

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

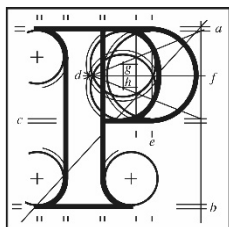
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

Data Protection

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
Bord
Pleanála

Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	Voyage Property Limited
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	Ashbourne Hall, Ashbourne Business Park, Dock Road, Limerick.
Company Registration No:	651636

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	John Gannon, Tom Phillips and Associates
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [X] No: [] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Mike Freaney
Firm/Company:	Reddy Architecture and Urbanism

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Limerick City and County Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Lands at the Former Greenpark Racecourse
Address Line 2:	Dock Road
Address Line 3:	
Town/City:	Limerick City
County:	Limerick
Eircode:	N/A
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	V_00_25335669_00000001 (Digital OS Map)
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	10.5 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Residential (2A) / Mixed Use (5A)/ Neighbourhood Centres (5C))
Existing use(s) of the site and proposed use(s) of the site:	Existing – Vacant. Former racecourse. Proposed – Residential + Childcare facility

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	X		
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
State Name and Address of the Site Owner: If the applicant is not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	Voyage Property Limited Ashbourne Hall Ashbourne Business Park Dock Road Limerick		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [X] No: []	
If the answer is "Yes" above, identify the lands and state the nature of the control involved: The Site Owner (the Applicant) has a freehold interest in the adjoining lands as illustrated by the blue line boundary provided on Dwg. No. 20133-RAU-ZZ-ZZ-DR-A-02.1000 Site Location Plan. The total site area in the ownership of the Applicant is 47.7 ha. Enclosed as Schedule A is a letter from Harrison O'Dowd LLP Solicitors confirming the legal ownership of the Applicant (Voyage Property Limited).			

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
	Planning History attached as Schedule B	
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
LCCC Reg. Ref. 17/1190; ABP Ref. 302015-18 (Planning permission Granted on 13/06/2008)		

Is the applicant aware of the site ever having been flooded?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
<p>If the answer is "Yes" above, please give details e.g. year, extent:</p> <p>N/A</p>	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [<input type="checkbox"/>] No:[<input checked="" type="checkbox"/>]
<p>If the answer is "Yes" above, please give details:</p> <p>N/A</p>	

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

The description of development, as per the statutory notices, is as follows:

Voyage Property Limited intend to apply to An Bord Pleanála (the Board) for permission for a strategic housing development with a total application site area of c.10.5 ha (with a substantive residential site development area of c.7.9 ha), on lands at the former Greenpark Racecourse, Dock Road, Limerick, principally bounded by existing undeveloped lands to the north, south and west and the adjoining Log na gCapall Housing Estate and Greenpark Avenue to the east. The application site includes the 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.

The development, with a total gross floor area of c. 36, 879 sq m, will consist of the provision of 371 no. residential units comprising 157 no. two storey houses (consisting of 10 no. 4 bedroom units, 110 no. 3 bedroom units and 37 no. 2 bedroom units); 76 no. three storey duplex units (consisting of 14 no. 3 bedroom units, 38 no. 2 bedroom units and 24 no. 1 bedroom units) and 138 no. apartments (consisting of 92 no. 2 bedroom units and 46 no. 1 bedroom units arranged in 3 no. blocks ranging between 4 and 5 storeys together with communal amenity space) and 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.

Please submit a site location map sufficient to identify the land, at appropriate scale.

Enclosed:

Yes: [X] No: []

Please submit a layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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10. Pre-Application Consultations

<p>(A) Consultation with Planning Authority:</p> <p>State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:</p>	
Planning Authority reference number:	No. ref. number provided.
Meeting date(s):	29 th January 2021
<p>(B) Consultation with An Bord Pleanála:</p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
An Bord Pleanála reference number:	310233-21
Meeting date(s):	24 th June 2021
<p>(C) Any Consultation with Prescribed Authorities or the Public:</p> <p>Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:</p>	
<p>Consultation was completed with Irish Water, as per the required interactions in advance of submission of an SHD application. Details of this are enclosed in the Engineering Planning Report prepared by PUNCH Consulting Engineers.</p>	

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?		Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Examiner Published on 30/09/21	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state date on which the site notice(s) was erected:		Erected on 30/09/21
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.		
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?		Yes: [X] No: []
If the answer to above is "Yes", is an EIAR enclosed with this application?		Enclosed: Yes: [X] No: []
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.		Enclosed: Yes: [X] No: []
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?		Yes: [] No: [X]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?		Yes: [X] No: []
If the answer to above is "Yes", is an NIS enclosed with this application?		Yes: [X] No: []

<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: [X] No: []</p>
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [X] No: [] N/A: []</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<p>Irish Water; Transport Infrastructure Ireland; National Transport Authority; Limerick County Childcare Committees; Health and Safety Authority.</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>7th October 2021</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [] No: [X]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [] No: [] N/A</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>N/A</p>

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed: Yes: [X] No: []</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed: Yes: [] No: [] N/A</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [] No: [] N/A: [X]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [X] No: [] N/A: []</p>
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p>Enclosed: Yes: [X] No: [] N/A: []</p>

<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p>Enclosed: Yes: [X] No: [] N/A: []</p>
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13. Material Contravention of Development Plan/Local Area Plan:

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p>Enclosed: Yes: [X] No: []</p>
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14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed	N/A	N/A
2-bed	37	90
3-bed	110	104.5
4-bed	10	138
4+ bed	N/A	N/A
Total	157	16,205

Apartments (Duplex)		
Unit Type	No. of Units	Gross floor space in m²
Studio	N/A	N/A
1-bed Gf duplex (A)	24	53.5
2-bed duplex (B)	24	94.1
2-bed GF duplex (C)	14	73.6
3-bed duplex (D)	14	117.6
4+ bed	N/A	N/A
Total	76	6,219

Apartments (Blocks A,B & C)		
Unit Type	No. of Units	Gross floor space in m²
Studio	N/A	N/A
1-bed (type A)	9	50.3
1-bed (type B)	10	59.3
1-bed (type C)	27	52.9
2-bed (type A)	11	76.8
2-bed (type B)	9	81.4
2-bed (type C)	13	87.4
2-bed (type D)	25	80.9
2-bed (type E)	34	82.4
3 bed	N/A	N/A
4+ bed	N/A	N/A
Total	86	10011.7

Apartments (Ancillary Uses)		
Use	No. of Units	Gross floor space in m²
Plant & Common Areas	N/A	1546.3
Residential Amenities	N/A	2347.0
Total	N/A	3893.3

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio	N/A	N/A	N/A
1-bed	N/A	N/A	N/A
2-bed	N/A	N/A	N/A
3-bed	N/A	N/A	N/A
4-bed	N/A	N/A	N/A
4+ bed	N/A	N/A	N/A
Total	N/A	N/A	N/A

(b) State total number of residential units in proposed development:	371
(c) State cumulative gross floor space of residential accommodation, in m ² :	36,325

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Childcare facilities (65 no. of childcare spaces)	550
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m ² :	550
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	36,875
(d) Express 15(b) as a percentage of 15(c):	1.5%

16. Strategic Housing Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian	X	

permeability, vehicular access and parking provision, where relevant, enclosed with the application?		
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	X	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If "Yes", enclose a brief explanation with this application.		X
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part? If "Yes", enclose a brief explanation with this application.		X
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		X
(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage? If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.		X
(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)? If "Yes", provide photographs, plans and other particulars necessary to show how the proposed		X

development would affect the character of the structure.		
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		X
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		X
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		X
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		X
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	X	

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	N/A
State gross floor space of any proposed demolition, in m ² :	N/A
State gross floor space of any building(s) / structure(s) to be retained in m ² :	N/A
State total gross floor space of proposed works in m ² :	36,879 sq m

18. Where the Application relates to Material Change of Use of Land or Structure:

(a) State existing use of land or structure:	Vacant. Former Racecourse
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Racecourse
(c) State proposed use(s):	Residential; childcare facility
(d) State nature and extent of any such proposed use(s):	371 no. residential units 550 sq m childcare facility
(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application: Enclosed: Yes: [X] No: [] N/A: []	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example— (i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and	X	
(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and	X	
(iii) a layout plan showing the location of proposed Part V units in the development?	X	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.	N/A	N/A

20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: New Connection:

(b) Public Mains:

Group Water Scheme: Name of Scheme: _____

Private Well:

Other (please specify): _____

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: New Connection:

(b) Public Sewer:

Conventional septic tank system:

Other on-site treatment system (please specify): _____

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain:

Soakpit:

Watercourse:

Other (please specify): _____

(D) Irish Water Requirements:

Please submit the following information:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

Enclosed:

Yes: [X] No: []

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

Enclosed:

Yes: [X] No: []

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

Enclosed:

Yes: [X] No: []

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.

Enclosed:

Yes: [X] No: []

(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.

Enclosed:

Yes: [X] No: []

21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p>	<p>Enclosed: Yes: [X] No: []</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [X] No: []</p> <p>An Outline Mobility Management Plan is enclosed.</p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [X] No: []</p>

22. Taking in Charge

<p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p>	<p>Yes: [X] No: []</p>
<p>If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.</p>	

23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p>
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24. Application Fee:


(a) State fee payable for application:	€ 72,190
(b) Set out basis for calculation of fee:	<p>HA1A - €130 per housing unit</p> <p>HA1B - €7.20 per square metre of 'other uses' (creche)</p> <p>HA2 - €10,000 for submission of an EIAR</p> <p>HA3 - €10,000 for submission of an NIS</p> <p>Total fee = €72,190</p> <p>HA1A – 371 x 130 = €48,230</p> <p>HA1B – 550 x 7.20 = €3,960</p> <p>HA2 - €10,000</p> <p>HA3 - €10,000</p>
(c) Is the fee enclosed with the application?	<p>Enclosed:</p> <p>Yes: [X] No: []</p>

25. Universal Design:

<p>Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</p> <p>A statement is contained within the Design Report prepared by Reddy A + U.</p>
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Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	
Date:	7 th October 2021

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Voyage Property Limited
Surname:	
Address Line 1:	Ashbourne Hall
Address Line 2:	Ashbourne Business Park
Address Line 3:	Dock Road
Town / City:	
County:	Limerick
Country:	Ireland
Eircode:	
E-mail address (if any):	jkeane@cooperdevelopments.ie
Primary Telephone Number:	+(353)61484029
Other / Mobile Number (if any):	+(353)872867466

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Mark McMahon, Stephen Mulhall, John Keane.
Company Registration Number (CRO):	651636
Contact Name:	John Keane
Primary Telephone Number:	+(353)61484029
Other / Mobile Number (if any):	+(353)872867466
E-mail address:	jkeane@cooperdevelopments.ie

Person/Agent (if any) acting on behalf of the Applicant(s):

First Name:	John
Surname:	Gannon (Tom Phillips and Associates)
Address Line 1:	80 Harcourt Street
Address Line 2:	
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02 F449
E-mail address (if any):	info@tpa.ie
Primary Telephone Number:	01478 6055
Other / Mobile Number (if any):	087 798 8666

Person responsible for preparation of maps, plans and drawings:

First Name:	Mike
Surname:	Freaney (Reddy Architecture and Urbanism)
Address Line 1:	Dartry Mills
Address Line 2:	Dartry Road
Address Line 3:	
Town / City:	Dublin 6
County:	Dublin
Country:	Ireland
Eircode:	D06 Y0E3
E-mail address (if any):	mfreaney@reddyarchitecture.com
Primary Telephone Number:	01 498 7000
Other / Mobile Number (if any):	086 825 2593

Contact for arranging entry on site, if required:

Name:	John Keane
Mobile Number:	+(353)872867466
E-mail address:	jkeane@cooperdevelopments.ie

General Guidance Note:

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website (www.archaeology.ie) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the

Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
10. Part V of the Planning and Development Act 2000 applies where—
 - the land is zoned for residential use or for a mixture of residential and other uses,
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
 - the proposed development is not exempt from Part V.
11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.

Schedule A - Letter from Harrison O'Dowd LLP Solicitors confirming the legal ownership of the Applicant (Voyage Property Limited) (in connection with Question 7)

HARRISON O'DOWD LLP

S O L I C I T O R S

Estuary House, Henry Street, Limerick
Tel: 061-416444 Fax: 061-416600 E-mail: info@harrisonodowd.ie DX: 3040

TO WHOM IT MAY CONCERN

30 September 2021


BOD.pm
LIM1125

re: lands at Greenpark, Dock Road, Limerick
our client: Voyage Property Limited

Dear Sirs

We act for Voyage Property Limited of Ashbourne Hall, Ashbourne Business Park, Dock Road, Limerick. As Solicitors for Voyage Property Limited we hereby confirm that our said client is the beneficial owner and legal owner of the property outlined in red on the map **attached** hereto (other than the portion thereof also outlined in red thereon which is marked "excluded" and belongs to The Limerick Greyhound Track Limited).

Yours faithfully



HARRISON O'DOWD LLP
Solicitors

Schedule B – Site History (in response to Question 8)

Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
Reg. Ref. 01/770130 ABP Ref. 30.130232	For the development of lands for infrastructure to include a new roundabout on the N69 (Dock Road), roads, sewers, watermains, other underground services and landscaping (construction of the roads and services for the future development of lands).	1 st Party and 3 rd Party Appeal. Planning permission granted with revised conditions. 04/06/2002
Reg. Ref. 03/770343	Permission for a new roundabout on the N69 (Dock Road).	Planning permission granted. 26/02/2004
Reg. Ref. 04/770586	Mixed use scheme including 30,881 sq m retail space, including a supermarket, two ancho comparison units and 39 no. additional retail units. The development also included a c. 3,500 sq m food court, car parking and recreation amenity area with 1 no. full size soccer pitch, 10 no. 5-a-side pitches and 4 no. tennis courts.	Withdrawn 24/02/2005
Reg. Ref. 05/770014 ABP Ref. 30.222799	Mixed use scheme including 353 no. residential units (112 no. apartments, 17 no. maisonette apartments, 54 no. semi-detached units, 70 no. detaches houses, 43 no. terraced houses, 29 no. duplex units and 28 no. apartments below duplex units.) The application also includes a neighbourhood centre incorporating a creche, retail unit, coffee shop and doctor/dentist unit with associated car parking, play pitches and amenity area.	Planning permission granted by LCCC (1 st Party Appeal withdrawn) Extension of duration refused in 2013)
Reg. Ref. 05/770390	Raise land levels at the old racecourse using clean inert construction and demolition waste and subsoil.	Withdrawn 01/11/2005
Reg. Ref. 07/770237	Raise land levels at the old racecourse using clean inert construction and demolition waste and subsoil	Planning permission granted by LCCC 12/03/2008
Reg. Ref. 07/770453 ABP. Ref. 30.230944	Housing scheme and a creche. Development including 222 no. residential units (90 no. houses, 78 no. duplex/apartment units and a 54 no. unit retirement village.)	1 st Party Appeal. Refused (inadequate public space, amenity space lacking in

		retirement home element) 14/08/2008
Reg. Ref. 07/770470	Provision of a greyhound racing stadium, with associated access road and car parking. (adjoining lands)	Planning permission granted by LCCC. 01/07/2008
Reg. Ref. 08/770311	Housing development consisting of 300 no. units (17 no. 4 bed detached units, 12 no. 6 bed detached units, 16 no. 4 bed semi detached units with garage, 36 no. 4 bed semi detached units without garage, 78 no. 3 bed semi detached units, 63 no. 4 bed 3 storey town houses, 27 no. 3 bed duplexed and 27 no. 3 bed apartments and 24 no. apartments;) filling of lands by over 300 mm in certain areas to allow for houses to be constructed, associated access roads and car parking.	Withdrawn 23/07/2009
Reg. Ref. 15/428 ABP Ref. 91.246035	The construction of 110 housing units (comprising 31 no. 4 bed detached units, 72 no. 4 bed semi-detached units, 4 no. 3 bed semi-detached units, 3 no. 3 bed terraced unit), including the filling of lands in certain areas to allow housing to be constructed.	1 st Party Appeal. Refused (traffic, particularly impact on Log na gCapall) and piecemeal and premature development pending provision of a wider masterplan for the Greenpark Racecourse lands.) 11/12/2015
Reg. Ref. 21/1222	Proposed 126 no. bed nursing home development.	Undecided.