COAKLEY O'NEILL
town planning

EIA Screening Report

Large Scale Residential Development

at Old Orchard, Monaleen,

Co. Lmerick

Prepared in June 2026 on behalf of

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1.0 INTRODUCTION

1.1 This preliminary Environmental Impact Assessment (EIA) screening report has been prepared to consider the impacts of a proposed Large-Scale Residential Development (LRD), on a site Golf Links Road, Castletroy, Limerick and a site at Evanwood, Castletroy, Limerick.

1.2 The purpose of this report is to identify the legal requirement, or otherwise, for an Environmental Impact Assessment of the proposed development. This screening exercise was undertaken in two stages. The first stage considered the requirement for a mandatory Environmental Impact Assessment Report (EIAR), while the second stage considered the requirement, or case for, a sub-threshold EIAR.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The proposed development is located within Monaleen, County Limerick. Monaleen forms part of the wider Ballysimon/Castletroy suburb of Limerick City which has seen substantial levels of both residential, educational and commercial development over the last number of years.

2.2 Monaleen has a strong base of existing educational and sports facilities in addition to retail and hospitality services. The immediate surroundings of the site can be considered to be residential in nature with 3no. well established residential developments bounding the site – Evanwood to the south, Kylemore to the east and Ashfort to the north.

2.3 The overall site area comprises of 3.54 hectares, and the site, while previously in agricultural use is now in advance stages of construction in respect of residential units previously granted under Application Ref. 23/60842 and Appeal Ref. ABP-319009-24. The site is bound to the west, south and east by existing residential developments. The site is accessed via the Golf Links Road, which bounds the site to the west and School House Road to the northern side.



Figure 1. Site location generally outlined in red

3.0 PROJECT DESCRIPTION

3.1 The proposed development comprises of the modification of the Large-Scale Residential Development granted under Application Ref. 23/60842 and Appeal Ref. ABP-319009-24. The proposed modifications comprise of:

1. The replacement of 57 no. units comprising of; 06 no. 4 bed semi-detached houses (139.2 sq.m.), 15 no. 3 bed semi-detached houses / townhouses (108 sq.m.), 06 no. 1 and 2 bed apartments (Block A) (54.1 sq.m. – 114.1 sq.m.), 14 no. 1 and 2 bed apartments (Block B)(54.1 sq.m. – 114.1 sq.m.) and 16 no. 1, 2, and 3 bed apartments (Block D)(50.2 – 123.2 sq.m.)
2. With 59 no. units comprising of; 04 no. 4 bed semi-detached houses (134.0 sq.m.), 22 no. 3 bed semi-detached houses (104.4 – 108.6 sq.m.), 04 no. 3 bed semi-detached houses (115.8 sq.m.), 08 no. 3 bed townhouses (109.8 sq.m.), 06 no. 2 bed townhouses (80.2 sq.m.) and 15 no. 1 and 2 bed apartments (61.6 – 71.9 sq.m.)
3. The provision of 5no. additional townhouse units (2 no. 3 beds and 3 no. 2 beds).
4. The omission of the permitted childcare facility with capacity to accommodate 58no. children and the construction of a childcare facility on a site to the west at Evanwood with capacity to accommodate 102no. children.
5. The development will also include the provision of private, communal, and public open spaces; internal roads and pathways; pedestrian and cyclist routes; hard and soft landscaping and boundary treatments; waste storage; plant; signage; public lighting; substations; all associated site development works; and all drainage and foul sewer infrastructure and network works including nature-based suds measures.



Figure 2. Proposed Site Layout

4.0 LEGISLATIVE BASIS FOR ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

4.1 The EIA Directive 85/337/EEC, as amended, aims to determine the likely significant effects of a project on the environment. Annex I of Directive 2014/52/EU defines mandatory projects that require an EIAR / EIS and Annex Lists projects which can be subject to a case by case subthreshold screening analysis or thresholds to be transposed by member states. EIA Screening determines whether an EIA is required for a specified project. Projects requiring mandatory EIA are listed in Schedule 5 of the Planning and Development Regulations 2001, as amended.

4.2 The legislative context for screening is set out in the Planning and Development Act 2000, (as amended) and the Planning and Development Regulations, 2001, as amended (Note the 2024 Planning and Development Act has not yet been commenced). Schedule 5, Parts 1 and 2 of the *Planning and Development Regulations,* 2001, as amended set out the types of projects and thresholds that require an *Environmental Impact Assessment* (EIA). For any such project an *Environmental Impact Assessment Report (EIAR)* must be prepared and submitted as part of the planning application.

4.3 In the case of development, which is under the thresholds set out, planning authorities are required under Article 103 of the 2001 Regulations, (as amended) to request an EIAR where it is considered that the proposed development is likely to have a significant effect on the environment.

4.4 The proposed development does not give rise to mandatory Environmental Impact Assessment. This conclusion is based on the requirements under item 10 relating to urban development in Part 2 of Schedule 5 of the Regulations.

> *10. Infrastructure Projects*
> *" (b) (i) Construction of* ***more than 500 dwellings"***
>
> *(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 use is retail or commercial use)"*

4.5 Under Schedule 5 of the Planning and Development Regulations 2001 (as amended), the proposed development is therefore sub-threshold for EIA given the proposal is for 64no. units and the site area related to a built up area within Limerick City is below 10 hectares.

4.6 The competent authority, who in this instance is Limerick City and County Councill, can also require an EIAR where a project is below the specified threshold and where there is a likelihood of significant effects on the environment by reference to the nature and location of the proposed project. The criteria for determining whether a development is likely to have significant effects on the environment are set out in Schedule 7 of the *Regulations* and in Annex IIA of the 2014 EIA Directive (EIA 2014/52/EU).

4.7 This EIAR Screening Report provides the information necessary to assist Limerick City and County Council in making a determination on whether a sub-threshold development would or would not be likely to have significant effects on the environment. It presents the information in a manner that facilitates the competent authority in addressing the appropriate criteria in its screening assessment.

4.8 The proposal is thus being screened as per Schedule 7 of the Regulations to determine if there is likely to be significant effects on the environment.

4.9 Screening involves appraisal of impacts from the proposed works according to three main criteria:

1. **Characteristics of the proposed development**

   The characteristics of proposed development, in particular:

   - the size of the proposed development,
   - the cumulative effects with other proposed development,
   - the use of natural resources,
   - the production of waste,
   - pollution and nuisances,
   - the risk of accidents, having regard to substances or technologies used.

2. **Location of proposed development**

   The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard in particular to:

   - the existing land use,
   - the relative abundance, quality and regenerative capacity of natural resources in the area,
   - the absorption capacity of the natural environment, paying particular attention to the following areas:
   - wetlands,
   - coastal zones,
   - mountain and forest areas,
   - nature reserves and parks,
   - areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC,
   - areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded,
   - densely populated areas,
   - landscapes of historical, cultural or archaeological significance.

3. **Characteristics of potential impacts.**

   The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above and having particular regard to:

   - the extent of the impact (geographical area and size of the affected population),
   - the transfrontier nature of the impact,

- the magnitude and complexity of the impact,
- the probability of the impact,
- the duration, frequency, and reversibility of the impact.

4.10 The applicability of the Schedule 7 criteria to the proposed development is considered below.

4.11 Schedule 6 of the Planning and Development Regulations, 2001 (as amended), outlines the aspects of the environment likely to be significantly affected by a proposed development.

4.12 These are: human beings, flora and fauna, soil and geology, water, air and climate, landscape, material assets, cultural heritage, and the inter-relationships between the range of environmental criteria.

4.13 EIA screening involves assessment of these criteria to determine if the proposed works are likely to significantly affect the environment.

5.0 SCREENING ASSESSMENT

5.1 The potential of the proposal to significantly affect the environment is assessed below relative to the following environmental factors:

1. human beings;
2. biodiversity/fauna and flora;
3. geology (soil);
4. hydrology/hydrogeology (water);
5. air; climatic factors;
6. landscape;
7. material assets, and
8. cultural heritage including the architectural and archaeological heritage.

5.2 The inter-relationship between all these factors will also be considered.

1. Characteristics of Development	
Size	The redline boundary for the proposed site is 2.28ha. with a net developable area of 1.75ha. The proposed development comprises of a Large-Scale Residential Development which is a modification of the Large-Scale Residential Development granted under Application Ref. 23/60842 and Appeal Ref. ABP-319009-24. The proposed modifications largely comprise of: 1. The replacement of 57 no. units comprising of; 06 no. 4 bed semi-detached houses (139.2 sq.m.), 15 no. 3 bed semi-detached houses / townhouses (108 sq.m.), 06 no. 1 and 2 bed apartments (Block A) (54.1

	sq.m. – 114.1 sq.m.), 14 no. 1 and 2 bed apartments (Block B)(54.1 sq.m. – 114.1 sq.m.) and 16 no. 1, 2, and 3 bed apartments (Block D)(50.2 – 123.2 sq.m.) 2. With 59 no. units comprising of; 04 no. 4 bed semi-detached houses (134.0 sq.m.), 22 no. 3 bed semi-detached houses (104.4 – 108.6 sq.m.), 04 no. 3 bed semi-detached houses (115.8 sq.m.), 08 no. 3 bed townhouses (109.8 sq.m.), 06 no. 2 bed townhouses (80.2 sq.m.) and 15 no. 1 and 2 bed apartments (61.6 – 71.9 sq.m.) 3. The provision of 5no. additional townhouse units (2 no. 3 beds and 3 no. 2 beds). 4. The omission of the permitted childcare facility with capacity to accommodate 58no. children and the construction of a childcare facility on a site to the west at Evanwood with capacity to accommodate 102no. children. 5. The development will also include the provision of private, communal, and public open spaces; internal roads and pathways; pedestrian and cyclist routes; hard and soft landscaping and boundary treatments; waste storage; plant; signage; public lighting; substations; all associated site development works; and all drainage and foul sewer infrastructure and network works including nature-based suds measures. The above gives an indication of the scale of the works involved which largely constitute of modifications to a previously permitted LRD application with the addition of 7no. residential dwellings. Having regard to the size and scale of the proposed project, there are not anticipated to be any significant effects on the environment.
Cumulative impacts	No other works are proposed as part of the project. Due to the nature of the evolving urban location of the proposed development, there have been a number of permitted developments, in addition to a number of developments for which planning has been sought and is due for decision, in proximity to the proposed development. A number of developments have been identified to be considered in regard to potential cumulative impacts. These projects are as follows: • 26/60241: LRD for the development of 523no. residential dwellings at lands at Monaleen Road, Castletroy. • 25/60271: LRD for the development of 114no. residential dwellings at Golf Links Road and Mount Green Road, Newcastle, Castletroy. • 21/8006: Part 8 development of the demolition of Ballysimon Bridge over the River Groody on Golf Links Road L1116, Ballysimon Bridge is on the record of protected structures as Protected Structure RPS

	1596, construction of a new bridge over the River Groody, construction of flood defence walls along the River Groody, including a weir wall upstream of the new bridge, road widening and upgrade of 350 metres of roadway on Golf Links Road L1116 and 300 metres of roadway along Old Ballysimon Road L1171, construction of boundary walls, footpaths, cycleways, traffic lights and public lighting, installation of surface water sewers, foul sewers, gas main, telecommunications, utility services and associated services, installation of traffic calming measures on the Old Ballysimon Road. In the assessment of potential cumulative impacts arising from these developments it is reasonable to assume that all planning permissions which have been granted, and may be granted, would be subject to conditions which would mitigate against environmental impacts during both the construction and operational phases of these developments. Owing to the distance between the proposed development and the above identified developments it is not considered that the proposed development will result in any cumulative significant effects on the environment.
Use of natural resources	The proposal involves the development of a small site within a zoned and established built up area with connections to existing services. There will be no significant use of natural resources. No sensitive biodiversity receptors are located within the footprint of the project site.
The production of wastes	During construction of the project, there will be construction waste generated. The disposal of construction waste is subject to Best Available Techniques, a Construction Management Plan and the conditions of a Waste Permit if required.
Pollution and nuisances	Minor and temporary in nature. Application of Best Available Techniques and provisions of a Construction Management Plan shall ensure minimum risk of pollution to the local environment (water, noise, and air).
The risk of accidents	The proposed works are governed by health and safety regulation. Providing best practice is followed the risk of accidents which are significant in scale is considered low.
Potential for combination of above factors to have significant effects.	Low risk of significant effects arising.

2. Location of Proposed Development	
Existing land use	The subject site is located within an established urban area and is zoned for development.
Relative abundance, quality, and regenerative capacity of natural resources in the area	The project site is not sensitive in terms of natural resources. There will be no loss of habitats. A range of standard procedures are in place to manage, treat and dispose of all waste materials arising as a result of the project and with the implementation of these procedures there will be no potential for waste generated as a result of the project to result in significant negative impacts to the environment.
Existing environment and absorption capacity of the natural environment, in the following areas:	
o Wetlands	Proposed site is located in an established built up urban area.
o Coastal zones	The project is not located within the coastal zone or the marine environment.
o Mountain and forest areas	The project is located at a remote distance from mountainous and forested areas.
o Nature reserves and parks	The project is located at a remote distance from any nature reserves and parks.
o Natura 2000 sites	The site is not located in a designated Natura 2000 site. NIS has been carried out and concluded that there is no potential for significant effects.
o Areas in which environmental quality standards laid down by the EU have already been exceeded	This does not arise in this instance.
o Densely populated areas	The proposed use is supported by the site's specific development plan zoning objective and is an appropriate uses within an urban area.
o Landscape of historical, cultural, or archaeological significance	No protected or listed views, the proposal has had dur regard to Architectural Conservation Area, and protected structures designations ion the immediate area. Special technical assessments demonstrating same have been carried out.

3. Characteristics of Potential Impacts	
Extent of the Impact (geographical area and size of affected population)	No significant adverse impacts identified, impacts envisaged to occur will be localised in nature (noise, dust, traffic disruption, potential for surface water pollution) or importance and mitigated through the project management including best practices in the environmental management of works and generally will be confined to the works phase.
Transfrontier nature of the Impact	No cross-border implications
Magnitude and complexity of the impact	The project is representative of development that is consistent with the current and ongoing evolution of the existing urban area. The main adverse impacts are short term and temporary in nature and include potential for: · Disturbance, pollution, nuisance to people working in the area · Impacts on water quality / ecology in immediate area These impacts are not considered to be high in magnitude or complex in nature and are standard considerations with respect to development works.
Probability of the impact	The probability of the impacts noted above is likely. However, as noted, none of the likely impacts are significant or adverse. Negative short-term impacts associated with the temporary construction phase associated with noise, traffic and possibly dust. Standard dust control measures, including water spraying and sweeping have been incorporated into the proposal. It is also noted that a Construction Management Plan is in place. Best practice during the works, together with the relatively short timescale of the works involved, are sufficient to ensure that no significant risks are likely to occur in this instance. The potential for the development to significantly affect Natura 2000 sites is addressed in the Appropriate Assessment Screening caried out.
Duration, frequency and reversibility of the Impact	Risks arising during works will be temporary and short term in nature once best practice is employed during the project works. Any such impacts identified will be restricted to the works phase and working hours.

6.0 CONCLUSION

6.1 This report addresses the information to be provided by the applicants for the purposes of screening the proposed development for Environmental Impact Assessment.

6.2 The proposed development does not meet any of the thresholds set out in Schedule 5 of the Planning and Development Regulations 2001, as amended. On this basis, there is no requirement for a mandatory EIAR.

6.3 With regard to the sub-threshold assessment criteria set out in Schedule 7 of the Planning and Development Regulations, 2001, in consideration of the information set out herein involving the appraisal of characteristics of the proposed works, location of the proposed works and characteristics of potential impacts, it is concluded that the overall probability of impacts on the receiving environment arising from the proposed development is considered low. No likely significant, long-term, and permanent negative environmental impacts have been identified in the course of the screening process.

6.4 While there is potential for short term impacts on human beings, water quality and air, the appropriate timing of proposed works, the application of Best Available Techniques and the anticipated temporary and local nature of the impacts will minimise the potential significance of any effects.

6.5 With respect to Natura 2000 sites, a NIS has been carried out and has concluded there was no potential for significant effects upon same.

6.6 Overall, it is concluded that the risk of significant impacts is negligible.

6.7 In conclusion, the proposed development has been screened to determine whether an Environmental Impact Assessment (EIA) is required, and it has been concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and that an EIA is not required.