

# Classifieds

## PUBLIC NOTICES



Comhairle Cathrach  
& Contae Luimnigh  
Limerick City  
& County Council



Tionscadal Éireann  
Project Ireland  
2040

## PUBLIC NOTICE

### ADARE FLOOD RELIEF SCHEME

As part of the development of a viable Flood Relief Scheme for Adare, Co. Limerick, Limerick City & County Council, in conjunction with the Office of Public Works and the appointed environmental and engineering consultants Ryan Hanley, wish to invite members of the public to the initial consultation event at which the scheme will be introduced.

The event will take place in the Adare Community Hall on **Thursday 24th March 2022 from 3.00pm to 7.00pm**. This event will coincide with a public consultation event on the Draft Adare Public Realm Plan which will also be on display in the Community Hall from 9.00am to 7.00pm on the same date.

Information on the Adare Flood Relief Scheme is currently being delivered to households and businesses in the area.

Further information on the Adare Flood relief scheme is available for members of the public to view on the Project Website at:

[www.adarefrs.ie](http://www.adarefrs.ie)

The purpose of this early-stage consultation event is to give interested parties an overview of the Flood relief project, to offer them the opportunity to engage with the project team and to share their experiences of flooding in Adare and offer views on how the scheme should progress. LCCC & OPW would welcome feedback from members of the public and you are invited to attend the consultation event and submit comments, observations and/or queries. Questionnaires will be available both on-line and at the Adare Community Hall.

Members of the Project Team, including our Engineering & Environmental Consultants, Ryan Hanley will be available at the public consultation event to provide further information and address any queries.

Questionnaires can be returned via drop-boxes at the Community Hall on the day of the event (**Thursday 24th March 2022 from 3.00pm to 7.00pm**), Adare, via the Project Website, via email to [adarefrs@ryanhaley.ie](mailto:adarefrs@ryanhaley.ie) or by post to:

Limerick City & County Council,  
Corporate Headquarters,  
Merchant's Quay,  
Limerick  
V94 EH90

Limerick City & County Council would encourage interested parties to attend and engage with this event. All feedback received will be treated in strict accordance with GDPR regulations.

### DRAFT PUBLIC REALM PLAN FOR ADARE

Limerick City and County Council are developing a Public Realm Plan for the most effective presentation, management & development of public streets and spaces for the village of Adare. The plan will indicate, in broad terms, the role of the public realm including key urban spaces, pedestrian & cycling priority linkages and streetscape enhancement for the village. The plan will deliver a shared vision for the future development and evolution of Adare. The plan will be used as a key tool to guide future public and private investment in the village.

Limerick City & County Council, in conjunction with our appointed Landscape & Urbanism consultants REDscape, wish to invite members of the public to a consultation event at which the Draft Public Realm Plan document for Adare will be introduced.

The event will take place in the Adare Community Hall on **Thursday 24th March 2022 from 9.00am to 7.00pm**. This event will coincide with an initial consultation event for the Adare Flood Relief Scheme which will also be on display in the Community Hall from 3.00pm to 7.00pm on the same date.

Further information on the draft proposals for the Adare Public Realm plan are available for members of the public to view under the consultations tab on the Mypoint Website at:

<https://mypoint.limerick.ie/>

The purpose of this consultation event is to give interested parties an overview of the Draft Public Realm Plan proposals for Adare, to offer them the opportunity to engage with the project team, to share their experiences of Adare and offer views on how the public realm plan should progress. LCCC & REDscape would welcome feedback from members of the public and you are invited to attend the consultation event and submit comments, observations and/or queries. Comments on proposals can be made both on-line via mypoint and on the day of the event via drop-boxes at the Adare Community Hall.

Members of the Project Team, including our Landscape & Urbanism consultants, REDscape will attend the public consultation event to provide further information and address any queries.

Limerick City & County Council would encourage interested parties to attend and engage with this event. All feedback received will be treated in strict accordance with GDPR regulations.

Limerick.ie

## 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

We, DW Raheen Developments Ltd, intend to apply to An Bord Pleanála for a ten year permission for a strategic housing development at Ballykeeffe, Raheen, Co. Limerick.

The 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.

The application contains a statement setting out how the proposal will be consistent with objectives of the relevant development plan or local area plan.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

The application together with an environmental impact assessment report and a 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 and County Council. The application may also be inspected online at the following website set up by the applicant: [www.raheenlimerickshd.com](http://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 or online at [www.pleanala.ie](http://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).

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 website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

Signed: Robert Nowlan (Agent), RW Nowlan & Associates, 37 Lower Baggot Street, Dublin 2.

Date of publication: 19th March 2022.