



Land Use Planning

37 Lower Baggot

Transport Infrastructure Ireland

Dublin 2

Parkgate Business Centre

D02 NV30

Parkgate Street

Dublin 8

D08 DK10

Date: 22nd March 2022

RE: STRATEGIC HOUSING DEVELOPMENT PLANNING APPLICATION AT LANDS AT BALLYKEEFFE, RAHEEN, LIMERICK

Dear Sir/Madam,

Please be advised that DW Raheen Developments Ltd. intend to apply to An Bord Pleanala for permission for a proposed Strategic Housing Development in Ballykeeffe, Raheen, Limerick.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development Regulations) 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application is enclosed for your information. A full list of documents contained is included as an appendix to this letter.

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 761.75m², 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 29,500m², 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.

The application together with an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Limerick City and County Council. The application may also be inspected online at the following website set up by the applicant: www.raheenlimerickshd.com.

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,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

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).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Yours faithfully,



Robert Nowlan

Managing Director

R W Nowlan & Associates

Appendix A – List of Documents

Planning

- SHD Application Form – *RW Nowlan & Associates*
- Cover Letter to TII – *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 Limerick City and County Council – *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

