



An
Coimisiún
Pleanála

Memorandum
ACP-324286-26
Reg ref: 2660241

To: Sorcha Skelly, Senior Executive Officer

S. Skelly 9/6/2026

From: Daire Littleton Caden, Executive Officer

Re: a Large-scale Residential development on these lands at Monaleen Road, Castletroy, Limerick. The development will consist of the provision of a total of 523no. residential units along with the provision of a creche. Particulars of the development comprise as follows: (a) Site excavation works to facilitate the proposed development to include excavation and general site preparation works. (b) The provision of a total of 214no. 2-3 storey residential dwellings which will consist of 10no. 2 bed units and 204no. 3 bed units. (c) The provision of a total of 309no. apartments units consisting of 159no.1 bed units, 141no.2bed units and 9no. 3bed units to be provided within 10no. apartment buildings. Apartment buildings 1, 2, 3, 4, 5, 8, 9 and 10 are 5 storeys in height and apartment buildings 6 and 7 are part 4 to part 5 storeys in height. (d) Provision of a creche at ground level in apartment building no. 10 and associated outdoor play space along with bin and bicycle storage. (e) Provision of associated car parking at surface level via a combination of in-curtilage parking for dwellings and via on-street parking for the creche and apartments. (f) Provision of a basement for apartment blocks 6-9 which incorporates parking, plant area, storage rooms and bicycle storage. (g)Provision of electric vehicle charge points with associated site infrastructure ducting to provide charge points for residents throughout the site. (h) Provision of associated bicycle storage facilities at surface level throughout the site. (i) Provision of associated open space areas, residential communal open space areas to include formal play areas along with all hard and soft landscape works for private gardens and amenity spaces along with public lighting, planting and boundary treatments to include boundary walls, railings & fencing. (j) Provision of an entrance and associated upgrade works from the Monaleen road for vehicles and pedestrians with a separate pedestrian access provided

from the Dublin Road. (k) Provision of associated ESB substations. (l) Provision of ancillary site development/construction works to facilitate foul, water and service networks for connection to the existing foul, water and ESB networks to include for provision of a wastewater pumping station within the site and provision of a new wastewater connection along Monaleen Road. 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

Date: 8th June 2026

On 15th May 2026 a third party appeal was received from P Gerard Boland against Limerick City and County Council's decision to Grant Permission with conditions for the above-mentioned development. Three further 3rd party appeals were received on the 20th May 2026 from Castletroy Golf Club, on the 22nd May 2026 from Gerard Boland and others and on the 25th May 2026 from Pam Moloney. On 15th May the first appeal received from P Gerard Boland was circulated with a response deadline of 11th June 2026. On the 21st May 2026 the appeal from Castletroy Golf Club was circulated with a response date of 17th June 2026. On the 27th May 2026 the final two appeals from Gerard Boland and others and Pam Moloney were circulated to the parties with a response date of 23rd June 2026.

The last date for responses is 23rd June 2026. The Commission have not received any responses at the time of writing this memo.

The last date for observations is 22nd June 2026. The Commission have received no observations at the time of writing this memo.

The Following Prescribed Bodies were notified at Planning Authority stage: Transport Infrastructure Ireland, Uisce Eireann, Development Applications Unit, Health Service Executive, An Taisce, the Heritage Council and the National Transport Authority.

EIAR/NIS

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) was submitted with the planning application on 4th March 2026.

The Environmental Impact Assessment report and Natura Impact Statement was uploaded on to the An Coimisiún Pleanála website.

This LRD appeal file has statutory objective to be decided within **16 weeks** from 15th May 2026, i.e., **by 3rd September 2026**.

File herewith for comments.

