

Bedford, Katie

From: Kenneally & Murphy - Architecture - Engineering [REDACTED]
Sent: Monday 29 May 2023 16:23
To: Forward Planning
Subject: [EXTERNAL]Abbeyfeale Local Area Plan Submission Billy& Tom O'Rourke
Attachments: Zoning Submission O' Rourke.pdf

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Dear Sir/Madam

Please see attached and acknowledge receipt of same.

Kind Regards

Annmarie



KENNEALLYMURPHY
ARCHITECTURE • ENGINEERING

www.kenneallymurphy.ie





Monday, 29 May 2023

forwardplanning@limerick.ie

Re: Abbeyfeale Local Area Plan.

Dear Sir / Madam,

In relation to the above we wish to make a submission on behalf of our client Tom & Billy O' Rourke, property located within Abbeyfeale Town Boundary as highlighted in the map below, the clients are long term landowners and the subject lands are presently zoned Residential under the current Local Area Plan. Currently the clients are in the process of preparing a Planning Application for the development of this site and have now been taken aback by the change in zoning, the subject land highlighted below are bounded by the Ruby field to the west, to the east by a Public Road and to the north by existing residentially zoned lands which connects into the residential development known as Cedarville. We request that the applicants land and possibly adjoining lands connecting into Cedarville be rezoned as Residential under the proposed local Area Plan. Our reasoning for the submission is as follows.

- Easily serviceable by extension of road through cendarville or along Grove Road, existing access.
- Easily serviceable by foul sewer.
- Easily serviceable by storm sewer or open storm drainage.
- All other required public utility services are available at the lands.
- The zoning of this site would complete the residential zoning at this location as it would be seen as infilling proposed zoned lands.
- The zoning of this section of lands would complete the zoning at this location and consolidate the residential development pattern and complete this area of development.

The map below illustrates the location of the premises and indicative access routes.

On behalf of our Clients we thank you for taking our submission on board.

Yours Sincerely

Kevin Kenneally

Kevin Kenneally, Kenneally Murphy & Associates Ltd.



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Ruby Field

Cedarville Residential Development



Applicants Site (Star)