

Bloodmill Road Extension Scheme, Ballysimon, Co. Limerick.

Project Background

The aim of the proposed scheme is to realign the existing Bloodmill Road to link with the recently constructed developer provided link road section.

The road scheme will implement improved Active Travel measures for pedestrians, cyclists and public transport to serve the planning approved and currently under construction secondary school and private hospital on adjacent land. Furthermore, the proposed road extension will open access to surrounding undeveloped zoned lands.

The scheme will encourage the uptake of more sustainable transport options by providing safer road infrastructure for vulnerable road users. The scheme will provide high quality facilities for pedestrians, cyclists and the mobility impaired with a view to encouraging modal shift from private car use to more sustainable, active travel options such as walking and cycling.

The project also includes the construction of a new culvert across the Towlerton Stream where the existing newly constructed link road terminates, together with the decommissioning, removal and any necessary treatments at the existing Bloodmill Road Culvert which is at over-capacity.

Site Location and Ownership

The site is located to the south-east of Limerick City in the townlands of Towlerton and Singland, Ballysimon. The location of the site and proposed development are shown within the planning pack of drawings accompanying the application.

The Ballysimon area of Limerick is a significant industrial & employment area of the city. Construction works are ongoing for a 1000 pupil post primary school on a 12 acre site on the Groody Road with a 150 bed private hospital under construction on a 7 acre site adjacent to the Garryglass Roundabout at the junction of Groody Road and Bloodmill Road.

Apart for the lands in the ownership of Limerick City & County Council along the proposed route, two third party landowners have been identified as being impacted by the scheme. Negotiations are ongoing with these landowners to progress land acquisition. Letters of consent from the landowners are included as part of the enclosed documentation.

Recent Planning History

There is no recent relevant planning history relating to the subject site.

Adjacent Lands

In December 2019 planning permission was granted for a new 637m public road, from the City East Roandabout on Groody Road across the 'Towlerton Development Lands' to the north-western boundary of the lands, adjoining the subject site (Plan ref: 19546).

Planning permission has recently been approved for a large mixed use development (9,304.5sq.m) comprising retail, commercial, and residential floorspace, accessed along the newly constructed link road (Plan ref: 22950). Planning permission has also recently been approved for the construction of a new 5-storey (5,529sq.m.) Medical Building accessed along the newly constructed link road (Plan ref: 23102).

Environmental Impact Assessment

Doherty Environmental Consultants Ltd. have prepared an Environmental Impact Assessment Screening report for the proposed development.

The screening report concludes that the proposed Bloodmill Road scheme does not trigger the threshold for mandatory EIA/EIAR as set out in the Roads Act 1993 (as Amended) and/or in the Road Regulations of 1994 and has been assessed as a sub-threshold EIA development.

This EIA Screening Assessment has determined that the characteristics of the proposed development are considered not significant due to the scale and nature of the proposed road development, the characteristics and sensitivities of the receiving environment and design and standard best practice mitigation measures that will be implemented as part of the construction phase and operation phase of the proposed development.

Appropriate Assessment

Under Article 250 of the Planning and Development Regulations 2001 (as amended), Limerick City & County Council consulted with An Bord Pleanála in order to obtain a determination as to whether the proposed Bloodmill Road Extension has the potential to result in likely significant effects to European Sites and whether an Appropriate Assessment is required for the project. As part of the consultation documents Limerick City & County Council provided An Bord Pleanála with a preliminary screening of the project.

A Screening for Appropriate Assessment was completed by An Bord Pleanála and is set out under the Inspector's Report under An Bord Pleanála Reference No. 315259-22. The An Bord

Pleanála Screening Report concluded that the project will have the potential to result in likely significant effects to 1 no. European Site, namely the Lower River Shannon SAC.

Doherty Environmental Consultants Ltd. have prepared a Natura Impact Statement to inform an Appropriate Assessment (AA), to be undertaken by the competent authority. The NIS concludes that subject to the implementation of all mitigation measures, the project will not, alone or in-combination with other plans or projects, result in adverse effects to the integrity and conservation status of European Sites in view of their Conservation Objectives and on the basis of best scientific evidence and there is no reasonable scientific doubt as to that conclusion.

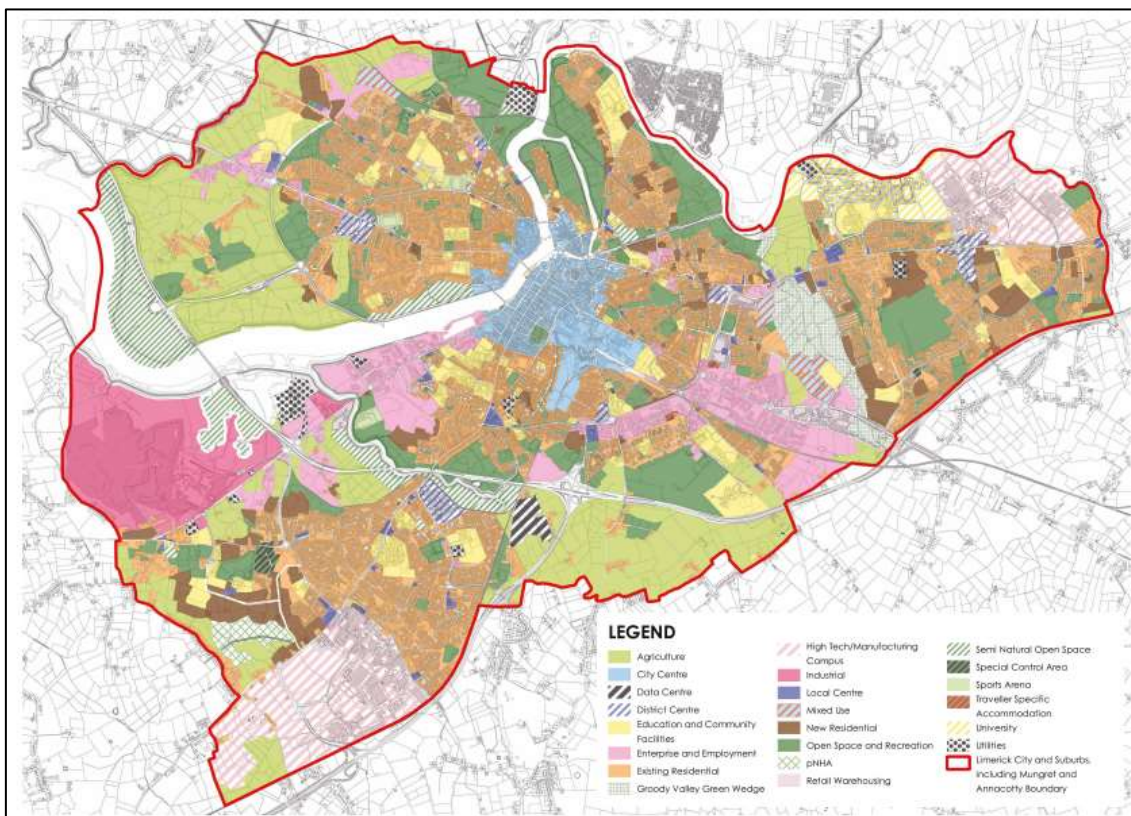
Site Zoning and Designations

Zoning

The site is zoned 'Groody Valley Wedge' in the Limerick Development Plan 2022-2028.

Objective: To preserve and protect the Groody Valley from development.

Purpose: To maintain the area's importance in preventing the encroachment of the built up area of Limerick City and to retain its important role as a wildlife corridor and a flood management zone.



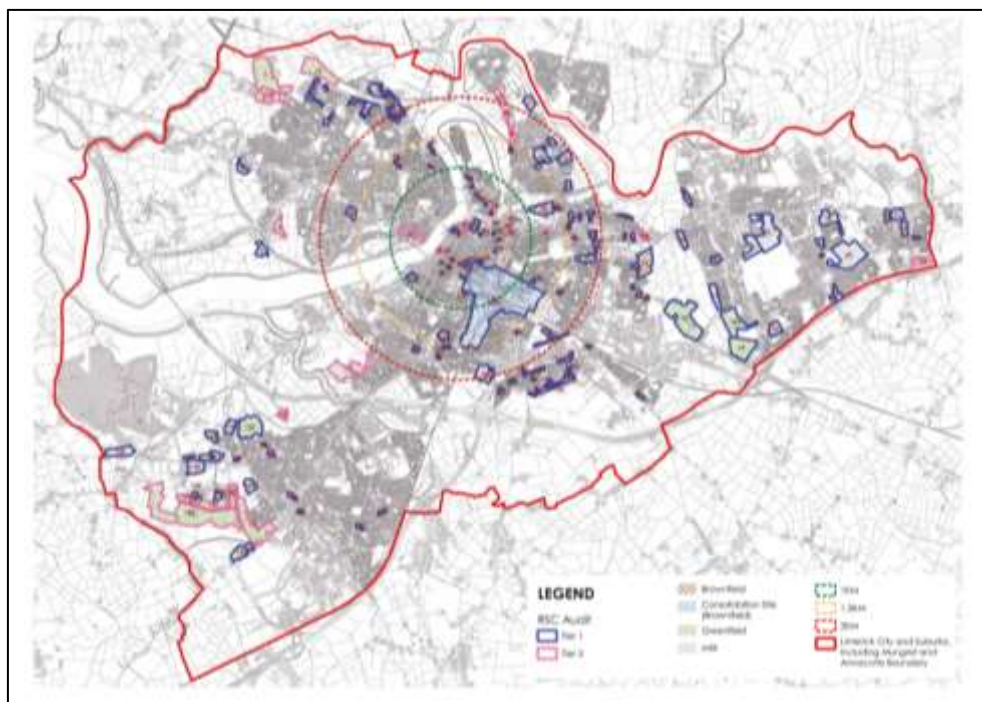
Limerick City and Suburbs (in Limerick), including Mungret and Annacotty – Zoning Map



Extract from Limerick Development Plan Zoning Map showing location of proposed road dotted in green

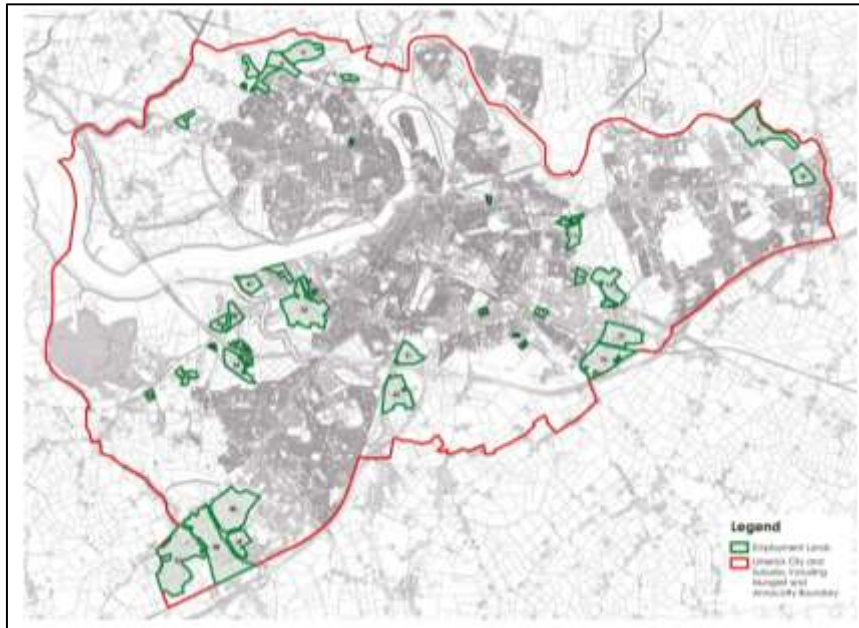
Designations

Table 1: of Volume 2a of the Limerick Development Plan outlines lands identified for potential Residential, or a combination of residential and other Mixed-Use development. Site no. 72 adjoins the subject site and has a stated area of 16.05ha. The parcel of serviced land has been zoned for Mixed Use development. The parcel of land has an assumed residential density of 45+/35+ per ha, and an estimated residential yield of 216. The current proposed development will open up access to this serviced zoned land and enable delivery of development here.



Limerick City and Suburbs (in Limerick), including Mungret and Annacotty – Residential Settlement Capacity Map

Table 2: of Volume 2a of the Limerick Development Plan outlines lands identified for potential Employment related development. Site no. 13 adjoins the subject site and has a stated area of 16.05ha. The current proposed development will open up access to this serviced zoned land and enable delivery of development here.

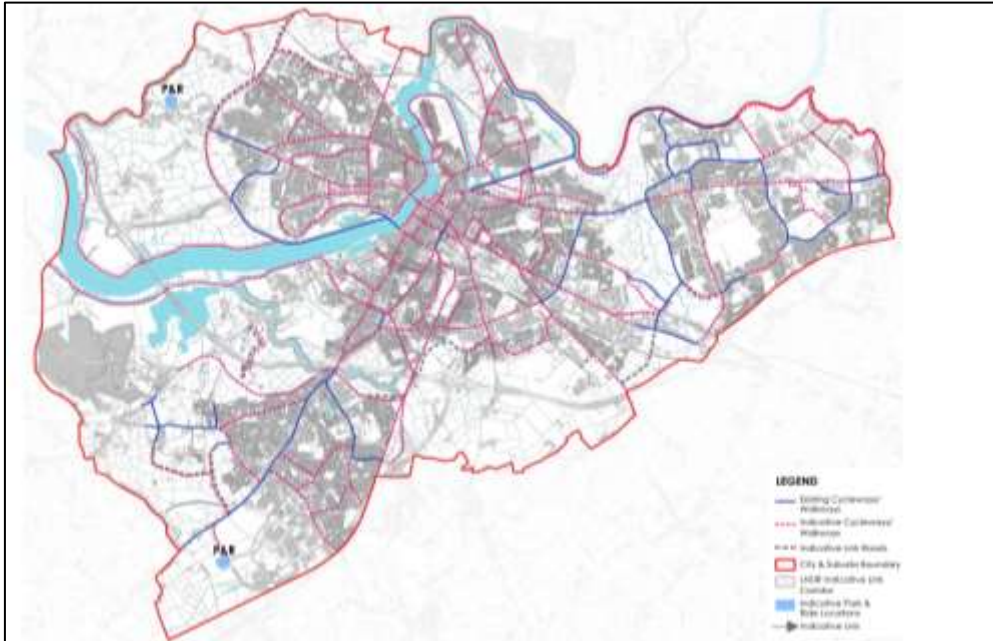


Map 2 Limerick City and Suburbs (in Limerick), including Mungret and Annacotty – Employment Settlement Capacity Audit Map

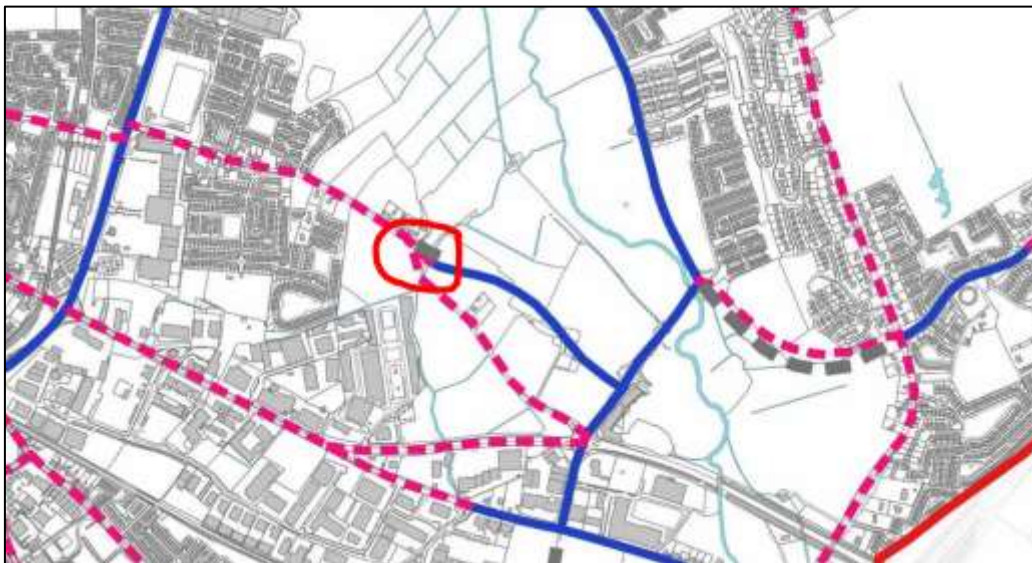
Link Road

Objective TR O44 Link Roads of the Limerick Development Plan 2022-2028 sets out that it is an objective of the Council to support and complete delivery of new and improved link roads and junctions accommodating public transport, cycle and pedestrian connections, including new road links as outlined in LSMATS.

The current proposed road extension has been identified as an Indicative Link Road on Map 6: Limerick City and Suburbs (in Limerick), including Mungret and Annacotty – Transport Map, extract included below.



Limerick City and Suburbs (in Limerick), including Mungret and Annacotty – Transport Map



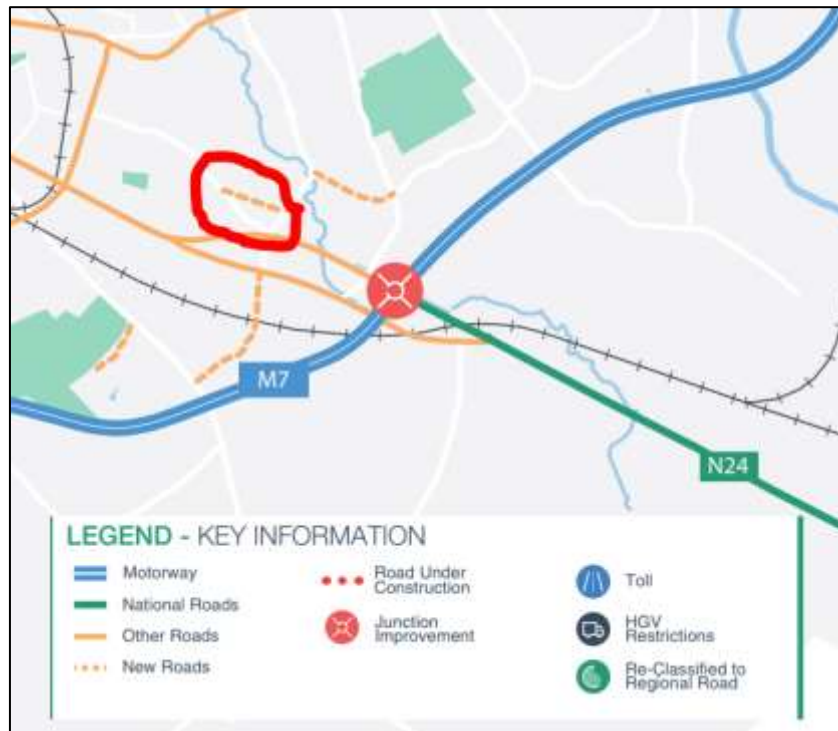
Extract from Map 6 Limerick City and Suburbs (in Limerick), including Mungret and Annacotty – Transport Map showing indicative link road in grey.

Limerick-Shannon Metropolitan Area Transport Strategy

Bloodmill Road (including the subject site) has been identified as a bus priority route in the Limerick-Shannon Metropolitan Area Transport Strategy. Furthermore, Bloodmill Road has been selected as a 10 minute bus route from Castletroy to the City Centre in the Draft BusConnects network. Therefore the proposed Bloodmill Road extension will provide an important link between residential, educational and employment lands.



Proposed Road Network 2040 Map from LSMATS



Extract from Proposed Road Network 2040 Map (LSMATS) with proposed link road circled in red

Heritage Conservation

There are no protected structures on the subject site.

RPS Reg No. 1631 Singland House (Country House) is adjacent to the site, to the north.

RPS Reg No. 1632 King William's Well (Spring Well) is adjacent to the site, to the south.

The site is not located within an Architectural Conservation Area (ACA).

There are no Recorded Monuments on the site and the site is not located within a Zone of Archaeological Potential.

LI005-033 (Well) - is adjacent to the site, to the south.