



Planning, Environment and Placemaking
Department
Limerick City and County Council Offices
Dooradoyle Rd,
Limerick
V94 WV78

Our Ref: 201153
Your Ref:

16th June 2022

Re: Proposed Part 8 Development at R510 between Quinn's Cross Roundabout and Raheen Roundabout, Limerick – Submission on behalf of South Court Hotel, Limerick

Dear Sir/Madam,

We note that Limerick City & County Council are progressing a Part 8 planning application (as per the Planning and Development Regulations 2001 as amended) for development at the R510 between Quinn's Cross Roundabout & Raheen Roundabout, Limerick. The proposed development comprises the following:

- Segregated cycle lanes and footpath upgrades along the extent of the R510 between Quinn's Cross Roundabout & Raheen Roundabout with dedicated pedestrian and cycle crossing facilities
- Upgrade of the traffic signals at Mungret Gate junction to provide both a protected junction arrangement for cyclists & bus priority measures for public transport.
- 'Front of school' treatment at St. Nessian's National School
- Upgrade works to bus stops, side road junctions, and new road surfacing
- Installation of LED public lighting
- Surface water drainage works
- Landscaping works including tree removal & tree planting
- All associated site works

We note that submissions and observations in respect of the proposed development can be made up to 16th June 2022. On behalf our client, **South Court Hotel, Limerick**, we wish to make a submission to Limerick City & County Council in respect of the proposed development. This submission should be read in the context of a mixed-use retail and residential development proposal that our client is progressing on the lands identified in Figure 1 below. The proposed development will provide retail content and a significant quantum of residential development at this location. It is envisaged that the proposed development will accommodate a new residential population on the site identified in Figure 1. The proposed development has been the subject of significant pre-application consultation with Limerick City & County Council, and it is envisaged that a planning application for same will be submitted to the Planning Authority in Q3 2022.



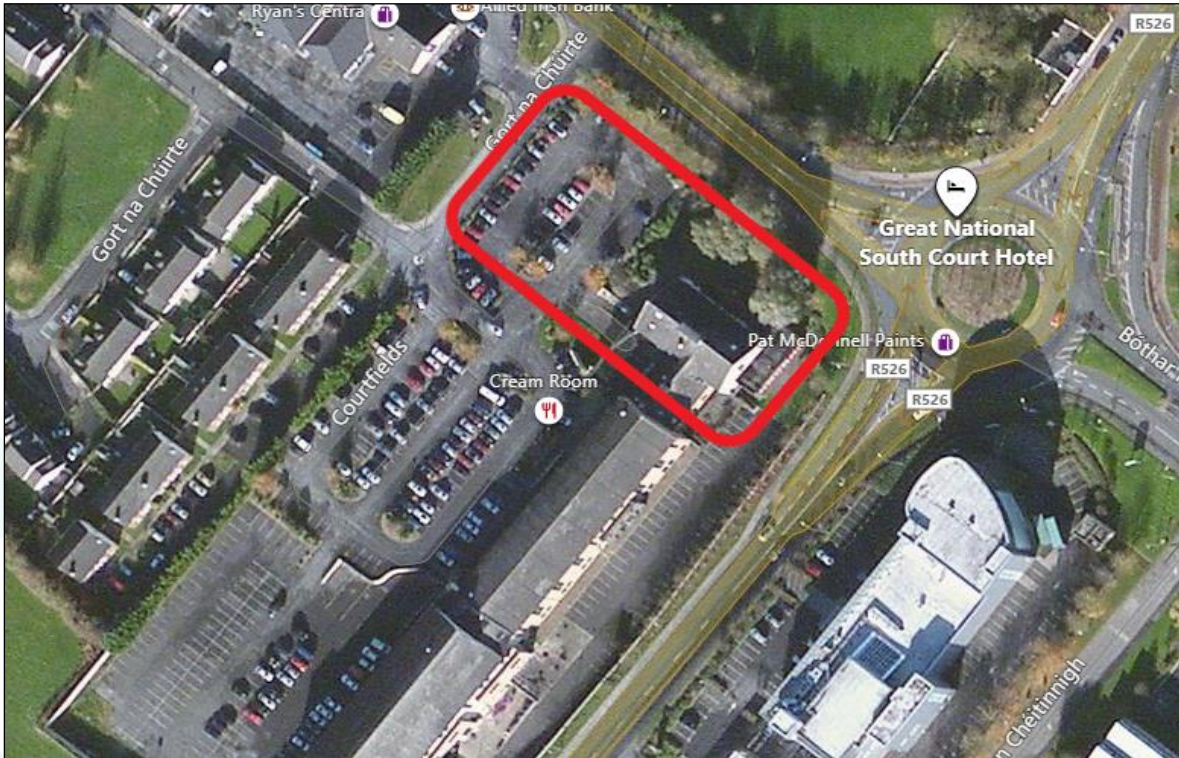


Figure 1 - Subject Lands

In the first instance it should be noted that the proposed upgrade works on the R510 are welcomed by our client. It is considered that the provision of enhanced pedestrian and cycle infrastructure on the R510 will benefit the existing hotel, the permitted Primary Care Centre to the rear of the hotel and the future retail and residential development proposal. This submission is primarily concerned with the proposed pedestrian crossing between the Courtfield Shopping Centre and the Blackthorn Housing Estate.

It is considered that the proposed location of the 4m wide zebra crossing adjacent to the Blackthorn Housing Estate is not ideally located for the following reasons:

- The R510 at this location is on a gradient and traffic approaching from Raheen Roundabout may fail to stop in time
- There is no footpath continuation along Courtfields Road nor is there a pedestrian crossing for safe pedestrian and cyclist connectivity (See Figure 3 below)
- For connection between The Grange residential development and St Nesson's Road, pedestrians would have to cross the substandard Courtfields Road junction.
- For pedestrians arriving from the Raheen roundabout direction going to the proposed development site, the pedestrian crossing is located beyond the pedestrian access to the site—see Figure 4 below.
- Pedestrians from the Blackthorn Housing Estate who want to cross to the Crossfield Shopping Centre would be required to make their way to the southern corner of the estate, where a new pedestrian/cyclist link to the zebra crossing is proposed, and then double-back on themselves to the Shopping Centre, crossing the substandard Courtfields Road junction, and make their way through the car park to get the Shopping Centre.



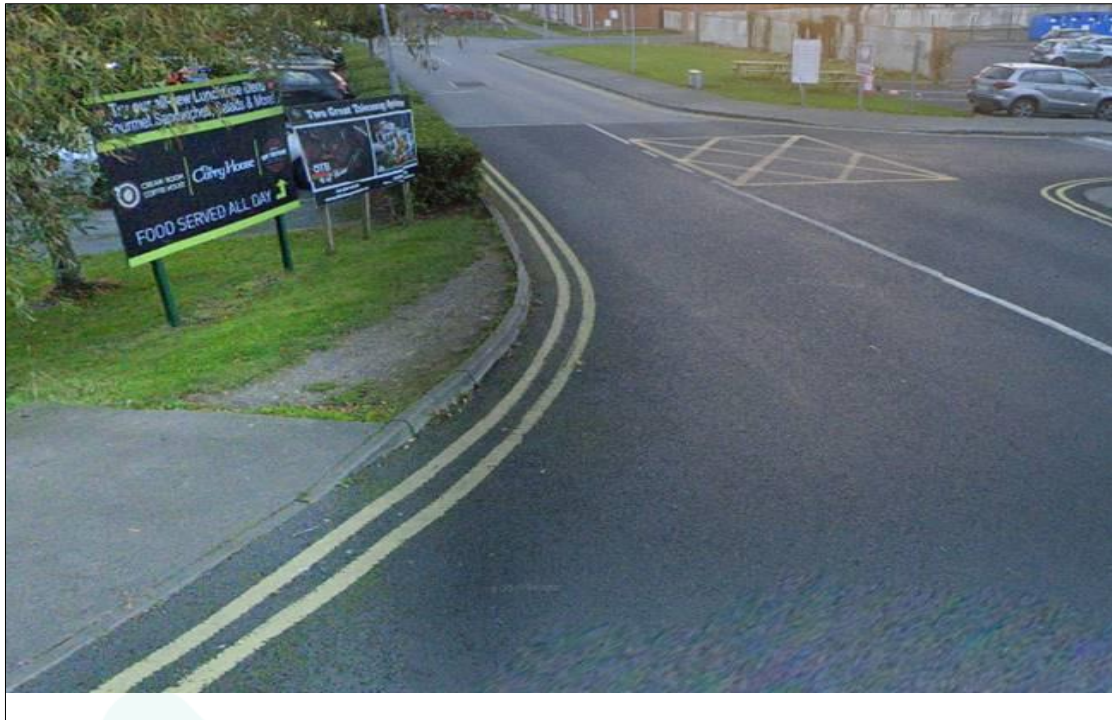


Figure 2 - Lack of footpath connection and pedestrian/cyclist connectivity on Courtfields Road



Figure 3 - Existing Pedestrian Access to Client's Lands

It is considered that, based on the understanding that the pedestrian crossing is intended to cater for the Blackthorn Housing Estate (and indeed The Grange residential development), it would be more prudent to locate the pedestrian crossing to the other side of the Courtfield Road/R510 junction further west, directly across from the existing Centra store. At this location there is a more appropriate gradient



on the R510, and it would remove the requirement for vulnerable road users to also cross the Courtfields Road junction which currently has no provision for pedestrians.

It should also be noted that the proposed location of the pedestrian crossing is based on a notional pedestrian link from the Blackthorn Housing development that does not, as we understand, form part of the development proposal. In the absence of this notional pedestrian/cyclist link, pedestrians/cyclists would be required to travel west, via Church Road to access the R510 and then travel a considerable distance east, to the proposed zebra crossing. Locating the pedestrian crossing further west, as suggested above, would reduce the travel distance involved.

It is considered that there exists a requirement to provide a zebra crossing adjacent to the site identified in Figure 1 in order to cater for the proposed mixed-use development referred to above (See location of zebra crossing in Figure 4 below). A second zebra crossing would be well positioned at the Raheen roundabout (within the confines of the current Part 8 proposal) where the gradient is less significant and where the crossing can be divided safely to cross one direction of traffic at a time at the roundabout splitter island. A zebra crossing at this location will help facilitate pedestrian and cyclist connectivity in a north/south direction from existing and future residential developments located along the R510 and St. Nessan's Road as well as to public transport links and areas of employment along St Nessan's Road (and the Raheen Business Park) and further north towards the City Centre. An additional pedestrian crossing at the location identified in Figure 4 below would also facilitate at grade access for vulnerable road users to the future mixed use development proposal.

The provision of a zebra crossing at the location identified in Figure 4 below (at Raheen Roundabout) could also represent the first in a series of measures to provide more comprehensive pedestrian and cyclist connectivity across the Raheen roundabout in an east-west direction. At present, the volumes and speeds of traffic on the R526 make it a significant barrier to east-west pedestrian and cyclist connectivity. This east/west desire line is significant in that it links the large residential population west of the R526 to the Raheen Business Park to the east. As outlined above it is considered that the provision of a new zebra crossing at this location as part of the Part 8 project would represent a significant improvement to pedestrian and cycle connectivity on the western arm of the roundabout which in turn could be expanded in due course to all arms.



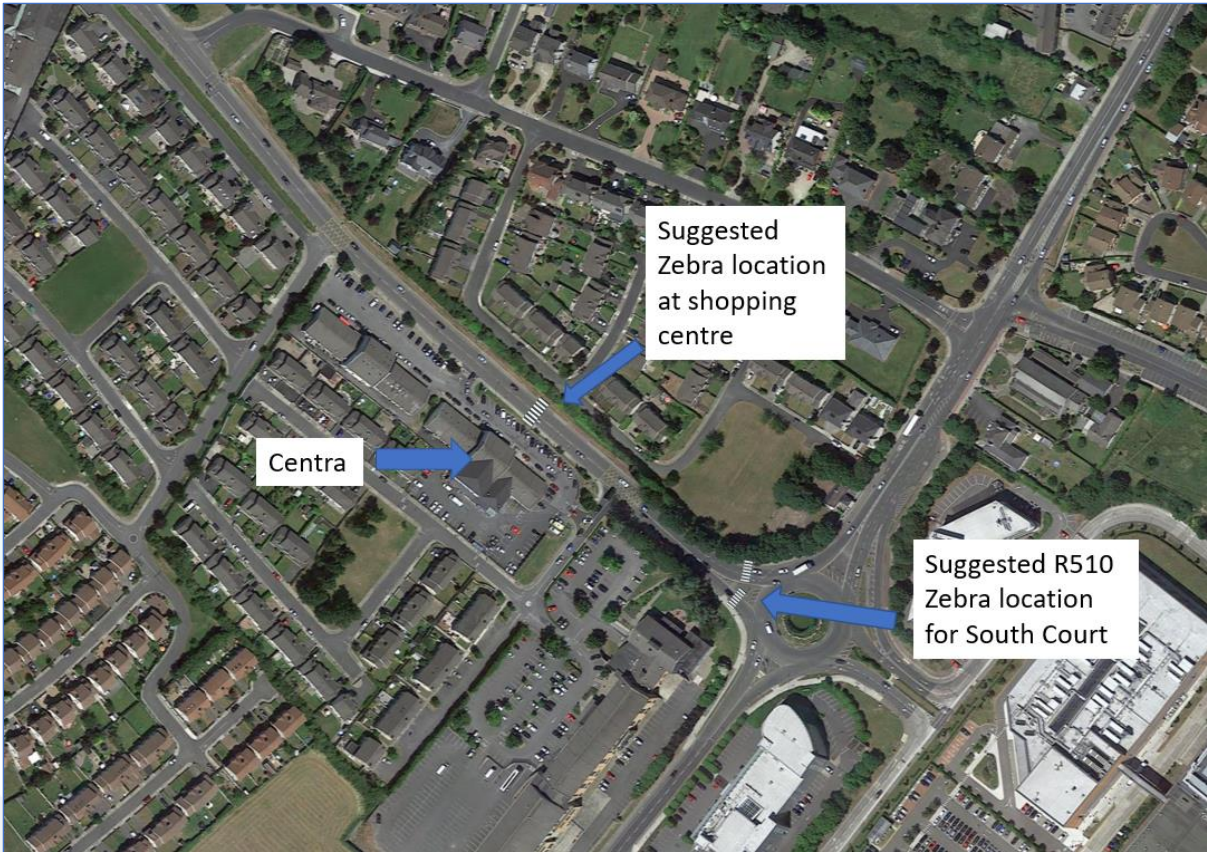


Figure 4 - Suggested Locations for Zebra Crossings

Our client supports the principle of the proposed Part 8 scheme as it will facilitate the improvement of pedestrian and cyclist connectivity and infrastructure in the area and in the immediate vicinity of the lands identified in Figure 1. However, it is considered that there exists an opportunity to enhance the proposal by relocating the proposed zebra crossing linking the Blackthorn Housing Estate and the Courtfield Shopping Centre further to the west while providing a second crossing adjoining the South Court Hotel site at the location identified in Figure 4 above. We respectfully request that Limerick City and County Council take the contents of this submission into account when progressing the Part 8 application for the proposed development.

Yours sincerely,

Anne Mooney

Planner

