

DATE REC

FILE REF NO.

CHECKED BY

AMOUNT PAID

Notes to specific questions are detailed at the back of this form. All submissions are to be sent to :

Limerick City & County Council,
Planning Department,
City & County Council Offices,
Dooradoyle Road,
Limerick.

Tel: 061 556 556

Web site: www.limerick.ie

Email: planning@limerick.ie

Please note that in accordance with Section 38 of the Planning & Development Act 2000 (as amended), Limerick City & County Council Planning Department is obliged to make copies of all applications available for public inspection. Files can be viewed at our offices and at the following Internet site www.eplanning.ie/LimerickCCC

Eplan is used to provide the public with information on the status of planning applications submitted to Local Authorities in addition to a link to all scanned documents. www.eplanning.ie/LimerickCCC

PART 1

To be completed by all applicants

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING:

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore please ensure that each section of this application form is fully completed and signed, entering n/a (not applicable) where appropriate and that all necessary documentation is attached to your application form.

ADDITIONAL INFORMATION

It should be noted that each Planning Authority has its own Development Plan, which sets out local development policies and objectives for its own area. The Authority may therefore need supplementary information (i.e. other than that required in this form) in order to determine whether the application conforms with the Development Plan and may request this on a supplementary application form. Failure to supply the supplementary information will not invalidate your planning application but may delay the decision-making process or lead to a refusal of permission. Therefore applicants should contact the relevant Planning Authority to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

OTHER STATUTORY CODES

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements. Also any works causing the deterioration or destruction of the breeding and resting places of bats, otters, natterjack toads, Kerry slugs and certain marine animals constitute a criminal offence unless covered by a derogation licence issued by the Minister for Arts, Heritage and the Gaeltacht (pursuant to Article 16 of the Habitats Directive).

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

PART 1

To be completed for all applications

1. Name of Relevant Planning Authority: Limerick City and County Council

2. Location of Proposed Development:

Street Name, Postal Address, Townland or Location:
(as may best identify the land or structure in question)

Lands at the Former Greenpark Racecourse, Dock Road, Limerick,
principally bounded by existing undeveloped lands to the north, south,
and west and the adjoining Log na gCapall Housing Estate and Greenpark
Avenue to the east.

Ordnance Survey Map Ref No:

(and the Grid Reference where available)

V_00_25335669 (Digital OS Map). X = 556109, Y = 655336

3. Type of planning permission (please tick appropriate box):

☒

Permission

☐

Permission for retention

☐

Outline Permission

☐

Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline permission: N/A

Outline Permission Register Reference Number:

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Date of Grant of Outline Permission:

D	D	M	M	Y	Y
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5. Applicant²:

Name(s):

Voyage Property Limited

Contact details to be supplied at the end of this form (Question 24)

6. Where Applicant is a Company (registered under the Companies Acts)

Name(s) of company director(s):

John Keane, Mark McMahon, Stephen Mulhall

Registered Address (of company):

Ashbourne Hall, Ashbourne Business Park, Dock Road, Limerick

Company Registration Number:

651636

7. Person/Agent acting on behalf of the Applicant (if any):

Name:

John Gannon (Agent), Tom Phillips + Associates

Address to be supplied at the end of this form. (Question 25)

8. Person responsible for preparation of Drawings and Plans³:

Name:	Ross Quinn
Firm/Company:	Reddy Architecture + Urbanism

9. Description of Proposed Development:

Brief description of nature and extent of development ⁴ :
A full description of proposed development, as provided in the Statutory Notices, is enclosed in Appendix A.

10. Legal Interest of Applicant in the Land or Structure:

Applicant's legal interest in the land or structure (*Please tick appropriate box*): ☒ Owner ☐ Occupier ☒ Other

Where legal interest is 'Other,' please expand further on your interest in the land or structure:

The subject site is partially owned by the Applicant, Voyage Property Limited, and partially by Arrowdale Limited. A Letter of Consent from Arrowdale Limited, dated 14th February 2025, is enclosed, which provides consent to the Applicant, Voyage Property Limited, to lodge the subject Application in respect of their lands. Please refer to the enclosed 'Ownership Map' prepared by Punch Consulting Engineers.
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If you are not the legal owner, please state the name and address of the owner and supply

a letter from the owner of consent to make the application as listed in the accompanying documentation:

Name:	Arrowdale Limited	N.B - subject site comprises lands within the ownership of the Applicant (Voyage Property Limited) and Arrowdale Limited. Details for Applicant provided in Q.6 above.
Address:	First Floor, Ashbourne Hall, Ashbourne Business Park, Dock Road, Limerick.	

11. Site Area:

Area of site to which the application relates in hectares	10.5Ha (7.9Ha substantive site area for residential development)
	Area of proposed works as delineated on the enclosed 'site layout plan'

12. Where the application relates to a building or buildings:

Gross floor space ⁵ of any existing building(s) in m ²	N.B - Some units permitted under the parent permission (ABP Ref. 311588-21) are constructed or nearing completion of construction	N/A
Gross floor space of proposed works in m ²		N/A
Gross floor space of work to be retained in m ² (if appropriate)		N/A
Gross floor space of any demolition in m ² (if appropriate)		N/A

13. In the case of mixed development (*e.g. residential, commercial, industrial, etc*), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

Class of Development:	Gross floor area in m ² :
N/A - Not a mixed-use development	

14. In the case of residential development please provide breakdown of residential mix:

Number of:	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+Bed	Total
Houses							
Apartments			2				2
					Existing	Proposed	Total
Number of car-parking spaces to be provided							2

371 no. units permitted under parent permission (ABP Ref. 311588-21) of which 2 no. were omitted via compliance with Conditions (369 no. total permitted units). The proposed 2 no. new units will result in a total of 371 no. units on site.

15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use: N/A - No material change of use proposed.

Existing use⁶ (or previous use where retention permission is sought):

Vacant former racecourse lands - currently under construction to provide permitted new residential (some units completed construction)

Proposed use (or use it is proposed to retain): Residential

Nature and extent of any such proposed use (or use it is proposed to retain): Residential

16. Social and Affordable Housing

Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?

Please tick appropriate box: ☐ Yes ☒ No

- If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act including, for example,
 - I. details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and
 - II. details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriated share of any common development works as required to comply with the provisions in Part V of the Act".
- If the answer to the above question is "yes" but you consider that paragraph (j) of section 96(3) would be applicable, evidence of when the site was purchased should be submitted.
- If the answer to the above question is "yes" but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000⁸, a copy of the Certificate of Exemption under section 97 must be submitted (Or, where an application for a certificate of exemption has been made but has not yet been decided, copy of the application should be submitted).
- If the answer to the above question is 'no' by virtue of section 96(13) of the Planning and Development Act 2000⁹, details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.

The proposed development consists of the provision of 2 no. new residential units, which will increase the number of units on site back to the originally permitted 371 no. units. Therefore, the required Part V provision will not increase, above and beyond that previously permitted and agreed upon as part of the parent permission (ABP Reg. Ref. 311588-21).

17. Development Details

- Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage? ☐ Yes ☒ No
- Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)? ☐ Yes ☒ No
- Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994¹⁰ ☐ Yes ☒ No
- Does the proposed development require the preparation of an Environmental Impact Assessment Report¹¹? ☐ Yes ☒ No
- Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area¹²? ☐ Yes ☒ No
- Does the application relate to a development which comprises or is for the purposes of an activity requiring a licence from the Environmental Protection Agency other than a waste licence? ☐ Yes ☒ No
- Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence? ☐ Yes ☒ No
- Do the Major Accident Regulations apply to the proposed development? ☐ Yes ☒ No
- Does the application relate to a development in a Strategic Development Zone? ☐ Yes ☒ No
- Does the proposed development involve the demolition of any structure? ☐ Yes ☒ No

18. Site History

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded? ☐ Yes ☒ No

If yes, please give details e.g. year, extent. N/A

Are you aware of previous uses of the site e.g. dumping or quarrying? ☐ Yes ☒ No

If yes, please give details. N/A

Are you aware of any valid planning applications previously made in respect of this land/structure? ☒ Yes ☐ No

If yes, please state planning reference number(s) and the date(s) of receipt

of the planning application(s) by the planning authority if known:

Planning History
attached as Appendix B.

Reference No.:

Date:

Reference No.:

Date:

Reference No.:

Date:

Reference No.:

Date:

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001 as amended.

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development¹³? ☐ Yes ☒ No

An Bord Pleanála Reference No.:

19. Pre-application Consultation

Has a pre-application consultation taken place in relation to the proposed development¹⁴?

If yes, please give details:

Reference No. (if any):

Date(s) of consultation:

Persons involved:

N/A - A S247 request was submitted in respect of the proposed Application (as required for all LRD Applications), however a determination to bypass S247 and S32B was provided by Limerick City and County Council. Therefore, no formal Pre-Application Consultation took place for the subject Application. Please refer to the enclosed 'Planning Cover Letter' prepared by Tom Phillips + Associates.

20. Services

Proposed Source of Water Supply

☒

Existing Connection

☐

New Connection

☒

Public Mains

☐

Group Water Scheme

☐

Private Well

☐

Other

If other, (please specify)

Name of Group Water Scheme (where applicable):

Proposed Wastewater Management Treatment

☒

Existing

☐

New

☒

Public Sewer

☐

Conventional septic tank system

☐

Other on-site treatment system

If other, (please specify):

Proposed Surface Water Disposal

☒

Public Sewer/Drain

☐

Soakpit

☒

Watercourse

☐

Other

If other, (please specify):

21. Details of Public Notice

Approved newspaper¹⁵ in which notice was published:

The Irish Examiner

Date of publication:

Date on which site notice was erected:

22. Application Fee

Fee Payable: €1,310.00

Basis of Calculation: Class 13: €1,050.00 (€10 x 10.5Ha), Class 14(b): €260.00 (€130 x 2)

Method of Payment :

☐

Cash

☐

Credit/ Debit card

☐

Cheque/ Postal Order

☒

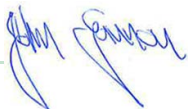
EFT*

*An EFT should include a "Narrative", i.e. address of application site, to ensure fee is linked to this application

23. Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Act 2000, as amended, and the Regulations made thereunder. Where an application is made in electronic form with the consent of the Planning Authority under article 22(3) of the Principal Regulations valid login credentials will replace the need for a signature and satisfy the declaration.

Signed (Applicant or Agent as appropriate):



Date: 28th February 2025

APPENDIX A

Question No. 9 - Description of Proposed Development

Voyage Property Limited intends to apply for permission for a Large-Scale Residential Development (LRD) comprising amendments to a previously permitted Strategic Housing Development (SHD) (An Bord Pleanála Reg. Ref. 311588-21) with a total application site area of c. 10.5Ha (with a substantive residential site development area of c. 7.9Ha), on lands at the Former Greenpark Racecourse, Dock Road, Limerick, principally bounded by existing undeveloped lands to the north, south, and west and the adjoining Log na gCapall Housing Estate and Greenpark Avenue to the east.

The proposed amendments relate solely to the previously permitted Apartment Blocks A and B, and the areas between and immediately surrounding these Blocks.

The development will consist of: the relocation of bin stores within permitted service area located between Apartment Blocks A and B; provision of ESB substation with associated switch room within service area; omission of bicycle parking within service area; associated amendments to footprint and elevational arrangement of service area; change of use of 2 no. permitted Ground Floor units within Apartment Block A from ancillary residential amenity use to residential use (to provide 2 no. 2-bedroom apartments with associated private terraces); change of use of permitted plant rooms at Ground Floor Level of Apartment Blocks A and B for use as bicycle storage; provision of cleaners store and smoke shaft at Ground Floor Level of Apartment Block A; minor internal design revision at Ground Floor Level at Apartment Block A; minor elevational amendments to Apartment Blocks A and B; minor revisions to hard and soft landscaping; minor revisions to cycle parking arrangements; cabling and ducting; and all associated site development and excavation works above and below ground.

The proposed amendments will not result in any changes to the Gross Floor Area of Apartment Blocks A and B.

Appendix B

Question No. 18 - Planning History

LCCC Reg. Ref.	ABP Reg. Ref.	Date of Lodgement
01/770130	PL30.130232	30/04/2001
03/770343	-	29/08/2003
05/770014	30.222799	17/01/2005
07/770237	-	18/06/2007
07/770406	-	31/10/2007
07/770453	PL30.230944	29/11/2007
07/770470	-	17/12/2007
pe770135	-	25/02/2013
15/428	246035-16	16/06/2015
21/1222	314754-22	31/08/2021
21/311588	311588-21	07/10/2021