

# **Shaws Consulting Engineers Limited**

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**Our Ref: JS/IS**

**Date: 5<sup>th</sup> December 2022**

**Forward Planning,  
Economic Development and Enterprise Directorate,  
Limerick City & County Council,  
Corporate Headquarters  
Merchants Quay,  
Limerick.**

**Re: Material Alteration to Proposed Rathkeale Local Area Plan 2023-2029 Section 6.5.1 Former Mart Site Zoned Town Centre (Map Attached) On Behalf of The Flynn Family.**

Dear Sir / Madam,

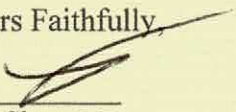
The proposed submission relates to landholding map attached it is proposed that a second access point to the New Line Road be allowed under Material Alteration to Proposed Rathkeale Local Area Plan 2023-2029 Section 6.5.1 Former Mart Site Zoned Town Centre.

This would allow for the lands to be developed early in the lifespan of the Rathkeale Local Area Plan 2023-2029, providing much needed residential accommodation for the owners of the lands.

A Site-Specific Flood Risk Assessment will be completed prior to the submission of any Planning Application for future development.

Thank you for all your assistance with this submission and we trust in a favourable outcome to our application.

Yours Faithfully

  
Ivan Shaw B.E  
Shaws Consulting Engineers

**Enclosed:**

- Copy of Landholding Map
- Copy of proposed location of access point.

# Land Registry Compliant Map



National Mapping Agency

**CENTRE COORDINATES**  
 170 175 176 177  
**PUBLISHED** ORDER NO  
 2022 2022  
**MAP SERIES** MAP SHEETS  
 17070 1043.01

**COMPILED AND PUBLISHED BY**  
 Ordnance Survey, Ireland,  
 Phoenix Park,  
 Dublin 8,  
 Ireland.

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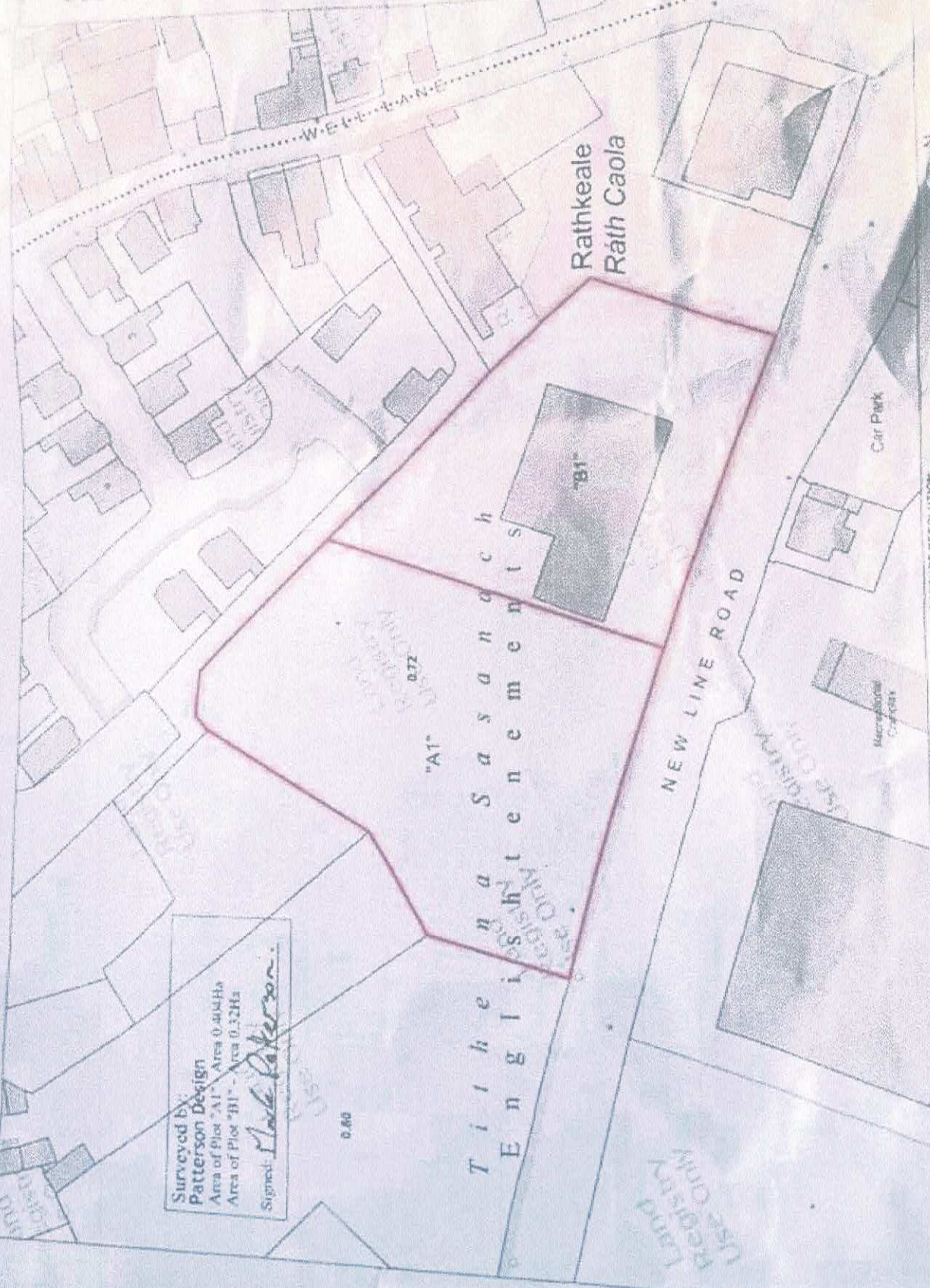
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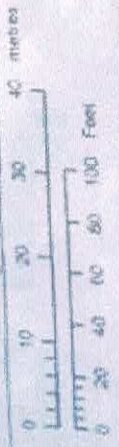
**LEGEND**  
 Buildings  
 Roads  
 Scale Legend



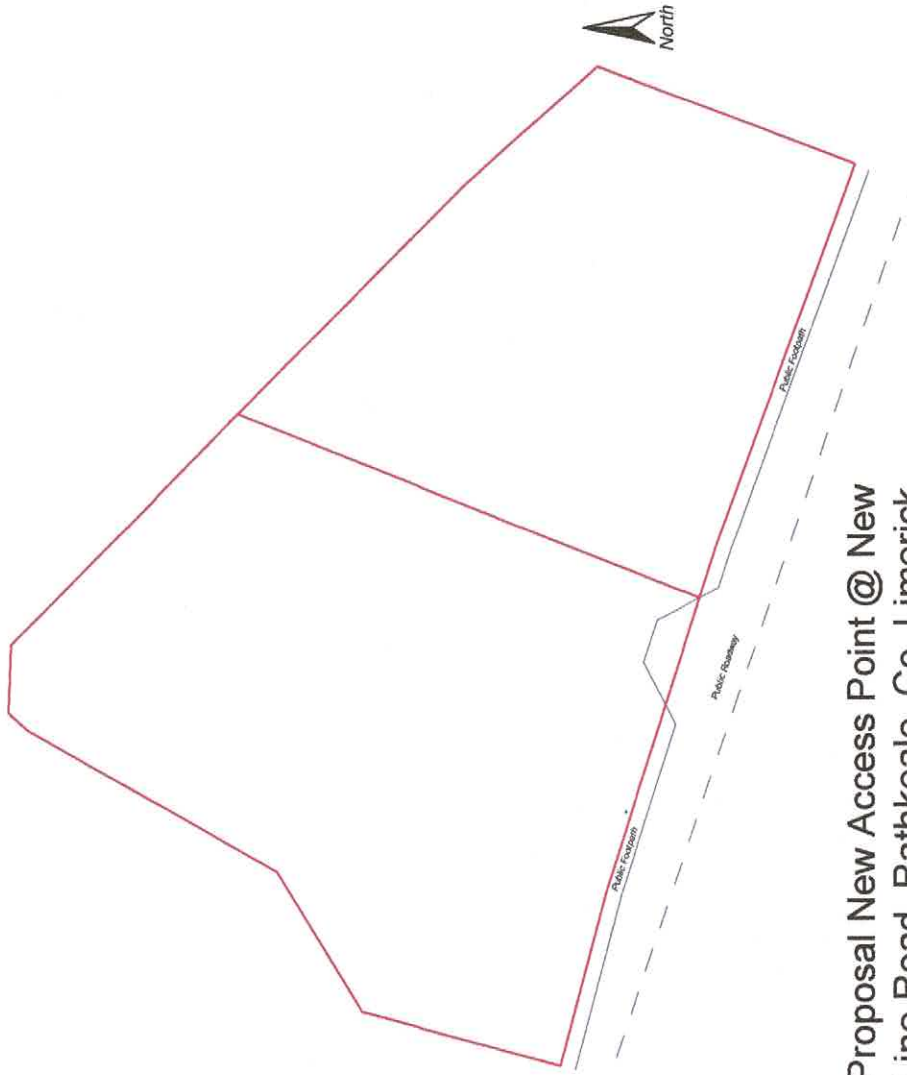
Surveyed by:  
**Patterson Design**  
 Area of Plot "A1" - Area 0.414Ha  
 Area of Plot "B1" - Area 0.32Ha  
 Signed: *Mark Patterson*

**CAPTURE RESOLUTION**  
 The map shows only access to the  
 resolution at which they were captured.  
 Output scale is not indicative of any capture scale.  
 Further information is available at:  
 www.ors.ie/accuracy/Capture-Resolution

**OUTPUT SCALE: 1:1,000**



**SITE EDGED RED**  
**Scale: 1: 1000 @ A4**



**Proposal New Access Point @ New  
Line Road, Rathkeale, Co. Limerick.**