

Health and Safety Authority
The Metropolitan Building
James Joyce Street
Dublin 1
D01 KOY8

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

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out.

Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
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An Bord Pleanála may grant permission for the strategic housing development as proposed; or may grant permission subject to such modifications as it specifies in its decision; or may grant permission in part only, with or without any other modifications it may specify in its decision; or may refuse to grant permission for the proposed development.

An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.



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

A handwritten signature in blue ink, appearing to read 'John Gannon', is written over a horizontal line.

John Gannon
Director
Tom Phillips + Associates

Planning, Connection and Developer Services
Irish Water
Colvill House
24-26 Talbot Street
Dublin 1
D01 NP86

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John Gannon
Director
Tom Phillips + Associates

Limerick County Childcare Committee
Croom Mills
Church Rd
Tooreen
Croom
Co. Limerick

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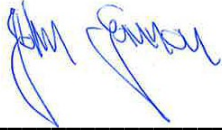
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John Gannon
Director
Tom Phillips + Associates

National Transport Authority
Floor 4
Dún Scéine
Iveagh Court
Harcourt Lane
Dublin 2
D02 WT20

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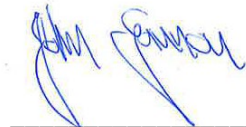


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John Gannon
Director
Tom Phillips + Associates

Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8
D08 DK10

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