result of the proposal. The Planning Authority did however raise concerns regarding the provision of private amenity

space. Further information was therefore requested by the Planning Authority requiring revised drawings indicating that a minimum rear garden area of 48 sqm metres be provided.

- 8.4.3. The proposal as originally submitted to the Planning Authority provided 30sqm of rear private amenity space. In this regard I note that SPPR 2 - Minimum Private Open Space Standards for Houses of the Compact Settlement Guidelines provides a minimum private open space standard of 30 sqm for a 2-bedroom house. Under the provisions of the Development Plan, Table DM 3 states that a minimum rear garden area for a 1–2-bedroom dwelling is 48sqm. Section 11.3.7 - Private Open Space of the Development Plan further states that this standard may be relaxed in exceptional circumstances *inter alia* where the development is within a 10-minute walking distance of a public park or other amenity such as riverbank/canal bank walkway/cycleway. In this regard I note that the proposal is located circa 370 metres from the Park Canal. I am therefore satisfied that the proposal is within a 10-minute walk of an amenity area. I am therefore satisfied that the provision of private rear amenity space as submitted with the further information response to exceed the requirements of the Development Plan and the Compact Settlement Guidelines.
- 8.4.4. The proposed dwelling has a stated floor area of 84.6 sqm and comprises 2 no. bedrooms. Section 11.4.2.2 - Floor Areas of the Development Plan requires that the minimum size of habitable rooms for houses shall conform with Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes Sustaining Communities (2007). Having reviewed the submitted drawings I am satisfied that the proposed development exceeds the space provisions as set out in said guidelines.
- 8.4.5. Section 3.3.1.4 – Infill Sites of the Development Plan sets out that infill development should ensure the preservation of the amenities of adjoining residential properties. Having regard to the separation distances to neighbouring properties, and the aspect and scale of the proposal, I am satisfied that the development would not unduly impact upon neighbouring amenity in terms of overbearance or overshadowing.
- 8.4.6. The grounds of appeal raises concerns regarding the rear facing first floor window. I note that the first-floor rear facing window serves a bathroom. I am satisfied that any overlooking of third party property could be mitigated by use of obscured glazing.

Should the Commission be mindful to grant permission I recommend that a condition be attached to ensure that the window is permanently fitted with obscured glazing.

- 8.4.7. To conclude this section I am satisfied that the proposed development would provide an acceptable level of residential amenity for future occupants and would not unduly impact upon the residential amenity of adjoining property. I consider that the proposal would accord with Section 3.3.1.4 – Infill Sites, Section 11.4.2.2 - Floor Areas and Section 11.3.7 - Private Open Space of the Development Plan and the proper planning and sustainable development of the area.

9.0 AA Screening

- 9.1. In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on the Lower River Shannon SAC (Site Code 002165) and the River Shannon and River Fergus Estuaries SPA (Site Code 004077) in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- The nature of the works
- Location and distance from nearest European site and lack of connections

10.0 Water Framework Directive

- 10.1. An assessment of the proposed development has been carried out in accordance with Article 4 of the Water Framework Directive and relevant EPA guidance, including best practice in sustainable drainage design.
- 10.2. The development incorporates appropriate surface water management measures, including Sustainable Drainage Systems (SuDS), designed to replicate greenfield runoff rates and provide treatment of surface water prior to discharge. These measures ensure that there will be no increase in pollutant loading, no alteration of the receiving waterbody's hydrological regime, and no risk of deterioration in water

quality or ecological status. Any residual risks identified during the assessment are capable of being addressed through standard mitigation measures and best practice construction management.

- 10.3. The proposed development will not impact on the achievement of environmental objectives for any water body and is therefore considered compliant with the requirements of Article 4.

11.0 Recommendation

- 11.1. I recommend permission be GRANTED subject to conditions

12.0 Reasons and Considerations

Having regard to the 'Existing Residential' land use zoning objective for the site, Development Plan Policy CGR P1 – Compact Growth and Revitalisation, Section 3.3 Compact Growth and Section 3.3.1.4 – Infill Site of the Limerick City and County Development Plan 2022-2028 and to the design, aspect, location and scale of the proposed development, I consider that subject to compliance with conditions below, that the development would not seriously injure the character of the area or the residential amenity of property in the vicinity and would provide a good level of residential amenity for future occupants. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area and I recommend that permission be GRANTED subject to conditions.

13.0 Conditions

1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 26 th day of February 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
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	development and the development shall be carried out and completed in accordance with the agreed particulars. Reason: In the interest of clarity.
2.	The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme. Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.
3.	The glazing to the window to the bathroom on the first floor of the north facing elevation shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable. Reason: In the interest of residential amenity.
4.	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. Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

5.	(a) The proposed development shall comply with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets (DMURS). (b) Footpaths shall be dished at road junctions in accordance with the requirements of the planning authority. Details of all locations and materials to be used shall be submitted to, and agreed in writing with the planning authority prior to the commencement of development. Reason: In the interest of amenity and of traffic and pedestrian safety.
6.	The construction of the development shall be managed in accordance with a Construction 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 intended construction practice for the development, including noise management measures, traffic management measures and off-site disposal of construction/demolition waste. Reason: In the interests of public safety and residential amenity
7.	Construction hours for the proposed demolition and construction shall be in accordance with the following: No works shall take place on site outside the hours of 08.00 and 18.00 Monday to Friday, and 08.00 to 13.00 Saturday, or on Sundays or public holidays, unless otherwise agreed in writing with the planning authority. Reason: In the interest of the protection of residential amenity.
8.	All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site. Reason: In the interests of orderly development and the visual amenities of the area
9.	Prior to the commencement of development the developer shall enter into a Connection Agreement(s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater

	collection network. Reason: In the interest of public health and to ensure adequate water/wastewater facilities.
10.	The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority. Reason: To prevent flooding and in the interests of sustainable drainage.

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 me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

.Carol Smyth
Planning Inspector

14th July 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-501157-LK-26
Proposed Development Summary	Demolition of an existing dwelling on the site and the construction of a new two storey house complete with a site entrance and a connection to the public water and drainage systems
Development Address	No. 7A Lanahrone Avenue, Irish Estate, Corbally 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?	☐ 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.	State the Class here
☒ No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
☐ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☒ Yes, the proposed development is of a Class but is sub-threshold.	Class 10(b)(i) Construction of more than 500 dwelling units – 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 ☐	Screening Determination required (Complete Form 3)
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ Date: _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	PL-501157-LK-26
Proposed Development Summary	Demolition of an existing dwelling on the site and the construction of a new two storey house complete with a site entrance and a connection to the public water and drainage systems
Development Address	No. 7A Lanahrone Avenue , Irish Estate , Corbally 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).	Demolition of an existing dwelling on the site and the construction of a new two storey house complete with a site entrance and a connection to the public water and drainage systems. The size of the development is not exceptional. The development would not be exceptional in the context. The development would not result in the production of significant waste, emissions, or pollutants.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development)	The site is located in an urban environment, in a built-up area. The development would not have the potential to significantly impact on an ecologically sensitive site or location.

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).	
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	There are no real likelihood of significant effects on the environment.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA

There is no real likelihood of significant effects on the environment.	EIA is not required.
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Inspector: _____ **Date:** _____

Appendix 3: Standard AA Screening Determination Template 2

Screening for Appropriate Assessment Test for likely significant effects	
Case Reference Number: PL-501157-LK-26	
Step 1: Description of the project and local site characteristics	
Brief description of project	Demolition of an existing dwelling on the site and the construction of a new two storey house complete with a site entrance and a connection to the public water and drainage systems.
Brief description of development site characteristics and potential impact mechanisms	The 0.018 ha infill site is located in an urban area within an established residential development. The site is not located within any protected areas. The is situated approximately 320 metres from the Lower River Shannon SAC and approximately 2.2 km from the River Shannon and River Fergus Estuaries SPA. A connection is proposed to public drainage systems. There is no potential for the proposed development to alter the volume or characteristics of the flows into or from the surface water sewerage system that could conceivably have a significant effect on any Natura 2000 site. The foul effluent from the proposed development would be treated in the Limerick WWTP.
Screening report	No

	The Planning Authority carried out an AA Screening examination. It was considered that the development as proposed should not be likely to exercise a significant effect on the conservation status of any SAC or SPA as there are no pathway-source-receptors and the site does not directly encroach on any Natura 2000 European Sites. An Appropriate Assessment is not necessary.			
Natura Impact Statement	No			
Relevant submissions	None			
Step 2. Identification of relevant European sites using the Source-pathway-receptor model				
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
Lower River Shannon SAC Site Code 002165	Sandbanks which are slightly covered by sea water all the time [1110] Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Coastal lagoons [1150] Large shallow inlets and bays [1160] Reefs [1170] Perennial vegetation of stony banks [1220]	320 metres	Indirect	Yes

	Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410] Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0] Margaritifera margaritifera (Freshwater Pearl Mussel) [1029] Petromyzon marinus (Sea Lamprey) [1095] Lampetra planeri (Brook Lamprey) [1096] Lampetra fluviatilis (River Lamprey) [1099] Salmo salar (Salmon) [1106] Tursiops truncatus (Common Bottlenose Dolphin) [1349] Lutra lutra (Otter) [1355]			
River Shannon and River Fergus	Cormorant (Phalacrocorax carbo) [A017] Whooper Swan (Cygnus cygnus) [A038]	2.2 km	Indirect	Yes

Estuaries SPA	Light-bellied Brent Goose (<i>Branta bernicla</i> <i>hrota</i>) [A046]			
Site Code 004077	Shelduck (<i>Tadorna</i> <i>tadorna</i>) [A048]			
	Teal (<i>Anas crecca</i>) [A052]			
	Pintail (<i>Anas acuta</i>) [A054]			
	Scaup (<i>Aythya marila</i>) [A062]			
	Ringed Plover (<i>Charadrius hiaticula</i>) [A137]			
	Golden Plover (<i>Pluvialis</i> <i>apricaria</i>) [A140]			
	Grey Plover (<i>Pluvialis</i> <i>squatarola</i>) [A141]			
	Lapwing (<i>Vanellus</i> <i>vanellus</i>) [A142]			
	Knot (<i>Calidris canutus</i>) [A143]			
	Dunlin (<i>Calidris alpina</i>) [A149]			
	Black-tailed Godwit (<i>Limosa limosa</i>) [A156]			
	Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]			
	Curlew (<i>Numenius</i> <i>arquata</i>) [A160]			
	Redshank (<i>Tringa</i> <i>totanus</i>) [A162]			
	Greenshank (<i>Tringa</i> <i>nebularia</i>) [A164]			
	Black-headed Gull (<i>Chroicocephalus</i> <i>ridibundus</i>) [A179]			
	Wigeon (<i>Mareca</i> <i>penelope</i>) [A855]			
	Shoveler (<i>Spatula</i> <i>clypeata</i>) [A857]			
	Wetland and Waterbirds [A999]			

¹ Summary description / **cross reference to NPWS website** is acceptable at this stage in the report

² Based on source-pathway-receptor: Direct/ indirect/ tentative/ none, via surface water/ ground water/ air/ use of habitats by mobile species

³ if no connections: N

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

[From the AA Screening Report or the Inspector's own assessment if no Screening Report submitted, complete the following table where European sites need further consideration taking the following into account:

- (a) Identify potential direct or indirect impacts (if any) arising from the project alone that could have an effect on the European Site(s) taking into account the size and scale of the proposed development and all relevant stages of the project (See Appendix 9 in Advice note 1A).
- (b) Are there any design or standard practice measures proposed that would reduce the risk of impacts to surface water, wastewater etc. that would be implemented regardless of proximity to a European Site?
- (c) Identify possible significant effects on the European sites in view of the conservation objectives (alone or in combination with other plans and projects)

AA Screening matrix

Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
Site 1: Lower River Shannon SAC Site Code 002165 QI list Sandbanks which are slightly covered by sea	Direct: Not directly impacting any of the QI's habitats. Indirect: Negative impacts (temporary) on water quality due to construction related emissions including	Given the lack of direct surface water connections, the limited scale of the proposed works, the use of standard construction practices and standard measures designed into the scheme, it is highly unlikely that the proposed development could generate impacts of a magnitude that could affect habitat quality

water all the time [1110] Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Coastal lagoons [1150] Large shallow inlets and bays [1160] Reefs [1170] Perennial vegetation of stony banks [1220] Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (Glaucopuccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410] Alluvial forests with Alnus glutinosa and	increased sedimentary and construction related pollution	within the SAC for the qualifying interests listed.
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Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0] Margaritifera margaritifera (Freshwater Pearl Mussel) [1029] Petromyzon marinus (Sea Lamprey) [1095] Lampetra planeri (Brook Lamprey) [1096] Lampetra fluviatilis (River Lamprey) [1099] Salmo salar (Salmon) [1106] Tursiops truncatus (Common Bottlenose Dolphin) [1349] Lutra lutra (Otter) [1355]		
	Likelihood of significant effects from proposed development (alone): No	
	If No, is there likelihood of significant effects occurring in combination with other plans or projects? No	
	Impacts	Effects
<u>Site 2:</u> River Shannon and River Fergus Estuaries SPA Site Code	Direct: No direct impacts and no risk of habitat loss, fragmentation or any other direct impact. Indirect: Potential use of the site for habitats, Disruption from noise and	The subject site consists largely of built land, with hardstanding and areas of grass amenity space. Given its small size, existing hardstanding nature and the availability of more suitable habitats in the wider surrounding environment. In the absence of mitigation measures, no significant impacts on this SPA are likely.

004077 QI list Cormorant (Phalacrocorax carbo) [A017] Whooper Swan (Cygnus cygnus) [A038] Light-bellied Brent Goose (Branta bernicla hrota) [A046] Shelduck (Tadorna tadorna) [A048] Teal (Anas crecca) [A052] Pintail (Anas acuta) [A054] Scaup (Aythya marila) [A062] Ringed Plover (Charadrius hiaticula) [A137] Golden Plover (Pluvialis apricaria) [A140] Grey Plover (Pluvialis squatarola) [A141] Lapwing (Vanellus vanellus) [A142] Knot (Calidris canutus) [A143] Dunlin (Calidris alpina) [A149] Black-tailed Godwit (Limosa limosa) [A156] Bar-tailed Godwit (Limosa lapponica) [A157] Curlew (Numenius arquata) [A160]	visual presence during construction phase pollutants and particulate matter carried by ground water to enter SPA, resulting in impacts on water quality, and for disturbance from noise and visual presence during construction phase.	
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Redshank (Tringa totanus) [A162] Greenshank (Tringa nebularia) [A164] Black-headed Gull (Chroicocephalus ridibundus) [A179] Wigeon (Mareca penelope) [A855] Shoveler (Spatula clypeata) [A857] Wetland and Waterbirds [A999]		
	Likelihood of significant effects from proposed development (alone): No	
	If No, is there likelihood of significant effects occurring in combination with other plans or projects? No	
Step 4: Conclude if the proposed development could result in likely significant effects on a European site		
I conclude that the proposed development (alone) would not result in likely significant effects on Lower River Shannon SAC (Site Code 002165) and the River Shannon and River Fergus Estuaries SPA (Site Code 004077). The proposed development would have no likely significant effect in combination with other plans and projects on any European site(s). No further assessment is required for the project. No mitigation measures are required to come to these conclusions.		