

Memorandum

Project Title	Amendments to Greenpark SHD	From	Punch Consulting Engineers
Project No	231175	To	Tom Philips & Associates
Subject	Civil Engineering Review	Cc	
Date	20/02/2025		

Notes:

1. Development Description

"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) for 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 area immediately surrounding these Blocks.

The development will consist of:

- i. *the change of use of 2 no. permitted Ground Floor units within Apartment Block A from residential amenity use to residential use (to provide 2 no. 2-bedroom units);*
- ii. *change of use of permitted plant rooms at Ground Floor Level of Apartment Blocks A and B for use as bicycle storage;*
- iii. *minor internal design revision at Ground Floor Level at Apartment Block A;*
- iv. *omission of bicycle parking within permitted service compound located between Apartment Blocks A and B;*
- v. *relocation of bin stores within service compound;*
- vi. *provision of ESB substation with associated switch room within service compound;*
- vii. *minor elevational amendments to Apartment Blocks A and B;*
- viii. *minor revisions to hard and soft landscaping;*
- ix. *minor revisions to bicycle 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."

2. Parking

a. Car Parking

There is no additional parking spaces proposed. Parking for the 2 nr. additional units will be facilitated within the existing permitted parking provision.

b. Cycle Parking

For the 2nr. additional units, 3 nr. additional cycle parking spaces are required. It is proposed to provide 4 nr. additional cycle parking spaces as part of his amendment planning application.

3. Surface Water and SuDS

There are no proposed amendments to the surface water and SuDS measures granted planning under An Bord Pleanála Reg. Ref. 311588-21.

The SuDS measures associated with apartment blocks A & B are as follows:

- a. Infiltration trenches
- b. Rain Gardens
- c. Green Roofs
- d. Permeable paving

4. Uisce Eireann

A connection offer was issued by Uisce Eireann for apartment blocks A & B under CDS Nr. 2300751201, confirming capacity in the Uisce Eireann network.

Uisce Eireann's connection offer duration is 90 days. The connection offer lapsed, and a new connection application has been issued under CDS Nr. 2300751202.