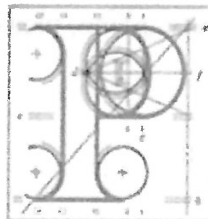


Our Case Number: ACP-324286-26

Planning Authority Reference Number: 2660241

Your Reference: Columbia Estates management (IE



**An
Coimisiún
Pleanála**

Genesis Planning Consultants
Dean Swift Building
Armagh Business Park
Hamiltonsbawn Road
Armagh
BT60 1HW
Northern Ireland

Date: 27 May 2026

Re: LRD: Construction of 523 residential units and a creche. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development and accompany this application. The planning application may also be inspected online at the following website set up by the applicant: www.monaleenroadlrd.com
Lands at Monaleen Road, Castletroy, Limerick

Dear Sir / Madam,

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Tel
Glaos Áitiúil
Láithreán Gréasáin
Ríomhphost

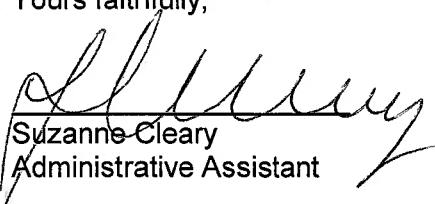
Tel (01) 858 8100
LoCall 1800 275 175
Website www.pleanala.ie
Email communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

Yours faithfully,



Suzanne Cleary
Administrative Assistant

LRD06

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

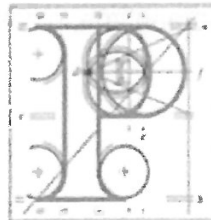
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D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: ACP-324286-26

Planning Authority Reference Number: 2660241



**An
Coimisiún
Pleanála**

Limerick City and County Council
Planning Department
First Floor, Limerick City and County Council Offices
Dooradoyle
Limerick
Co. Limerick

Date: 27 May 2026

Re: LRD: Construction of 523 residential units and a creche. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development and accompany this application. The planning application may also be inspected online at the following website set up by the applicant: www.monaleenroadlrd.com
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Ríomhphost

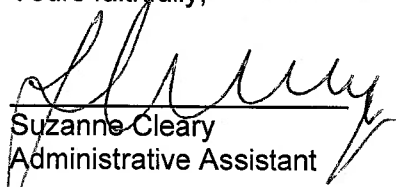
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64 Sráid Maoilbhríde
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Administrative Assistant

LRD06

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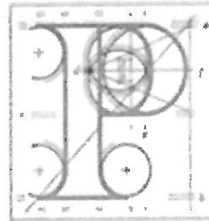
(01) 858 8100
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www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: ACP-324286-26

Planning Authority Reference Number: 2660241



**An
Coimisiún
Pleanála**

P Gerard Boland
Newcastle
Castletroy
Co. Limerick
V94 AV2P

Date: 27 May 2026

Re: LRD: Construction of 523 residential units and a creche. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development and accompany this application. The planning application may also be inspected online at the following website set up by the applicant: www.monaleenroadlrd.com
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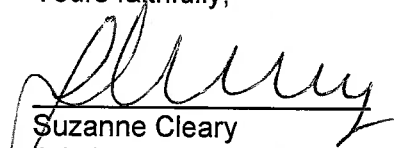
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Yours faithfully,



Suzanne Cleary
Administrative Assistant

LRD06

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Láithreán Gréasáin
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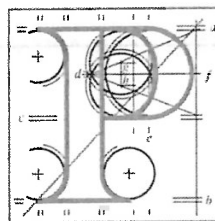
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64 Sráid Maoilbhríde
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D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: ACP-324286-26

Planning Authority Reference Number: 2660241



**An
Coimisiún
Pleanála**

Castletroy Golf Club
Kilbane
Golf Links Road
Castletroy
Co. Limerick

Date: 27 May 2026

Re: LRD: Construction of 523 residential units and a creche. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development and accompany this application. The planning application may also be inspected online at the following website set up by the applicant: www.monaleenroadlrd.com
Lands at Monaleen Road, Castletroy, Limerick

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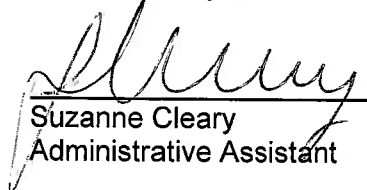
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Administrative Assistant

LRD06

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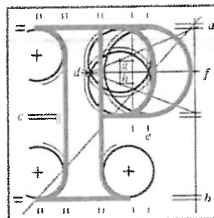
64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: ACP-324286-26

Planning Authority Reference Number: 2660241

You. Reference: Gerard Boland and others



An
Coimisiún
Pleanála

Andrew Hersey Planning Consultant
3 Atlantic View
West End
Kilkee
Co. Clare
V15 PH32

Date: 27 May 2026

Re: LRD: Construction of 523 residential units and a creche. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development and accompany this application. The planning application may also be inspected online at the following website set up by the applicant: www.monaleenroadlrd.com
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Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

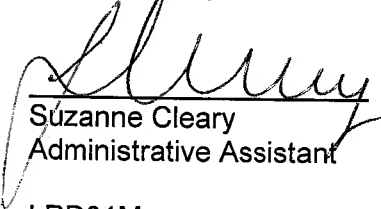
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64 Marlborough Street
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D01 V902

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Yours faithfully,


Suzanne Cleary
Administrative Assistant

LRD01M

Tel
Glaao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

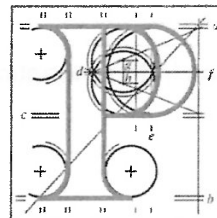
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communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: ACP-324286-26

Planning Authority Reference Number: 2660241



An
Coimisiún
Pleanála

Pam Moloney
Ardwyn
Monaleen Road
Castletroy
Co. Limerick

Date: 27 May 2026

Re: LRD: Construction of 523 residential units and a creche. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development and accompany this application. The planning application may also be inspected online at the following website set up by the applicant: www.monaleenroadlrd.com
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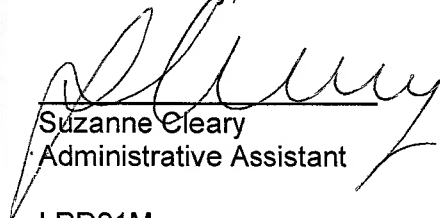
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Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

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Yours faithfully,



Suzanne Cleary
Administrative Assistant

LRD01M

Tell
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1800 275 175
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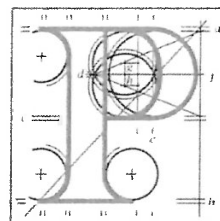
64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: ACP-324286-26

Planning Authority Reference Number: 2660241

Your Reference: Castletroy Golf Club



**An
Coimisiún
Pleanála**

AK Planning & Development Ltd
c/o Adam Kearney BA MA MIPI MRTPI
Millside, Mill Road
Corbally
Co. Limerick
V94 46X5

Date: 21 May 2026

Re: LRD: Construction of 523 residential units and a creche. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development and accompany this application. The planning application may also be inspected online at the following website set up by the applicant: www.monaleenroadlrd.com
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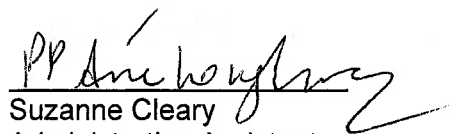
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64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Yours faithfully,



Suzanne Cleary
Administrative Assistant
Direct Line:

LRD01M

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
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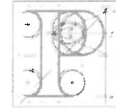
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communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Validation Checklist

Lodgement Number : **LDG-088036-26**
Case Number: **ACP-324286-26**
Customer: **Pam Moloney**
Lodgement Date: **25/05/2026 11:31:00**
Validation Officer: **Dáire Littleton Caden**
PA Name: **Limerick City and County Council**
PA Reg Ref: **2660241**
Case Type: **Appeal - LRD**
Lodgement Type: **Appeal - LRD**



An
Coimisiún
Pleanála

Validation Checklist	Value
Confirm Classification	Confirmed - Correct
Confirm ABP Case Link	Confirmed-Correct
Fee/Payment	Valid – Correct
Name and Address available	Yes
Agent Name and Address available (if engaged)	Not Applicable
Subject Matter available	Yes
Grounds	Yes
Sufficient Fee Received	Yes
Received On time	Yes
3rd Party Acknowledgement	Yes
Eligible to make lodgement	Yes
Completeness Check of Documentation	Yes
Valid Lodgement Channel	Yes

LRD multiple

LRD01M

Run at: 25/05/2026 11:46

Run by: Dáire Littleton Caden

Lodgement Cover Sheet - LDG-088036-26

Details

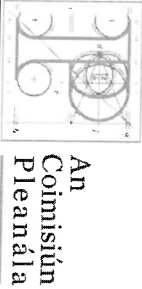
Lodgement Date	25/05/2026
Customer	Pam Moloney
Lodgement Channel	Web Portal
Lodgement by Agent	No
Agent Name	
Correspondence Primarily Sent to	
Registered Post Reference	

Categorisation

Lodgement Type	Appeal - LRD
Section	Processing

Fee and Payments

Specified Body	No
Oral Hearing	No
Fee Calculation Method	System
Currency	Euro
Fee Paid	220.00
Refund Amount	0.00



Lodgement ID	LDG-088036-26
Map ID	
Created By	Dáire Littleton Caden
Physical Items Included	No
Generate Acknowledgement Letter	
Customer Ref. No.	03AA3021
PA Reg Ref	2660241

PA Name	Limerick City and County Council
Case Type (3rd Level Category)	Appeal - LRD

Observation/Objection Allowed?	
Payment	PMT-069995-26
Related Payment Details Record	PD-069824-26

Make a Planning Appeal

Direct URL: <https://forms.gov.ie/en/68e6334b054d8f2739f8ad5b>

AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	_____
25 MAY 2026	
Fee: €	220
Type:	appeal
Time:	_____
By:	online

Response ID

6a13748f32da030044eebb7

Date submitted

25/05/2026

Check if you can appeal to An Coimisiún Pleanála

What type of appeal are you making?

Third-party appeal (I am appealing the planning authority's decision regarding someone else's application)

Have you made a submission on this development to the relevant planning authority?

Yes

Select the statement that applies to you

I am the appellant

Throughout the appeal process, we may issue correspondence to the appellant/agent as selected above by email. Please confirm that you are satisfied to receive correspondence by email

Yes

Appeal type

This section will determine the type of appeal you wish to make and calculate the fee involved. If you qualify for the reduced fee, only that amount will be charged.

Do you wish to request an oral hearing?

No

Please confirm the following fee details are correct:

Yes

Appellant/company details

This section is for details of the person/company who is making the appeal. If you are an agent submitting an appeal on behalf of a person/company, please include their details on this page. You can submit your agent details on the next page if applicable

Appellant's full name/Company name

Pam Moloney

Is the appellant/company's address in the Republic of Ireland?

Yes

Address

ARDWYN
MONALEEN ROAD
CASTLETROY
LIMERICK
V94EDP7
Ireland

Phone number

+353876738536

Is there more than one appellant associated with this appeal?

No

Please be advised that An Coimisiún Pleanála will only correspond with one appellant throughout the appeal process. If you wish to include further appellants on the appeal you may do so in your grounds to appeal document. If the appeal is a third party appeal, you must ensure that you have a planning authority submission acknowledgement letter for each appellant listed. This must be uploaded with your appeal documents.

Details about the proposed development

This section asks for details about the planning authority decision you wish to appeal

Planning authority

Limerick City and County Council

Planning authority register reference number

2660241

Address of proposed development

Lands at Monaleen Road
Castletroy
Limerick
Ireland

Grounds for appeal

*You can also attach further supporting materials on the next page**

Supporting material

If you wish you can include supporting materials with your appeal. Supporting materials include photographs, plans, surveys, drawings, technical guidance documents and so on.

Please note An Coimisiún Pleanála will receive a complete copy of documents/drawings/maps that were submitted at planning authority stage. When submitting supporting material, please only include new documents. (This does not apply to third party appeals where we will always require a copy of your planning authority submission acknowledgement letter.)

If you have added attachments, submitting the form may take a few moments. Thanks for your patience.

Thomas & Pam Moloney
Ardwyn, Monaleen Road
Castletroy, Co. Limerick

24 May 2026

Planning Officer
Planning Department
Limerick City and County Council
Dooradoyle Road
Limerick, V94 WV78

Appealing: Limerick City & County Council Planning Reference: 2660241 LRD
/ Columbia Estates Management (IE) Limited

Objecting Party: Owners of Ardwyn, Monaleen Road, Castletroy, Limerick V94 EDP7

Ref: LCC Planning Report signed by Sarah McCutcheon 15.04.2026

Appendix 1: Limerick City & County Council Planning Submission
Acknowledgement 1 April 2026

To whom it may concern,

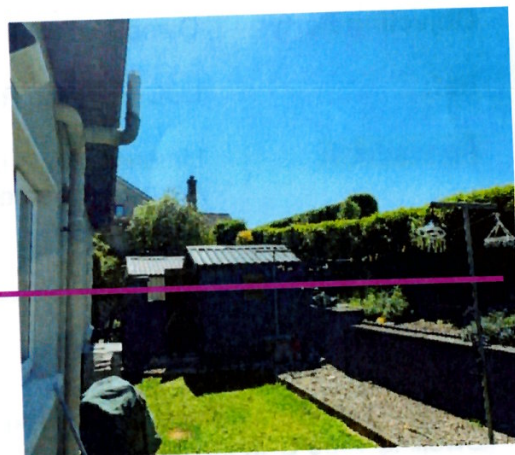
We are the owners and occupiers of Ardwyn, Monaleen Road, Castletroy, identified as 'Dwelling Type C' in the applicant's Daylight and Sunlight Assessment (Planning Application Ref. 2660241 LCC), located adjacent to the proposed Terrace Type K.

We hereby appeal the decision of Limerick City and County Council to grant permission for the above development. Our submission to LCC dated 21 April 2026 sets out our concerns in detail; however, we submit that these concerns were not adequately considered in the Planner's Report dated 15 April 2026.

Our grounds of appeal, as outlined in our submission to LCC, are as follows:

- Inadequate daylight and sunlight assessment.
- Failure to assess Annual Probable Sunlight Hours (APSH) and impacts on rear rooflights.
- Inaccurate representation of site levels and boundary relationships.
- Inappropriate boundary treatment in the context of a retained embankment.
- Lack of structural and drainage safeguards.
- Unacceptable loss of residential amenity, including overlooking and overshadowing.
- Failure to assess cumulative and long-term overshadowing impacts.
- Overdevelopment, contrary to the established character of the area.

The Planner's Report concludes that impacts on our property are negligible and that the proposal complies with BRE Guidelines (BR209:2022). We strongly dispute this conclusion. Our dwelling is a single-storey bungalow, and on 21 March 2026, it cast a shadow of approximately 20 metres. It is therefore not credible that a two-storey terrace, positioned approximately 2 metres above our ground level and as close as 7.8 metres to our boundary, would not significantly impact daylight and sunlight to our property.



Furthermore, the applicant's assessment fails to consider the impact on the sole rear rooflight serving our internal landing, which is a critical source of natural light. This omission represents a material deficiency in the assessment.



We also note that a height restriction was applied to our dwelling in 2004 to protect the amenity of properties located over 20 metres to the front. In contrast, the current proposal permits a row of two-storey dwellings at a significantly closer distance (less than 14 metres at its nearest point to the rear of our dwelling) and at a higher relative ground level, without adequate justification or assessment of impact.

The Planner's Report does not address:

- The impact of proposed tree planting in rear gardens, including shading, overhang, and debris.
- The potential for ancillary structures (e.g. sheds) along the boundary, which could further reduce daylight and sunlight.
- The stability and long-term integrity of the existing embankment along the boundary.

In short, we consider that the decision to grant permission relied excessively on the applicant's submitted reports, without sufficient independent scrutiny or full consideration of the issues raised in our submission.

In relation to the development as a whole, we support the concerns raised by neighbouring residents. The proposal represents an increase in dwelling density of over 60% compared to the original permitted scheme (Ref. 04/2264 and subsequent amendments). This level of intensification is excessive and inconsistent with the established low-density residential character of Monaleen Road.

While we recognise the need for additional housing, this must be balanced against the principles of proper planning and sustainable development. The proposed development fails to respect the prevailing scale, spacing, and suburban character of the area, and does not adequately consider long-term impacts on residential amenity and community cohesion.

Comparable decisions by An Bord Pleanála, including ABP Ref. 301879-18, demonstrate that significant departures from established development patterns and material contraventions of development plans can warrant refusal where adverse impacts on residential amenity arise.

We respectfully request that An Bord Pleanála set aside the decision of Limerick City and County Council and refuse permission for the proposed development.

The council applied a height enforcement to our house in 2004 so as not to affect the amenity of neighbours directly across from the front of our home, the distance being in excess of 20m but LCC have completely ignored the impact of an entire row of two story houses, 2m above our ground level and less than 14m (at closest) from the back of our house.

The Planner's report made no mention of the effect of tree planting in the back gardens of that terraced row, the overhang, shadows and debris that might impact our home.

Nor did they address the potential addition of sheds/storage units in those gardens that might about our boundary, cast shadows and reduce further our daylight/sunlight amenity or the tenuous state of the embankment along the boundary.

In sort, we believe LCC based their decision to grant permission on the developers reports, and while they may have acknowledged our concerns, they certainly did not address them in full.

In relation to the development as a whole: we fully agree with our neighbours - the proposed development represents an excessive density increase of over 60% in dwelling numbers on this site since the original proposal 04/2264 (and subsequent amendments 07641/071111 /071798/09597), which is unacceptable and wholly out of character with the established low-density residential nature of Monaleen Road.

While we acknowledge the need for more housing, the Council's rush to grant housing at without due consideration, fails to respect the prevailing scale, spacing, suburban character of the area or to consider the long-term impact and social cohesion. The intensification and overdevelopment of the Castletroy area from the Groody to Newtown/Castletroy College Road is a box ticking exercise to achieve quotas and mirrors numerous rejected planning applications across Ireland such as high-density schemes in Dún Laoghaire-Rathdown (ABP Ref: 301879-18) and Cork City, where An Bord Pleanála upheld objections citing material contravention of local development plans and adverse impacts on residential amenity.

We look forward to hearing from you.

Yours faithfully,

Thomas & Pam Moloney
Owner/Occupiers, Ardwyn, Monaleen Road, Castletroy, Co. Limerick

Appendix 1: LCC Submission Acknowledgement 1 April 2026

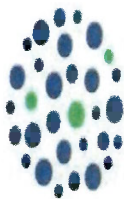
From: OnlinePlanning <onlineplanning@planning.localgov.ie>

Date: 1 April 2026 at 11:53:05 IST

To: pammol1@outlook.ie

Subject: Acknowledgement of receipt of submission on a planning application

Reply-To: OnlinePlanning <onlineplanning@planning.localgov.ie>



Rialtas Áitiúil Éireann
Local Government Ireland

Submission No.: 150000043483

Date of Issue:

01/04/2026 11:50am

THIS IS AN IMPORTANT DOCUMENT

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN COIMISIÚN PLEANALA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE WHICH WILL BE ACCEPTED BY AN COIMISIÚN PLEANÁLA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

Limerick City and County Council

PLANNING APPLICATION REFERENCE No: 2660241

A submission/observation in writing, has been received from Pam Moloney on 01/04/2026 in relation to the above planning application.

The appropriate fee of €20 has been paid. (Fee not applicable to prescribed bodies)

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001 and will be taken into account by the planning authority in its determination of the planning application.

Yours faithfully,
Limerick City and County Council

IS DOICIMÉAD TÁBHACHTACH É SEO

COINNIGH AN DOICIMÉAD SEO SLÁN. BEIDH ORT AN ADMHÁIL SEO A CHUR AR FÁIL DON BHORD PLEANÁLA MÁIS MIAN LEAT ACHOMARC A DHÉANAMH IN AGHAIDH CHINNEADH AN ÚDARÁIS PHLEANÁLA. IS É SEO AN TAON FHIANAISE AMHÁIN ATÁ ANN A NGLACFAIDH AN COIMISÚN PLEANÁLA LEIS GUR CUIREADH AIGHNEACHT FAOI BHRÁID AN ÚDARÁIS PHLEANÁLA MAIDIR LEIS AN IARRATAS.

Limerick City and County Council

UIMHIR THAGARTHA AN IARRATAIS PHLEANÁLA: 2660241

Maidir leis an iarratas pleanála thuasluaite fuarthas aighneacht/tuairim i scríbhinn ó Pam Moloney ar 01/04/2026.

Íocadh an táille chuí de €20. (Ní chaithfidh comhlachtaí forordaithe aon táille a íoc)

Tá an aighneacht/tuairim ag teacht leis na forálacha cuí atá i Rialacháin Phleanála agus Forbartha 2001 agus cuirfidh an tÚdarás Pleanála sin san áireamh agus é ag déanamh cinneadh ar an iarratas pleanála.

Is mise le meas,
Limerick City and County Council

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***** Is faoi rún agus chun úsáide an té a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil leis an seoltóir a luaithe is féidir. Ní hionann na tuairimí luaite sa ríomhphost seo agus tuairimí An Gníomhaireacht Bainistíochta Rialtais Áitiúil Deimhnítear leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphost seo agus aon comhad atá nasctha leis scuabtha le bogearraí frithvíorais chun víorais ríomhaire a aimsiú agus is cosúil go bhfuil siad glan. Bí cinnte an ríomhphost seo a mionscrúdú, mar ní ghlacann An Gníomhaireacht Bainistíochta Rialtais Áitiúil freagracht faoi aon damáiste a dhéanfaí le do chórais ríomhaireachtaí.
