

Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development
Application to An Bord Pleanála.

Regal Park Developments Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at Walkers Lane, Annacotty, Limerick. The site is bordered to the north by the R445 Dublin Road, to the west by the Castletroy College Road and to the south by a local road named Walkers Lane.

The development will consist of:

- 137 no. residential units comprising 61 no. apartments, 51 no. duplex units and 25 no. houses.
- The apartments are divided across two blocks (A & B) of four and five storeys respectively accommodating 2 no. 3 bed units, 52 no. 2 bed units, and 7 no. 1 bed units;
- The duplex units comprise two and three storey units providing for 24 no. 3 bed units, 25 no. 2 bed units and 2 no. 1 bed units;
- The housing units comprise two and three storey units providing for 7 no. 4 bed units and 18 no. 3 bed units;
- The proposed development will also include the provision of communal and public open space including a playground facility;
- Apartment Blocks A & B accommodate resident services and amenities including communal recreational spaces and communal rooftop gardens at ground and first floor levels;
- Provision is made for a basement car park under Apartment Block B providing for 61 no. car parking in addition to 122 no. car parking at ground level. A total of 120 no. bicycle spaces are provided within the apartment blocks and in 3 no. covered bicycle shelters;
- Access to the development is provided via a priority-controlled T-junction off Walker's Lane, with a footpath and cycle lane extending along the full extent of the southern site boundary adjoining Walkers Lane. A setback has been accommodated within the proposed development along the western site boundary adjoining Castletroy College Road to facilitate future road widening;
- Provision of ESB sub-station, SUDS drainage, and all ancillary site development works necessary to facilitate the development;
- The total floor area of the development is 16,458.1sqm (excluding basement level of 1,969sqm.).

The application contains a statement setting out how the proposal will be consistent with the objectives of the Castletroy Local Area Plan 2019 – 2025 and the Limerick County Development Plan 2010 – 2016 as extended.

A Natura Impact Statement has been prepared in respect of the proposed development.

The application together with the Natura Impact Statement 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 & County Council. The application may also be inspected online at the following website set up by the applicant: www.walkershill.ie

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, or online at www.pleanala.ie, 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).

Signed: 

Mary Hughes (Agent – HRA Planning 3 Hartstonge Street Limerick V94 F2PW).

Date of Erection of Site Notice: 15th April 2021