

**Environmental Impact Assessment Screening Report**

**Proposed Residential Development**

**33-34 Thomas Street**

**Limerick**

**on behalf of**

**Limerick City & County Council**

**December 2022**



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## Introduction

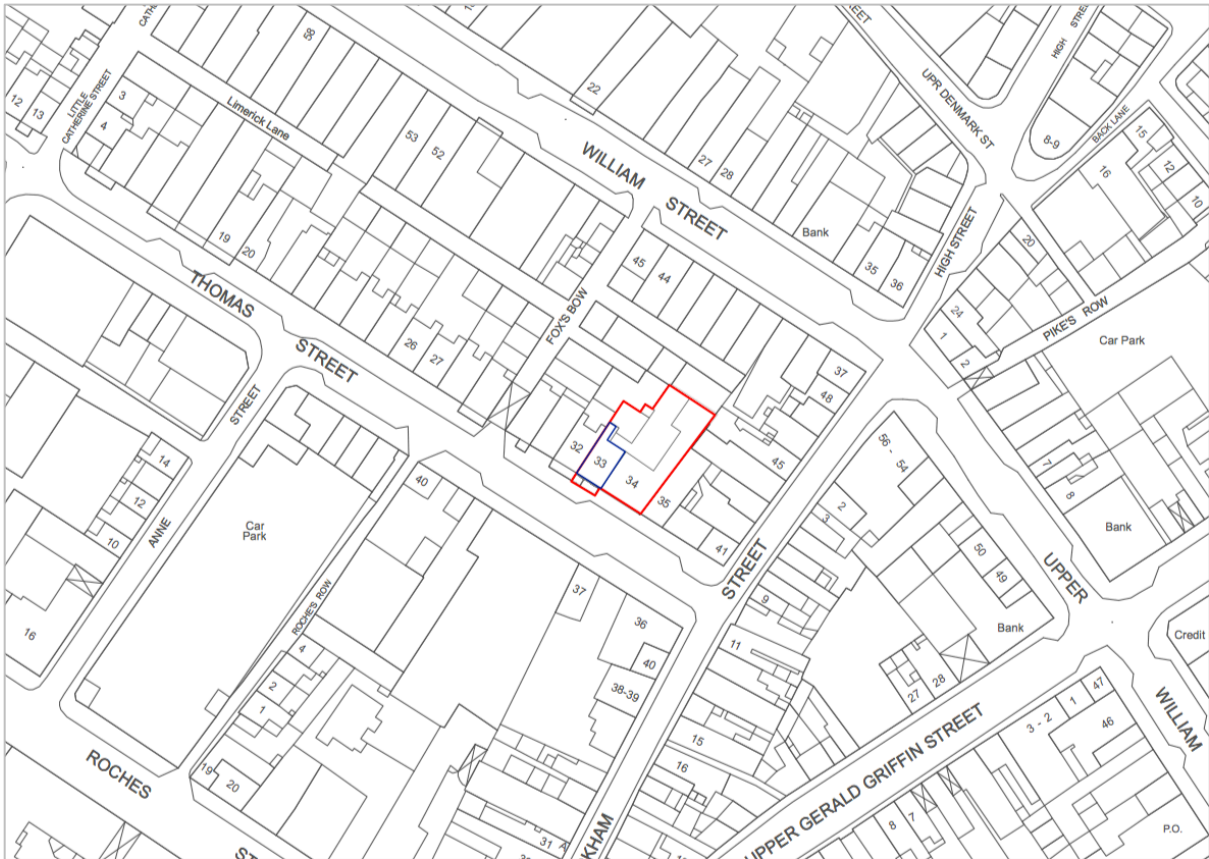
This screening report in respect of Environmental Impact Assessment is compiled in relation to the proposal by Limerick City and County Council, under Part 8 of the Planning and Development Regulations 2001 (as amended), for redevelopment of the existing property at Nos 33-34 Thomas Street, Limerick. The proposed development is intended to be a demonstrator project for the remodelling and reuse of the existing Georgian fabric of Limerick. Under the *Living Limerick City Centre Initiative* Nos 33-34 Thomas Street constitute one of two key projects in the *Living Georgian City Programme* demonstrating new residential living in the city centre through the careful restoration and upgrading of existing Georgian building stock.

The objective of the proposed development is to develop the site using both the existing built fabric and new building structures, as a high-quality housing scheme, designed in accordance with the Limerick City and County Development Plan 2022-2028, and meeting the DHPLG's Quality Housing for Sustainable Communities, 2007 and the DHLGH, Design Standards for New Apartments (2020).

This report is supplemented by Appendix I indicating how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive (Directive 2014/52/EU) have been taken into account.

The design team is lead by the architects, *Studio PKA*, and other members include *Punch Consulting Engineers*, *Edward Cotter Partnership*, Quantity Surveyors, *Don O'Malley Consulting*, Mechanical and Electrical Engineers, *Michael Slattery Associates*, Fire Safety Consultant, and *Open Field Ecological Services*.

This EIA screening report has been compiled by Karl Kent of Doyle Kent Planning Partnership Ltd, who has many years' experience of the EIA process and has qualifications in Architecture, Planning, Urban and Building Conservation and EIA management. Relevant contributions from other members of the design team in respect of the various environmental topics have been included in compiling the report.



Site Location

## Site and Location

The Newtown Pery area of Limerick City is a unique Georgian district, which was laid out in an eighteenth century grid-plan. The basic pattern is of principal streets set out orthogonally to form city blocks. Those blocks typically have a street perimeter of four storey over basement terraces, while the centre of the block was originally laid out with more modest mews lanes, mews buildings and gardens associated with the terraced dwellings.

Over the subsequent centuries the use of these perimeter terraced dwellings has changed from single occupancy residential (with associated ground floor commercial) to multi-occupancy with an entirely commercial use. At the rear, in some cases the mews structures have made way for surface carparking accessed from the mews lane.

The combined property at Nos 33 and 34 Thomas Street has a site area of 0.054 ha and is composed of two distinct buildings, No.33 Thomas Street, which is a two-bay, four storey Georgian house, with

a three storey rear return, and No.34 Thomas Street, which is a two storey structure of quasi industrial character and which covers the entire curtilage of that property. It previously functioned as a fire station and is now empty.

The main house at No. 33 Thomas Street is not a protected structure, but is a part of the Georgian core of Limerick and of considerable significance as a constituent part of this ensemble of eighteenth and early nineteenth century buildings. The house is in a dilapidated condition. The timber floors and stairs are supported by structural propping, the gable party wall with No. 34 has a major structural crack and is off-plumb, and the poor condition of the roof has resulted in water ingress which is causing further deterioration of the structure, with wet and dry rot identified throughout. Lightwells to the basement – front and rear – were filled in at some time in the past, including the loss of the traditional wrought iron railings that would have guarded the area to the front of the property. At the rear, No.33 Thomas Street has a short garden beyond which is a brick faced store building containing a number of small windows. Most of this structure is outside the site of the proposed development, with the exception of a small section at ground floor level.

Access to the site at Nos 33 and 34 Thomas Street is via the front of the building on Thomas Street only. The site is bound by an existing Georgian building, 32 Thomas Street, to the north-west and by a 20th Century single storey building, 35 Thomas Street, to the south-east. It is currently in use as a brewery and bar. To the rear, the combined site has shared boundaries with buildings facing onto Wickham Street and William's Lane.

There is no record of recent planning permission affecting the site at Nos 33 – 34 Thomas Street.

Recorded planning permissions on adjoining / adjacent lands as follows:

- Reg. Ref. 19753 refers to permission granted for a change of use from restaurant to microbrewery at No.35 Thomas Street, adjoining the current site to the south-east.
- Reg. Ref. 21659 refers to permission granted for a change of use of existing bar and restaurant to use as 4no. one-bedroom apartments from ground floor to third floor inclusive, at No.30/31 Thomas Street.
- Reg. Ref. 04770093 refers to permission granted in 2004 for the refurbishment and change of use of existing store building to retail unit at Foxes Bow, to the rear of No.33 Thomas Street.



## **Description of Proposed Development**

Limerick City and County Council proposes to carry out development at Nos. 33 and 34 Thomas Street, Limerick. The proposal consists of the redevelopment of the four-storey over-basement Georgian house at No. 33 Thomas Street, the demolition of the disused fire station at No.34 Thomas Street and its replacement with a new structure. The development will provide a total of 13 apartments and one commercial unit.

The project includes remodeling the Georgian house at No. 33 Thomas Street to provide 5no. one-bedroom apartments. The proposed new structure at No.34 Thomas Street will provide two ranges of residential apartments around an internal courtyard – one facing onto Thomas Street and the other along the rear boundary of the site. The new building will include one commercial unit, one community space unit and 8no. two-bedroom apartments. Nos. 33 and 34 Thomas Street will share a communal, bin and bicycle storage area.

The material alterations, repairs and renewals proposed to No.33 Thomas Street comprise demolition of the return to the rear; reinstatement of the front lightwell and railings; removal and alterations to existing internal partitions, doors and joinery, fire upgrading of existing walls and ceilings, installation of mechanical and electrical services, PV panels and plant at roof level, as well as sundry remedial works not impacting on the character or special interest of the Georgian house which is not a protected structure. Considerable care has been given by the design team to minimise intervention in the historic built fabric of No.33 Thomas Street. However, the building is in very poor condition and requires considerable remedial work, including structural. The double-pitched roof with central valley will be rebuilt as part of the necessary reinstatement works.

At No.34 Thomas Street, the proposed new apartment structure will be five storeys high, comprising retail, commercial, community and storage uses at ground floor level, with apartments at first, second, third and fourth floor levels. The top floor onto Thomas Street will be set-back from the street façade to the line of the ridge of No. 33. The front block will have a brick façade to Thomas Street, with an elevation designed as an essay in the reinterpretation of the city's Georgian elevation in terms of the size, proportion and spacing of the fenestration.

The proposed development includes the creation of a semi-private courtyard between the Thomas Street and the rear block– to provide residential amenity space, as well as bicycle and bin-storage, for the residential apartments. The two ranges of building at No.34 Thomas Street will be connected by a staircase and passenger lift structure.

Services and siteworks proposed to facilitate the proposed development include new water, electricity and comms supplies, foul sewerage and storm water connections to the public mains. In relation to surface water drainage, sustainable urban drainage measures have been incorporated into the design, including use of permeable paving and tree pits.

Average daily water supply requirements have been calculated as 5,323.8 l/day and foul effluent discharge has been calculated as average of 5,851 l/day. Irish Water has confirmed that the connections can be facilitated. Ultimately, the sewerage system discharges to the Waste Water Treatment Plant at Bunlicky about 3km downriver from the City Centre. This has a design capacity of 130,000 p.e. and is operating within this.

The proposed development incorporates roof-mounted PV panels and use of air-source heat pumps for ventilation, water and space heating demands. The proposed development has been designed to be TGD Part L and NZEB compliant.

The overall site area is 0.054 Ha and the development provides a proposed housing density of 240 units per hectare. With a total of 34 no. bedspaces, the proposed scheme provides for a total of 630 bedspaces per hectare

The design proposals, including conservation methodology, are described in detail in the *Design, Planning & Architectural Heritage Report*, by Paul Keogh Architects (PKA) as also in the architectural drawings by PKA and the engineering drawings and *Engineering Planning Report* by Punch Consulting Engineers and the *Mechanical and Electrical Services Technical Report – Stage 2 (Part - V111)* by Don O'Malley and Partners.

The site at Nos. 33 and 34 Thomas Street, Limerick, is sealed urban land, with hard surfaces throughout, notwithstanding the small garden area to the rear of No.33 Thomas Street. The site has been assessed in terms of ecological significance and with respect to any potential for significant

effects on European sites. The nearest of these is the *Lower River Shannon Special Area of Conservation (SAC)* and the *River Shannon and River Fergus Estuaries Special Protection Area (SPA)*. At its nearest, the SAC is 470m distant from the site on Thomas Street (*Screening Report for Appropriate Assessment* by Openfield).

The AA Screening Report states that the site at Thomas Street is of negligible biodiversity value. The report concludes, beyond reasonable scientific doubt and on the basis of objective information and in light of the conservation objectives of the relevant European sites, that the project at Nos 33 and 34 Thomas Street, individually or in combination with other plans and projects, would not be likely to have a significant effect on any Natura 2000 site.

## **Environmental Impact Assessment**

European Union Directive 2011/92/EU, as amended by Directive 2014/52/EU, *on assessment of the effects of certain public and private projects on the environment* is commonly known as the EIA Directive. The EIA Directive sets out classes of projects, which are likely to have significant effects on the environment and for which, therefore, Environmental Impact Assessment (EIA) is obligatory (Annex I) or for which EIA may be required (Annex II).

Determination of whether a project in Annex II is likely to have significant effects on the environment, and therefore requires EIA, may be by way of application of thresholds, or on a case by case basis, or a combination of both methods. Criteria to determine, on a case by case basis, whether a project of a type listed at Annex II is likely to have significant effects on the environment and should be subject to EIA, are set out at Annex III to the Directive and the information to be provided in this regard to the relevant development consent authority, by the developer, is set out at Annex IIA.

The provisions of the said Annexes to the Directive are transposed into Irish law for the purposes of planning and development primarily per the Planning and Development Regulations, 2001, as amended. Reflecting Annex II of the Directive, the Irish Regulations, at Schedule 5, Part 2, set out the categories of development (projects) for which EIA may be required, depending on their likely significant environmental impacts. Thresholds, generally related to scale or size, are set out in the said Schedule 5, Part 2, of the Regulations, above which EIA is mandatory and below which EIA may be required (i.e. sub-threshold developments). A definition of sub-threshold development is set out at Article 92 of the said Regulations:

*“ ‘sub-threshold development’ means development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development;”*

Criteria to determine on a case by case basis whether sub-threshold development listed in Part 2, Schedule 5, of the Planning and Development Regulations, 2001, as amended, should be subject to EIA are set out in Schedule 7 of the Regulations (corresponding to Annex III of the Directive).

Schedule 7A of the Regulations sets out the categories of information required in order for the planning authority to make such determination (corresponding to Annex IIA of the Directive).

This EIA screening report addresses the matters set out in Schedules 7 and 7A to the Planning and Development Regulations, 2001, as amended, and has regard to guidance contained in:

- *Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impact Assessment Report (Directive 2011/92/EU as amended by 2014/52/EU)*, 2017, Commission of the European Union.
- *Environmental Impact Assessment of Projects: Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU)*, 2017, Commission of the European Union.
- *Interpretation of definitions of project categories of Annex I and Annex II of the EIA Directive*, 2015, Commission of the European Union.
- *Guidelines on the information to be contained in Environmental Impact Assessment Reports*, EPA, 2022.
- *Environmental Impact Assessment Screening, OPR Practice Note PN02*, 2021, Office of the Planning Regulator.
- *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*, 2018, Department of Housing, Planning and Local Government.

### *Screening for Environmental Impact Assessment*

The Planning and Development Regulations, 2001, as amended, Schedule 5, Part 2, sets out the following classes of project, which are considered relevant to the proposed development at Nos 33 and 34 Thomas Street in relation to EIA:

#### *10. Infrastructure projects –*

- (b) (i) *Construction of more than 500 dwelling units;*
- (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;*

*(In this paragraph, 'business district' means a district within a city or town in which the predominant land use is retail or commercial use).'*

**14. Works of Demolition**

*Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.*

*15. Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.*

The proposed development is a project of a type specified at 10(b)(i) and 10(b)(iv) of Schedule 5, Part 2, of the Regulations, but is greatly sub-threshold. The site is within a built-up area, but at 0.054ha is significantly below either the thresholds of 2 or 10 hectares. The thirteen apartments proposed very considerably fall below the 500 unit threshold for mandatory EIA. In respect of 14 of Schedule 5, the extent of proposed demolition is relatively limited, consisting of removal of the two storey fire station building at No.34 Thomas and minor demolitions at No.33, including the small return structure.

In relation to sub-threshold projects coming *prima facie* within the scope of class 10(b)(i) or (iv), class 14, or class 15, the relevant consideration is whether the proposed development is likely to have significant effects on the environment, as assessed in accordance with the criteria set out at Schedule 7 of the Regulations and using the information required in accordance with Schedule 7A.

### *Schedule 7A Information*

Schedule 7A of the Planning and Development Regulations, 2001, as amended, sets out the information to be provided by the applicant to enable the planning authority to screen sub-threshold development for EIA. This is set out both above, in the sections describing the site and the proposed development, and in the comments in the table applying the Schedule 7 criteria below.

Schedule 7A requires the following information:

- 1. A description of the proposed development, including in particular—
  - (a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and*
  - (b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.**
  
- 2. A description of the aspects of the environment likely to be significantly affected by the proposed development.*
  
- 3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from —
  - (a) the expected residues and emissions and the production of waste, where relevant, and*
  - (b) the use of natural resources, in particular soil, land, water and biodiversity.**
  
- 4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.*

### *Schedule 7 Criteria*

The criteria contained in Schedule 7 of the Planning and Development Regulations, 2001, as amended, have informed this Environmental Impact Assessment Screening Report. The text of Schedule 7 is repeated in Appendix II to this report.

## **Application of Schedule 7 Criteria**

The criteria set out at Schedule 7 fall within three main headings:

1. Characteristics of the development
2. Location of the development
3. Types and characteristics of potential impacts

These are set out in the table below with relevant comment. The application of the Schedule 7 criteria below takes account of the environmental factors set out in at Section 171A of the Planning and Development Act, 2000, as amended, and also Schedule 6(2)(d) of the Planning and Development Regulations, 2001, as amended. These environmental factors are:

*(I) population and human health;*

*(II) biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive;*

*(III) land, soil, water, air and climate;*

*(IV) material assets, cultural heritage and the landscape;*

*(V) the interaction between the factors mentioned in clauses (I) to (IV)*



SCHEDULE 7 CRITERIA	Comment
<p><b>1. Characteristics of the Development:</b></p> <p>The characteristics of proposed development, in particular -</p>	
<p>a) the size and design of the whole of the proposed development</p>	<p>The site area is 0.054 and the proposed development will have a floor area of 1,072m<sup>2</sup> including the existing Georgian house at No.33 Thomas Street and the five storey new build elements at No.34 Thomas St.</p>
<p>b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment</p>	<p>The site is in a City Centre location where there are ongoing developments of various scale. In the immediate environs of the site at Nos 33 and 34 Thomas Street, there has been a small number of developments, as set out above in this report, but none giving rise to a significant cumulative impact with the proposed development.</p>
<p>c) the nature of any associated demolition works</p>	<p>Demolition works are primarily in respect of removal of the disused fire station at No.34 Thomas Street and the small return structure at rear of No.33 Thomas Street. There are also very limited demolitions within the Georgian house at No.33 necessary to reinstate the hoise or to carry out the development.</p>
<p>d) the use of natural resources, in particular land, soil, water and biodiversity</p>	<p>The property is a brownfield urban site and no significant natural resources will be used.</p>
<p>e) the production of waste</p>	<p>Waste generated during demolition and construction works will be typical of urban development infill development. Waste during the operational phase will be largely domestic type municipal waste of modest volume.</p>
<p>f) pollution and nuisances</p>	<p>The demolition and construction phases of the development are likely to generate localised, short term noise, vibration and dust emissions. During the operational phase, the development is not likely to generate any emissions of consequence.</p>
<p>g) the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge</p>	<p>There are no significant risks of major accidents or disasters relevant to the project. The site is outside any area subject of flood risk as identified in the Limerick SFRA 2022.</p> <p>The site is not in the vicinity of any establishment with a particular risk of accident or disaster (e.g. Comah/Seveso establishment), the nearest being lower risk Tier 2 Establishments at Raheen Business Park (<i>Analog Devices</i>), c. 4.4km distant, and at Dock Road (<i>Grassland Agro</i>), more c. 2.5km distant, both outside their respective 'consultation distances'.</p>
<p>h) the risks to human health (for example, due to water contamination or air pollution)</p>	<p>Having regard to the nature and location of the proposed development, there are no risks to human health.</p>

<p><b>2. Location of the proposed development</b></p> <p>The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—</p>	
<p>(a) the existing and approved land use</p>	<p>The site is located in an area of mixed uses, which is zoned as “City Centre” in the Limerick Development Plan, 2022-2028. Under the <i>Living Limerick City Centre Initiative</i> Nos. 33/34 Thomas Street constitute one of two key projects in the <i>Living Georgian City Programme</i> demonstrating new residential living in the city centre.</p>
<p>(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground</p>	<p>Having regard to the urban location of the development, natural resources within and in the immediate environs of the site are extremely limited. The <i>Ecological Impact Statement</i> by Openfield Ecological Services confirms the site is of extremely limited value in terms of biodiversity.</p>
<p>(c) the absorption capacity of the natural environment, paying particular attention to the following areas:</p>	<p>Thomas Street is not a location of wetlands, mountain and forest areas or nature reserves. There are no significant elements of the natural environment on, or in the environs of, the Thomas Street site.</p>
<p>(i) wetlands, riparian areas, river mouths</p>	<p>In respect of riparian areas and river mouths, the River Shannon runs through Limerick, but the site of the proposed development is physically removed from the River. The River Shannon is characterised by artificial quay walls in the City, while buildings and roads lie between the development site and the river.</p>
<p>(ii) coastal zones and the marine environment</p>	<p>Not applicable</p>
<p>(iii) mountain and forest areas</p>	<p>Not applicable</p>
<p>(iv) nature reserves and parks</p>	<p>Not applicable</p>
<p>(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive</p>	<p>The nearest protected sites are the Lower River Shannon Special Area of Conservation (SAC) and the River Shannon and River Fergus Estuaries Special Protection Area (SPA). At its nearest, the SAC is 470m distant from Nos 33/34 Thomas Street. The AA Screening Report concluded, that the project at Nos 33/34 Thomas Street would not be likely to have a significant effect on any European or Natura 2000 site. The absorption capacity of the Shannon is high, as shown by the 2019 EPA <i>Annual Environmental Report</i> for the Bunlicky WWTP.</p>
<p>(vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure</p>	<p>The status under the <i>Water Framework Directive</i> of the nearest section of the River Shannon (classed as a <i>Transitional Waterbody</i> by the EPA) reduced from ‘good’ in the period 2013-2018 to ‘poor’ in the period 2016-2021. However, as shown in the environmental reports by Openfield Ecological Services, there is little effect arising from urban development within the built up area of Limerick City.</p>
<p>(vii) densely populated areas</p>	<p>Preliminary Census 2022 results show Limerick City has a population density of 2,169 persons per km<sup>2</sup> (compared with Dublin City with 5,046 per km<sup>2</sup>). The proposed development has a relatively high density in terms of ‘bedspaces’, equivalent to 630 units per hectare. But given the scale of the proposed development, at 34 bedspaces maximum, it will not significantly affect population density.</p>
<p>(viii) landscapes and sites of historical, cultural or archaeological significance</p>	<p>The site of the proposed development is within the historic Georgian area of Limerick City although not within</p>

	<p>the <i>South City Centre and Newtown Pery Architectural Conservation Area (ACA)</i>. No.33 Thomas Street is of architectural heritage value as part of the Georgian area, but is not a Protected Structure and is not listed within the National Inventory of Architectural Heritage (NIAH). The site is not identified as being of archaeological heritage significance. The impact of the proposed development on cultural heritage will be positive, if limited.</p>
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<p><b>3. Types and characteristics of potential impacts</b></p> <p>The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of ‘environmental impact assessment report’ in section 171A of the Act, taking into account—</p>	<p>Note: The factors cited at Section 171A of the Act are:</p> <p>(I) <i>population and human health;</i>                  (II) <i>biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive;</i>                  (III) <i>land, soil, water, air and climate;</i>                  (IV) <i>material assets, cultural heritage and the landscape;</i>                  (V) <i>the interaction between the factors mentioned in clauses (I) to (IV)</i></p>
<p>a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected)</p>	<p>The site area is 0.054 ha and the proposed development will have a floor area of 1,072m<sup>2</sup> including the existing Georgian house at No.33 Thomas Street and the five storey new build elements at No.34 Thomas Street. There will be no significant effects on a wider geographical area or on the population either during the construction phase or the operational phase.</p> <p>A screening for Appropriate Assessment, under the provisions of the Habitats Directive, by Openfield Ecological Services, has been completed which has identified those European / Natura 2000 sites of particular relevance. The screening has put forward information to reach a conclusion that the proposed development, individually or in combination with other plans and projects, would not be likely to have a significant effect on any Natura 2000 site.</p> <p>There will be no significant impacts on land, soil, water, air and climate.</p>
<p>b) the nature of the impact</p>	<p>Construction impacts will be temporary to short term, of low intensity and complexity. Impacts will not be significant, having regard to their nature and scale and to the standard mitigation measures to be employed on site and additional measures set out in the <i>Ecological Impact Statement</i> by Openfield. Operational impacts will not be significant.</p> <p>There will be a positive, long term impact on <i>material assets, cultural heritage and the landscape</i>, insofar as the proposed development will entail reinstatement of a Georgian house and enhancement of the streetscape by construction of the new block facing onto Thomas Street. The impact will be positive but not significant, having regard to the scale of the proposed development.</p>
<p>c) the transboundary nature of the impact</p>	<p>There will be no transboundary effects.</p>
<p>d) the intensity and complexity of the impact</p>	<p>Construction impacts will be temporary to short term, of low intensity and complexity. Operational impacts will be positive and not significant.</p>
<p>e) the probability of the impact</p>	<p>Temporary to short term construction impacts are likely, but will not be significant.</p>

f) the expected onset, duration, frequency and reversibility of the impact	Construction impacts will be evident from commencement of the development, will last through the construction period (c.24 months), will be frequent throughout this period and will not be reversible. Upon commencement of the operational phase of the development, impacts will be long term to permanent, non-reversible and not significant.
g) the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment	Having regard to the nature, scale and location of the proposed development, when considered in combination with other existing or permitted development, any cumulative effects will not be significant.
h) the possibility of effectively reducing the impact	Standard mitigation of construction impacts to be employed on site.

## **Conclusion**

The examination of the proposed development against the criteria set out at Schedule 7 of the Planning and Development Regulations, 2001, as amended, is set out in the table above. Other relevant assessments of the effects on the environment of the proposed development have also been taken into account (Appendix I to this report).

The proposed development is sub-threshold in relation to the criteria and thresholds set out in Schedule 5, Part 2, of the Planning and Development Regulations, 2001, as amended. It is concluded having regard to the nature, scale and location of the subject site, as also to the mitigation measures set out in the relevant reports including, in particular, the *Design, Planning & Architectural Heritage Report* by Paul Keogh Architects, the *Engineering Planning Report* by Punch Consulting Engineers and in the *Ecological Impact Statement* by Openfield, that the proposed development, by itself or in combination with other projects, is not likely to have significant effects on the environment (direct, indirect or cumulatively with other development). Accordingly, it is considered that an Environmental Impact Assessment is not required.

Appendix I : Other Relevant Assessments

Other Relevant Assessments Taken into Account in EIA Screening Report

Directive	Assessment carried out	Conclusion
<b>Directive 92/43/EEC, The Habitats Directive</b>	Screening report for AA (by Openfield) Ecological Impact Statement	Development would not be likely to adversely affect any Natura 2000 site. The site is of little biodiversity quality.
<b>Directive 2000/60/EC, EU Water Framework Directive</b>	EPA assessed the River Shannon in relation to the Water Framework Directive (WFD) Objective of <i>at least good status by 2027</i> . The 2019 EPA <i>Annual Environmental Report</i> for the Bunlicky WWTP assesses the impact on the Shannon.	In terms of achieving 'good' status, the results show deterioration in the status of the Shannon. The 2019 EPA <i>Annual Environmental Report</i> shows "the discharge from the wastewater treatment plant does not have an observable impact on the water quality" and that "the discharge from the wastewater treatment plant does not have an observable negative impact on the Water Framework Directive status
<b>Directive 2001/42/EC, SEA Directive</b>	The formulation of this Part 8 proposal is in accordance with the provisions of the Limerick Development Plan, 2022-28, and the NPF and RSES for the Southern Regional Assembly. These have been subject to assessment in accordance with the SEA Directive	The proposed development accords with the Development Plan which itself has been subject to assessment in accordance with the SEA Directive
<b>Directive 2002/49/EC, Environmental Noise Directive</b>	Nature and scale of the development are such that, in the absence of mitigation measures, construction noise is more likely to give rise to impacts rather than operational noise. BS 5228 Code of practice for noise and vibration control on construction and open sites is designed to mitigate such impacts.	Subject to mitigation, the construction phase will not give rise to any significant impacts.
<b>Directive 2008/50/EC on ambient air quality and cleaner air for Europe</b>	EPA carries out monitoring The area containing Limerick (EPA Region 3) reported to have "good" air quality.	Subject to appropriate site management, there will be no significant impacts on air quality.
<b>Directive 2007/60/EC on the assessment and management of flood risks</b>	Strategic Flood Risk Assessment by Limerick City and County Council, as set out in the Limerick County Development Plan, 2022-2028.	The development is not located in an area at risk of flooding.
<b>Directive 2008/98/EC of the European Parliament and of the Council of 19 November 2008 on waste and repealing certain Directives (The Waste Framework Directive)</b>  <b>Directive 1999/31/EC of 26 April 1999 on the landfill of waste</b>	The Waste Framework Directive sets the basic concepts and definitions related to waste management, including definitions of waste, recycling and recovery.	Waste generated during demolition and construction works will be typical of small scale urban development.

*Appendix II : Schedule 7 to the Planning and Development Regulations, 2021*

**Schedule 7 Criteria**

**CRITERIA FOR DETERMINING WHETHER DEVELOPMENT LISTED IN PART 2 OF SCHEDULE 5 SHOULD BE SUBJECT TO AN ENVIRONMENTAL IMPACT ASSESSMENT**

**1. *Characteristics of proposed development***

The characteristics of proposed development, in particular—

- (a) the size and design of the whole of the proposed development,
- (b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,
- (c) the nature of any associated demolition works,
- (d) the use of natural resources, in particular land, soil, water and biodiversity,
- (e) the production of waste,
- (f) pollution and nuisances,
- (g) the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge, and
- (h) the risks to human health (for example, due to water contamination or air pollution).

**2. *Location of proposed development***

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—

- (d) the existing and approved land use,
- (e) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,
- (c) the absorption capacity of the natural environment, paying particular attention to the following areas:
  - (i) wetlands, riparian areas, river mouths;
  - (ii) coastal zones and the marine environment;
  - (iii) mountain and forest areas;
  - (iv) nature reserves and parks;
  - (v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;
  - (vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;
  - (vii) densely populated areas;
  - (viii) landscapes and sites of historical, cultural or archaeological significance.

**3. *Types and characteristics of potential impacts***

The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of ‘environmental impact assessment report’ in section 171A of the Act, taking into account—

- a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),
- b) the nature of the impact,
- c) the transboundary nature of the impact,
- d) the intensity and complexity of the impact,
- e) the probability of the impact,
- f) the expected onset, duration, frequency and reversibility of the impact,
- g) the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and
- h) the possibility of effectively reducing the impact.