

EIA Screening Report

Proposed Residential Development at Speaker's Corner, Lower Careys Road, Limerick¹

Establishing if the proposal is a ' <i>sub-threshold development</i> ':	
Planning Register Reference:	N/A
Development Summary:	Residential scheme to develop c. 0.14ha 'brown field' site consisting of a single 5-storey apartment building (1,666 sq. m. Gross Floor Area) containing 36 no. apartment units consisting of 25 no. 2-bed units and 11 no. 1 bed units at a proposed site density of 257 units per sq. hectare. No car parking is proposed for the development, with a private external balcony accompanying each apartment and 30% (439 sq. m.) of the site reserved for landscaped communal open space.
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes, no further action required. <input checked="" type="checkbox"/> No , Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
<input type="checkbox"/> Yes , specify class N/A	EIA is mandatory. No Screening required
<input checked="" type="checkbox"/> No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
<input type="checkbox"/> No , the development is not a project listed in Schedule 5, Part 2	No Screening required
<input type="checkbox"/> No , the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): Listed under Schedule 5, Part 2, Paragraph 10(b)(iv) Infrastructure Project 'Urban Development'.	EIA is mandatory. No Screening required
<input checked="" type="checkbox"/> Yes , the project is of a type listed but is <i>sub-threshold</i> : Schedule 5, Part 2, Paragraph 10(b)(iv) Infrastructure Project 'Urban Development'.	Proceed to Part C

¹ This EIA Screening reports is based on the template provided as part of the Office of Planning Regulator Practice Note 2 'EIA Screening' Published June 2021.

<p>Size of the development: Is the size of the proposed development exceptional <i>in the context of the existing environment</i>?</p> <p><i>Are there cumulative considerations having regard to other existing and/or permitted projects?</i></p>	<p>The proposed residential development will be situated on a currently vacant 'brown field' 0.14ha site and will provide a total of 36 no. apartments within a single block apartment building will occupy 1,666 sq. m. Gross Floor Area (GFA), with 468 sq. m. of the site providing a communal open space sitting on a site of c. 0.14 hectares. The building will be 5 stories in height. The building has been designed to maintain the urban fabric of the locality in adherence to the '<i>Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities</i>' where the development meets and indeed exceeds minimum area requirements.</p> <p>The site bounded on the east and south with 3-storey residential units, which include some commercial units, and a 4/5 storey apartment building to the west. Adjacent lands include 5 story residential building with ground floor commercial units and the 'Peoples Park Medical Centre'. To the North lies a small park with recently installed car parking area. The formal People's Park lies 60m to the northwest of the site. The proposed structure does not overlook or interfere with views from or to the park.</p> <p>The proposed site is adjacent to the study area of the Colbert Urban Masterplan. The development will not interfere or constrain future development of the master plan area.</p> <p>The nature and extent of the proposed development on a brownfield site within an existing residential area will have no cumulative impact on current or future development or projects in the immediate vicinity or wider area.</p>	<p><u>No.</u></p> <p><u>No.</u></p>
<p>Location: <i>Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?</i>²</p>	<p>No. The proposed development site is currently a cleared, vacant 'brown field' site containing no upstanding structures or significant vegetation requiring removal prior to construction works. An ecological site survey confirmed there is no significant flora or fauna present on the site as of May 2021, with no evidence of the site providing a usable or essential roosting or feeding habitat for protected species such as Bats.</p>	<p><u>No.</u></p>

² Sensitive locations or features includes European sites, NHA/pNHA, Designated Nature Reserves, land designated as a refuge for flora and fauna, and any other ecological site which is the objective of a CDP/LAP (including draft plans).

<p><i>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</i></p>	<p>The ground conditions of the site consist of compacted hardcore and historic concrete flooring which remains on site resulting from its previous residential usage. This compacted surface prevented the establishment of vegetation, with the site only containing fragmented patches of grasses and juvenile specimens of buddleia (<i>Buddleia Davidii</i>), which grows freely throughout the city. A site-specific survey to locate and identify destructive invasive plant species such as Japanese Knotweed (<i>Reynoutria Japonica</i>) found no evidence of destructive invasive plants on site or in the vicinity of the site.</p> <p>The site location is within <i>Flood Risk Zone C</i> and is comfortably above the 5.17m 1:1000-year flood level of the lands, with the development site at 11.0m and 12.5m mOD.</p> <p>The proposed development site has no hydrological link to any sensitive or protected sites, with surface water run-off connected to the combined surface/foul sewer network for treatment at Bunlicky Waste Water Treatment Plant.</p>	<p><u>No.</u></p>
<p align="center">Preliminary Examination Conclusion:</p>		
<p>Based on a preliminary examination of the nature, size or location of the development. (Tick as appropriate)</p>		
<p align="center">✓</p> <p>There is no real likelihood of significant effects on the environment.</p> <p>EIA is not required.</p>	<p align="center">□</p> <p>There is real likelihood of significant effects on the environment.</p> <p>An EIAR is required.</p>	<p align="center">□</p> <p>There is significant and realistic doubt regarding the likelihood of significant effects on the environment.</p> <p>Request the applicant to submit the Information specified in Schedule 7A for the purposes of a screening determination.</p> <p>Proceed to Screening Determination.</p>

Form 3

Screening Determination:		
A. Case Details:		
Planning Register Reference:	N/A	
Development Summary:	Residential scheme to develop c. 0.14ha 'brown field' site consisting of a single 5-storey apartment building (1,666 sq. m. Gross Floor Area) containing 36 no. apartment units consisting of 25 no. 2-bed units and 11 no. 1 bed units at a proposed site density of 257 units per sq. hectare. No car parking is proposed for the development, with a private external balcony accompanying each apartment and 30% (439 sq. m.) of the site reserved for landscaped communal open space.	
	Yes / No / N/A:	Comment (if relevant):
Does the application include information specified in Schedule 7A?	No.	For robustness and to fully inform the competent authority on the nature, scale and location of the development the criteria set out below in Form 3 has been completed.
Other relevant information submitted:	Yes.	<p>The project type is listed under Schedule 5, Part 2, Paragraph 10(b)(iv) Infrastructure Project 'Urban Development Schedule 5, Part 2 of Planning and Development Regulations. Does NOT meets/exceeds the 2ha for a business district or 10 hectares for a built up area thresholds for Urban area.</p> <p>Design Statement and drawings showing adherence to the 'Urban Design Manual' and attenuation tanks to manage storm water run-off and Waste Water treatment plant connectivity.</p>
Does the application include a NIS and/or other reports to enable AA screening?	Yes.	An Appropriate Assessment screening report has been prepared which established that further Stage 1 'NIS' assessments is not required.
Is an IED/IPC/Waste Licence or Waste Water Discharge Authorisation (or review of licence/ authorisation) required from the EPA for the subject development?	No	N/A
If YES has the EPA been consulted?	N/A	N/A
Have any other relevant ³ assessments of the effects on the environment been carried out pursuant to other relevant Directives –for example SEA or AA?	Yes	<p>Zoning objectives for Limerick City are considered in the SEA for Limerick City Development Plan.</p> <p>An Appropriate Assessment screening report has been prepared which</p>

³ Relevant assessments are those which have a significant bearing on the project.

		established that no further assessments are required.
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B. Examination:

1. Characteristics of proposed development (including demolition, construction, operation, or decommissioning):

	If relevant, briefly describe the characteristics of the development (i.e. the nature and extent):
(a) The size and design of the whole of the proposed development (including any demolition works):	<p>The proposed development consists of a single 5-storey apartment building with a Gross Floor Area of 1,666 sq. m. containing a total of 36 no. apartment units in a site of area 0.14ha. No car parking is proposed for the development. The site contains no upstanding structures, vegetation or on-site waste requiring removal prior to any further works. Minor works for removal of remanent concrete floors on site will be required.</p> <p>Site drainage will connect to existing combined surface and foul sewer at Lower Careys Road.</p>
(b) Other existing or permitted projects (including under other legislation that is subject to EIA) that could give rise to cumulative effects:	None which have direct or indirect cumulative effects.

<p>(c) Use of natural resources, in particular land, soil, water and biodiversity:</p> <p><i>Will construction or the operation of the proposal use natural resources such as land, soil, water, materials or energy, especially any resources which are non-renewable or are in short supply?</i></p>	<p>Significant use of natural resources is not likely due to the small scale of the 'brown field' site and modest structure together with requirement for minimal clearance prior to any works main construction activity. The use of water resources will be confined to normal residential uses of which there is supply capacity. Surface and foul water will be appropriately treated due to the existing connection to the Bunlickey Waste Water treatment plant. Use of all other resources will be in are in plentiful supply.</p>
<p>(d) Production of waste:</p> <p><i>Will the proposal produce solid wastes during construction, operation, or decommissioning?</i></p>	<p>No significant or excessive production of waste is anticipated as the brown field site contains no upstanding structures, vegetation or existing on-site waste requiring removal prior to the commence of any works. The site require limited remediation, with all construction related waste will be disposed of in compliance with the CEMP.</p> <p>Operational waste generated will be domestic waste from the residential units. All domestic waste will be disposed of by a licensed waste contractor.</p>

<p>(e) Pollution and nuisances:</p> <p><i>Will the proposal release pollutants to ground or surface water, or air (including noise and vibrations) or water, or lead to exceeding environmental standards set out in other Directives?</i></p>	<p>There is no pollution or nuisance expected. The proposed development will be subject to normal conditions related to demolition and construction working hours and noise standards to protect the residential amenity of the area.</p> <p>An Operational Waste Management Plan will put in place measures to avoid and / or propose measures to mitigate.</p>
<p>(f) Major accidents and disasters:</p> <p><i>In accordance with scientific knowledge, is there a risk of major accidents and/or disasters which are relevant to the project, including those caused by climate change?</i></p>	<p>No risk of major accidents or disasters.</p>
<p>(g) Risks to human health, for example due to water contamination or air pollution:</p>	<p>No significant risk to human health.</p>
<p>2. Location of proposed development:</p>	
<p>The environmental sensitivity of geographical areas likely to be affected by the proposed development:</p>	<p>If relevant, briefly describe the characteristics of the location (with particular regard to the (a) existing and approved land use, (b) the relative abundance, availability, quality, and regenerative capacity of natural resources, and (c) the absorption capacity of the environment):</p>
<p>(a) Generally describe the location of the site and its surroundings:</p>	<p>The proposed development is located on Lower Carey's on residential zoned lands within a mixed residential and commercial area. The proposed development supports the policies of Limerick City and County Council to promote higher density developments in appropriate locations such as this which are in close proximity to urban centres, amenities and with accessibility to public transport. The proposed development sits outside the cities Architectural Protection Area and the study area for the Colbert Train Station Master Plan.</p> <p>The lands are at 'Edge of City Centre' location with walking accessibility public transport, public amenities, and available services within Limerick City Centre.</p>

<p>(b) Is the project located within, close to or has it the potential to impact on any site specified in Article 103(3)(a)(v) of the Regulations:</p> <ul style="list-style-type: none"> - European site - NHA/pNHA - Designated Nature Reserve - Designated refuge for flora or fauna - Place, site or feature of ecological interest, the preservation, conservation, protection of which is an objective of a development plan/ local area plan/ draft plan or variation of a plan. 	<p>No.</p> <p>There is no direct path-way, hydrological or terrestrial land links to any sensitive sites, with no impacts to conservation objectives of the Limerick City Development Plan 2010-2016 (as extended) or Draft Limerick Development Plan 2022-2028.</p> <p>The proposed development will provide for surface water management</p>
<p>(c) Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g. wetlands, watercourses, or other waterbodies (including riparian areas and river mouths), the coastal zone and the marine environment, mountains, forests, or woodlands, that could be affected by the project?</p>	<p>None. No direct hydrological or terrestrial land pathways or links to any important or sensitive sites.</p>
<p>(d) Is the proposal likely to be highly visible to many people? Are there any areas or features of high landscape or scenic value on or around the location, or are there any routes or facilities that are used by the public for recreation or other facilities which could be affected by the proposal?</p>	<p>The proposed development site is zoned within the Limerick CDP 2010-2016 as '2A Residential', which has a stated zoning objective for the area containing the proposed development site to 'provide for residential development and associated uses'. The site sits in an area of medium to high density residential and commercial development, and is not in an Architectural Conservation Area or area of high landscape or scenic value, with no facilities used by the public for recreation or any other facilities affected by the proposed development.</p>
<p>(e) Are there any areas or features of historic or cultural importance on or around the location that could be affected by the project?</p>	<p>The closest historic or cultural feature is the Peoples Park and associated features approximately 50m to the NW of the proposed development site including a sculpture of Thomas Spring Rice, erected in 1829.</p> <p>No diminution to the setting or significant effects to any features of historic or cultural importance are considered likely.</p>
<p>(f) Are there areas within or around the location which are densely populated or built-up, or occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities that could be affected by the proposal?</p>	<p>No. There are no areas of sensitive land-use within or around the development which could be affected by the proposed development. No significant effects to adjacent population is considered likely.</p>

(g) Are there any areas within or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be affected by the proposal?	No.	
(h) Are there any areas within or around the location which are already subject to pollution or environmental damage, and where there has already been a failure in environmental standards that could be affected by the proposal e.g. the status of water bodies under the Water Framework Directive?	No.	
(i) Is the site located in an area susceptible to subsidence, landslides, erosion, or flooding which could cause the proposal to present environmental problems?	No. The site location is situated within a flood risk zone and comfortably above the 1:1000-year flood level, with no hydrological connection to any protected site which may cause concern.	
(j) Are there any additional considerations that are specific to this location?	None.	
3. Types and characteristics of potential impacts:		
If relevant, briefly describe the characteristics of the potential impacts under the headings below. (including where relevant the magnitude and spatial extent of the impact (e.g. geographical areas and size of population likely to be affected), nature of impact, intensity and complexity of impact, probability of impact, and duration, frequency, and reversibility of the impact):	If relevant, briefly describe any mitigation measures proposed to avoid or prevent a significant effect.	Is this likely to result in significant effects on the environment?
<i>Population and human health:</i>		
No significant negative impacts are likely, with quantifiable positive impacts directly associated with both the construction phase in terms of employment and long-term positive impacts, including housing provision at currently vacant space. This will help address housing shortages and promotion of city centre living. Attracting new residents to this location will help bolster the local economy and support the local service industry and many small businesses located in the area of the proposed development. Some disturbance will occur from constructions activities.	No operational mitigation required. The project's Construction and Environmental Management Plan identifies control measures to minimise nuisance and potential temporary impacts to the amenities of the area,	No. Permanent positive impacts from housing provision and support for ;local services. Minor, temporary impacts to the amenities during construction, No significant effects expected
<i>Biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive.⁴ *</i>		

⁴ -And with particular regard to areas specified in Article 103(3)(a)(v) of the Regulations.

<p>No significant negative impacts to biodiversity are likely. Existing ground conditions of the site consist of compacted hardcore which do not support valuable ecological resources on site.</p> <p>There are no direct pathways to sensitive habituated or designated sites. Surface water management includes connections via the adjacent combined sewer to Bunlicky WWTP for treatment prior to discharge to the Shannon Estuary.</p>	No mitigation required	No significant effects expected
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Land, soil, water, air, and climate:

No significant negative impacts are likely	No mitigation required	No significant effects expected
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*Material assets, cultural heritage, and the landscape:**

<p>The edge of city location of the proposed site requires high quality architectural response to the setting. The adjacent Peoples Park and the sensitive architectural and cultural setting of adjacent area of Limerick's city centre are also sensitive to inappropriately scaled and design development. Potential impacts relating to the quality of the urban setting include impacts to the historic setting of the city centre and poor quality finishing and design of the apartment units.</p>	<p>Mitigation by design has ensured a high quality architectural response to the setting and the 5 storied structure is in keeping with the pattern of development in the area.</p>	No significant effects expected
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Cumulative effects:

No significant negative impacts are likely.	No mitigation required.	No significant effects are expected.
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Transboundary effects:

No transboundary impact will occur.	N/A	N/A
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4. Additional Considerations:

<p>Further relevant information, if any, relating to how the results of any other relevant assessments of the effects on the environment have been taken into account (e.g. SEA, AA screening, AA):</p>	<p>The submitted AA Screening report concluded that there is no potential for significant effects on the Natura 2000 network.</p>
Other relevant information/ considerations of note:	No.

C. Determination:

No real likelihood of significant effects on the environment.

Yes

EIAR is not required

Real likelihood of significant effects on the environment.

No

D. Main Reasons and Considerations:

Having regard to the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001, as amended, and the following:

- (a) Set out the main reasons and considerations specific to the nature, size, or location of the proposed development, and the types and characteristics of potential impacts:

No significant environmental effects are considered likely arising from the nature, size, and location of the proposed development.

- (b) Where relevant, reference any key mitigation measures of significance to the screening determination:

No mitigation of significance are required.

- (c) Where relevant, reference the results of any other relevant assessments of the effects on the environment (e.g. SEA, AA screening, AA):

AA Screening concluded that there is no potential for significant effects on the Natura 2000 network.

- (d) Any other relevant information:

N/A

It is considered that the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact report is not therefore required.