

Form to be included with an application for permission for a Large-scale Residential Development

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 form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

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.

Form 19


Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

**Supplementary information to accompany an application for a
Large-scale Residential Development**

Prospective Applicant Name:	Voyage Property Limited
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Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)	
Name:	John Gannon (Agent), Tom Phillips + Associates
Correspondence Address:	80 Harcourt Street, Dublin 2, D02 F449.
Telephone:	(01) 479 6055
Email:	teamjulie@tpa.ie

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 and Development Act 2000, as amended, and the Regulations made thereunder.	
Signature of person authorised to operate on behalf of the Prospective Applicant:	
	
Date:	28th February 2025

From the outset, we highlight that the subject application comprises proposed amendments to Application ABP Reg. Ref. 311588-21 (a Strategic Housing Development (SHD)). Therefore, the proposed development does not include a number of the inputs outlined below, as these were previously submitted and accepted as part of the parent permission. The inputs submitted as part of the subject Application should be read in conjunction with the inputs submitted as part of ABP Reg. Ref. 311588-21.

Address of the proposed Large-scale Residential Development:

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.

Zoning:

Site zoning in current Development Plan or Local Area Plan for the area:	New Residential
Existing use(s) of the site and proposed use(s) of the site:	Vacant former racecourse, with new residential currently under construction New Residential

Supporting Documents	Enclosed		
Site location map sufficient to identify the land, at appropriate scale	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
Layout plan of the proposed development, at appropriate scale.	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
Statement of consistency with the Development Plan	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion accompanies the application.	Yes: <input type="checkbox"/>	No: <input type="checkbox"/>	N/A: <input checked="" type="checkbox"/> A determination to bypass S247 and S32B was made by LCCC - Refer to enclosed Planning Cover Letter
Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Yes: <input type="checkbox"/>	No: <input type="checkbox"/>	N/A: <input checked="" type="checkbox"/> As above
Design			
A design statement that addresses the sites location and context and the proposed design strategy accompanies the application.	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	To be read in conjunction with documentation submitted as part of ABP Ref. 311588-21
A schedule of accommodation that details the number and type of housing units proposed, the	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	

individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect accompanies the application.			
Water Services	Enclosed		
Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	Refer to enclosed 'Civil Engineering Memo' and associated documentation submitted as part of ABP Ref. 311588-21, prepared by Punch Consulting Engineers.
A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development accompanies the application.	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	Refer to enclosed 'Civil Engineering Memo' and associated documentation submitted as part of ABP Ref. 311588-21, prepared by Punch Consulting Engineers.
A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.) accompanies the application.	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	Refer to enclosed 'Civil Engineering Memo' and associated documentation submitted as part of ABP Ref. 311588-21, prepared by Punch Consulting Engineers.
An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	As above
Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	As above
Traffic and Transport	Enclosed		
Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	Refer to enclosed 'Civil Engineering Memo' and associated documentation submitted as part of ABP Ref. 311588-21, prepared by Punch Consulting Engineers.
Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes: <input type="checkbox"/>	No: <input type="checkbox"/>	N/A: <input checked="" type="checkbox"/> As above
Taking in Charge:	Enclosed		

Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	Yes: []	No:[X]	No additional areas are proposed to be 'taken-in-charge' above that previously permitted under ABP Ref. 311588-21.
Maps, Plans and Drawings	Enclosed		
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes: [X]	No:[]	

Large-scale Residential Development Details:

Note: If the answer to any of the below statements is "Yes", please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application? <small>Refer to enclosed Architecture Drawing Pack prepared by Reddy Architecture + Urbanism and 'Planning Report and Statement of Consistency' prepared by Tom Phillips + Associates</small>	X	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application? <small>N.B - only minor changes to permitted landscaping proposed</small>	X	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application? <small>overall site layout and associated</small>	<small>N.B. - No changes to permitted connections proposed</small>	X
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application? <small>N.B. - No changes proposed</small>		X
(e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		X
(f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If "Yes", enclose details with this application.		X
(g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If "Yes", give details of the specified information accompanying this application.		X

N/A - Determination to bypass S247 and S32B provided by LCCC (appended to 'Planning Cover Letter'), therefore no LRD Opinion provided.

Breakdown of Housing units:

Breakdown below relates to additional residential units proposed as part of the subject application only

Houses		
Unit Type	No. of Units	Gross floor space in m ²
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
Total	N/A	N/A
Apartments		
Unit Type	No. of Units	Gross floor space in m ²
Studio		
1-bed		
2-bed	2	177.5sqm (79.8sqm and 97.7sqm)
3-bed		
4-bed		
4+ bed		
Total	2	177.5sqm (79.8sqm and 97.7sqm)

Student Accommodation			
Unit Type	No. of Units	No of Bedspaces	Gross floor space in m ²
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total	N/A	N/A	N/A

State total number of residential units in proposed development	2 no. new units N.B - See below
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LRD Floor Space	Gross Floor Space in m²
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N. B - 371 no. units were originally permitted. 2 no. units were omitted via Compliance with Conditions (reducing permitted number to 369 no. units). The proposed 2 no. additional units will result in 371 no. total units on site. Refer to 'Planning Cover Letter' prepared by Tom Phillips + Associates.

N.B - The proposed development includes change of use of previously permitted residential amenity floorspace (195sqm) to provide 2 no. new residential units (177.5sqm) and cleaners store (6.1sqm) (and associated changes to corridors), therefore there is no proposed change to the Gross Floor Space for ABP Ref. 311588-21 (as amended via compliance with conditions).

(a) State the cumulative gross floor space of residential accommodation, in m ² :	N/A - See above
(b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	N/A - see above
(i) e.g. Parking	N/A - No changes proposed to permitted quantum of car parking
(ii) e.g. Childcare	N/A - No changes proposed to permitted childcare facility
(iii)	
(c) State the cumulative gross floor space of the non-residential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	N/A
Class of Development	Gross Floor Space in m
(i)	N/A
(ii)	N/A
(iii)	N/A
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	N/A - see above
	Percentage
(e) Express (a) as a percentage of (d):	N/A
(f) Express (c) as a percentage of (d):	N/A
(e) plus (f)	100%

Limerick City & County Council Official Use only:
Planning Reference:
Planning Authority Stamp :