



Limerick City and County Council

37 Lower Baggot

Dooradoyle Road

Dublin 2

Dooradoyle

D02 NV30

Limerick

V94 WV78

**Our Ref: 13.05/2022**

Date: 22<sup>nd</sup> March 2022

**RE: STRATEGIC HOUSING DEVELOPMENT PLANNING APPLICATION IN RELATION TO LANDS AT BALLYKEEFFE, RAHEEN, CO. LIMERICK.**

Dear Sir/Madam,

We are instructed by our client DW Raheen Developments Ltd. to submit an application to An Bord Pleanála under the Planning and Development Act 2000 (as amended by the Residential Tenancies Act 2016). This application is made pursuant to a Notice of Pre-Application Consultation Opinion issued by the Board in October 2020 (Case Ref: ABP-307185-20). Following the enactment of the Large-Scale Residential Development Bill on the 14<sup>th</sup> December 2021, notification was sent to the Strategic

Housing Unit in An Bord Pleanala on the 21<sup>st</sup> December confirming our intention to proceed with this application within 16 weeks of the commencement of the new Act.

The proposed development will consist of the provision of 384 residential house and apartment units on a ca. 10.44 hectare site located in Ballykeeffe, Raheen, Co. Limerick.

The site is greenfield land that is enclosed by existing residential development to the south and east, the R510 to the west and open land to the north. Access to the site is provided by an existing entrance off a roundabout on the R510 regional road.

The proposed development will provide as follows:

- 202 no. housing units, comprising a variety of forms to include bungalows, detached, semi-detached and terraced houses. A mix of house sizes are proposed to include 20 no. two bedroom houses, 156 no. three bedroom houses and 26 no. four bedroom houses.
- 182 apartment and duplex units across 25 small scale blocks, 2 to 4 storeys in heights, throughout the development. The apartments and duplexes provide a mix of one, two, three and four bed units, comprising of 10 no. four bedroom duplex units, 10 no. three bedroom duplex units, 6 no. two bedroom duplex units, 18 no. three bedroom apartments, 92 no. two bedroom apartments and 46 no. one bedroom apartments.

The proposed development also includes;

- A childcare facility measuring 761.75m<sup>2</sup>, providing 79 childcare places (55 full time and 24 after school places), located at the south-western edge of the development.
- The provision of 377 no. car parking spaces and 311 secured bicycle parking spaces.
- The provision of 3 no. ESB sub-stations, ancillary services and infrastructure works including foul and surface water drainage, attenuation areas, landscaped public open spaces

(approximately 29,500m<sup>2</sup>, or 28.2% of the total site area), landscaping, lighting, internal roads, cycle paths, and footpaths.

A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) have been prepared in respect of the proposed development.

Please find enclosed for your information, six no. hard copies and two no. electronic copies of the following documentation;

### **Planning**

- SHD Application Form – *RW Nowlan & Associates*
- Cover Letter to Limerick City and County Council – *RW Nowlan & Associates*
- Site Notice – *RW Nowlan & Associates*
- Copy of Newspaper Notice – Limerick Leader – *RW Nowlan & Associates*
- Cover Letter to An Bord Pleanala – *RW Nowlan & Associates*
- Cover Letter to Prescribed Bodies (x4) – *RW Nowlan & Associates*
- Planning Report and Statement of Consistency – *RW Nowlan & Associates*
- Statement of Response – *RW Nowlan & Associates*
- S247 Pre Application Consultation Report – *Limerick City and County Council*
- Childcare Rationale Report – *RW Nowlan & Associates*

### **Architecture and Landscaping**

- Architecture Report and Urban Design Statement – *Gleeson McSweeney Architects*
- Schedule of Architecture Drawings – *Gleeson McSweeney Architects*
- Site Location Map – *Gleeson McSweeney Architects*
- Site Layout Plan – *Gleeson McSweeney Architects*
- Architecture Drawings – *Gleeson McSweeney Architects*
- Booklet Computer Generated 3D Images – *Gleeson McSweeney Architects*

- Schedule of Accommodation – *Gleeson McSweeney Architects*
- Schedule of Compliance – *Gleeson McSweeney Architects*
- Part V Confirmation Letter – *Limerick City and County Council*
- Daylight Reception Analysis Report – *DKP Partnership*
- Effect on Daylight Reception Analysis – *DKP Partnership*
- Sunlight Reception Analysis – *DKP Partnership*
- Description of Landscaping Elements and Landscape Specification – *PC Roche & Associates*
- Schedule of Landscape Drawings – *PC Roche & Associates*
- Landscape Drawings – *PC Roche & Associates*

### **Engineering**

- Civil Engineering Report – *Hutch O'Malley Consulting Engineers*
- Construction & Environmental Management Plan – *Hutch O'Malley Consulting Engineers*
- Schedule of Engineering Drawings – *Hutch O'Malley Consulting Engineers*
- Engineering Drawings – *Hutch O'Malley Consulting Engineers*
- Road Safety Audit Stage 1 + 2 – *Road Safety Matters*
- Confirmation of Feasibility Statement from Irish Water
- Statement of Design Acceptance from Irish Water
- Exterior Lighting Plan – *DKP Partnership*
- Flood Risk Assessment – *JBA Consulting Engineers and Scientists*
- Site Investigation Report – *Priority Geotechnical*

### **Environmental**

- Appropriate Assessment and Natura Impact Statement Report – *SLR Consulting*
- Tree Survey and Arboricultural Impact Assessment – *SLR Consulting*
- Drawing T1 – Tree Survey Plan – *SLR Consulting*
- Soil Management Plan – *SLR Consulting*

- Soil Management Plan – *SLR Consulting*
- Building Lifecycle Report – *DKP Partnership*

**EIAR**

- Environmental Impact Assessment Report
- Confirmation of EIAR Submitted to EIA Portal

Furthermore, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing) Development Regulations 2017 and the Board's Notice of Pre-Application Consultation Opinion, the prospective applicant has sent a copy of the application to the following authorities notifying them of the making of an SHD application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016;

- Irish Water
- Transport Infrastructure Ireland
- National Transport Authority
- Limerick County Childcare Committees

The above prescribed bodies were each contacted to agree their preference in receiving a copy of the application documents. Some requested only the disk copy but the covering letter notes that hard copies are available should they need any of the application documents in hard copy format.

Please find enclosed six no. hard copies and two no. electronic copies of this application and all associated documentation as required by article 297(5) of the Planning and Development Regulations 2001 (as amended). Two no. hard copies and three no. electronic copies of this application have been submitted to An Bord Pleanála. One no. hard copy and/or one no. electronic copy have been issued to the prescribed bodies as outlined above.

A dedicated project website has been set up by the applicant, containing links to all of the enclosed documentation and drawings. The website is available at: [www.raheenlimerickshd.com](http://www.raheenlimerickshd.com).

We trust the above is in order. Should you have any queries in relation to this, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'R Nowlan', with a small dot below the end of the signature.

**Robert Nowlan**

Managing Director

R W Nowlan & Associates