

File With _____

**LARGE RESIDENTIAL
DEVELOPMENT
CORRESPONDENCE FORM**

Appeal No: ACP 324286-26Please treat correspondence received on 15/06/26 as follows:

1. Update database with new agent for Applicant/Appellant _____

2. Acknowledge with LRD 203. Keep copy of Commission's Letter ☐

1. RETURN TO SENDER with LRD _____

2. Keep Envelope: ☐3. Keep Copy of Commission's letter ☐Amendments/Comments Response to Pam Moloney appeal fromP. Glezard Boland

4. Attach to file

(a) SHD/LRD Unit ☐(b) Inspector ☒RETURN TO EO ☐Plans Date Stamped ☐Date Stamped Filled in ☐EO: Danner Wm AllenAA: P.P. V. TaylorDate: 16/06/26Date: 16/06/26

11/11/11
11/11/11

Telephone
(061) 330595
(087) 2445188

Ms Suzanne Cleary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	_____
15 JUN 2026	
Fee: €	_____
Time:	<i>9:15</i> <i>pm</i>

"Newcastle"
Castletroy
Limerick
V94 AV2P

11 June 2026

Re: Large-Scale Residential Development on Lands at Newcastle, Monaleen Road, Limerick
Planning Ref: 26/60241 Limerick City & County Council
Case No. ACP – 324286-26

Dear Ms Cleary,

I thank you for your letter of the 27th ult. enclosing copy of the Planning Appeal submitted by Pam Moloney, Ardwin, Monaleen Road, and I would like to support the concerns expressed by Pam in her appeal.

In particular I would like to support the concerns which Pam expresses in relation to the proposed density of the development, and which represents an increase in dwelling density of over 60% compared to the original permitted scheme (reference 04/2264 and subsequent amendments on these lands). The proposed level of density is excessive and inconsistent with the established low-density residential character of Monaleen Road and is also at variance with the objectives of the Limerick City & County Development Plan 2022-2028.

Particular concerns are also being expressed by our public representatives on the recent rapid population growth in the area of Annacotty and Castletroy, and which growth far out paces the availability of essential services and facilities in the area.

Speaking to the Limerick Post, Councillor Ursula Gavan warned that:

"Castletroy and Annacotty have experienced substantial residential expansion in recent years, with hundreds of new homes completed and many more under construction, but there has been only limited expansion of public space and key services.

Annacotty and Castletroy are among the fastest growing communities not just in Limerick, but across the entire State. The population figures clearly show the scale of change we are dealing with, yet the infrastructure and amenities simply have not kept pace.

Local representatives have constantly highlighted growing deficits in the area, including limited community facilities, pressure on schools and childcare, and insufficient provision of services such as libraries and youth centres.

We have one park catering for 20,000 children and, whilst welcome, locals are calling for more pocket parks throughout the area to meet the needs of a rapidly expanding and increasingly diverse population.

CLlr Gavan is now calling on Limerick Council and central government to adopt a more balanced approach to development — ensuring that housing delivery is matched by investment in infrastructure and community amenities.

We cannot continue to approve large-scale housing while leaving communities without the supports they need. Growth must be planned properly — and that means delivering schools, transport, community spaces, and services alongside housing, she said.

Castletroy needs a community and youth centre, a local library, as well as the long promised Garda station. We also need development of public recreational and sporting facilities, and further investment in public transport and active travel to tackle the gaps in services and ease traffic congestion. There's also an urgent need for additional early years childcare for many of the new families now resident in the area.

People are proud to call Annacotty and Castletroy home. They deserve communities that are properly supported, properly planned, and fit for the future. The time to act is now."

The proposed development by Columbia Estates Management (IE) Ltd comprising of 523 residential units is by far the largest of all developments ever constructed in Annacotty and Castletroy, it is proposed for a relatively confined site with one entrance/exit onto a narrow road with no cycle lanes, and no amenities or community facilities are being provided. The application must be wholly rejected in its present scale and form.

Furthermore, in the event of a 30 meter buffer zone provided for in Planning Permission Reference 04/2264 not being retained the amenity area within Castletroy will need to be

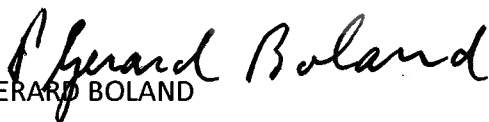
loss of the second fairway at Castletroy Golf Club since it is impossible to control stray golf balls, and which have a presence in the area since the club was originally established almost 100 years ago in 1937.

There is already a need for significantly increased investment in public amenities and community infrastructure across Annacotty and Castletroy. The development proposed by the Applicant will aggravate the situation further, and is clearly premature on the scale and form proposed.

Please note the concerns which are being expressed by many in relation to the recent rapid population growth in Annacotty and Castletroy, and which may now be supplemented by a very large high density development which should not be supported.

In the circumstances which apply, I respectfully request that An Coimisiún Pleanála set aside the decision of Limerick City & County Council and refuse permission for the proposed development.

Yours sincerely,


P GERARD BOLAND

