



An
Coimisiún
Pleanála

Inspector's Report PL-501290-LK-26

Development	Demolition of entrance, parking area, external plant and enclosures. Construction of extensions and electrical enclosure together with associated site works.
Location	Raheen Business Park , Cloughkeating Avenue , Ballycummin Co. Limerick.
Planning Authority	Limerick City and County Council
Planning Authority Reg. Ref.	25368
Applicant(s)	Howmedica International
Type of Application	Permission
Planning Authority Decision	Grant Permission + Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	Tom Ryan
Observer(s)	None
Date of Site Inspection	9 th July 2026

Inspector

Carol Smyth

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1.0 Site Location and Description

- 1.1. The subject site lies within the established Raheen Industrial Estate, located approximately 5 km to the south of Limerick City.
- 1.2. The subject site has a stated area of 0.865 hectares and comprises part of the established Stryker site within the Business Park. The existing premises on site has a stated gross floor area of 11,666 sqm. The proposed extensions have a gross floor area 2,184 sqm and are located to the northwest, southwest and southeast of the existing building predominantly on an area currently used for car parking.

2.0 Proposed Development

- 2.1. A) The demolition of
 - the existing north west entrance & parking area,
 - the enclosed stairs on the south west side and
 - external plant and enclosures within the south eastern courtyard of the existing facility.
- 2.2. B) The construction of
 - a one storey extension to the north west of the facility for the reconfiguration of the building entrance. administration and welfare facilities,
 - a one storey utilities extension to the south west.
 - a one storey production circulation extension within the north western courtyard area,
 - a one storey production extension within the south eastern courtyard area,
 - an electrical enclosure at roof level
 - all associated external site works including the partial realignment of the existing internal circulation road and car park

3.0 Planning Authority Decision

3.1. Decision

3.1.1. The Planning Authority issued a decision to grant permission on the 22nd April 2026 subject to 11 conditions.

3.1.2. Conditions

Condition No. 3 relates to storm water and requires the developer to carry out a survey of the existing storm water network prior to commencement for the written agreement of the PA. The installation of flow monitoring devices is also required. In addition, the condition requires the submission of a Stage 2 – Detailed Design Stage Storm Water Audit, a Stage 3 –Completion Storm Water Audit and a certification for the Surface Water/SuDs System.

3.2. Planning Authority Reports

3.2.1. Planning Report

Report dated 9th January 2026, further information requested. Considers the development to be acceptable in principle. Notes that there will be no increase in staff numbers as a result of the proposal. States that the development is essentially a reconfiguration of the existing established facility including extensions to the same. Compensatory planting is proposed due to the loss of 5 no. trees at the entrance. The existing contractors overflow carpark is to be resurfaced to provide for the relocation of the displaced 38 no. car parking spaces as a result of the extensions. Further information requested to address the concerns raised by internal technical departments outlined below.

3.2.2. Active Travel

Report dated 5th January 2026, further information requested in relation to cyclists and pedestrian movements, cycling facilities and a mobility management plan.

3.2.3. Roads Department

Report dated 8th January 2026, further information requested in relation to access and parking, construction phase, and surface water and SuDs management.

3.2.4. Fire and Emergency

Report not dated, no objection.

3.2.5. Applicants Response to Further Information Request

The Applicant responded to the further information request on the 10th March 2026. In relation to the Active Travel concerns the response included revised drawings indicating priority routes, bike storage, changing and shower facilities. In addition, a Mobility Management Plan was submitted.

In terms of concerns raised by the Roads Department, the Applicant submitted drawings to clarify the existing and proposed car parking layout and a Construction Management Plan.

In terms of surface water drainage, a Stage 1 Storm Water Audit was submitted. Updated drawings and an updated surface water drainage strategy was also submitted.

3.2.6. Planning Report – Assessment of Further Information

Report dated 22nd April, consistent with decision notice issued.

3.2.7. Heritage Officer

Report dated 20th April 2026, no objection subject to conditions.

3.2.8. Active Travel

Report not dated, no objection subject to conditions.

3.2.9. Roads Department

Report dated 15th April 2026, no objection subject to conditions

3.3. **Prescribed Bodies**

None

3.4. **Third Party Observations**

One on file. The issues raised form the grounds of appeal and are addressed in Sections 7 and 8 below.

4.0 Planning History

There is a significant planning history relating to this subject site and I refer the Board to the relevant section of the Planner's Report in this regard. The most recent relevant history on the site is as follows:

ABP-314693-22 PA Reg 22/808

Permission GRANTED for alterations to the Planning Permission previously granted 21/1637 (for the construction of a 550 sq. m. extension to the north-west of the existing production facility, to relocate the existing canteen facility, kitchen and storage areas and all associated external works.

PA Reg. Ref. 21/1637

Permission GRANTED for the construction of a of a 550 sqm extension to the north-west of the existing production facility, relocating the existing canteen facility, kitchen and storage areas and all associated site works. The works will also include a small 72 sqm extension to an existing corridor within the facility to improve circulation

5.0 Policy Context

5.1 Development Plan

5.1.1. The Limerick Development Plan 2022-2028 applies.

5.1.2. Zoning:

The appeal site has the land use zoning objective 'High Tech / Manufacturing Campus' which seeks 'to provide for office, research and development, high technology, regional distribution/ logistics, manufacturing and processing type employment in a high quality built and landscaped campus style environment'.

This zoning is afforded to the full Raheen Business Park. The Raheen Business Park, together with the National Technology Park and the proposed Northside Business Campus are identified as Strategic Employment Locations under the Limerick Shannon Metropolitan Area Strategic Plan (MASP).

5.1.3. The following policy objectives are relevant:

5.1.4. Objective EH O15 Ground Water, Surface Water Protection and River Basin Management Plans.

This objective relates to the protection of ground and surface water resources taking account of the requirement of the Water Framework Directive, implementing the provisions of the *River Basin Management Plan 2022-2028, the Limerick Groundwater Protection Plan*.

5.1.5. Objective IN O12 Surface Water and SuDS

In summary, it is an objective to reduce water pollution, protect surface waters and prevent flooding by ensuring separation of foul and surface water discharges, maintaining and improving drainage infrastructure, promoting and requiring SuDS and Nature Based Solutions, and encouraging green roofs. In particular, the following is noted:

- c) Maintain, improve and enhance the environmental and ecological quality of surface waters and groundwater, including reducing the discharges of pollutants or contaminants to waters, in accordance with the National River Basin Management Plan for Ireland 2018-2021 (DHPLG) and the associated Programme of Measures and any subsequent River Basin Management Plan.
- d) Ensure adequate storm water infrastructure to accommodate the planned levels of growth within the Plan area and to ensure that appropriate flood management measures are implemented to protect property and infrastructure.
- f) Address the issue of disposal of surface water generated by existing development in the area, through improvements to surface water infrastructure, including for example attenuation ponds, the application of sustainable urban drainage techniques, or by minimising the amount of hard surfaced areas, or providing porous surfaces as the opportunity arises.
- h) Require all planning applications to include surface-water design calculations to establish the suitability of drainage between the site and the outfall point and require all new developments to include SuDS, to control surface water outfall and protect water quality in accordance with the requirements of Chapter 11: Development Management Standards of the Plan.

j) Require SuDS schemes to be designed to incorporate the four pillars of water quality, water quantity, biodiversity and amenity to the greatest extent possible within the constraints of a given site.

5.1.6. Section 11.3.11 SuDS (Sustainable Drainage Systems)

In summary, the following is noted:

- Previously developed sites which are being redeveloped should aim to achieve greenfield run off rates.
- Storm Water Management Plans should have regard to Department of the Environment, Heritage and Local Government The Planning System and Flood Risk Management (Nov 2009 – Guidelines for Planning Authorities); CIRIA Manual C753 – The SuDS Manual (2015); Greater Dublin Strategic Drainage Study - GDSDS (2005) and current best practise.
- A list of criteria will be considered in assessing proposals for surface water and SuDS schemes as part of planning applications.

5.1.7. Objective ECON O17 Strategic Employment Locations City and Suburbs (in Limerick), Mungret and Annacotty

Seeks to facilitate and support the Raheen Business Park (and others) as strategic employment locations in accordance with MASP.

5.1.8. Objective ECON O18 Specific Site Requirements

This objective relates to the preparation of a comprehensive framework plan for agreement with the Planning Authority in advance of development on the 'High Tech/Manufacturing' zoned lands to the west of Raheen Business Park.

5.1.9. Objective CAF O21 Identified Flood Risk

It is an objective of the Council to:

a) Ensure that no development shall commence on the lands identified as being at flood risk adjacent to the Raheen Business Park in the townlands of Ballycummin/ Rootiagh, zoned for High Tech/ Manufacturing, until a Site-specific Flood Risk Assessment, including hydraulic model has been prepared for the lands, which demonstrates that the flood risk for the lands can be mitigated or that a less vulnerable use can be accommodated on site.

In terms of the above, the Commission will note that the subject site lies to the north-east of the identified townlands, and at a distance of approximately 1km. It is also noted that the subject site comprises made ground and is not greenfield.

5.2. Natural Heritage Designations

5.2.1. The site is not located within any designated site. The closest designated sites are as follows:

- Lower River Shannon SAC (site code 002165) c. 2.2 km to the north
- River Shannon & River Fergus SPA (site code 004077) c. 2.6 km to the north
- Inner Shannon Estuary South Shore pNHA (site code 000435) c. 2.2 km to north
- Loughmore Common Turlough pNHA (site code 000438) c. 475 metres to west.

6.0 EIA Screening

6.1.1. The proposed 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 (or Part V of the 1994 Roads Regulations). 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.

6.1.2. I note that the Planning Authority also determined that the proposed 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 (as amended).

6.1.3. With regard to Class 10(a) '*Industrial estate development projects, where the area would exceed 15 hectare*', the Commission will be aware of the judgement of Ryan v ABP & Analog [2025] IEHC 111, where it was concluded that the class describes the infrastructural context in terms of a shared setup and location in which multiple enterprises sit, rather than the individual enterprise themselves. It clarified that an 'industrial estate' relates to the overall estate-type development, and not an individual building. It means a purpose-built area set up by a developer which includes shared infrastructure *inter alia* roads, electricity and other utilities designed for multiple businesses to operate close to each, and not the individual businesses

themselves. Therefore, I am satisfied that the proposed development is not an industrial estate development project and therefore does not fall within Class 10(a).

- 6.1.4. In relation to Class 10(b)(iv), *‘Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere’*, I again refer the Commission to the judgement of *Ryan v ABP & Analog* [2025] IEHC 111, where it was rejected that the Analog development was ‘urban development’ within Class 10(b)(iv), as the character of the area was not considered to be urban. The Court considered that the site and the characteristics of the development, located on the edge of Limerick city, surrounded by farmland and open countryside was industrial rather than being ‘urban’ in nature as it formed part of an existing business/ industrial park.
- 6.1.5. Having regard to the location of the site and the nature of the proposed development, I am satisfied that the development does not constitute ‘urban development’ and therefore the proposed development is not considered to fall within Class 10(b)(iv).
- 6.1.6. In relation to the response to the grounds of appeal, the applicant considered that the proposed development was sub-threshold Class 10 (b)(iv). The applicant has submitted Schedule 7A information and consequently carried out a screening determination in conjunction with their response to the grounds of appeal. Having regard to my assessment above, I am satisfied that the proposed development is not of a class prescribed in Part 1 and Part 2 of Schedule 5 and I do not consider it to be subthreshold development. The development therefore does not require an EIA screening determination in this case.

7.0 The Appeal

7.1. Grounds of Appeal

- 7.1.1. This is a third-party appeal against Limerick City and County Council’s decision to grant permission. The grounds of appeal are summarised as follows:
- The decision to grant is flawed due to failures in EIA assessment screening, AA assessment screening and assessment of receiving waters.

- The decision over relies on drainage compliance conditions.
- The development has the potential to contribute to further water quality deterioration and should be refused.

7.1.2. Receiving Environment

- The Planning Authority failed to identify or assess the Loughmore Canal as part of the receiving environment.
- The PA Planner's report does not identify the canal as a receiving waterbody, assess its ecological or hydrological status, or assess downstream impacts.
- This represents a failure to properly assess the development in accordance with the Water Framework Directive.

7.1.3. Appropriate Assessment Screening

- The AA Screening concludes that there is no hydrological connection to any European site and there is no requirement for AA screening.
- No analysis of drainage pathways is provided.
- The Loughmore Canal is not assessed.
- No source-pathway-receptor analysis is carried out in respect of downstream connections.
- Given the hydrological connectivity of surface water networks the conclusion no pathway is not supported by evidence. The AA Screening is therefore inadequate and not in compliance with Article 6(3) of the Habitats directive.

7.1.4. EIA Screening

- The PA concluded that the development is not of a class.
- The PA failed to consider whether the development constitutes sub-threshold development.
- The development requires screening having regard to the sensitive receiving environment, existing pollution issues, cumulative impacts and the risk of water quality deterioration.

- No screening determination under Schedule 7A was carried out and there is a failure to comply with the EIA Directive.

7.1.5. Cumulative Impacts

- The development is located in an established industrial estate with drainage, pollution and flooding issues.
- The PA failed to assess the cumulative discharges to the Loughmore Canal.
- Ongoing investigations into misconnections.
- Historical and ongoing pollution.
- Cumulative flood risk impacts.

7.1.6. Stormwater Treatment

- The drainage design relies on a Class 1 bypass separator (interceptor) to treat runoff from hardstanding and parking areas which is not sufficient to treat dissolved or soluble pollutants and runoff during rainfall events.
- The PA has not assessed the nature and concentration of pollutants from the development.
- Concerns regarding the effectiveness of the proposed treatment measures.
- Concerns regard the sensitivity and assimilative capacity of the receiving environment including the Loughmore Canal.
- The PA's assessment is not consistent with best practice Sustainable Drainage Systems (SuDs) design.
- Without proper assessment it cannot be concluded that the proposed drainage system will not result in deterioration of water quality.

7.2. **Applicant Response**

7.2.1. The applicant's response to the grounds of appeal are summarised as follows:

- The appellants concerns relate to the discharge of surface water from the Raheen Business Park which discharges into the Loughmore Canal and links to the Barnakyle stream/river which runs through the appellants lands.

- Surface water discharged from the development will be clean, free of hazardous substances and will not negatively impact upon water quality.
- The proposed development will reduce the surface water discharge rate by increasing the impermeable area within the site and there is no flood risk on the appeal site lands.
- There are no known blockages or operational issues in the drainage system or misconnections to local networks as evidenced by a CCTV survey.
- As per the submitted Stormwater Engineering Report the drainage strategy was devised having regard to site investigations, ground water vulnerability, the UK SuDs manual and the requirement of Limerick County Council.
- Planning history is provided within the broader Raheen Business Park where permission has been granted.
- The Drainage approach is similar to that permitted at other sites at the Raheen Business Park.
- The development will not result in any negative impacts on water quality on the Loughmore Canal and other watercourses in the vicinity.
- EIA Screening – Schedule 7A information submitted.

7.2.2. Assessment of the Receiving Environment

- Stormwater approach is robust and will not result in any negative impact on the water quality of the Loughmore Canal and other water courses in the vicinity.
- The potential for negative effects on the receiving environment was adequately and appropriately assessed.
- The proposed project improves production efficiencies and will not result in increased numbers of employees.
- The proposal is not associated with a change in the quality or quantity of effluent emanating from the process.
- Industry standard measures will be employed during construction phases which will avoid any negative environmental impacts on the receiving waters.

- Surface water management will be upgraded as part of the project which will improve the quality of the surface water discharged from the site.
- The hydrological context for the site was investigated as part of the submitted AA Screening and there are no significant surface water features within or adjoining the site.
- Refers to EPA survey and monitoring of water bodies in the vicinity. Notes that the site is located within the Shannon Estuary catchment, Area 24 and sub-catchment Ballynaclogh_SC_010.
- The site is not at risk of flooding.
- No evidence has been put forward by the appellant regarding impacts on a waterbody.
- The development is in accordance with the Water Framework Directive.

7.2.3. AA and EIA Assessments

- The application was supported by an AA Screening report.
- The PA has regard to the submitted AA Screening Report when reaching their decision.
- A preliminary EIA examination was carried out by the PA and it was determined that EIA Screening was not required.
- An EIA Screening was carried out by the applicant and it was found that the project is sub-threshold and would not significantly impact upon the sensitivities of the existing environment.

7.2.4. Perceived Inadequate stormwater Treatment

- As part of the Further Information a Stage 1 Storm Water Audit was carried out.
- The findings in the Audit validates the design approach and all recommendations will be adhered to and incorporated into the surface water drainage design.
- The proposed development has been assessed in relation to SuDs and all SuDs measures are to be implemented.
- A maintenance plan has been incorporated in the storm drainage design philosophy.

- The proposal represents a significant improvement over the existing discharge scenario.
- All surface water runoff from the car parking areas will outfall via a Class 1 Bypass Separator which will remove hydrocarbons and fine sediment particles and lower the risk of downstream contamination.

7.2.5. Planning Conditions

- The appellant claim that there is an over reliance of planning conditions has not been substantiated
- The applicant is happy to furnish necessary certifications and install monitoring devices.
- The implementations of the proposed stormwater design will provide benefits.
- A CCTV survey and a Stage 1 Storm water Audit have been carried out.
- The design approach is best practice and the implementation will be equally so.

7.3. **Planning Authority Response**

None

7.4. **Observations**

None

7.5. **Further Responses**

The third-party appellant has submitted a further response to the applicant's response. The response is summarised as follows

- The central issue in the appeal is the failure to assess the receiving environment into which stormwater from the development discharges.
- No assessment has been provided of ecological or environmental status of the Loughmore Canal or its hydrological and hydrogeological significance, its sensitivity to pollutant loading; cumulative pressures and potential for deterioration in water quality.

- Refers to planning precedent where permission was refused by ACP due to a lack of certainty regarding the impacts on Loughmore Common Turlough.
- Refers to Departmental observations made in relation to developments in the wider Mungret/Loughmore area.
- Cumulative impacts arising from the long-established industrial estate have not been assessed.
- AA Screening concerns remain.
- Adequate consideration has not been given to sub-threshold EIA screening.
- Concerns regarding Stormwater Treatment have not been addressed. The measures proposed should not be relied on as a treatment system for soluble pollutants and additional treatment measures may be required.
- Concerns regarding pollutant transport and water quality.
- Errors in the submitted Environmental Assessment Documentation raises questions regarding the conclusions.
- Concerns regarding the reliance on previous permissions.

8.0 **Assessment**

8.1.1. 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
- Surface Water
- Other Matters

8.2. **Principle of Development**

8.2.1. The proposed development seeks to reconfigure and extend the existing Stryker facility by providing an entrance and administration extension to the northeast

elevation; a production extension within the centre of the building; a utilities extension to the southwest elevation; and an electrical enclosure at roof level of the existing utilities building on the southeast elevation. The extensions have a total floor area of 2,184 sqm relative to the floor area of the existing facility on the site which has a stated gross floor area of 11,666 sqm.

8.2.2. The existing contractors overflow car park at the southeast corner of the site is to be surfaced to provide for the relocation of 38 no. car parking spaces which will be displaced as a result of the new entrance, administration and welfare facilities extension. In addition, the development seeks to realign the circulation road and car park. I note for the Commission's information that there is no increase in employee numbers as a result of the extensions.

8.2.3. The subject site is zoned High Tech/Manufacturing Campus the objective for which is 'to provide for office, research and development, high technology, regional distribution/ logistics, manufacturing and processing type employment in a high quality built and landscaped campus style environment'. Having visited the site and having regard to the surrounding existing development, I consider that the proposed development will adequately integrate with the character of the area. Therefore, given the zoning objective for the site, I consider the proposed development to be acceptable in principle.

8.3. Surface Water

8.3.1. The matters raised in the grounds of appeal relate to water pollution from the Raheen Business Park through surface water discharge from the stormwater drainage network. The appellant contends that the development has the potential to contribute to further water quality deterioration via surface water discharge to the Loughmore Canal and there has been a failure to assess the ecological or hydrological status or assess downstream impacts of the Loughmore Canal as part of the receiving environment.

Development Plan Objective EH O15 Ground Water, Surface Water Protection and River Basin Management Plans, seeks to protect and improve water resources and ensure that development does not contravene the objectives of the EU Water Framework Directive and the provisions of the River Basin Management Plan 2022-

2028, the Limerick Groundwater Protection Plan. In addition, Development Plan Objective IN O12 Surface Water and SuDS, seeks to protect surface waters and prevent flooding by maintaining and improving drainage infrastructure, promoting and requiring SuDS and Nature Based Solutions.

- 8.3.2. I note that the applicant submitted a Drainage Impact Assessment to the Planning Authority which sets out the existing and proposed surface water drainage for the site. In terms of the existing surface water drainage, the Assessment sets out that all roof areas will drain to an existing dedicated underground surface water network and all hardstanding areas will drain by means of a series of gullies and drains that discharge the surface water runoff to the underground surface water network. The storm drainage discharges to an existing 1500mm diameter Shannon Development surface water sewer within the boundary of the site.
- 8.3.3. In terms of the proposed surface water drainage strategy, the applicant proposed a network with a capacity to accommodate a 1 in 100 year rainfall event (plus climate allowance). The Assessment states that surface water runoff will not exceed 5 l/s per hectare. Hard standing areas will discharge to an isolated drainage network which discharges to an online attenuation tank under the car park zone. A pollution control interceptor is also included to minimise the risk of contamination or pollution from surface water runoff entering the receiving surface water sewer. SuDs measures are also proposed.
- 8.3.4. On foot of the PA's further information request the Surface Water Drainage Strategy was updated and a Stage 1 Storm Water Audit was submitted. The revised strategy includes a series of SuDs measures including permeable paving, bio-retention areas, and filter drains before surface water is discharged to an attenuation tank. The applicant proposes to install a hydro brake in the downstream manhole to restrict peak stormwater flows to below pre-development rates prior to discharge into the existing 300mm diameter storm sewer within the site boundary. The revised Strategy outlines that the surface water discharge rate will be restricted to 2.0 l/s at the hydrobrake, noting that the existing discharge rate on the site is 46.7 l/s. The applicant also proposes to install a bypass separator to provide additional treatment for all surface water generated by the proposed extensions.

- 8.3.5. The Planning Authority's Area Engineer raised no concerns in relation to the development subject to standard conditions. In this regard I note the appellant has stated that the PA have relied on conditions to address environmental risk. The conditions attached by the PA relate to audits, certifications and monitoring of the surface water drainage system. I have no information before me that the conditions seek to address risk to the environment. Should the Commission be mindful to grant permission, I recommend that a condition be attached requiring the development to adhere to the Drainage requirements of the Planning Authority.
- 8.3.6. I am satisfied with the combination of SuDs measures proposed as part of the surface water drainage proposals, and on the basis of the information submitted, I consider that the proposed surface water drainage proposals will significantly improve the existing discharge rate from the site and I am satisfied that the proposal accords with Development Plan Objective EH O15 Ground Water, Surface Water Protection and River Basin Management Plans and Objective O12 Surface Water and SuDS in this regard. While I acknowledge the concerns raised by the appellant, I have no information before me that the development will negatively impact the ecological or hydrological status of the Loughmore Canal and I do not consider that the proposed development would negatively impact on the existing drainage system within the Raheen Business Park or cause downstream pollution of watercourses.
- 8.3.7. Furthermore, having regard to the location of the site which is not in a flood zone and the SuDs measures proposed, I am satisfied that the discharge from the development will be managed to ensure that runoff does not exceed existing levels and that there is no increase in the risk of flooding due to the proposed development. I have no information before me that the proposed development will increase the risk of flooding and I am satisfied that the proposed SuDs measures employed will ensure that the existing runoff rate from the site will not be exceeded. I therefore consider the surface water drainage proposals to be acceptable and in accordance with proper planning and sustainable development.
- 8.3.8. I refer the Commission to Section 10 Water Framework Directive below where I have assessed the proposed development and considered the objectives as set out in Article 4 of the Water Framework Directive and concluded that the proposal can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively. I am

therefore satisfied that the proposal will not negatively impact upon the water quality of water courses in the vicinity.

8.4. Other Matters

8.4.1. Environmental Impact Assessment Deficiencies

I note the issues raised by the appellant regarding the PA's assessment of the proposed development in the context of adjoining developments and cumulative impacts.

I have considered the proposed development pursuant to Schedule 5 of the Planning and Development Regulations 2001 (as amended) in Appendix 1 of this report and I have further addressed the issues in relation to EIA in Section 6.0 above.

I am satisfied that the proposed development is not of 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 (or Part V of the 1994 Roads Regulations).

As indicated in the EIA preliminary examination in Appendix 1 below there is no potential for significant environmental effects and no mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination.

8.4.2. Appropriate Assessment Screening Deficiencies

The grounds of appeal contends that the PA's assessment of the proposed development was deficient in term of the AA screening which did not carry out an assessment of Loughmore Canal to which surface water and ground water from the site are directly interconnected or Loughmore Common Turlough, the receiving environment and impact on same.

8.4.3. I note that Loughmore Common Turlough is a designated proposed Natural Heritage Area (pNHA) and is located approx. 475 metres to the west of the appeal site. In this regard I note that pNHAs do not come within the scope of AA Screening as they are not designated European Sites. Stormwater from the business park is conveyed through the Loughmore Canal to the Barnakyle River.

8.4.4. On foot of the PA's further information request the applicant submitted an AA Screening report to the PA which concluded that the proposed project, either

individually or in combination with other plans or projects, is not likely to have a significant effect on any Natura 2000 site and there is no reasonable scientific doubt in relation to this conclusion.

- 8.4.5. I have carried out an AA Screening and I refer the Commission to the AA Screening Report in Appendix 2 and Section 9 below. I note that the closest European site, Lower River Shannon SAC, is approximately 2.2 km to the north, while the River Shannon & River Fergus SPA is located 2.6 km to the north of the site. There is a weak indirect pathway which will not lead to significant impacts on the SAC or SPA. I am satisfied that there will be no impacts to the Lower River Shannon SAC, or the River Shannon & River Fergus SPA as a result of the proposed development.
- 8.4.6. The conclusions of the AA Screening and Section 9.0 of this report are made on the basis of the information provided with the application and the grounds of appeal in view of the conservation objectives for the identified European sites. I am satisfied that the proposed development either individually or in combination with other plans or projects is not likely to have any significant effect on any European site and a Stage 2 AA is not warranted.

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 (002165) and River Shannon and River Fergus Estuaries (SPA 004077) sites, in view of the Conservation Objectives of those sites and Appropriate Assessment and submission of an NIS is therefore not required.
- 9.2. This determination is based on:
- The nature and scale of the development on fully serviced lands on a brownfield site
 - Scientific information provided in the AA Screening report
 - Distance from and weak indirect connections to the European sites
 - No ex-situ impacts on birds

- 9.3. Possible impacts identified would not be significant in terms of site-specific conservation objectives for the Lower River Shannon SAC (002165) and River Shannon and River Fergus Estuaries (SPA 004077) sites and would not undermine the maintenance of favourable conservation condition or delay or undermine the achievement of restoring favourable conservation status for those qualifying interest features of unfavourable conservation status.
- 9.4. No mitigation measures aimed at avoiding or reducing impacts on European sites were required to be considered in reaching this conclusion.

10.0 Water Framework Directive

- 10.1. The subject site is located in a built up area in the suburbs of Limerick city, c. 913 metres west of the Barnakyle_020 (IE_SH_24B050600), within the Ballynaclogh_010 sub basin (IE_SH_24B040800). The site is located over the Limerick City Southwest (IE-SH_G_141) ground water body. Stormwater from the business park is conveyed through the Loughmore Canal to the Barnakyle River.
- 10.2. The proposed development comprises the reconfiguration and extension of an existing facility.
- 10.3. Water deterioration concerns were raised in the planning appeal.
- 10.4. 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.
- 10.5. The receiving water environment has been identified and assessed. In this regard I refer the Commission to Appendix 3 below. Having regard to the nature, scale, and location of the proposed development, and the mitigation measures 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.

10.6. Any residual risks are capable of being addressed through the implementation of a Construction Environmental Management Plan (CEMP).

10.7. The proposed development is considered to be in compliance with the requirements of Article 4 of the Water Framework Directive.

11.0 Recommendation

11.1. I recommend that permission is granted for the proposed development subject to conditions.

12.0 Reasons and Considerations

12.1. Having regard to the planning history and the zoning objective of the subject site, its location within the existing Raheen Business Park and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable and would not have a significant impact on surface water discharge from the subject site and would not seriously injure the amenities of the area. The proposed development would, therefore, 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, as amended by the further plans and particulars received by the planning authority on the 12 th day of November 2025 and on the 10 th day of March 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
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	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.	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.
4.	The development shall be carried out and operated in accordance with the provisions of the Mobility Management Plan (MMP) submitted to the planning authority on 31st March 2026. The specific measures detailed in Section 5 of the MMP to achieve the objectives and modal split targets for the development shall be implemented in full upon first occupation of the development. The developer shall undertake an annual monitoring exercise to the satisfaction of the planning authority for the first 5 years following first occupation of the development and shall submit the results to the planning authority for consideration and placement on the public file.

	Reason: To achieve a reasonable modal split in transport and travel patterns in the interest of sustainable development.
5.	The applicant shall submit a Car Park and Bicycle Management Plan and details of car and bicycle parking design, layout and management to the planning authority for agreement in writing prior to the commencement of development. Reason: In the interest of sustainable transport and safety.
6.	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.
7.	The mitigation measures contained in the Ecological Impact Assessment Report (EclA) shall be implemented. Reason: To protect the environment.
8.	Prior to the commencement of any works associated with the development hereby permitted, the developer shall submit a detailed Construction Environmental Management Plan (CEMP) for the written agreement of the planning authority. The CEMP shall incorporate details for the following: collection and disposal of construction waste, surface water run-off from the site, traffic management measures and environmental management measures during construction including working hours, noise control, dust and vibration control and monitoring of such measures. A record of daily checks that the construction works are being undertaken in accordance with the CEMP shall be kept at the construction site office for inspection by the Planning Authority. The agreed CEMP shall be implemented in full in the carrying out of the development. Reason: In the interest of environmental protection.

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

31st July 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-501290-LK-26
Proposed Development Summary	Demolition of entrance, parking area, external plant and enclosures. Construction of extensions and electrical enclosure together with associated site works.
Development Address	Raheen Business Park , Cloughkeating Avenue , Ballycummin 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?	☒ 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	State the Class and state the relevant threshold
☐ 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)	State the Class and state the relevant threshold
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 – Appropriate Assessment Screening

Screening for Appropriate Assessment Test for likely significant effects	
Case Reference Number: PL-501290-LK-26	
Step 1: Description of the project and local site characteristics	
Brief description of project	Demolition of entrance, parking area, external plant and enclosures. Construction of extensions and electrical enclosure and surfacing of carpark
Brief description of development site characteristics and potential impact mechanisms	The appeal site is located within the Raheen Business Park and is a brownfield site surrounded by similar type developments. The subject site has a stated area of 0.865 hectares, is of an industrial nature. The extensions will be located to the northeast southwestern and southeastern of the existing building. New permeable paving will be installed on existing hardstanding area.

	The site is served by existing connections to public water mains and public sewer. Proposed surface water disposal will be via SuDs to a new underground attenuation tank connected to existing storm drainage network. The nearest European sites are: • Lower River Shannon SAC 002165 – c. 2.2 km to the north • River Shannon & River Fergus SPA 00407 – c. 2.6 km to the north There are no watercourses or other ecological features of note on site that would connect it directly to European Sites in the wider area. The Loughmore Canal is located approx. 475 m to the west of the site. There is indirect surface water connectivity to the Loughmore Canal via the existing storm water drainage network in the Raheen Business Park.
Screening report	Yes – Appropriate Assessment Screening Report
Natura Impact Statement	No
Relevant submissions	• Third Party observations – issues raised regarding stormwater drainage network of the Raheen Business Park and the

	transport of contaminants conveyed to the Loughmore Canal and onto European sites establishing a S-P-R relationship.			
Step 2. Identification of relevant European sites using the Source-pathway-receptor model				
I note that the AA Screening Report identified a total of 5 no. European Sites within a 15 km radius of the subject site and carried out an initial screening assessment for same. These included for: Lower River Shannon SAC (Site Code 002165), River Shannon and River Fergus Estuaries SPA (Site Code 004077), Tory Hill SAC (Site Code 000439), Askeaton Fern Complex SAC (Site Code 002279) and Curraghchase Woods SAC (Site Code 000174).				
Table 1 of the AA Screening Report identified the Lower River Shannon SAC (Site Code 002165), River Shannon and River Fergus Estuaries SPA (Site Code 004077) for further screening and discounted the remainder on the basis of no ecological connection to these sites from the appeal site. Therefore, having reviewed same, I am satisfied that these sites can be excluded from further consideration due to distance and lack of/ weak ecological connections.				
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)	Habitats (14) <u>Marine/ coastal habitats:</u> Sandbanks (110),	Lies c. 2.2 km to the north of the appeal site.	No direct connection/ pathway.	Y

	▪ Estuaries (1130), ▪ Mudflats & Sandflats (1140), ▪ Coastal Lagoons (1150*), ▪ Large shallow inlets & bays (1160), ▪ Reefs (1170) <u>Coastal terrestrial habitats:</u> ▪ Perennial vegetation of stony banks (1120) ▪ Vegetated sea cliffs of the Atlantic & Baltic coasts (1230) ▪ Salicornia & other annuals colonising mud and sand (1310) ▪ Atlantic salt meadows (1330), ▪ Mediterranean salt meadows (1410) ▪ Freshwater and terrestrial habitats: ▪ Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i>		Possible indirect hydrological connection via existing Raheen Business Park stormwater drainage system outfall – Loughmore Canal.	
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	and Callitricho-Batrachion vegetation (3260), ▪ Molinia meadows on calcareous, peaty or clayey-silt-laden soils (6410), ▪ Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (91E0) Species (7): <u>Fish and lampreys:</u> ▪ Freshwater Pearl Mussel (1029), ▪ Sea Lamprey (1095), ▪ Brook Lamprey (1096), ▪ River Lamprey (1099), ▪ Salmon (1106) <u>Mammals:</u> ▪ Bottlenose Dolphin (1349), ▪ Otter (1355). <u>Conservation Objectives</u>			
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River Shannon & River Fergus SPA (Site Code 004077)	Habitat Feature (1) - Wetlands and Waterbirds (A999) Species Features (21) <u>Waterfowl:</u> - Whopper Swan (A038), - Light-bellied Brent Goose (A046), - Shelduck (A048), - Wigeon (A855), - Teal (A052), - Pintail (A054), - Shoveler (A857), - Scaup (A062) <u>Waders:</u> - Ringed Plover (A137), - Golden Plover (A140), - Grey Plover (A141), - Lapwing (A142), - Knot (A143), - Dunlin (A149),	Lies c. 2.6 km to the north	No direct connection. Possible indirect hydrological connection via existing Raheen Business Park stormwater drainage system outfall – Loughmore Canal.	Y
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	• Black-tailed Godwit (A146), • Bar-tailed Godwit (A157), • Curlew (A160), • Redshank (A162), • Greenshank (A164) <u>Other Birds:</u> • Cormorant (A017), • Black-headed Gull (A179) Conservation Objectives			
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 <u>or</u> in combination) on European Sites AA Screening matrix				

Site name Qualifying interests		Possibility of significant effects (alone) in view of the conservation objectives of the site*	
Site 1		Impacts	Effects
Lower River Shannon SAC (002165)		<u>Direct – No impact</u> No direct impacts and no risk of habitat loss, fragmentation or any other direct impact due to the site characteristics and the distance to the European site. There is no physical encroachment. <u>Indirect – Potential Impact</u> Localised, temporary, low magnitude impacts from construction related emissions to surface water during construction. Release of silt and sediment during site works from runoff Release of construction related compounds including hydrocarbons to surface water Construction noise, vibration, lighting impacts	Deterioration in water quality during the construction phase and operational phase could arise which could undermine the conservation objectives set for water quality targets and to water dependent species. Surface water runoff from hardstanding areas and roofs associated with the proposed development will discharge to the existing stormwater drainage system serving the facility, which passes through an existing bypass separator before discharge to the Raheen Business Park stormwater network. Given the contained nature of the site which is a brownfield site (serviced, defined site boundaries, no direct ecological connections or pathways) with the proposed
QI/SCI	CO		
1029 Freshwater Pearl Mussel <i>Margaritifera margaritifera</i>	To restore the favourable conservation condition of Freshwater Pearl Mussel in the Lower River Shannon SAC.		
1095 Sea Lamprey <i>Petromyzon marinus</i>	Maintain populations and habitat; ensure free passage		
1096 Brook Lamprey <i>Lampetra planeri</i>	Maintain populations and habitat; ensure free passage		
1099 River Lamprey <i>Lampetra fluviatilis</i>	Maintain populations and habitat; ensure free passage		
1106 Atlantic Salmon <i>Salmo salar</i> (only in fresh water)	Restore favourable conservation condition; population targets, free spawning access		
1349 Bottlenose	Maintain population, habitat quality and		

Dolphin <i>Tursiops truncatus</i>	usage pattern Stable; ~107 individuals (est.), highly site-faithful		development located centrally within the existing industrial estate and the distance from receiving features connected to the SAC, make it highly unlikely that the proposed development could generate impacts of a magnitude that could affect water quality within the SAC for the SCI listed. Surface water runoff arising from the proposed development will pass through an existing bypass interceptor before discharge to the existing stormwater network serving the overall business park. Conservation objectives would not be undermined.
1355 Otter <i>Lutra lutra</i>	Maintain populations and habitat. Present and widespread in site		
1110 Sandbanks which are slightly covered by sea water all the time	Maintain favourable conservation condition. Stable, area: 1,353 ha		
1130 Estuaries	Maintain favourable conservation condition. Stable/increasing, area: 24,273 ha		
1140 Mudflats and sandflats not covered by seawater at low tide	Maintain favourable conservation condition. Stable/increasing, area: 8,808 ha		
1150 *Coastal lagoons	Maintain favourable conservation condition. Poor conservation status nationally		
1160 Large shallow inlets and bays	Maintain favourable conservation condition. Stable/increasing		
1170 Reefs	Maintain favourable conservation		

	condition. Stable distribution and area		
1220 Perennial vegetation of stony banks	Maintain favourable conservation condition. No decline, stable/increasing area		
1230 Vegetated sea cliffs of the Atlantic and Baltic coasts	Maintain favourable conservation condition. Maintain range and structure		
1310 Salicornia and other annuals colonizing mud and sand	Maintain favourable conservation condition. Stable/increasing, 0.22 ha		
1330 Atlantic salt meadows (Glauco- Puccinellietalia maritimae)	Restore favourable conservation condition. Target: increasing extent; 495.4 ha		
1410 Mediterranean salt meadows (Juncetalia maritimi)	Restore favourable conservation condition. Target: increasing extent; 48 ha		
3260 Water courses of plain to montane levels with the Ranunculus fluitantis and Callitriche	Maintain favourable conservation condition. Maintain structure & supporting species		

Batrachion vegetation			
6410 Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae)	To maintain the favourable conservation condition of Molinia meadows (Molinion caeruleae) in the Lower River Shannon SAC, the habitat must have stable or increasing area and distribution (subject to natural processes), a broadleaf herb:grass ratio of 40–90%, 30–70% of the sward between 10–80 cm high, at least 7 positive indicator species including one "high quality" species, no decline in notable species, negative indicator species collectively under 20% cover (none over 10%, and non-native invasives absent or controlled), specific limits on moss cover (bog moss under 10%, hair moss under 25%), woody species and bracken under 5%		

	cover, and no more than 10% bare ground.		
91E0 *Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae)	To restore the favourable conservation condition of alluvial forests with Alnus glutinosa and Fraxinus excelsior (91E0) in the Lower River Shannon SAC by ensuring a stable or increasing area and distribution, diverse and native woodland structure with adequate regeneration and dead wood, protection of veteran trees and local distinctiveness, appropriate hydrology, and control of negative indicator (especially invasive) species.		
		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	

		Other plans and projects were examined in the applicant's AA Screening Report. No planning applications which are relevant to the assessment of in-combination effects were found.	
Site 2.		Impacts	Effects
River Shannon & River Fergus SPA (Site Code 004077)		<u>Direct – No impact</u> No direct impacts and no risk of habitat loss, fragmentation or any other direct impact due to the site characteristics and the distance to the European site. There is no physical encroachment. <u>Indirect – Potential Impact</u> Localised, temporary, low magnitude impacts from construction related emissions to surface water during construction. Release of silt and sediment during site works from runoff	Deterioration in water quality during the construction phase and operational phase could arise which could undermine the conservation objectives set for water quality targets and to water dependent species. Surface water runoff from hardstanding areas and roofs associated with the proposed development will discharge to the existing stormwater drainage system serving the facility which passes through an existing bypass separator before discharge to the Raheen Business Park stormwater network. Given the contained nature of the site which is a brownfield site (serviced, defined site
QI/SCI	CO		
Cormorant <i>Phalacrocorax carbo</i>	Maintain favourable conservation condition: stable breeding abundance, productivity, breeding distribution, prey biomass, connectivity, disturbance; stable or increasing long-term trend and non-breeding range/timing/intensity of use (see notes).		

Whooper Swan <i>Cygnus cygnus</i>	Maintain favourable conservation condition: stable or increasing long-term trend and stable range/timing/intensity of use (non-breeding).	Release of construction related compounds including hydrocarbons to surface water Construction noise, vibration, lighting impacts	boundaries, no direct ecological connections or pathways) with the proposed development located centrally located within the existing industrial estate and the distance from receiving features connected to the SPA, make it highly unlikely that the proposed development could generate impacts of a magnitude that could affect water, habitat quality within the SPA for the SCI listed. No significant disturbance to any SCI birds (ex-situ). Surface water runoff arising from the proposed development will pass through an existing bypass interceptor before discharge to the existing stormwater network serving the overall business park. Conservation objectives would not be undermined.
Light-bellied Brent Goose <i>Branta bernicla hrota</i>	Maintain favourable conservation condition: stable or increasing long-term trend and stable range/timing/intensity of use (non-breeding).		
Shelduck <i>Tadorna tadorna</i>	Maintain favourable conservation condition: stable or increasing long-term trend and stable range/timing/intensity of use (non-breeding).		
Wigeon <i>Anas penelope</i>	Maintain favourable conservation condition: stable or increasing long-term		

	trend and stable range/timing/intensity of use (non-breeding).		
Teal <i>Anas crecca</i>	Maintain favourable conservation condition: stable or increasing long-term trend and stable range/timing/intensity of use (non-breeding).		
Pintail <i>Anas acuta</i>	Maintain favourable conservation condition: stable or increasing long-term trend and stable range/timing/intensity of use (non-breeding).		
Shoveler <i>Anas clypeata</i>	Maintain favourable conservation condition: stable or increasing long-term trend and stable range/timing/intensity		

	of use (non-breeding).		
Scaup <i>Aythya marila</i>	Maintain favourable conservation condition: stable or increasing long-term trend and stable range/timing/intensity of use (non-breeding).		
Ringed Plover <i>Charadrius hiaticula</i>	Maintain favourable conservation condition: stable or increasing long-term trend and stable range/timing/intensity of use (non-breeding).		
Golden Plover <i>Pluvialis apricaria</i>	Maintain favourable conservation condition: stable or increasing long-term trend and stable range/timing/intensity of use (non-breeding).		

Grey Plover <i>Pluvialis squatarola</i>	Maintain favourable conservation condition: stable or increasing long-term trend and stable range/timing/intensity of use (non-breeding).		
Lapwing <i>Vanellus vanellus</i>	Maintain favourable conservation condition: stable or increasing long-term trend and stable range/timing/intensity of use (non-breeding).		
Knot <i>Calidris canutus</i>	Maintain favourable conservation condition: stable or increasing long-term trend and stable range/timing/intensity of use (non-breeding).		
Dunlin <i>Calidris alpina</i>	Maintain favourable conservation condition: stable or increasing long-term trend and stable		

	range/timing/intensity of use (non-breeding).		
Black-tailed Godwit <i>Limosa limosa</i>	Maintain favourable conservation condition: stable or increasing long-term trend and stable range/timing/intensity of use (non-breeding).		
Bar-tailed Godwit <i>Limosa lapponica</i>	Maintain favourable conservation condition: stable or increasing long-term trend and stable range/timing/intensity of use (non-breeding).		
Curlew <i>Numenius arquata</i>	Maintain favourable conservation condition: stable or increasing long-term trend and stable range/timing/intensity of use (non-breeding).		
Redshank <i>Tringa totanus</i>	Maintain favourable conservation condition: stable or increasing long-term trend and stable range/timing/intensity of use (non-breeding).		

Greenshank <i>Tringa nebularia</i>	Maintain favourable conservation condition: stable or increasing long-term trend and stable range/timing/intensity of use (non-breeding).		
Black-headed Gull <i>Chroicocephalus ridibundus</i>	Maintain favourable conservation condition: stable or increasing long-term trend and stable range/timing/intensity of use (non-breeding).		
Wetlands	Maintain favourable conservation condition of wetland habitat, with permanent area stable and not significantly less than 32,261 ha (other than due to natural variation).		
		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	

	Other plans and projects were examined in the applicant's AA Screening Report. No planning applications which are relevant to the assessment of in-combination effects were found.
Step 4: Conclude if the proposed development could result in likely significant effects on a European site I conclude that the proposed development (along or in combination with other plans or projects) would not result in likely significant effects on European sites. No further assessment is required for the project. No mitigation measures are required to come to these conclusions. I consider the use of the existing bypass interceptor a standard measure to prevent ingress of vehicle pollutants and is not a mitigation measure for the purpose of avoiding or preventing impacts to the SAC or SPA.	
Screening Determination Finding of no likely significant effects 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 (002165) and River Shannon and River Fergus Estuaries (SPA 004077) sites, in view of the Conservation Objectives of those sites and Appropriate Assessment and submission of an NIS is therefore not required. This determination is based on:	

- The nature and scale of the development on fully serviced lands on a brownfield site
- Scientific information provided in the AA Screening report
- Distance from and weak indirect connections to the European sites
- No ex-situ impacts on birds
- Possible impacts identified would not be significant in terms of site-specific conservation objectives for the Lower River Shannon SAC (002165) and River Shannon and River Fergus Estuaries (SPA 004077) sites and would not undermine the maintenance of favourable conservation condition or delay or undermine the achievement of restoring favourable conservation status for those qualifying interest features of unfavourable conservation status.

No mitigation measures aimed at avoiding or reducing impacts on European sites were required to be considered in reaching this conclusion.

Appendix 3 – WFD Impact Assessment Stage 1

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Coimisiún Pleanála ref. no.	PL-501290-LK-26	Townland, address	Raheen Business Park , Cloughkeating Avenue , Ballycummin Co. Limerick.
Description of project		Permission for Demolition of entrance, parking area, external plant and enclosures. Construction of extensions and electrical enclosure together with associated site works.	
Brief site description, relevant to WFD Screening,		The characteristics of the site comprise of an existing industrial/ manufacturing plant facility, and car parking areas. It is located within the Raheen Industrial/ Business Park. The site is serviced by public water and on site WWTP. All wastewater and effluent will continue to be treated within the existing WWTP and will not require modification to the WWTP. Foul and process waters from the facility will continue to be treated on-site prior to discharge to the public sewer. The existing surface water network on the site receives runoff discharges which conveys to the existing Raheen Business Park stormwater system network.	
Proposed surface water details		Surface water runoff from existing roofs and hardstanding areas discharges to the existing Raheen Business Park stormwater drainage system network from the appeal site via the existing surface water sewer serving the site.	

	The proposed development will do likewise and will pass through SuDs measures and a bypass carbon interceptor prior to discharging to the business park stormwater drainage system network. The existing storm sewer network ultimately discharges to the Loughmore Canal which is located c. 475 m to the west of the site which conveys to the Barnakyle River.
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	c. 0.913 m to east	BARNAKYLE_020 IE_SH_24B050600	Moderate	At risk	Ag, UR	Surface water runoff drains from proposed development will drain to existing surface water via bypass interceptor to the existing storm water/sewer system network which serves the overall area Business Park.
Ground Waterbody	Underlying site	Limerick City Southwest IE_SH_G_141	Good	At risk	Agriculture	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	BARNAKYLE_020 IE_SH_24B050600	Existing surface water drainage system serving the site which discharges to the storm sewer network in the Raheen Business Park which discharges to the Loughmore Canal conveying to the Barnakyle waterbody.	Siltation, hydrocarbon spillages	Standard Construction practice CEMP	No	Screened out

			Runoff from construction activity is a potential risk.				
2.	Ground	Limerick City Southwest IE_SH_G_141	Drainage	Hydrocarbon Spillages	Standard Construction practice CEMP	No	Screened out
OPERATIONAL PHASE							
1	Surface	BARNAKYLE_020 IE_SH_24B050600	Existing surface water drainage system serving the site discharging to the wider Raheen Business Park storm water sewer network. The proposed development will continue to discharge to the existing system.	Potential for Hydrocarbon Spillages	Implementation of conditions of permission, standard Construction practice CEMP	No	Screened out
42	Ground	Limerick City Southwest IE_SH_G_141	No direct discharge to ground water, surface water runoff managed by existing. Surface water drainage system serving the site discharging to the wider Raheen Business Park storm water sewer network which the	None	Implementation of conditions of permission, standard Construction practice CEMP	No	Screened out

			proposed development will continue to discharge to.				
DECOMMISSIONING PHASE							
1.	NA	NA	NA	NA	NA	NA	NA

