



Environmental Impact Assessment Screening

Kilfinane Market House, The Square, Kilfinane, Co. Limerick

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1 Introduction

Beo Ecology has been commissioned by Limerick City & County Council to carry out an Environmental Impact Assessment (EIA) Screening for the proposed re-development of Kilfinane Market House, Kilfinane, Co. Limerick. The location of the proposed works is presented in **Figure 1-1**. See **Appendix A** for site location and site layout drawings.

1.1 Statement of Authority

Sheila Murphy trading as Beo Ecology holds a B.Sc. (Hons) in Environmental Science, and M.Sc. in Biodiversity and Conservation, she has over 13 years' experience in her field. She has extensive experience in the area of Screening of Appropriate Assessments and EIA Screenings, along with report writing for a range of projects including road developments, wastewater treatment plants and one-off housing developments. She is a Full Member of the Chartered Institute of Ecology and Environmental Management (MCIEEM).

1.2 Information Consulted for this Report

A desk study was undertaken as part of this assessment. This has been informed by the following sources of data;

- Information on the location, nature and design of the proposed project as provided by the client;
- Department of Housing, Local Government and Heritage online land-use mapping (<https://www.myplan.ie/zoning-map-viewer/>);
- Department of Housing, Local Government and Heritage EIA Portal (<https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>);
- Office of Public Works (OPW) National Flood Hazard Mapping website (www.floodmaps.ie);
- Environmental Protection Agency (EPA) geoportal mapping tool (<https://gis.epa.ie/EPAMaps/>);
- EPA Catchments interactive online mapping and data (<https://www.catchments.ie/>);
- All-Island Research Observatory (AIRO) Environmental Sensitivity Mapping (<https://airomaps.geohive.ie/ESM/>);
- National Parks and Wildlife Service protected site and species information and data (<https://www.npws.ie/protected-sites>);
- National Biodiversity Data Centre (www.biodiversityireland.ie);
- Geohive online environmental sensitivity mapping tool (<https://airomaps.geohive.ie/ESM/>);
- Ordnance Survey of Ireland mapping and aerial photography (www.osi.ie);
- Geological Survey Ireland online mapping and data (<https://www.gsi.ie/en-ie/Pages/default.aspx>); and,
- Limerick Development Plan 2022-2028.



Figure 1-1: Site Location of Development Works

2 EIA Legislative Context

The primary objective of the Environmental Impact Assessment (EIA) Directive 2014/52/EU is to ensure that projects which are likely to have significant effects on the environment are subject to an assessment of those impacts.

Environmental Impact Assessment (EIA) requirements derive from Council Directive 85/337/EEC (as amended by Directives 97/11/EC, 2003/35/EC and 2009/31/EC) and as codified and replaced by Directive 2011/92/EU of the European Parliament and the Council on the assessment of the effects of certain public and private projects on the environment (as amended by Directive 2014/52/EU).

In determining the requirement for EIA, the Planning and Development Regulations, 2001 (as amended) differentiates between projects where an EIA is mandatory as listed within Schedule 5 Part 1 and those for which an EIA may be required, listed within Schedule 5, Part 2.

The requirements of the EIA Directives apply only in relation to projects listed in Annex I and II of the Directive 2011/92/EU. That is clear from Article 2, paragraph 1 of the Directive which provides that “*before consent is given, projects likely to have significant effects on the environment by virtue, inter alia, of their nature, size or location are made subject to a requirement for development consent and an assessment with regard to their effects. Those projects are defined in Article 4*”.

Article 4 provides that projects listed in Annex I shall be subject to a mandatory EIA, and that projects listed in Annex II shall be subject to a determination as to whether EIA is required, either by way of a case-by-case examination (screening) or subject to thresholds or criteria set by national law.

2.1 Sub-Threshold Assessment

Schedule 7A of the Planning and Development Regulations 2001, (as amended), sets out the information to be provided by the applicant or developer for the purposes of screening sub-threshold development for environmental impact assessment. Information is as follows:

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 of the Planning and Development Regulations, 2001 refers to criteria for determining whether a development listed in Part 2 of Schedule 5 would or would not be likely to have significant effects on the environment, and as a result subject to an Environmental Impact Assessment.

Schedule 7 criteria is as follows:

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—

- a) the existing and approved land use,*
- b) 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’.*

2.2 Guidance

The EIA Screening has been prepared with regards to the following guidance documents:

- EC (2000). Communication from the Commission on the Precautionary Principle. Office for Official Publications of the European Communities, Luxembourg;
- Environmental Impact Assessment - Guidelines for Planning Authorities and An Bord Pleanála (August 2018);
- Draft Guidelines on the information to be contained in Environmental Impact Assessment Reports, Environmental Protection Agency, (Draft EPA Guidelines), 2017;
- European Commission guidance documents on the implementation of the EIA Directive (Directive 2011/92/EU as amended by 2014/52/EU), as follows:
 - Environmental Impact Assessment of Projects: Guidance on Screening, European Commission, 2017.
 - Environmental Impact Assessment of Projects: Guidance on Scoping, European Commission, 2017 (not considered relevant at Screening Stage).
 - Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impact Assessment Report, European Commission, 2017 (not considered relevant at Screening Stage).
- Circular Letter PL 1/2017, Implementation of Directive 2014/52/EU on the effects of certain public and private projects on the environment (EIA Directive), Department of Housing, Planning, Community and Local Government, May 2017;
- Advice Notes for Preparing Environmental Impact Statements, EPA, Draft, September 2015;
- Guidance on EIA Screening (Directive 2011/92/EU as amended by 2014/52/EU), European Commission, 2017
- EIA, Guidance for Consent Authorities regarding Sub-Threshold Development, Department of the Environment, Heritage and Local Government, 2003;
- Key Issues Consultation Paper - Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems, Department of Housing, Planning, Community and Local Government, May 2017;
- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government 2009; and
- The Planning and Development Act 2000 (as amended), as amended and the Planning and Development Regulations 2001 (as amended).

3 Description of Proposed Development

Limerick City & County Council are proposing the re-development of Kilfinane Market House, The Square, Kilfinane, Co. Limerick. This is an end of terrace two storey building built c.1790. In the past this building would have had important commercial civic and social functions. The building is currently derelict, and plans are to refurbish a two-storey stone building with hipped slate roof. In the yard to the rear, it is proposed to have a lower two storey extension with slate roof to accommodate stairs and sanitary facility. Once complete it is proposed the building will be either for community/commercial use.

The proposed works will consist of the following:

- The site will be connected to the public sewerage system, Kilfinane wastewater treatment plant (WwTP) and public water mains.
- Surface water from the project during the operational phase will be directed to the public foul/drain system.
- There will be no demolition works.
- The hipped slate roof will be reconstructed as per past historical building features.
- The yard will be covered with a lower-level return roof.
- See **Appendix A** for project drawings.

3.1 Existing Environment

MCIEEM. The habitats identified on site were classified in accordance with “*A Guide to Habitats in Ireland*” (Fossitt, 2000).¹

The site consists of a derelict stone building (BL3), with no roof or windows. The stonework is crumbling in places and supports dense ivy scrub growth (WS1) which has been cut at the base. The ground floor of the building supports recolonising species such as nettles (*Urtica dioica*), herb robert (*Geranium robertianum*), willowherb (*Epilobium sp.*), sow thistle (*Sonchus oleraceus*), ground elder (*Aegopodium podagraria*), ragwort (*Jacobaea vulgaris*), nipplewort (*Lapsana communis*), ivy-leaved toadflax (*Cymbalaria muralis*), dandelion (*Taraxacum sp.*) and fern species including polypody fern (*Polypodium agg.*) and maidenhair spleenwort fern (*Asplenium trichomanes*). See **Image 3-1** to **Image 3-3** of the site location.



Image 3-1: View of derelict building from the front

¹ [A Guide to Habitats in Ireland \(Fossitt, 2000\)](#). Alphanumeric codes for habitat classification are provided in accordance with ‘*A Guide to Habitats in Ireland*’ (Fossitt, 2000)



Image 3-2: Internal view of the building space



Image 3-3: Ivy covered internal wall and stone steps to the rear of the building.

3.2 Designated Sites within the Zone of Influence of the Site

A Zone of Influence for a project is established on a case-by-case basis with reference to the nature, size and location of the project, and the sensitivities of the ecological receptors within vicinity of the proposed development. The Zoi takes into account the potential for connectivity to ecological receptors through the Source- Pathway-Receptor (S-P-R) model.

In this case, given the size, scale and nature of this project and the proposed construction methodology it is considered for the purpose of this screening exercise that the Zoi is the zone immediately surrounding the proposed development works and any hydrologically or hydrogeologically connected European Sites downstream of the works, where distances would be dependent on the qualifying interests of the site. For the

purposes of this report, the ZoI includes European Sites supporting downstream hydrological connectivity and those located within the same WFD surface water sub-catchment (e.g. Feale_SC_020) as the proposed works.

Following the above rationale, the following European sites are located within the ZoI of the proposed works see **Figure 3-1** and **Figure 3-2**:

- Ballyhoura Mountains SAC (site code: 002036)

There are no Natural Heritage Areas (NHA) located within the ZoI of the proposed works. There are two proposed Natural Heritage Areas (pNHAs) located within the ZoI of the proposed works; Ballyroe Hill and Mortlestown Hill pNHA and Castleoliver Woods pNHA. See **Figure 3-2** of NHAs and pNHAs.

3.3 Surface Water

The EPA online mapping data (<https://gis.epa.ie/EPAMaps/>) was consulted for the water quality status of waterbodies identified within the study area. The Loobagh_020 (Ballyroe_Lower) (IE_SH_24L010400) watercourse is located approximately 330m south of the proposed works location. The Loobagh_24 (IE_SH_24L010200) is located approximately 685m north-east of the proposed works. The Ballyroe_Lower flows northwards to join the Lobagh River.

Table 3-1: Surface Water Status within by Study Area

Waterbody	WFD River Waterbody Risk Status	EPA Latest River Q Values	River Waterbody WFD Status 2013-2018
Loobagh_24 (IE_SH_24L010200)	Not at Risk	Station name: Ballinanima Br (M45). Q4 Good	Good
Loobagh_020 (Ballyroe_Lower) (IE_SH_24L010400)	At Risk		Moderate

3.4 Flooding

A search of the Office of Public Works (OPW) National Flood Hazard Mapping website (www.floodmaps.ie) was performed to obtain information on the flood history in the vicinity of the study area. No past flood events were recorded within close proximity of the proposed works.

The National Indicative Fluvial Mapping illustrating the medium flood probability (1:100) was assessed, the site location is not located within this mapping area. Flood event probabilities are referred to in terms of a percentage Annual Exceedance Probability, or ‘AEP’. This represents the probability of an event of this, or greater, severity occurring in any given year. The Flood Info database (www.floodinfo.ie) was also consulted to identify Predictive Flood Risk Areas (PFRA) mapped as part of the Catchment Flood Risk Assessment and Management (CFRAM) programme for the study area. The site location is not located within the CFRAM study area.

3.5 Geology, Hydrology and Hydrogeology

The Geological Survey of Ireland (GSI) online² database was consulted for available edaphic, geological and hydrological information of the site and its environs.

² <https://dcnr.maps.arcgis.com/apps/MapSeries/index.html?appid=a30af518e87a4c0ab2fbde2aaac3c228>

- The underlying bedrock surrounding the study area is a mosaic of numerous bedrock types, however the proposed works are located within the Poulgrania Sandstone Formation which is comprised of red sandstone and some conglomerate.
- The groundwater vulnerability of the site is located in a mosaic of extreme, high and moderate vulnerability. The site location itself is situated in an area of extreme groundwater vulnerability.
- No karst features are located in the vicinity of the proposed works.
- The EPA online database was searched for available information of the groundwater bodies and vulnerability.³ The study site is located within the Charleville Groundwater Body (IE_SH_G_055).
- The Water Framework Directive (WFD) ground waterbody risk classifies this groundwater body as at risk.
- The WFD ground waterbody status 2016-2021 states the water body has a “Good” status.
- The site overlays a *Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones (LI)*.

Groundwater and surface water interactions⁴ of Charleville Groundwater Body (IE_SH_G_055) is described as follows; *“Where subsoil is not thick, due to the shallow nature of the groundwater flow in this GWB the groundwater and surface waters are closely linked. The streams and rivers crossing the aquifers in the uplands of the GWB are gaining. Rivers crossing the northern parts of the GWB may be in hydraulic connection with the groundwater along only parts of their lengths.”*

³ <https://gis.epa.ie/EPAMaps/> Accessed: November 2023

⁴ [Charleville Groundwater Body](#)

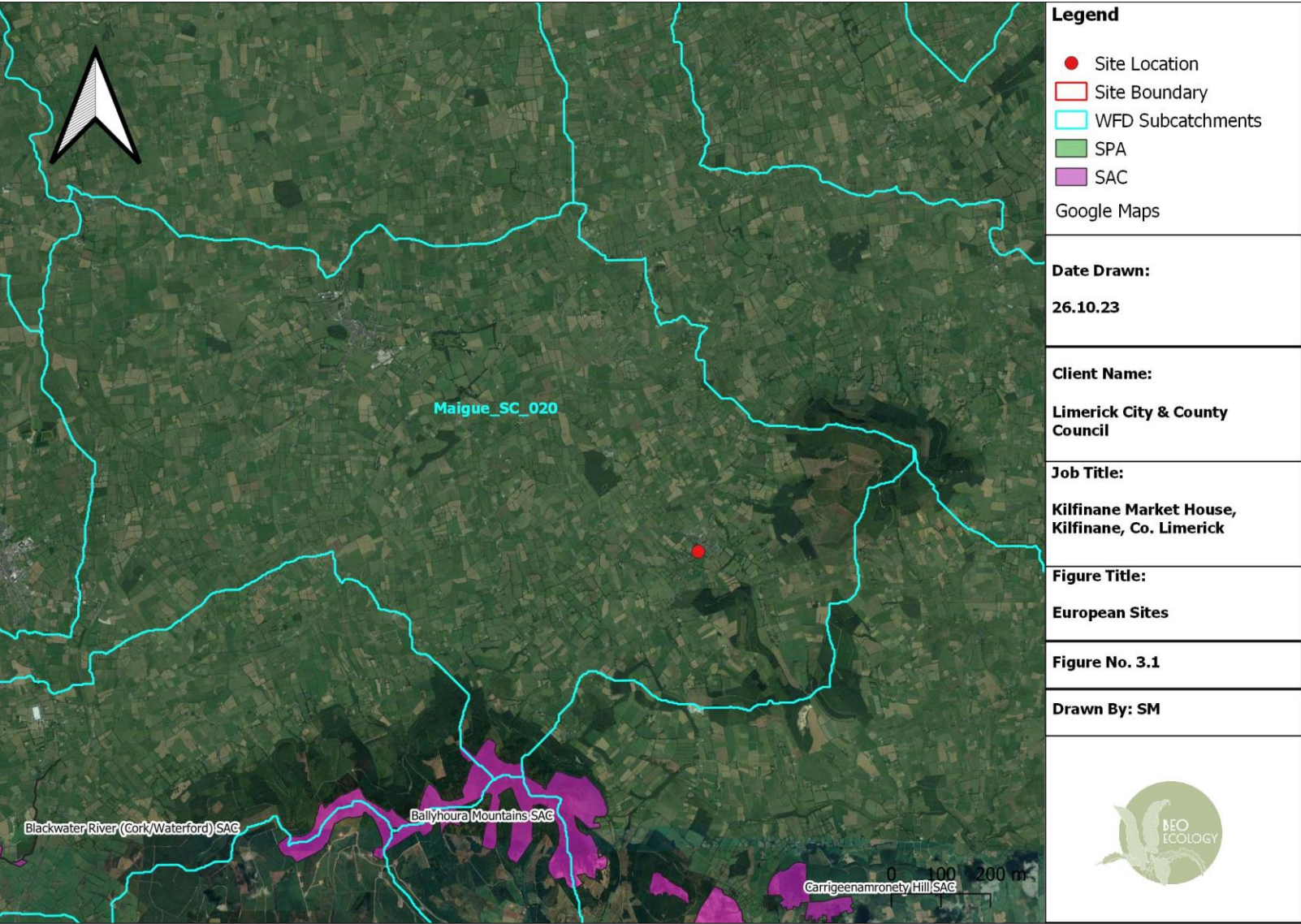


Figure 3-1: European Sites within the Zol of the Proposed Works

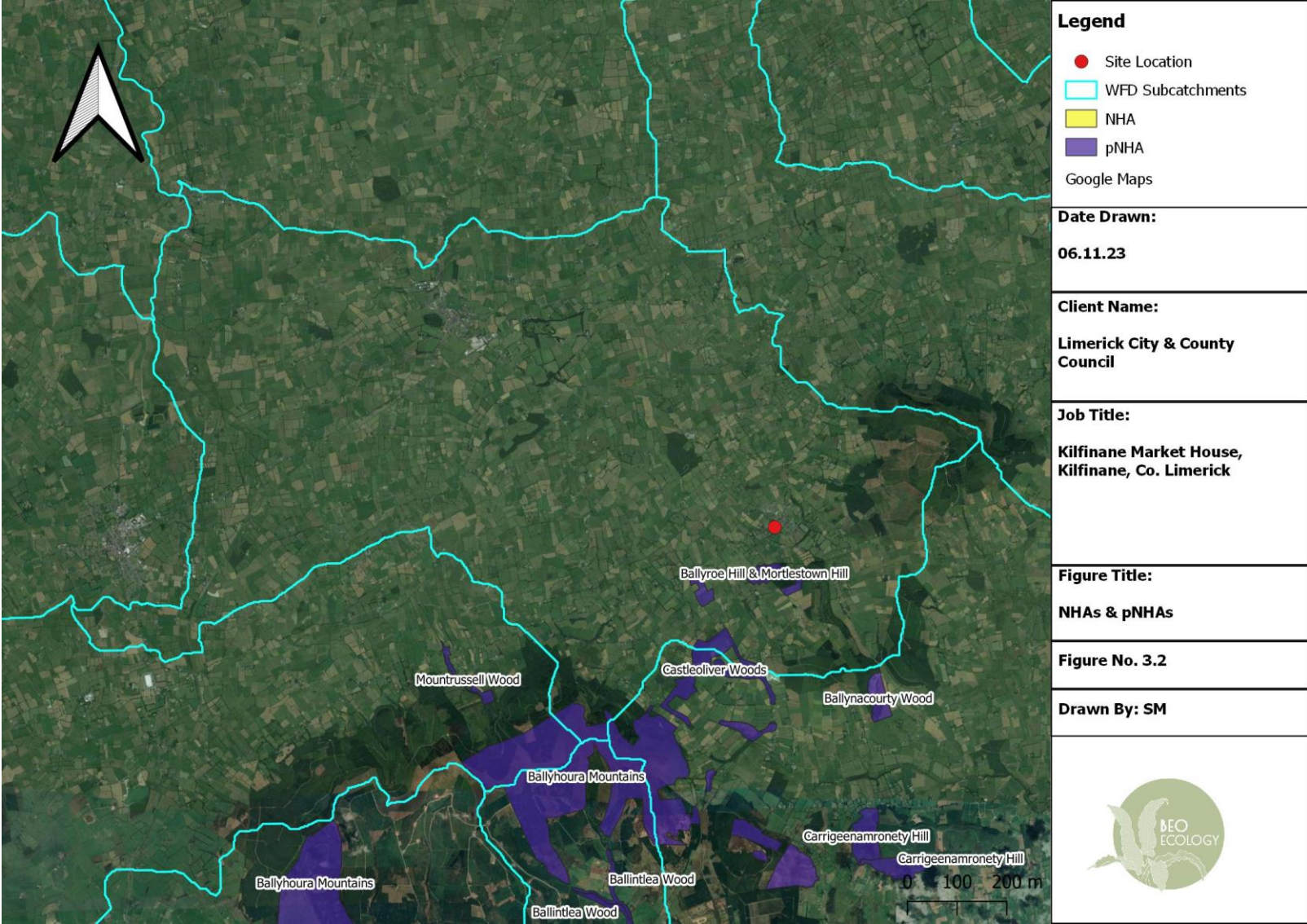


Figure 3-2: NHAs/pNHAs within the Zol of the Proposed Works

3.6 Cumulative Assessment

The proposed development was considered in combination with other plans and projects that could hypothetically result in cumulative effects on the receiving environment. **Table 3-2** below outlines plans and projects within the vicinity and areas which have potential to contribute to cumulative impacts in association with the proposed development.

Table 3-2: Programmes, Plans and Projects within the vicinity of the Proposed Development

Programmes, Plans and Projects	Potential for In-combination Effects
<p>Limerick Development Plan 2022 - 2028</p>	<p>A number of strategies, policies and objectives are set out in the Limerick Development Plan 2022-2028 with the aim of protection of the counties natural heritage and biodiversity.</p> <p>A number of policies and objectives provide for the protection of the integrity of sites designated under European and National legislation and ecological works. Such policies highlight the council’s policy to support the protection, conservation and enhancement of natural heritage and biodiversity, including the protection of the integrity of European sites.</p> <p>Environmental, Heritage, Landscape and Green Infrastructure Policy EH P1: Protection of Natural Heritage and Biodiversity It is a policy of the Council to: a) Protect and conserve Limerick’s natural heritage and biodiversity, in particular, areas designated as part of the European Sites Natura 2000 network, such as Special Protection Areas (SPAs) and Special Areas of Conservations (SACs), in accordance with relevant EU Directives and national legislation and guidelines. b) Maintain the conservation value of all Natural Heritage Areas and proposed Natural Heritage Areas (pNHAs) for the benefit of existing and future generations.</p> <p>Objective EH O1: Designated Sites and Habitats Directive It is an objective of the Council to ensure that projects/plans likely to have significant effects on European Sites (either individually or in combination with other plans or projects) are subject to an appropriate assessment and will not be permitted under the Plan unless they comply with Article 6 of the Habitats Directive. The Council, will through the planning enforcement process where applicable, seek to restore the ecological functions of designated sites, where they have been damaged through inappropriate development.</p> <p>Objective EH O3: Ecological Impact Assessment It is an objective of the Council to require all developments where there are species of conservation concern, to submit an ecological assessment of the effects of the development on the site and nearby designated sites, suggesting appropriate mitigation measures and establishing, in particular, the presence or absence of the following species: Otter, badger, bats, lamprey and protected plant species such as the Triangular Club Rush, Opposite Leaved Pond Weed and Flora Protection Order Species generally.</p> <p>In addition, a number of policies and objectives are present for the creation of housing within the county.</p> <p>Housing Policy HO P1: Implementation of the Housing Strategy, including the Housing Need Demands Assessment It is a policy of the Council to facilitate the implementation and delivery of the Housing Strategy and Housing Need Demand Assessment (HNDA) 2022 – 2028, to meet the increasing projected population, changing household size and housing needs, including social and affordable housing requirements of Limerick over the lifetime of the Plan.</p>

Programmes, Plans and Projects	Potential for In-combination Effects
	The adherence and implementation of this plan within the Development Plan area will ensure that European sites are protected, and that Appropriate Assessment is undertaken for all plans, projects or programmes that have the potential for significant effects to European sites.
River Basin Management Plan for Ireland 2022-2027	The implementation of the RBMP seeks compliance with the environmental objectives set under the plan, which will be documented for each water body. This includes compliance with the European Communities (Surface Waters) Regulations S.I. No. 272 of 2009 (as amended). The implementation of the RBMP and achievement or maintenance of environmental objectives which will be set for the receiving water bodies will have a positive impact on water dependent habitats and species within European sites.
Inland Fisheries Ireland Corporate Plan 2021 - 2025 The Inland Fisheries Act 2010	The implementation and compliance with key environmental issues and objectives of this corporate plan will result in positive in-combination effects to European sites. The implementation of this corporate plan will have a positive impact for biodiversity of inland fisheries and ecosystems. It will not contribute to in-combination or cumulative impacts with the proposed development.
Local Planning Applications⁵	<p>Adherence to the policies and objectives of Limerick Development Plan 2022-2028 ensure that local planning applications and subsequent grant of planning comply with the core strategy of proper planning and sustainability and with the requirements of relevant EU Directives and environmental considerations, there is no potential for adverse in-combination effects on European Sites.</p> <p>A search of the Limerick County Council Planning Applications was conducted.</p> <p>Planning Reference (201146): Conditional planning permission granted to Amy Moynihan for of a single storey dwelling with a wastewater treatment system and associated site works at Main Street, Ballyorgan, Kilfinnane, Co. Limerick (11.03.21).</p> <p>Planning Reference (21443): Conditional planning permission granted to On Tower Ireland Limited existing chimney mounted telecommunications equipment together with ground-based telecommunications equipment and ancillary works. The development is upon and within the curtilage of a protected structure, located at Dohertys House, Main Street, Kilfinnane, Co. Limerick (01.06.21).</p> <p>Planning Reference (201146): Conditional planning permission granted to SOPHIA Housing Association for change of use, refurbishment and alterations to existing convent building and school, in part a Protected Structure. The development will deliver 9 no. self-contained residential apartments within the existing fabric. Works will include demolition of 2 no. ancillary buildings, internal alterations, layout changes to provide 8 no. 1-bed units and 1 no. 2-bed unit, construction of new access lift and lobby along with all associated site works including provision of 9 no. carparking spaces, at St. Paul's Convent, Castle Lane, Kilfinane, Co. Limerick. (02.09.21).</p> <p>Planning Reference (21960): Conditional planning permission granted to The Board of Management of Scoil Pol for the construction of a single storey extension over 1179sqm comprising 8no. standard classrooms, an art room, a music room, a science laboratory with a laboratory store, an office, an assisted toilet, a store and a standard toilet. The provision of a staff car park containing 11 standard car parking spaces with the establishment of a new entrance from</p>

⁵ <https://www.eplanning.ie/LimerickCC/searchtypes> Search: November 2022

Programmes, Plans and Projects	Potential for In-combination Effects
	<p>Low Bridge Road to the east of the site, an attenuation tank with infiltration system and all associated site works, at Scoil Pol, Kilfinane, Co. Limerick (12.12.21).</p> <p>Planning Reference (228009): Part 8 planning for the refurbishment of the existing properties, to include the demolition of existing rear single storey extensions to 2A & 2B High Street(15.8m2), the construction of new two storey extension to the rear of 2A & 2B High Street(23.5m2) and to combine the two units as one single property, at 2A and 2B,, High Street, Kilfinane, Co. Limerick (07.08.22).</p> <p>Planning Reference (2360159): Conditional planning permission granted to Aidan Ryan & Mary Moore for the construction of a new dwelling house, entrance, driveway, installation of a wastewater treatment system with percolation area and all ancillary site works, at Barrack St., Kilfinane, Co. Limerick (20.08.23).</p>

3.6.1 Conclusion

Provided adherence to the overarching policies and objectives of the plans and programmes and best practice and mitigation measures* are implemented for individual projects, the potential for ongoing environmental effects and associated potential cumulative effects with the currently proposed development is low (*for plans/projects permitted via full Appropriate Assessment or Environmental Impact Assessment).

4 EIA Screening Assessment

4.1 Characteristic of the Proposed Development

A description of the project's likely impacts on the environment are presented in **Table 4-1** below, as per criteria outlined in Schedule 7 of the Planning and Development Regulations, 2001 (S.I. No. 600/2001).

Table 4-1: Characteristics of the Proposed Development

Screening Questions	Comment
Could the scale of the proposed works be considered significant?	The application site comprises 0.014ha and will consist of the re-development of an existing building for commercial or community use. The scale of the works are not considered significant.
Considered cumulatively with other adjacent proposed developments would the size of the proposed works be considered significant?	No. The proposed works have been assessed cumulatively with other adjacent proposed development (see Section 3.6) and it has been concluded that there are no projects within the zone of influence of the proposed development which could potentially lead to cumulative impacts, provided adherence to the overarching policies and objectives of the plans and programmes and best practice and mitigation measures are implemented for individual projects.
Is the nature of the proposed works significant?	The proposed works are not considered significant and will be carried out in-line with existing construction methodologies and health and safety regulations.
Will the proposed works utilise a significant quantity of natural resources, including soil, land, water and biodiversity?	No. The construction phase of the development works will not require the use of a significant quantity of natural resources. The construction phase of the proposed development will use standard materials including aggregate, cement, etc. There are secondary impacts associated with off-site activities, such as quarrying, which are the subject of separate consenting procedures in considering the impacts arising at those off-site locations. No adverse significant impacts are expected to occur on the site or in the vicinity of the site through the use of resources owing to the scale of the development.
Will the proposed works produce a significant quantity of waste?	There will be a limited volume of waste produced as a result of the development works. During construction, solid waste will be generated. However, volumes requiring off-site management will not be significant. On site materials that cannot be used for construction and reinstatement will be disposed of in accordance with all relevant legislation and guidance including the Waste Management Acts (1996, as amended) and Waste Management Permit Regulations. No potential significant impacts are envisaged within the site or in the vicinity of the site as a result of the production of any waste associated with the proposed development.

Screening Questions	Comment
Will the proposed works create a significant amount or type of pollution or nuisance?	<p>During any construction project, there is potential for water, noise, air and traffic pollution. However, the relatively small scale of the project and the application of standard best practice construction methods during construction will readily eliminate the risk of such impacts arising. Therefore, the proposed development works will not cause significant pollution or nuisance during the construction and operational phase.</p> <p>Noise impacts may occur due to construction activities on a temporary basis, and through operation activities, such as changes in traffic levels. The temporary nature of noise impacts associated with construction activity are not expected to be significant and can be appropriately controlled through planning conditions. Similarly, increased traffic movements during the operational phase are not expected to have a significant adverse impact.</p>
Will there be a risk of accidents, having regard to substances or technologies used?	<p>The project is of a scale that is not likely to result in a major accident or disaster. The proposed development works is typical of standard building construction/development, utilising established building materials and technologies typical of the nature and scale of such development. The proposed works and construction methods to be used are well established and will be subject to contractor’s safety statements and risk assessments.</p> <p>No potential significant impacts are envisaged as a result of the materials or technologies used.</p>
Would any combination of the above factors be considered likely to have significant effects on the environment?	<p>Given that there is no potential for significant effects for the development works, there are no factors (which when combined) would result in the development works, due to its characteristics, having a significant effect on the environment.</p>

Conclusion

It is concluded that the proposed completion of construction works will not have significant effect on the surrounding receiving environment due to the modest scale and the nature of the proposed works.

4.2 Location of the Proposed Development

The environmental sensitivity of geographical areas likely to be affected by the proposed development works with regards to the criteria outlined in Schedule 7 of the Planning and Development Regulations, 2001 (S.I. No. 600/2001) are outlined in

Table 4-2 below.

Table 4-2: Location of the Proposed Development

Screening Questions	Comment
The existing land use	<p>The application area comprises of 0.014ha located in the village of Kilfinane. The proposed works will consist of the redevelopment of an existing market house building for future commercial or community use within the village. The land use is currently classified as built and artificial surfaces (BL3) and dense ivy scrub (WS1) development under Fossitt’s habitat classification system⁶.</p>

⁶ Alphanumeric codes for habitat classification are provided in accordance with ‘A Guide to Habitats in Ireland’ (Fossitt, 2000)

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Screening Questions	Comment
	<p>The site is zoned as “village centre” under the Limerick Development Plan 2022-2028 Volume B.</p>
<p>The relative abundance, quality and regenerative capacity of natural resources in the area (including soil, land and water) in the area.</p>	<p>The project does not involve the significant use of natural resources. The land use is currently classified as built and artificial surfaces (BL3) and dense ivy scrub (WS1).</p> <p>The proposed development works will not have a significant effect on the abundance, quality or regenerative capacity of soil, land and or water within the vicinity of the proposed development works.</p> <p>The proposed development works have been subject to a Screening for Appropriate Assessment Report. On the basis of objective scientific information, it finds that the proposed development works, either individually or in combination with other projects and plans, are not likely to have a significant effect on any European site.</p>
<p>The absorption capacity of the natural environment, paying particular attention to the following areas:</p> <ul style="list-style-type: none"> 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. 	<p>The proposed development works are located in Kilfinane, Co. Limerick within an existing urban streetscape. The site comprises primarily of built and artificial surfaces and amenity grassland within an urban environment.</p> <p>There is one European sites within the proposed works Zol; Ballyhoura Mountains SAC. There is no Natural Heritage Areas (NHA) located within the Zol of the proposed works but two proposed Natural Heritage Areas (pNHAs); Ballyroe Hill & Mortlestown Hill pNHA and Castleoliver Woods pNHA.</p> <p>The Loobagh_020 (Ballyroe_Lower) (IE_SH_24L010400) watercourse is located approximately 330m south of the proposed works location. However, due to the existing barriers on site in the form of vegetation, the nature of the works and proposed project description/methodology it is not anticipated for the proposed works to give rise to impacts to European sites.</p> <p>The proposed development works have been subject to a Screening for Appropriate Assessment Report. On the basis of objective scientific information, it finds that the proposed development works, either individually or in combination with other projects and plans, are not likely to have a significant effect on any European site.</p> <p>The proposed development works has potential to positively impact Kilfinane village by enhancing and restoring a part of the village history and heritage, and providing an additional commercial/community space.</p> <p>The site is located in the Ballyhoura/Slieve Reagh Character Area as as per the Limerick County Development Plan 2022-2028. See Figure 4-1 below. The site is located within an Architectural Conservation Area (ACA) as per Figure 4-1.</p>

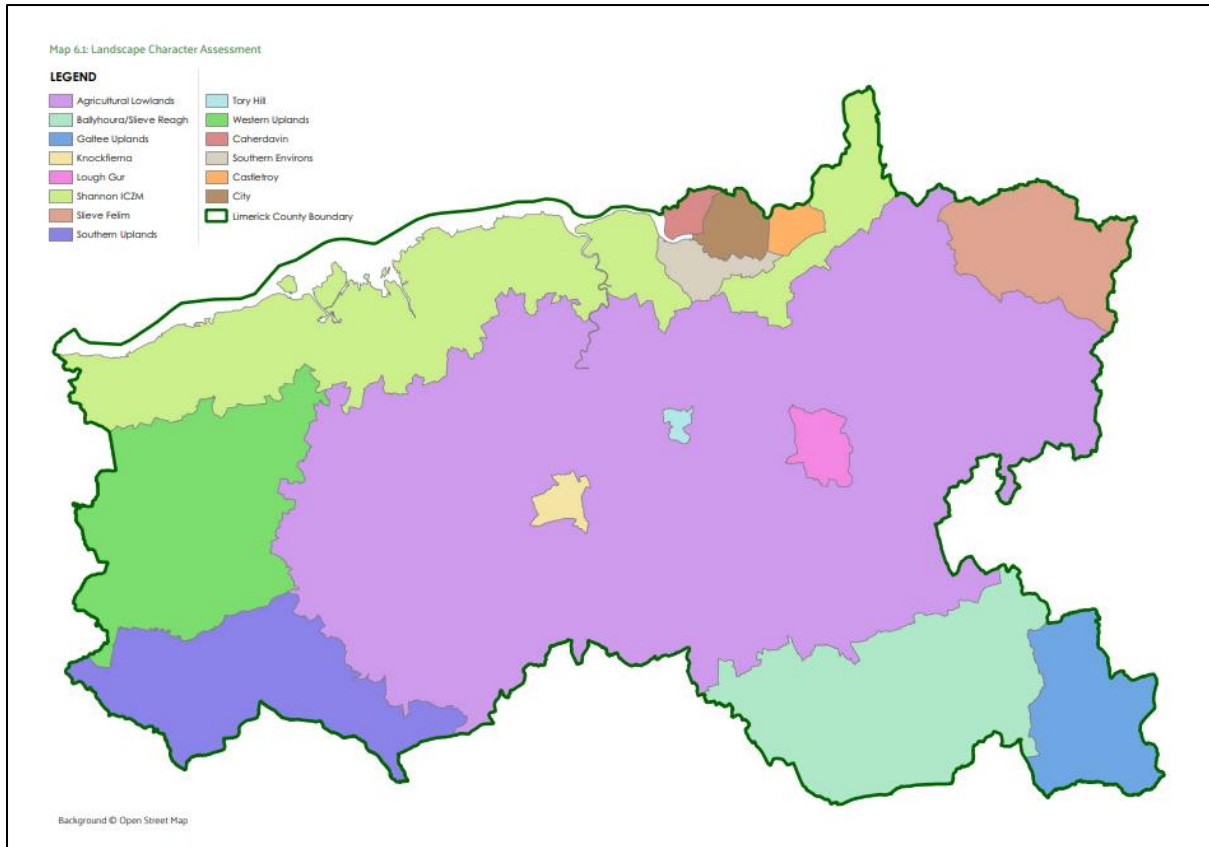


Figure 4-1: Landscape Character Assessment (Limerick Development Plan 2022-2028)

4.3 Characteristics of the Potential Impacts

The proposed development works are considered in the context of potential impacts. The topic areas which may potentially be impacted upon are outlined below with reference to Section 171A of the Act (as amended by the EIA Regulations). The assessment draws on the results of the Screening for Appropriate Assessment (AA). See **Table 4-3** for significance of impacts according to themes as per EIA and for the characteristics of potential impacts.

Table 4-3: Significance of Impacts in the Context of EIA Headings.

Screening Questions	Comment
Population and Human Health	The population of Kilfinane has increased from 778 in 2011 to 789 in 2016, an increase of 11 people. The 2022 census as per the CSO data indicate a total population of 757 for the town settlement area., however it should be noted the “town settlement area” outline for 2016 and 2022 differ in shape and size. ⁷ In general the 2022 population census shows an overall increase in population across the country. ⁸ This proposed development works will provide additional commercial and or community facilities within the village, therefore a positive social and economic impact to Kilfinane.

⁷ [CSO Population Maps](#) Accessed: November 2022

⁸ <https://www.cso.ie/en/releasesandpublications/ep/p-cpr/censusofpopulation2022-preliminaryresults/>

EIA Screening Report – Kilfinane, Co. Limerick

Screening Questions	Comment
Biodiversity	<p>There is one European sites within the proposed works Zol; Ballyhoura Mountains SAC. The European sites will not be impacted by the proposed development works, as set out in the Screening for Appropriate Assessment report prepared for this application. There are no Natural Heritage Areas are located within the Zol of the proposed works and two pNHAs; Ballyroe Hill & Mortlestown Hill pNHA and Castleoliver Woods pNHA. See Figure 3.2.</p>
Land, Soils and Geology	<p>As per Section 3.5 above, the works area is located within the Charleville Groundwater Body (IE_SH_G_055) and the groundwater vulnerability of the site is primarily classified as an area of “<i>Extreme</i>” and the bedrock consists of Poulgrania Sandstone Formation.</p> <p>The development will be carried out in accordance with construction methods and environmental management systems. Areas of excavation will be limited and backfilled where required. There will be no significant negative impact on lands, soils and geology associated with the development.</p>
Water	<p>The Loobagh_020 (Ballyroe_Lower) (IE_SH_24L010400) watercourse is located approximately 330m south of the proposed works location, however due to existing barriers on site in the form of vegetated areas and the project description and methodology, it is not anticipated for the proposed works to give rise to impacts to European sites.</p> <p>Wastewater generated during the project operational phase is transferred off-site via the Kilfinane public wastewater system and treated in the Kilfinane Wastewater Treatment Plant (WwTP). Storm water will be directed to public foul drainage system.</p> <p>There will be no negative impacts associated with the proposed works on the natural environment and or habitats listed.</p>
Air, Climate and Noise	<p>Due to the scale and nature of the proposed development, there are no significant impacts foreseen as regards air quality. There will be no significant negative impact associated with the development.</p> <p>Plant and equipment utilised during construction and as part of the operational phase will use fossil fuels, but the potential air, climate and noise impacts associated with this is immaterial due to the short-term scale of the works. Similarly, increased traffic movements during the operational phase are not expected to have a significant adverse impact.</p> <p>Noise impacts may occur due to construction activities on a temporary basis, and through operation activities, such as changes in traffic levels. The temporary nature of noise impacts associated with construction activity are not expected to be significant and can be appropriately controlled through planning conditions.</p>
Landscape and Visual	<p>The site is located in Landscape Character Area (LCA) No. 2 – Ballyhoura/ Slieve Reagh as per the Limerick County Development Plan 2022-2028.</p> <p>It describes the LCA as follows; <i>This is a locally dominant range of hills running along the Cork boundary. The lowland component of this landscape character area is generally a farmed landscape, but the range of hills provides an upland backdrop. The lower reaches of Ballyhoura are pastoral in character, but this changes as altitude</i></p>

Screening Questions	Comment
	<p><i>increases and the vegetation cover changes to commercial forestry, interspersed with upland grassland and the remnants of peat bogs. Much of the Ballyhoura's are within a Special Area of Conservation.</i></p>
<p>Cultural Heritage</p>	<p>The Limerick Development Plan 2022-2028, Volume 2b, has the following objective regards Kilfinane village development:</p> <p>Objective KI O1 Market Square: It is an objective of the Council to encourage the restoration and reuse of the Market Square building for community and enterprise use subject to funding opportunities. Opportunities should be considered to open the opes on the façade, subject to making the structure safe and consider the possibility of public seating and market pitches.</p> <p>The village of Kilfinane is located within an Architectural Conservation Area (ACA). See Figure 4-2. It is described by the Limerick Development Plan 2022-2028, Volume 3 Architectural Conservation Areas as follows:⁹</p> <p><i>The town fabric has largely remained intact since the 19th Century and contributes to Kilfinane's sense of place. This ACA is located at the Square, Main Street, High Street, Church Street and West End. A range of architectural styles are evident in Kilfinane, including vernacular Irish streetscapes from 18th and 19th Centuries, Gothic Revival found on ecclesiastical buildings and accommodation, and Victorian features found on the Bridewell, in addition to Tudor Revival at Glendove house. There are a number of fine and in some instances, expansive traditional shopfronts in the town on Main Street and more modest, but nevertheless aesthetic shopfronts in West End. There are a number of Protected Structures and NIAH structures located in the town reflecting the local and regional significance of the structures on this streetscape.</i></p> <p>The Limerick Development Plan 2022 - 2028 identifies the Kilfinane Market House as a Protected Structure (RPS ref 1324). The Kilfinane Market House is NIAH site (21812005). The development of this site will be accompanied by an Architectural/Archaeological Assessment. See Appendix B.</p>
<p>Material Assets</p>	<p>There is potential for temporary minor impacts related to traffic inconvenience in the area during the construction works.</p>

⁹ <https://www.limerick.ie/sites/default/files/media/documents/2022-07/Architectural-Conservation-Areas.pdf>



Figure 4-2: Architectural Conservation Area – Kilfinane, Co. Limerick

Table 4-4: Characteristic of Potential Impacts

Screening Questions	Comment
The extent of the impact (geographical area and size of the affected population).	<p>It is not anticipated that a large geographical area will be impacted by the proposed works. Potential environmental impacts during the construction and operational phase of the proposed development will be localised to the application site. It is expected that the proposed development will not have any significant environmental impact beyond the application site boundaries.</p> <p>The development works take place at Kilfinane Market House, Kilfinane, Co. Limerick. The development of an additional commercial and community space within the area has potential to have a positive impact on the on-going economic and social development of the town and region.</p>
Outline the nature of the impact.	The proposed development works is expected to have a minor, localised, and temporary negative effect on the receiving environment primarily during the construction phase. This is associated with disruption to local residents and commuters from noise and additional traffic. Thereafter, there is expected a permanent positive effect during the operational phase of the development.
The transboundary nature of the impact.	There are no transboundary or trans-frontier impacts associated with the proposed development.

Screening Questions	Comment
The intensity and complexity of the impact.	The potential construction impacts are not considered to be significantly complex or intense due to the nature of the development.
The expected onset, duration, frequency and reversibility of the impact.	<p>The proposed development works will result in minor construction phase impacts that will be temporary in nature. The proposed development will result in the construction of a commercial/community space which is estimated to have lifespan of 50 years plus.</p> <p>It is expected that the implementation of the proposed project will result in permanent positive impacts by providing an uplift of the village façade. No significant impacts have been identified as a result of the proposed development.</p>
Outline the cumulation of the impact with the impact of other existing and/or approved projects	See Section 3.6 for the assessment of cumulative impacts with other plans and projects.
Outline the possibility of effectively reducing the impact.	<p>The design of the project has been optimised to ensure that environmental impacts are minimised as much as possible.</p> <p>The proposed development works have been subject to Screening for Appropriate Assessment, on the basis of objective scientific information, it finds that the proposed development works, either individually or in combination with other projects and plans, is not likely to have a significant effect on any European site.</p>

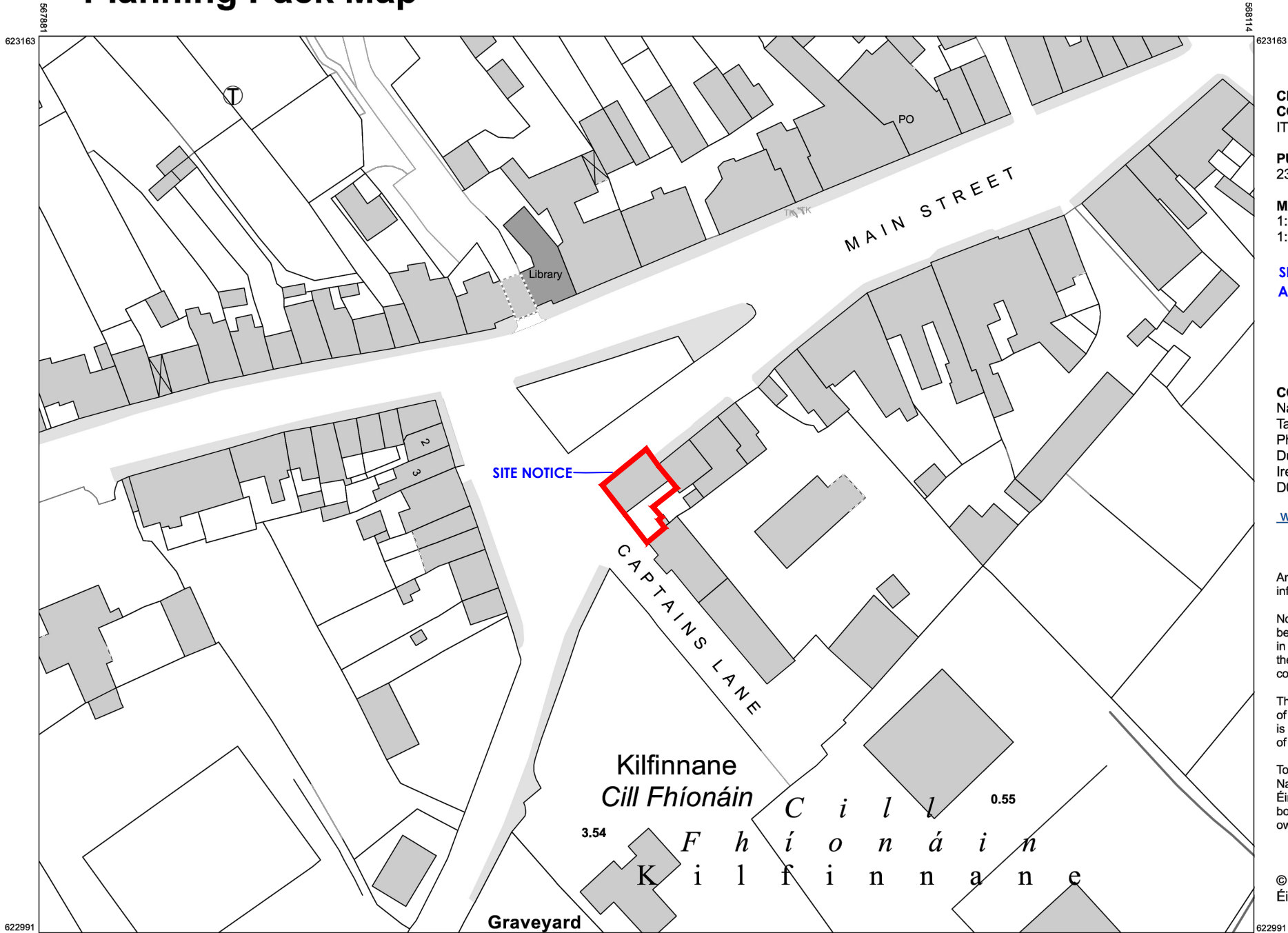
5 Conclusion

It is concluded that impacts associated with the construction and operation of the proposed development are not considered to be significant in the context of Directive 2014/52/EU nor Schedule 7 of the *Planning and Development Regulations 2001 to 2017*, as amended.

Based on the findings of this report, the context and character of the site and the receiving environment, as well as the nature, extent, form, and character of the proposed development, the proposed development works are not considered likely to have significant effects on the environment and consequently do not require an Environmental Impact Assessment Report as prescribed under the EIA Directive 2014/52/EU.

Appendix A: Site Layout

Planning Pack Map



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MAP SHEETS: 5416-B, 5417-A

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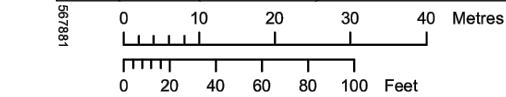
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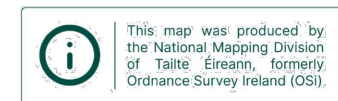
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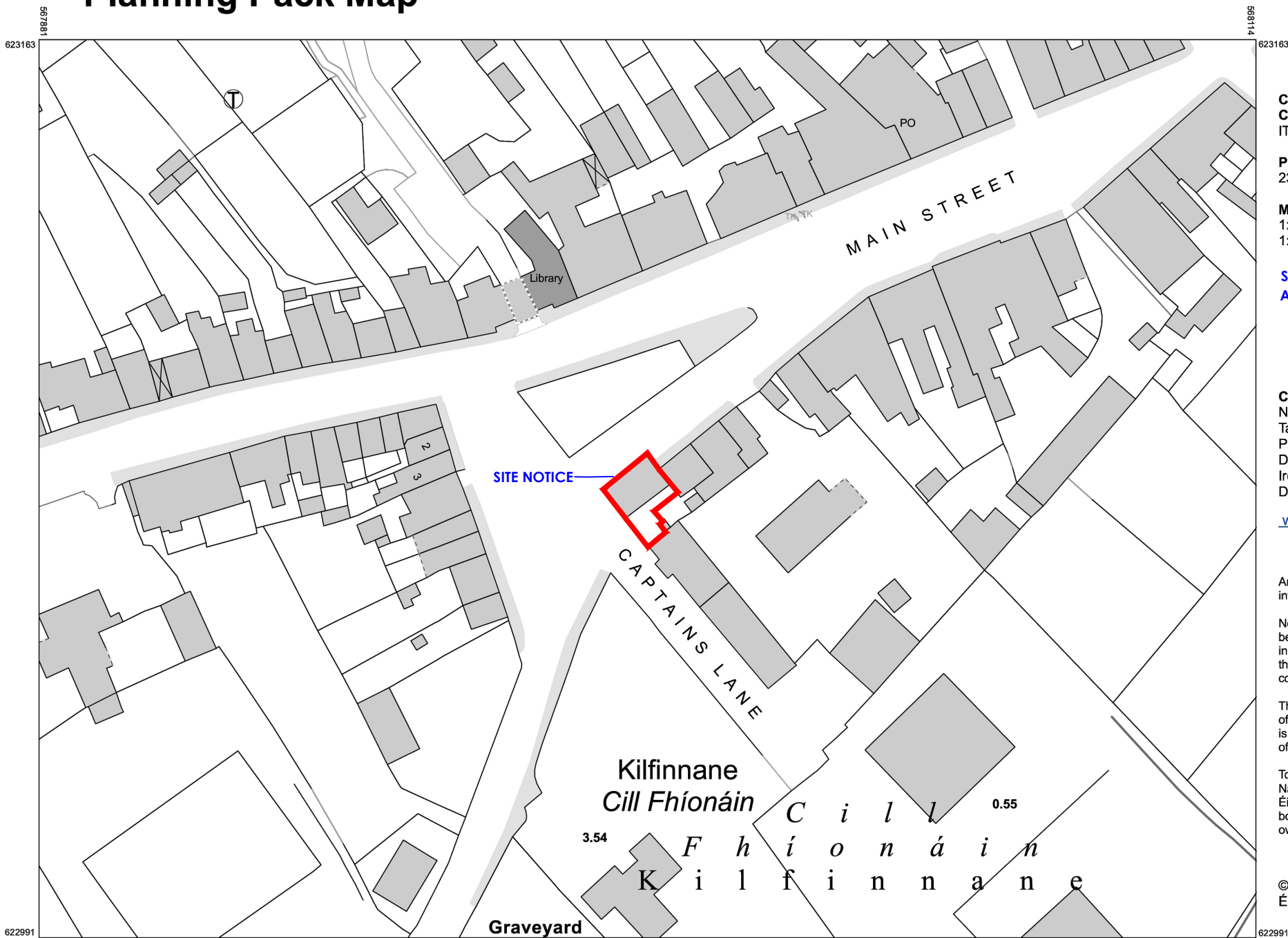
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Planning Pack Map



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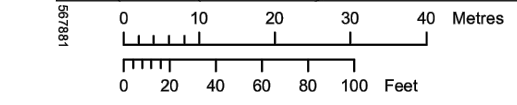
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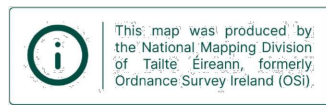
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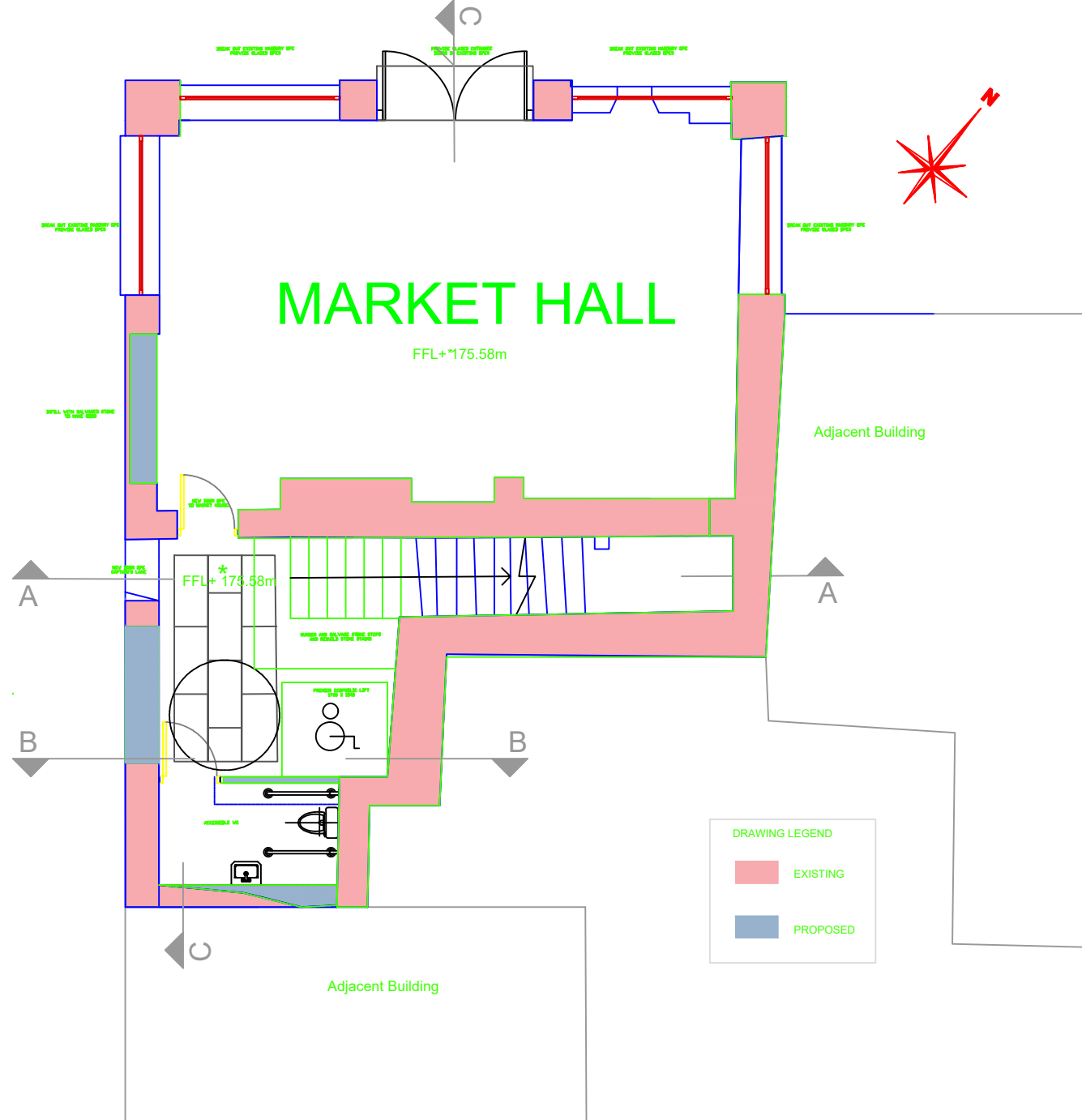
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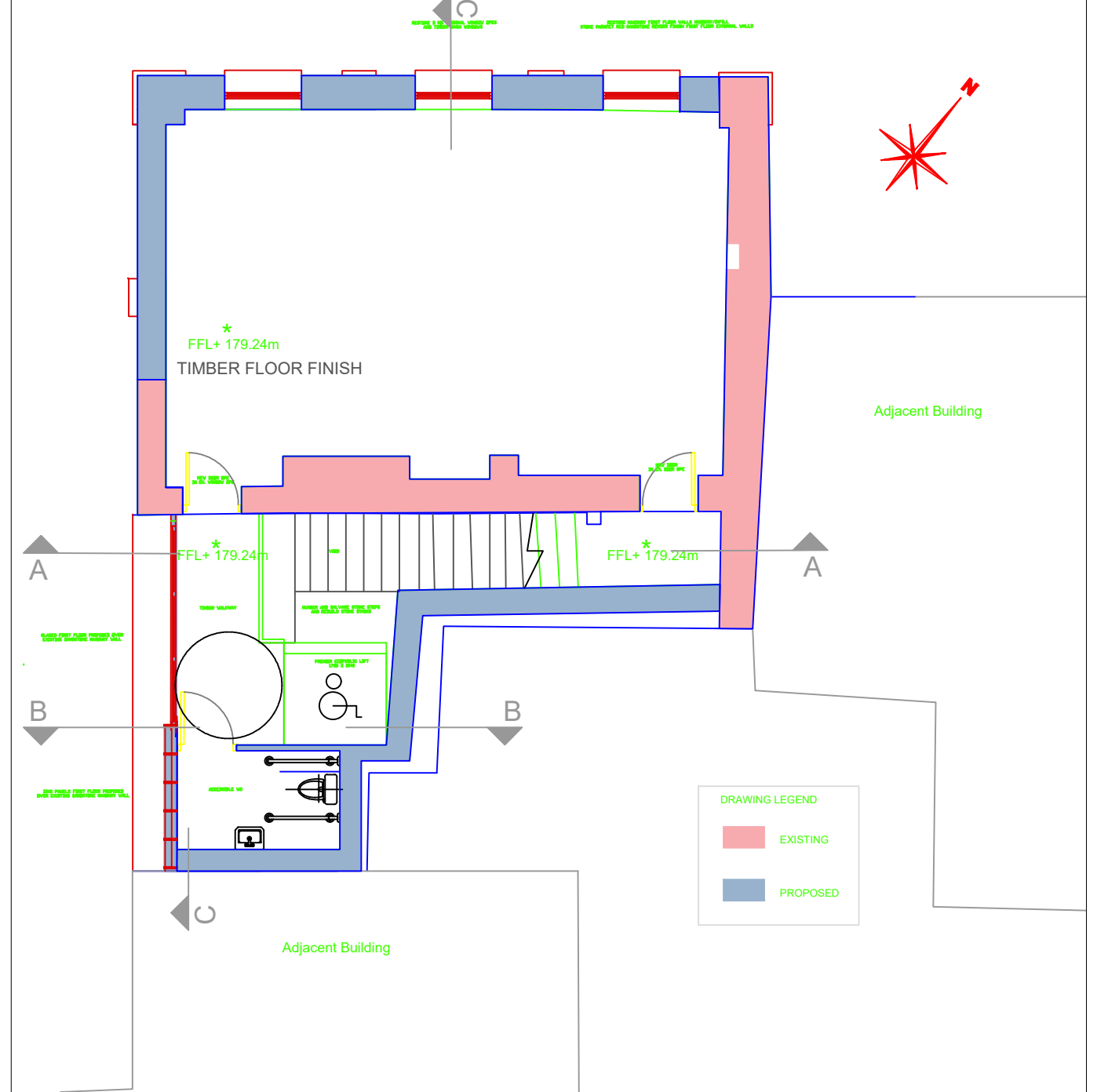
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PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



OUTLINE SPEC MARKET HOUSE:
 Roof: Ridge tile to match authentic ridge tile found onsite. Roof finish natural slate to match sample from site.
 External walls: First floor lime render finish on block work cavity wall. Ground floor existing Red Sandstone and lime mortar pointing.
 First Floor: Painted timber sash slimline double glazed to match historical authentic details, per conservation report.
 Windows: Ground floor Timber double glazed panels.
 Doors: Central arched head, hardwood double doors to match historical authentic details, per conservation report.

OUTLINE SPEC CIRCULATION AREA:
 Roof: Lead roof finish and fascia.
 External walls First Floor: Slimline aluminium glazing and powder coated aluminium panels, colour dark grey. Ground floor existing Red Sandstone and lime mortar pointing
 Door: New glazed entrance door in existing ope

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 Comhairle Cathrach agus Chontae Luimnigh

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COUNTY HALL
 Dooradoyle
 CO.Limerick

CITY HALL
 MERCHANTS QUAY
 Limerick

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Rev.	Description	By	Chk.	App.	Date
0	ISSUED FOR INFORMATION				

Project: Kilfinane Market House, The Square, Kilfinane, Co. Limerick				
Title: Proposed Ground & First Floor Plan of RPS 1324 Kilfinane Market House, Kilfinane, Co. Limerick.				
Designed: GOD	Stage: DESIGN	NRA Project Ref. No.:	Drawing No.:	Revision:
Drawn: GOD	Scale: 1:100 @A3		23-KMH-106	-
Checked: GM	Date: NOV 2023			

