

Planning and Environmental Services

Floor 1
Limerick City and County Council
Dooradoyle Road
Dooradoyle
Limerick
V94 WV78

7th October 2021
[By hand]

Dear Sir/Madam

RE: STRATEGIC HOUSING DEVELOPMENT (SHD) ON LANDS AT THE FORMER GREENPARK RACECOURSE, DOCK ROAD, LIMERICK

1.0 INTRODUCTION

On behalf of the applicant Voyage Property Ltd.¹, please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a *Notice of Pre-Application Consultation Opinion* issued by An Bord Pleanála on in July 2021.

Under article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

2.0 SUMMARY OF DEVELOPMENT

In summary, the proposed Strategic Housing Development is as follows:

The development, totalling c. 36,879 sq m gross floor area, will consist of the:

1. Construction of 371 No. residential units (157 no. two storey houses (consisting of 10 no. four-bed units, 11 no. three-bed units and 37 no. two-bed units), 76 no. three storey duplex units (consisting of 14 no. three-bed units, 38 no. two-bed units and 24 no. one-bed units) and 138 no. apartments (consisting of 92 no. two-bed units and 46 no. one-bed units arranged in 3 no. blocks ranging between 4 and 5 storeys together with communal amenity space)).

¹ Ashbourne Hall, Ashbourne Business Park, Dock Road, Limerick, V94 NPEO.



2. Proposed access road (374m in length, including two lanes for vehicles, a roundabout, cycle lanes and pedestrian footpath) which connects to Dock Road at the north-western corner of the former Greenpark Racecourse lands and runs adjacent to the Limerick Greyhound Stadium.
3. A two storey childcare facility (550 sq m), including all private, communal and public open space provision (including balconies and terraces, private rear gardens and related play areas); surface car parking (510 no. spaces, including accessible spaces); car sharing provision; electric vehicle charging points; bicycle parking (long and short stay spaces); storage areas; internal roads and pathways; hard and soft landscaping and boundary treatments; piped infrastructural services and connections; plant; revised entrances and tie-in arrangements to adjoining roads, including emergency access via Log na gCapall and Greenpark Avenue and pedestrian and cyclist access via Log na gCapall; waste management provision; solar panels; attenuation tank and related SUDS measures; signage; public lighting; bulk earthworks; and all site development and excavation works above and below ground. Vehicular access to the site will be from Dock Road, via the proposed access road.

3.0 SUBMISSION PROCEDURE

Please find enclosed 6 no. hard copies of the SHD Planning Application, as well as 1 no. digital copy, as required. A copy of the application may also be inspected online at the following website set up by the applicant: www.greenparkshd.ie

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours faithfully

John Gannon
Director
Tom Phillips + Associates