

**Forward Planning, Economic Development and Enterprise Directorate,**  
Limerick City and County Council,  
Dooradoyle Road,  
Dooradoyle,  
Limerick  
V94 WV78

December 26, 2022

Our Project Ref 22-011

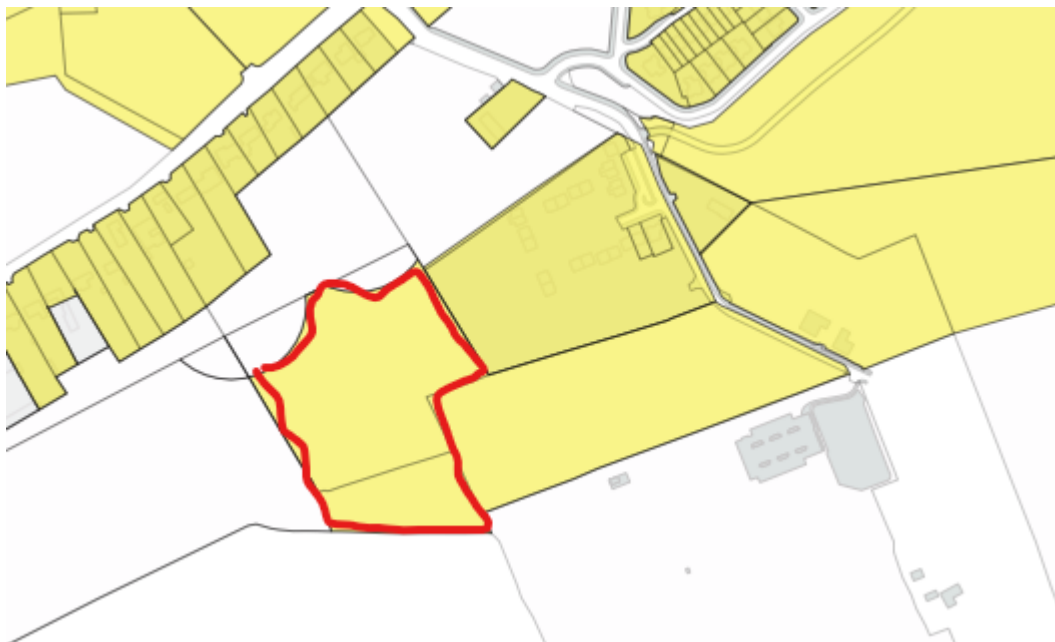
**RE:** Residential Zoned Land Tax Draft Maps for Limerick City and County, removal of lands from maps.

**Client/Owner:** Ronald Baker, Graigue, Adare, Co. Limerick.

Dear Sir/Madam,

We act on behalf of our client, Ronald Baker, Graigue Adare, who owns the lands highlighted in red on the Residential Zoned Land Tax Draft Map 2022. Our client has farmed this land throughout his lifetime and is currently seeking options for its development, which is proving difficult due to low density service sites and the high cost to service these lands.

As part of this submission our client requests his lands to be excluded from the Residential Zoned Land Tax Draft Maps for Limerick City and County mapped area.



We support this request for the removal on the following points;

**1 - The site has no direct access to a public foul sewer.**

We have investigated foul disposal options for this site. **Option 1** – 380 metre gravity sewer constructed along the main Killarney Road. This option is cost prohibitive as it would cost more than the benefit of developing the site.

**Option 2** – Is premature until Limerick City & Council complete their granted planning Part 8 housing development in Adare. The infrastructure required for this project will form part of the foul network which site proposed site could discharge to. Please refer to drawing refer 22-045-001 Connection Location see enclosed.

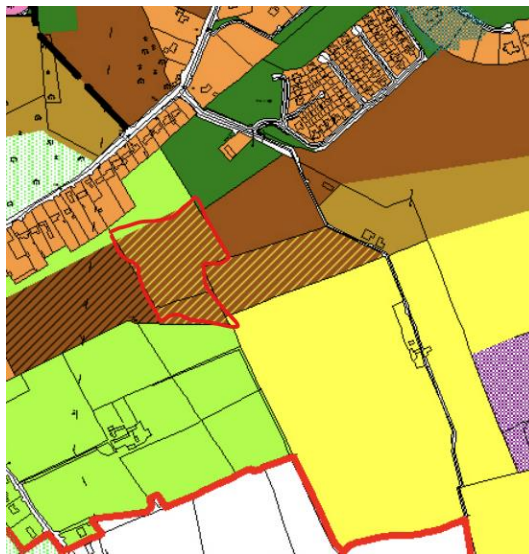
Both options have been examined and it is our opinion that in the near future with the expansion of the foul network and the public treatment plant in Adare will eventually aid in this site becoming developable.

## 2 – Road Access

The current access road from the Killarney Road into the proposed zoning lands is under private ownership. Legal easements are necessary to develop these lands which the client is currently investigating.

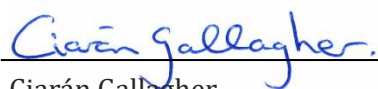
## 3 - Details

- Owner name and address - Ronald Baker, Graigue, Adare, Co. Limerick
- Below is a screen grab of the zoning on the lands. Site Services Phase 1



We await to hear your response, if you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely,



Ciarán Gallagher  
CEng, MIEI.  
BDB Consulting Ltd.