

LIMERICK CITY & COUNTY COUNCIL

PART 8 DEVELOPMENT

SITE NOTICE

Notice is hereby given, pursuant to the provisions of Part XI of the Planning & Development Act, 2000 (as amended) and in accordance with the requirements of Part 8, Article 81 and Article 83 of the Planning & Development Regulations, 2001 (as amended) that Limerick City & County Council propose to undertake development on circa 7.2 hectares of land zoned for development purposes within the Southern Environs Local Area Plan 2011 – 2017 (as extended).

The development site is located in the townland of Dromdarrig, at Mungret, Co. Limerick. Part of the development proposal is located within the curtilage of a protected structure Mungret College Stables and Outbuildings (RPS No. 1658 1660 & 1661) whilst repair works are proposed to the Observatory (Seismic Station) (RPS No. 1658) located within proposed open space within the site.

The proposed development seeks the construction of:

- i. 253 no. residential units including 36 no. two bed houses; 110 no. three bed houses; 26 no. four bed houses; 2 no. six bed community dwellings; 37 no. two bed apartment units; and 42 no. one bed apartment units, with renewable energy design measures (which may be provided externally) for each housing unit.
- ii. The residential units are structured such that (a) 146 no. houses and apartments are intended for private sale/rental; (b) 50 no. houses and apartments are affordable units intended for private sale/rental; (d) 2 no. detached units are intended as community dwellings; and (e) 55 no. apartments are intended as Independent Living for Older Persons of which 25 no. apartments intended as Social – Rental units;
- iii. A crèche facility with capacity to accommodate 70 no. children;
- iv. A community facility with ancillary café of 35sqm net floor area;
- v. 2 no. local retail and retail service units, of 80sqm net floor area situated fronting the public square and positioned within the Independent Living for Older Persons complex;
- vi. Public toilet;
- vii. Landscaping works including (a) provision of playground and kick about areas; (b) new pedestrian and cycle connections; and (c) public square;
- viii. Associated site and infrastructural works including provision for (a) water services, foul and surface water drainage and associated connections and (b) attenuation proposals including permeable paving and swales; (c) 4 no. ESB substations; (d) external plant and services; (e) car and bicycle parking; and
- ix. all associated site development works.

The development will be accessed from the proposed Mungret Link Road with 5 no units only, accessed from the existing Mungret Woods Housing Development. Part of the site is currently being used as a temporary school and that part of the development (crèche, community centre and 12 no. apartments) shall not progress until such time as the school vacates those lands and removes the portacabins in accordance with the terms of their permission (P17/357). The development will also necessitate demolition of an agricultural building.

Limerick City & County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

Limerick City & County Council has made an Environmental Impact Assessment (EIA) screening determination and concludes that there is no real likelihood of significant effects on the environment arising from the proposed development once standard industry environmental management systems are in place. A determination has been made that an EIA is not required. As per Article 120(3) where any person considers that the development proposed to be carried out would be likely to have significant effects on the environment, he or she may, at any time before the expiration of 4 weeks beginning on the date of the publication of this notice apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have such significant effects on the environment. Such a submission should be addressed to the Secretary, An Bord Pleanála, 64, Marlborough Street, Dublin, 1.

Plans and particulars of the proposed development will be available for inspection and/or purchase at a fee not exceeding the reasonable cost of making a copy at the Customer Services Desk, Limerick City & County Council, Merchant's Quay, Limerick, V94 EH90 and County Hall, Dooradoyle, Limerick V94 WV78 and online at <https://mypoint.limerick.ie>, on each day during which the said offices are open for the transaction of business (excluding Bank Holidays) for a period beginning on 03rd February 2021 and ending on 03rd March 2021 during office hours.

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to the Planning & Environmental Services Department, Limerick City & County Council, County Hall, Dooradoyle, Limerick V94 WV78 or online via <https://mypoint.limerick.ie> no later than 5.00pm on 19th March 2021.

Signed:



Aoife Duke, Director of Service

Housing Development Directorate, Limerick City & County Council, Merchants Quay, Limerick

Date of Erection of Site Notice: 02nd February 2021