

LIMERICK CITY AND COUNTY COUNCIL

SITE NOTICE

Notice of Large-Scale Residential 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.

This planning application for the proposed amendments to the permitted Strategic Housing Development (An Bord Pleanála Ref. 311588-21) is a Large-Scale Residential Development as defined under Section 2 of the Planning and Development Act 2000 (as amended). The planning application may also be inspected online at the following website: www.greenparklrd.ie.

The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority, Limerick City & County Council Offices, Dooradoyle Road, Limerick, V94 WV78 during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee of €20, within the period of 5 weeks beginning on the date of receipt by the Authority of the application, and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.



Signed: John Gannon (Agent), Tom Phillips + Associates, 80 Harcourt Street, Dublin 2, D02 F449.

Date of Erection of Site Notice: Friday, 28th February 2025.