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Environmental Impact Assessment Screening Report

On Behalf of
Lanehunt Ltd.

For a Site at
Hunt's Lane, Dominic Street, Limerick City, Co. Limerick

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1 INTRODUCTION

Teire Consulting has been engaged by Lanehunt Ltd. to prepare an Environmental Impact Assessment (EIA) Screening Report for a proposed development at Hunt's Lane, Dominic Street, Limerick City, Co. Limerick (hereafter the proposed development or site). The red-line planning boundary is illustrated in Figure 1 and the proposed site layout in Figure 2.

The proposed development is not directly connected with, or necessary to, the management of any European site. Screening is therefore required under Article 4(4)-(5) of the EIA Directive 2011/92/EU (as amended by 2014/52/EU) and Article 103 and Schedule 5 of the Planning and Development Regulations 2001 (as amended). In accordance with the Planning and Development Act 2000 (as amended), the competent authority must determine - having regard to best scientific knowledge and, where relevant, in-combination effects - whether the characteristics, location or potential impacts of the proposal are likely to give rise to significant effects on the environment, thereby necessitating the preparation of an Environmental Impact Assessment Report (EIAR).

Certain projects listed in Schedule 5 (Part 1) of the regulations require mandatory EIA due to their potential for significant environmental effects. Others listed in Schedule 5 (Part 2), contain thresholds. For projects that fall below these thresholds, the competent authority must decide if a full EIA is required. Regulations state that the planning authority shall carry out a preliminary examination of, at the least, the nature, size, or location of the development. Where the planning authority concludes that there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed works, it shall require the applicant to submit information specified in Schedule 7A for the purposes of a screening determination.

1.1 Statement of Authority

All surveying and reporting have been completed by Shane Connolly of Teire Consulting. Teire Consulting specialises in Appropriate Assessment (AA), Preliminary Ecological Appraisal (PEA), Ecological Impact Assessment (EclA), and associated documentation prepared in accordance with the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended), the Planning and Development Act 2000 (as amended), and guidance published by the National Parks and Wildlife Service (NPWS), the Office of the Planning Regulator (OPR).

Shane has 4 years professional expertise in ecological consulting, including surveying, assessment, and reporting for both governing bodies and private clients. He is an Associate member of the Chartered Institute of Ecology and Environmental Management (CIEEM). He has held licences from the NPWS every year that allow for surveying known bat roosts, as well as licences to photograph and film protected species. He has also undertaken training with Bat Conservation Ireland in the handling of bats which allow him to complete this specialist task under licence and at the discretion of the NPWS.

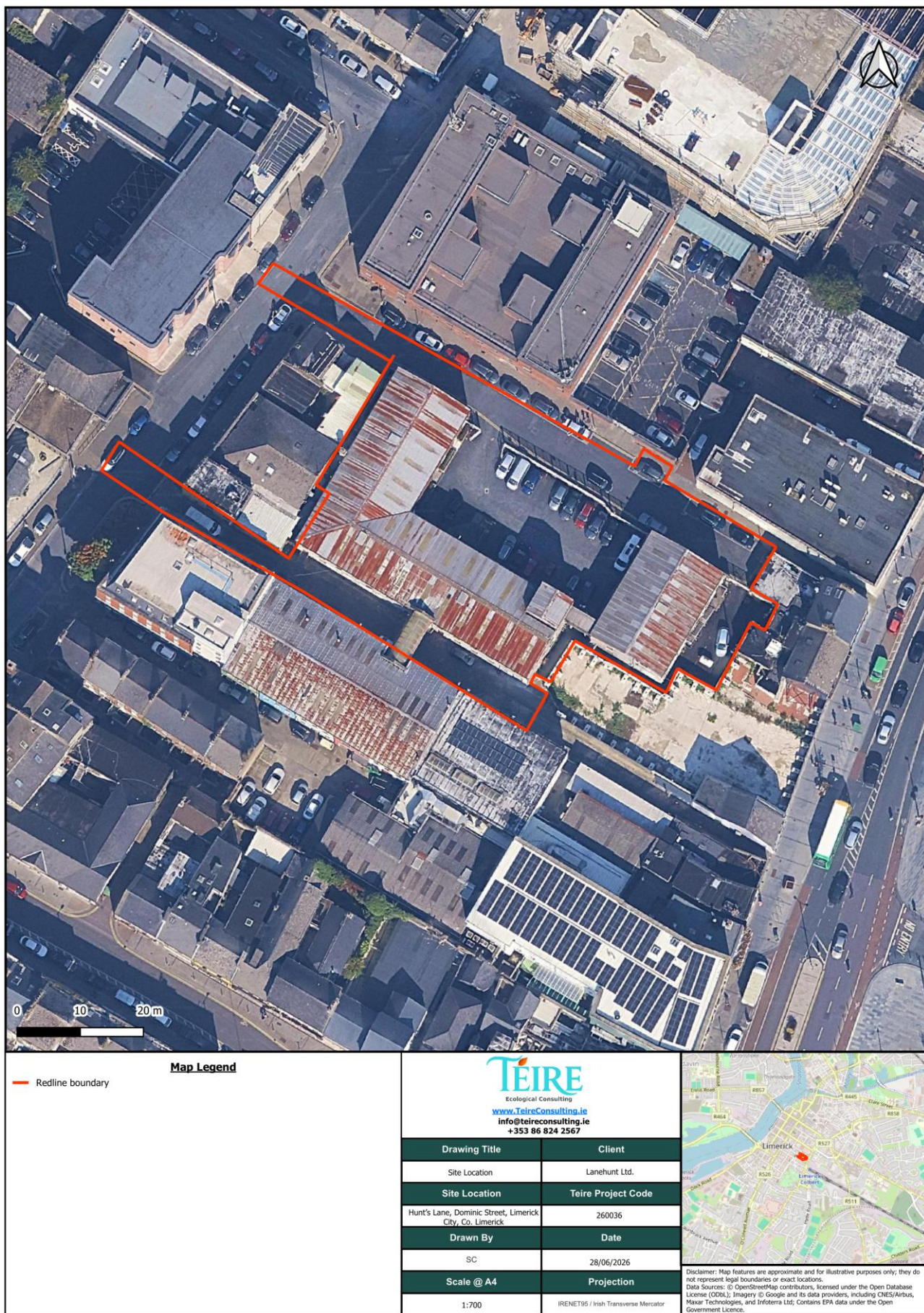


FIGURE 1. SITE LOCATION.

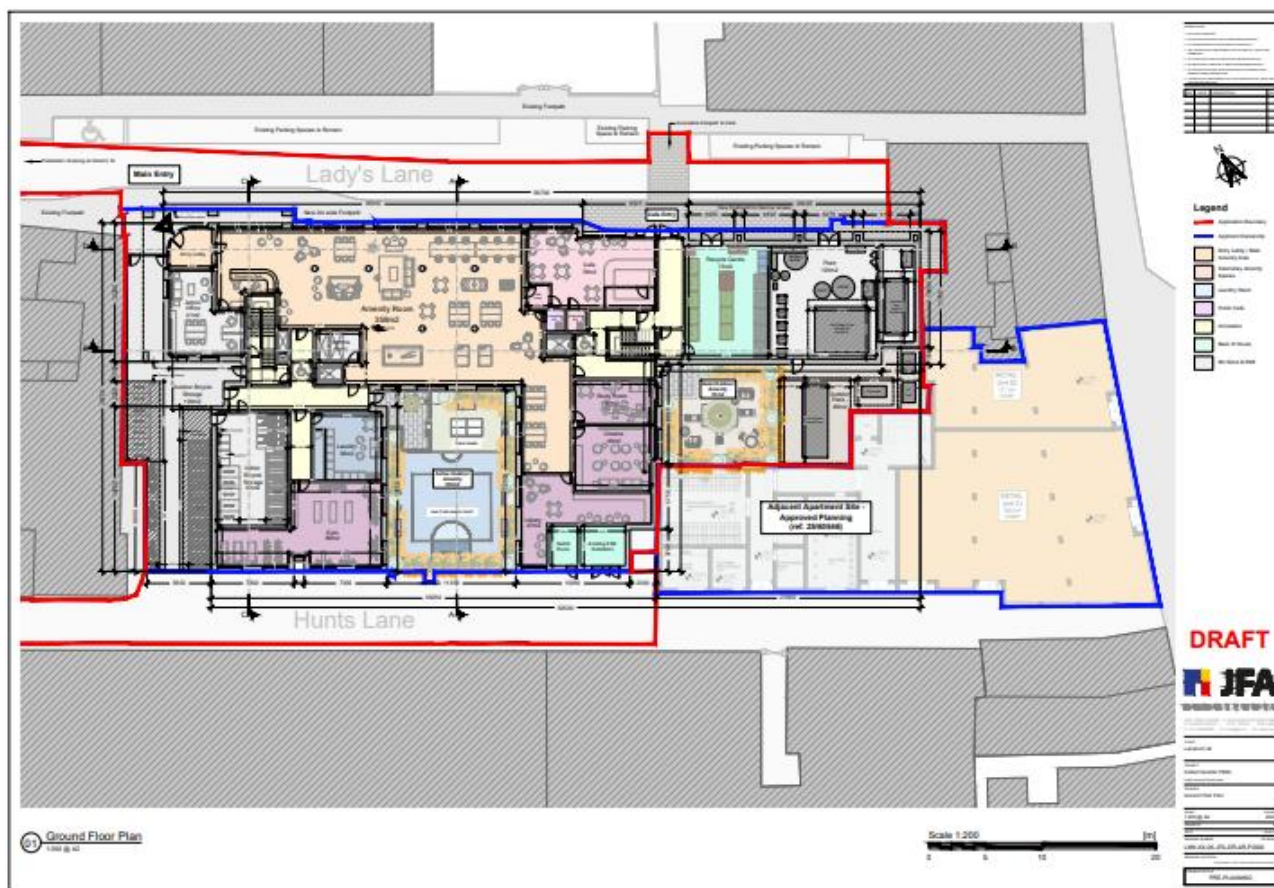


FIGURE 2. PROPOSED SITE LAYOUT (JFA, 2026).

1.2 Legislative Framework and Guidance

EIA in the EU is provided for under Directive 2011/92/EU of the European Parliament and of the Council on the assessment of the effects of certain public and private projects on the environment, which codified and replaced earlier EIA legislation, and was subsequently amended by Directive 2014/52/EU.

In Ireland, the requirements of the EIA Directive are given effect principally through the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended), including the prescribed classes and thresholds of development and the procedures for EIA screening and, where required, the preparation and consideration of an EIAR. The transposition of Directive 2014/52/EU into Irish planning law was implemented through amendments introduced by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) and associated amending regulations (including European Union (Planning and Development) (Environmental Impact Assessment) (No. 2) Regulations 2018 (S.I. No. 404 of 2018)).

The EIA legislative framework requires the competent authority to undertake screening to determine whether a proposed development is likely to have significant effects on the environment and therefore requires EIA prior to the grant of development consent. For development below mandatory thresholds, screening must still consider the likelihood of significant effects having regard to the relevant criteria, including those set out in Annex III of the EIA Directive (as amended). In this context, the European

Commission's guidance on screening provides a structured approach to applying the Annex III criteria to particular projects and receiving environments.

This EIA screening assessment has been carried out with regard to the following Irish and EU guidance:

- Department of the Environment, Heritage and Local Government (2003) Environmental Impact Assessment (EIA): Guidance for Consent Authorities regarding Sub-threshold Development.
- Department of Housing, Local Government and Heritage (2020) Guidance for Consent Authorities regarding Sub-threshold Development.
- Department of Housing, Planning and Local Government (2018) Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (August 2018).
- Office of the Planning Regulator (2021) Environmental Impact Assessment Screening, Practice Note PN02.
- European Commission (2017) Environmental Impact Assessment of Projects: Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU).
- European Commission (2017) Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impact Assessment Report.
- Environmental Protection Agency (2022) Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR).

2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.1 Site Location

The proposed development site is located between Lady's Lane and Hunts Lane, off Dominic Street, in Limerick City centre. The site occupies a brownfield urban site within the existing built-up area of the city. Lady's Lane forms the northern boundary of the site, Hunts Lane adjoins the southern side of the site and Dominic Street is located to the west.

The surrounding area is characterised by established commercial, residential, transport and city-centre uses. Limerick Colbert Station is situated to the south-east of the site, while the wider city centre, including retail, employment, educational, recreational and public transport facilities, is within walking distance. The site is consequently situated within a highly urbanised environment in which buildings, roads, footpaths and other artificial surfaces are the dominant land uses.

2.2 Proposed Development Description

Permission is sought for the construction of a Purpose-Built Student Accommodation (PBSA) scheme at Dominick Street (Lady's Lane / Hunts Lane), Limerick City. The proposed development will comprise the following: (a) permission to partially demolish the existing Tait Centre building, and (b) permission for the construction of a single multi-storey block ranging in height from six to eight storeys and providing 350 student bedspaces arranged across 51 no. Apartments/Clusters with shared kitchens and living rooms, with a Gross Internal Floor Area of 9,318 sqm. Communal facilities will include a café, gym, cinema, study rooms, laundry, and indoor and covered outdoor bicycle storage providing 129 no. spaces. A total of 1,228

sqm of amenity space will be provided, comprising 487 sqm of landscaped outdoor courtyards and rooftop terraces and 741 sqm of indoor communal areas. Rooftop photovoltaic solar panels, green roofs, blue roofs, and biodiversity enhancement measures including swift boxes, bat boxes, or other avian or bat roosting features will be incorporated into the development as required. Supporting infrastructure at ground floor level will include plant rooms, refuse storage and collection areas, service zones, and a dedicated ESB substation. The development will be accessed on a pedestrian and cycle priority basis, with zero car parking. Permission is also sought for use of the accommodation, outside of student term time, for short-term letting purposes. All ancillary and associated site development works, including footpaths, drainage, public lighting, water supply, and sustainable urban drainage systems, will be provided.

2.3 Construction Phase Methodology

The construction phase will comprise the following principal elements as described in the Construction Management Plan (CMP) (BDB Consulting Engineers, 2026):

The Construction Phase will generally comprise the following elements:

- Stage 1 - Demolition, site clearance and excavation
- Stage 2 - Substructure works
- Stage 3 - Superstructure works

Construction activities will occur during standard daytime hours unless otherwise agreed with the planning authority.

2.3.1 Site Access

The principal access and egress to the development will be via Lady's lane. Pedestrian access to the proposed development will be provided from Lady's Lane and Hunts Lane. The proposed works also include a new 2 m-wide footpath, an accessible route to the proposed café and associated improvements to the surrounding pedestrian environment.

2.3.2 Site Establishment and Security

The first activity to be carried out at the site will be the establishment of site facilities and security. The site office and welfare facilities (site compound) will be confirmed in advance of the commencement of site works.

All sub-contractors as well as the main contractor and project managers will occupy offices within the construction compound. The site parking for all staff, contractors and visitors will also be located in this area.

Erection of perimeter hoarding will take place at the start of the project alongside the site establishment and security works. The hoarding will be installed around the complete perimeter of the site, except for dedicated access points. Gates will be provided at the access points and will be locked outside of working hours. Hoarding will consist of solid painted plywood on a timber support frame or similar. Hoarding will be properly designed to be secure and durable and will be maintained until it can be dismantled on completion of the development.

2.3.3 Lighting

Night time security lighting will be provided as necessary at the construction compound. This lighting will be controlled by occupancy/motion sensors so that it will remain at a low output unless activated.

Construction work will generally be confined to daylight hours, and lighting will generally not be required for the construction phase. There may however be occasions where the provision of portable lighting will be required such as evening work during later winter/early spring. Construction stage lighting will be designed to minimise the broadcast of light to surrounding areas.

A separate bat report has been prepared (Teire Consulting, 2026) and found no bats roosting in the building. Infrequent use of the site was recorded incidentally by a low number of bats, typically commuting through. As a precaution, the design of lighting on the inner site area will follow the recommendations of Bat Conservation Trust in partnership with the Institution for Lighting Professionals (ILP) Best Practice Guidance (BTC & ILP, 2022) on considering the impact on bats when designing lighting schemes.

The following best practice measures will be included in the lighting design:

- Incorporate specialist bollard or low-level downward directional luminaires; Where low-level downward directional luminaires are not appropriate, installation of luminaires with warm white spectrum LEDs (<2700 Kelvin) to reduce blue light, with peak wavelengths higher than 550nm will be included.
- Mounted luminaires will not tilt upward, with an upward light ratio of 0% and with good optical control.
- Incorporate cowls to lighting throughout the proposed development site to spill away from the site boundaries.
- Maximise the separation distance between light mast locations and vegetated features at the boundary of the site.

2.3.4 Site Clearance and Demolition

Demolition and site clearance will have to be carried out to prepare the site for construction. Removal of structures that may contain breeding birds (e.g. flat roof buildings) shall only take place outside the bird breeding season (1st March to 31st August inclusive).

Temporary surface water management measures will be put in place prior to stripping the site and will remain in place until the completion of the development. Surface water management is detailed in full in the CMP (BDB Consulting Engineers, 2026).

This site can be considered as brownfield in nature and requires the demolition of the present building. All demolition materials will be stored in dedicated stockpiles with environmental controls in place until removal off-site by a licenced haulier.

All habitats on site were BL3 – Buildings and artificial surfaces (Fossitt, 2000). No vegetation clearance or soil stripping is required.

2.3.5 Earthworks

No significant earthworks are required considering the brownfield nature of the site, other than building foundation works. Once surface water management measures are in place and the site has been prepared, earthworks operations will commence.

2.3.6 Construction of the Proposed Development

On completion of the earthworks, construction of site infrastructure will commence. The exact construction sequence is expected to follow the below order:

- Partial demolition of the existing Tait Centre and site clearance.
- Site establishment, hoarding and installation of temporary facilities and services.
- Excavation, earthworks and formation of the required site levels.
- Construction of foundations and below-ground structures.
- Installation and diversion of foul and surface-water drainage, watermain, utility and ESB infrastructure.
- Installation of attenuation tanks, bioretention rain gardens and associated flow-control infrastructure.
- Construction of the building superstructure and external envelope.
- Installation of mechanical and electrical services, plant and fire-safety infrastructure.
- Internal fit-out of the student accommodation, communal facilities and ancillary areas.
- Installation of blue roofs, green roofs, photovoltaic panels and rooftop amenity areas.
- Construction of pedestrian and cycle-access arrangements, bicycle storage, service areas, public lighting and other external works.
- Completion of hard and soft landscaping, biodiversity enhancement measures and final site reinstatement.

2.3.7 Landscaping

Proposed landscaping is by Brackley Landscape Services (2026). The ground-level landscape plan proposals include tree planting, raised planters, perimeter planting, groundcover planting and mixed herbaceous planting within the active and quiet amenity courtyards. Tree planting will include Persian ironwood *Parrotia persica*, snowy mespilus *Amelanchier lamarckii*, and Japanese dogwood *Cornus kousa*.

Understorey planting will include mixtures of ornamental grasses, ferns, sedges, bulbs and herbaceous perennials. Species listed in the landscape schedule include *Calamagrostis* cultivars, male fern *Dryopteris filix-mas*, lady fern *Athyrium filix-femina*, *Carex* cultivars, *Allium* species, *Agapanthus* cultivars, *Ligularia przewalskii*, *Verbena bonariensis* 'Lollipop', *Nepeta* cultivars, *Rudbeckia* 'Goldsturm' and other seasonal herbaceous planting. Planting beds will be finished with approximately 75 mm of bark mulch. The planting proposals specify that peat and peat-based products will not be used.

The rooftop amenity area will contain raised corten-steel planters, specimen tree planting, ornamental grasses, ferns and herbaceous planting. The rooftop layout will also include composite decking, seating areas and areas of artificial grass.

Seven multistem *Amelanchier lamarckii* trees are proposed within the upper rooftop garden. These will be planted within raised planters and used to provide screening, structure and separation between seating areas.

The rooftop planting mixes will be similar to those proposed at ground level and will include ornamental grasses, ferns, sedges, Allium species and seasonal herbaceous perennials. The rooftop plan also identifies a separate approximately 90 m² solar-panel and planted-roof area.

3 EIA SCREENING METHODOLOGY

The screening has been undertaken to determine whether the proposed development requires an EIA in accordance with the Planning and Development Regulations 2001 (as amended). The purpose of this process is to identify, at an early stage, whether the characteristics, scale, or location of the proposed works are likely to result in significant effects on the environment.

The methodology follows the procedures set out in Schedule 5, Schedule 7, and Article 103 of the Regulations, which transpose the requirements of the EU EIA Directive (2011/92/EU as amended by 2014/52/EU) into Irish law.

The assessment proceeds in the following sequence:

1. The project is initially examined against the classes of development listed in Schedule 5, Part 1 of the Regulations, which correspond to Annex I of the EIA Directive. Developments listed under Part 1 automatically require EIA regardless of scale.
2. Where a development does not fall within any class under Part 1, it is next considered under Schedule 5, Part 2, which corresponds to Annex II of the Directive. Part 2 sets quantitative and qualitative thresholds for various categories of development. If the proposal exceeds any of these thresholds, EIA is mandatory.
3. If the proposed development is sub-threshold (i.e. below the thresholds set out in Schedule 5, Part 2), an assessment is carried out under Article 103 of the Regulations to determine whether the project is likely to have significant effects on the environment by virtue of its nature, size or location. Article 103 requires that this determination be informed by the criteria specified in Schedule 7.

Schedule 7 provides three broad groupings of criteria for consideration:

- Characteristics of the proposed development, including size, cumulative effects with other projects, use of natural resources, waste production, pollution and risk of accidents.
- Location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected, including existing land use, the relative abundance and regenerative capacity of natural resources, and the absorption capacity of the natural environment.
- Type and characteristics of potential impacts, having regard to the extent, magnitude, probability, duration, frequency and reversibility of the effects.

In addition, the screening has regard to Schedule 7A, which specifies the information that must be provided by the developer to enable the competent authority to carry out a screening determination. This includes details of the proposed works, the characteristics and location of the site, and the potential impacts likely to arise.

The screening has been informed by the available project documentation, including the CMP, site layout drawings and supporting design reports. The appraisal also considers the receiving environment and environmental sensitivities identified through consultation of publicly available datasets such as the EPA, NPWS, IFI, GSI and LPA records.

3.1 Assessment Limitations

No significant limitations were encountered during the screening for EIA.

4 SCREENING ASSESSMENT

4.1 Schedule 5 Part 1 – Mandatory EIA Assessment

The proposed development has been reviewed with regard to Schedule 5, Part 1 of the Planning and Development Regulations 2001 (as amended), which lists categories of development corresponding to Annex I of the EIA Directive that automatically require EIA. These include large-scale and high-impact project types such as crude oil refineries, thermal power stations, motorways, airports, ports, waste disposal installations, and major industrial facilities.

The proposed works comprise the partial demolition of the existing Tait Centre building and the construction of a single Purpose-Built Student Accommodation (PBSA) block ranging from six to eight storeys, providing 350 student bedspaces across 51 apartments/clusters, together with associated site development works.

Having regard to the nature, scale and function of the proposed development as described in the submitted planning documentation, it does not fall within any of the classes of development listed in Schedule 5, Part 1.

Accordingly, the proposed development does not fall within any class of development under Schedule 5, Part 1 of the Regulations and therefore does not automatically require a mandatory EIA.

Assessment under Schedule 5, Part 2 is therefore necessary to determine whether the proposed development may constitute a sub-threshold project requiring further consideration.

4.2 Schedule 5 Part 2 - Sub Threshold EIA Assessment

The proposed development has been reviewed against the classes of development listed in Schedule 5, Part 2 of the Planning and Development Regulations 2001 (as amended). The following classes are considered relevant:

Class 10. Infrastructure Projects

(b)(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.

The site is located within the built-up area of Limerick City, at Lady's Lane and Hunts Lane off Dominick Street, an infill site within the established city centre fabric close to Parnell Street and Limerick Colbert Train Station. The proposed development comprises construction of a residential (student accommodation) block together with associated access, drainage and site works, and therefore falls within the general scope of this class. The application boundary area is below the 2-hectare threshold applicable to a business district, the lowest of the three thresholds under this class. The project is therefore considered a sub-threshold urban development under Class 10(b)(iv).

Class 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.

The proposed development includes the partial demolition of the existing Tait Centre building to facilitate the Class 10(b)(iv) urban development described above. On this basis, the demolition works are considered small in scale relative to the overall development and are not likely to give rise to significant effects on the environment.

Class 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.

Class 15 provides for any project listed in Part 2 that does not exceed the specified thresholds, but which would be likely to have significant effects on the environment by virtue of the factors set out in Schedule 7. Given that the proposed development falls below the threshold for Class 10(b)(iv), assessment under Class 15 is appropriate. The project has therefore been assessed against the Schedule 7 criteria to determine whether significant environmental effects are likely to arise, having particular regard to the site's location within the built-up area of Limerick City, its proximity to Architectural Conservation Area 1 (Newtown Perry), and the partial demolition works described under Class 14 above.

4.3 Schedule 7 and 7a Criteria

As established in the preceding sections, the proposed development does not fall within any class under Schedule 5, Part 1 and, while relevant to several classes under Schedule 5, Part 2, it is sub-threshold in all cases.

In accordance with Class 15 and Article 103, the project has therefore to be assessed against the criteria set out in Schedule 7 to determine whether it is likely to have significant effects on the environment by virtue of its nature, size, or location.

The following assessment is informed by the information required under Schedule 7A, including details of the project design, extent of works, construction methodologies, and the characteristics of the receiving environment, where not already detailed earlier in this report.

The structure of this section follows the three main groupings of criteria specified in Schedule 7:

- Characteristics of the proposed development
- Characteristics of the receiving environment
- Characteristics of potential effects

Each grouping is considered in turn below, with reference to the relevant sub-headings. The assessment provides a qualitative evaluation of the likelihood and significance of potential environmental effects, considering the scale of the works, the environmental sensitivity of the site and its surroundings, and the mitigation and management measures proposed.

TABLE 1. SCHEDULE 7 CRITERIA.

Schedule 7 criterion	Assessment
1. Characteristics of proposed development. <i>The characteristics of proposed development, in particular-</i>	
1(a) the size and design of the whole of the proposed development,	The application boundary extends to 2,888 m², of which 1,915 m², or 0.19 ha, is identified as the developable area. The proposed development comprises a single block ranging from six to eight storeys, providing 350 student bedspaces within 51 apartments/clusters and a Gross Internal Floor Area of 9,318 m². The development also provides 1,228 m² of internal and external amenity space, 129 bicycle spaces, communal facilities, rooftop photovoltaic panels, green and blue roofs, plant and service areas, and associated drainage, water-supply, public-lighting and Sustainable Drainage System infrastructure. The development is designed on a pedestrian- and cycle-priority basis with no car parking. Having regard to the compact site area and the scale and design of the proposed development, significant environmental effects are not considered likely to arise by reason of its size or design.
1(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,	The site is located within an established city-centre area containing commercial, residential, transport and community uses. Relevant developments identified include the adjoining approved apartment scheme at 47-50 Parnell Street (Planning Ref. 25/60546), the permitted redevelopment of the former Railway Hotel to provide 111 student bedspaces (Planning Ref. 22/1172), and the completed International Rugby Experience development (Planning Ref. 17/1180). Potential cumulative effects would principally relate to temporary construction traffic, noise, dust and demand on public infrastructure. Having regard to the compact urban location, the absence of operational car parking and the proposed drainage and attenuation infrastructure, significant cumulative environmental effects are not considered likely.
1(c) the nature of any associated demolition works,	The proposed development includes the partial demolition of the existing Tait Centre building to facilitate construction of the student accommodation scheme. Demolition is therefore limited to part of the existing built structure within an established developed site. Having regard to the partial nature of the works and their confinement within the application site, the demolition works are not considered likely to result in significant

	environmental effects, subject to appropriate management of demolition waste, dust, noise and construction traffic per the CMP.
1(d) the use of natural resources, in particular land, soil, water and biodiversity,	The proposed development will reuse a compact, previously developed city-centre site, with a developable area of 0.19 ha, and will not require the conversion of agricultural or extensive undeveloped land. Construction will require typical building materials and water, together with limited excavation for foundations, drainage and associated infrastructure. The development will connect to the existing public watermain and combined sewer network and incorporates blue roofs, bioretention rain gardens, attenuation storage and controlled discharge arrangements. Green roofs, landscaped courtyards, rooftop planting and biodiversity enhancement features are also incorporated into the design. Having regard to the limited land take, urban context and proposed resource-efficient drainage and landscape measures, significant effects through the use or depletion of natural resources are not considered likely.
1(e) the production of waste,	Waste will arise from the partial demolition of the existing Tait Centre, site preparation and construction of the proposed development. Likely waste streams will include demolition materials, excavated material, packaging and general construction waste. No unusual or substantial hazardous waste stream has been identified such as invasive species, or asbestos. During operation, waste will principally comprise typical residential, communal and café-related waste. A dedicated 73 m² recycling centre is provided at ground-floor level, with separate storage indicated for dry recyclable waste, mixed municipal waste, organic waste, glass and waste electrical and electronic equipment. Having regard to the nature of the development and the provision of dedicated facilities for waste segregation and collection, significant environmental effects associated with waste production are not considered likely.
1(f) pollution and nuisances,	The principal potential sources of pollution and nuisance would arise during demolition and construction and may include temporary dust, noise, vibration, construction traffic, waste generation and the accidental release of sediment or other pollutants to the drainage network. These effects would be temporary and localised within the surrounding urban area and would be capable of control through standard construction management and pollution-prevention measures. Operational lighting, noise, servicing and waste collection may result in limited local disturbance. Surface-water runoff will be managed through SuDS features and flow-control devices. The associated maintenance plan provides for regular inspection, cleaning and repair to maintain drainage performance and water-quality treatment.

	Subject to implementation of the proposed drainage design and appropriate construction controls, significant pollution or nuisance effects are not considered likely.
1(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	The proposed development is a student accommodation scheme and does not involve industrial processes or the storage or use of hazardous substances in quantities associated with a major-accident hazard. Potential accident scenarios are therefore limited principally to normal construction risks, fire, utility failure, accidental pollution and flooding during extreme rainfall or drainage blockage. The design includes a 20,000-litre sprinkler tank, dry-riser infrastructure, a generator and connections to existing fire hydrants. Surface-water infrastructure includes blue roofs, bioretention rain gardens, attenuation tanks, Hydro-Brake flow controls and a high-level overflow intended to prevent upstream flooding during exceedance or blockage conditions. The maintenance plan requires routine inspection and cleaning of drainage outlets, flow controls, attenuation infrastructure and associated pipework. These measures provide resilience against fire and extreme-rainfall events, including risks that may be exacerbated by climate change. The proposed development is therefore not considered particularly vulnerable to a major accident or disaster, and significant environmental effects arising from such events are not considered likely.
1(h) the risks to human health (for example, due to water contamination or air pollution).	The proposed development does not involve industrial processes or activities likely to generate significant risks to human health. Potential effects would arise principally during demolition and construction through temporary dust, noise, vibration, construction traffic and the accidental release of pollutants. These effects would be localised and temporary. The proposed surface-water system incorporates bioretention rain gardens, blue roofs, attenuation storage and controlled discharge, with an associated inspection and maintenance regime to protect drainage performance and water quality. Fire-safety infrastructure includes a sprinkler tank and dry riser. Having regard to the nature of the proposed use, the temporary character of construction effects and the incorporated drainage and safety infrastructure, significant risks to human health are not considered likely.
2. Location of proposed development. <i>The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to-</i>	
2(a) the existing and approved land use,	The site comprises an existing urban brownfield property occupied by the Tait Centre building and associated hardstanding, within the established built-up area of Limerick City. It is surrounded by existing streets, commercial and residential buildings and other

	city-centre uses. Nearby development includes Limerick Colbert Station and an approved six-storey apartment scheme at 47-50 Parnell Street. The site is zoned City Centre under the Limerick Development Plan 2022-2028, within which student accommodation is identified as generally permitted. The site lies immediately outside the Newtown Pery Architectural Conservation Area. The proposal represents the redevelopment and intensification of existing urban land for a use consistent with the applicable zoning. Significant effects arising from incompatibility with existing or approved land use are not considered likely.
2(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,	The site has a developable area of approximately 0.19 ha and is almost entirely occupied by buildings and artificial surfaces. The Ecological Impact Assessment (Teire, 2026) identified buildings and artificial surfaces as the only habitat present, with negligible vegetation, no habitats capable of supporting rare or protected flora and no invasive plant species recorded. No buildings or trees capable of supporting roosting bats were present. The development will therefore not result in the loss of land or biodiversity resources of significant quality or regenerative capacity. Construction will require typical building materials, limited excavation and connection to the public water supply and sewer network. Surface water will be managed through blue roofs, bioretention rain gardens and attenuation storage. Having regard to the small brownfield site, the absence of significant natural habitats and the proposed water-management infrastructure, significant effects on the abundance, quality or regenerative capacity of natural resources are not considered likely.
2(c) the absorption capacity of the natural environment, paying particular attention to the following areas:	
2(c)(i) wetlands, riparian areas, river mouths;	No wetlands, riparian habitats, river mouths or open watercourses occur within or directly adjoining the site. There is no direct hydrological connection between the site and any natural surface-water feature. Surface-water runoff will be retained, treated and attenuated through SuDS measures. Significant effects on wetlands, riparian areas or river mouths are therefore not considered likely.

2(c)(ii) coastal zones and the marine environment;	The site is not located within a coastal zone or marine environment. The Lower River Shannon SAC and River Shannon and River Fergus Estuaries SPA are located approximately 450 m and 500 m from the site respectively. No open watercourse or other direct hydrological pathway connects the site to these estuarine receptors, and the intervening area comprises urban infrastructure, buildings and topography. Surface water will discharge to the combined sewer following attenuation and flow control, with no direct discharge to coastal or marine waters. Significant effects on coastal zones or the marine environment are not considered likely.
2(c)(iii) mountain and forest areas;	The site is located within the established built-up area of Limerick City. No mountain, upland, woodland or forest habitat occurs within or adjoining the site. The proposed development will not require the removal or fragmentation of forest habitat and has no identified pathway by which mountain or forest areas could be significantly affected. Significant effects on mountain or forest areas are therefore not considered likely.
2(c)(iv) nature reserves and parks;	The site does not form part of a nature reserve or public park and the proposed works are confined to an existing brownfield urban site. People's Park is located within the surrounding city-centre area; however, no works, land take or direct ecological connection to the park are proposed. Having regard to the intervening urban development and the confined nature of the works, significant effects on nature reserves or parks are not considered likely.
2(c)(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;	The closest European sites are the Lower River Shannon SAC, approximately 450 m from the site, and the River Shannon and River Fergus Estuaries SPA, approximately 500 m from the site. The Fergus Estuary and Inner Shannon, North Shore pNHA is approximately 500 m away, while the Inner Shannon Estuary - South Shore pNHA is approximately 1.1 km away. The site is separated from these designated areas by urban infrastructure, buildings and topography. No open watercourse connects the site to any designated site. Potential demolition-related dust and vibration would be short-term, while the identified groundwater pathway is not capable of transmitting these effects to the designated receptors. Significant effects on European sites or other nationally designated areas are therefore not considered likely.
2(c)(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;	The principal environmental quality consideration relevant to the proposed development is the protection of water quality. Surface water during construction will be managed with standard construction measures as outlined in the CMP such as bunding on, safe storage, no direct discharge of polluted waters to watercourses (BDB Consulting, 2026).

	Operational phase surface water will be managed through bioretention rain gardens, blue roofs, geocellular attenuation storage and flow-control devices before discharge to the existing combined sewer network. The drainage infrastructure will be subject to routine inspection, cleaning and maintenance to preserve attenuation, conveyance and water-treatment performance. No significant effect on an area failing, or considered likely to fail, applicable environmental quality standards is anticipated.
2(c)(vii) densely populated areas;	The site is located within the established built-up area of Limerick City, surrounded by residential, commercial, transport and community uses. Limerick Colbert Station is approximately 120 m from the site and the city centre is approximately 225 m away. Sensitive receptors in the surrounding urban area may experience temporary disturbance from demolition and construction activities, principally through noise, dust, vibration and construction traffic. These effects will be confined principally to the construction phase and managed through standard construction controls per the CMP (BDB Consulting, 2026). Having regard to the temporary and localised nature of the potential effects, significant effects on the surrounding population are not considered likely.
2(c)(viii) landscapes and sites of historical, cultural or archaeological significance.	The site is located within the historic urban area of Limerick City and lies immediately outside the Newtown Pery Architectural Conservation Area. The surrounding context includes established streetscapes and historic features, including Tait's Clock and St Saviour's Church. The design responds to this context through the re-establishment of the street frontage and the setting back of upper floors towards the Architectural Conservation Area. Potential townscape and visual effects have also informed the preparation of views from Pery Street, Dominic Street, Parnell Street and People's Park. Having regard to the urban context and the design response to the adjoining conservation area, significant effects on landscapes or sites of historical, cultural or archaeological significance are not considered likely.
3. Types and characteristics of potential impacts. <i>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-</i>	

3(a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),	Potential construction effects would be concentrated within the site and its immediate urban surroundings. Temporary noise, dust, vibration and construction traffic may affect adjoining residents, businesses, pedestrians and road users but are mitigated through measures outlined in the CMP (BDB Consulting, 2026). Townscape and visual effects would extend to surrounding streets and local viewpoints but would occur within an established city-centre environment. Operational activity would principally relate to occupation by up to 350 students, servicing, waste collection, external lighting, plant operation and use of communal amenity areas. The zero-car-parking design and provision of 129 cycle spaces will limit operational traffic generation. Having regard to the localised extent of the potential effects, significant effects at a regional, national or wider scale are not considered likely.
3(b) the nature of the impact,	Potential adverse effects would arise principally during demolition and construction and would include temporary noise, vibration, dust, construction traffic, waste generation and accidental pollution risks. The construction phase also has the potential to affect breeding birds where demolition or roof works coincide with active nesting. Operational effects would be long-term and would include the physical and visual change associated with the new building, increased occupation of the site, operational lighting, plant noise, waste generation and demand on water and wastewater infrastructure. Positive effects include the redevelopment of a brownfield site, provision of landscaped courtyards and rooftop planting, retention of flat-roof nesting opportunities, and the introduction of bird, Swift and pollinator enhancement measures. Having regard to the nature and scale of the identified effects, significant adverse environmental effects are not considered likely.
3(c) the transboundary nature of the impact,	The proposed development is located in Limerick City. Potential construction and operational effects would be confined to the site, its immediate urban surroundings and the existing public infrastructure serving the development. No transboundary environmental effects are anticipated.
3(d) the intensity and complexity of the impact,	The proposed works comprise partial demolition, site clearance, excavation, substructure construction, superstructure construction and associated landscaping and infrastructure works. These are conventional urban construction activities and do not involve complex industrial processes or the use or storage of hazardous substances at a scale associated with significant environmental risk.

	Potential interactions may occur between construction traffic, noise, dust, waste, surface-water management, biodiversity, human health and the surrounding built environment. These effects are predictable and capable of being managed through established design and construction controls such as those outline in the CMP (BDB Consulting, 2026) and EcIA (Teire, 2026). The principal ecological sensitivity is the potential presence of active nesting birds during demolition, which will be addressed through appropriate timing and ecological supervision. Having regard to the conventional nature of the works and the limited complexity of the identified impact pathways, significant environmental effects are not considered likely.
3(e) the probability of the impact,	Temporary construction-related noise, dust, vibration, traffic disruption and waste generation are likely to occur to some degree. These are normal and foreseeable effects of urban construction and will be managed through appropriate construction procedures. Accidental pollution events, drainage failure and direct effects on nesting birds are less probable and can be prevented or substantially reduced through pollution-prevention measures, maintenance of the drainage infrastructure, appropriate timing of demolition works and ecological supervision. Operational effects will be routine and predictable and will principally relate to occupation, servicing, waste, lighting, drainage and plant operation. While minor and temporary construction effects are probable, the probability of significant environmental effects is considered low.
3(f) the expected onset, duration, frequency and reversibility of the impact,	Construction effects would commence when demolition and site works begin and would occur intermittently throughout the construction period. Noise, dust, vibration, traffic and visual disturbance would be temporary and would cease following completion of the works. These effects would generally be reversible. Direct harm to active bird nests, eggs or young could be irreversible in the absence of controls. This risk will be avoided through appropriate timing of demolition and roof works and ecological supervision where required per the EcIA (Teire, 2026). Operational effects would be long-term but generally low intensity and associated with the normal occupation and maintenance of the development. Landscape planting and biodiversity enhancement measures will establish and mature over time.

	Having regard to the predominantly temporary, intermittent and reversible nature of the adverse effects, and mitigations prescribed, significant environmental effects are not considered likely.
3(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	The surrounding area contains existing residential, commercial, transport and city-centre development. Relevant approved development includes the adjoining apartment scheme at 47-50 Parnell Street under Planning Reference 25/60546, together with other permitted redevelopment projects within the surrounding urban area. Where construction programmes overlap, temporary cumulative effects could arise through additional construction traffic, noise, dust, waste generation and pressure on surrounding streets. Operational cumulative effects could include increased demand on water, wastewater, waste-management and transport infrastructure. The city-centre location, zero-car-parking strategy, sustainable travel measures and attenuated drainage design reduce the potential for significant cumulative effects. Each project has undergone AA screening and none were found to have the potential for significant in combination effects. Where in combination effects are considered likely, stage 2 is required by law and mitigation must be provided. A development cannot be granted without this and so having regard to the nature of the surrounding development and the temporary and manageable character of the potential overlapping effects, significant cumulative environmental effects are not considered likely.
3(h) the possibility of effectively reducing the impact.	Potential effects have been reduced through the redevelopment of an existing brownfield site, a zero-car-parking design, provision of 129 cycle spaces, landscaping and biodiversity mitigation and enhancement measures. Construction phase surface water will be managed through standard measures per the CMP (BDB Consulting, 2026). Operational phase surface water will be managed through three blue-roof areas, bioretention rain gardens, two underground attenuation systems, Hydro-Brake flow controls and a high-level overflow to reduce flood risk during exceedance or blockage conditions. Dedicated waste-segregation facilities are incorporated into the development. Ecological measures include retention of flat-roof nesting opportunities, appropriate timing of demolition works, ecological supervision, bird boxes, Swift bricks and pollinator planting (Teire, 2026).

	Construction-related noise, dust, traffic, waste and pollution risks can be further reduced through standard construction-management and pollution-prevention procedures. Having regard to the incorporated design measures and the availability of established and effective construction controls, the identified impacts can be reduced to a level at which significant environmental effects are not likely.
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5 CONCLUSION

The proposed development comprises the partial demolition of the existing Tait Centre and the construction of a purpose-built student accommodation scheme providing 350 bedspaces within 51 apartments or clusters. The proposed building will range from six to eight storeys and will have a Gross Internal Floor Area of 9,318 m². The scheme also includes communal amenity facilities, landscaped courtyards and rooftop terraces, bicycle parking, plant and service areas, drainage infrastructure and associated site development works.

The proposed development does not exceed the applicable thresholds for mandatory Environmental Impact Assessment under Schedule 5 of the Planning and Development Regulations 2001, as amended. As sub-threshold development, it has been assessed having regard to the characteristics and location of the proposed development and the types and characteristics of its potential impacts, in accordance with the criteria set out in Schedule 7.

Potential adverse effects would arise principally during demolition and construction and would include temporary noise, dust, vibration, traffic disruption, waste generation and accidental pollution risks. These effects would be localised, limited to the construction period and capable of effective management through the proposed design, drainage infrastructure and standard construction and environmental controls. Operational effects would be consistent with the established city-centre setting and would be moderated through the zero-car-parking design, bicycle facilities, waste-storage arrangements, Sustainable Drainage Systems, landscaping and biodiversity enhancement measures.

No potential impact has been identified that would be of such magnitude, intensity, complexity, duration or geographic extent as to constitute a likely significant effect on the environment, either individually or cumulatively with other existing or approved development.

Having regard to the Schedule 7 criteria, the nature and scale of the proposed development, the environmental sensitivity of its location and the measures incorporated into its design, the proposed development is not likely to have significant effects on the environment. **The preparation of an Environmental Impact Assessment Report is therefore not required.**

6 REFERENCES

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