



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Pleanáil, agus Cruthú Áite
Ceanncheathrú Chorporáideach
Comhairle Cathrach agus Contae Luimnigh
Cé na gCeannaithe, Luimneach
V94 EH90

Planning and Place-Making
Corporate Headquarters
Limerick City and County Council
Merchant's Quay, Limerick
V94 EH90

14th February, 2025

To the Cathaoirleach and Members of the Metropolitan District of Limerick

Re: Part 8 proposal, Reference PT8LL161 – Development at Ballycummin Road, Limerick

A Chomhairleoir, a chara,

A submission was received during the Part VIII statutory period concerning the proposed Housing Development on Ballycummin Road from Patrick Callaghan. This submission was absent from the Mayor's Report. However, the issues raised in the submission have already been addressed in the report.

Please find both the submission and response along with the signed Mayor's Report attached which has been prepared in accordance with Section 179 of the Planning and Development Act 2000 (as amended) .

Is mise, le meas,

Vincent Murray,

Director of Service.

SUB (22) Patrick G Callaghan

Submission Summary:

I have been unable to access your online facility and am offering my observations by email. I would be grateful if you would acknowledge receipt.

- (a) We have not been consulted on this issue and I would expect that consultation will now take place before any further action takes place.
- (b) A five story block is not compatible with this area. In addition, twenty residential units will significantly increase the population of the area immediate to the Forge.
- (c) The removal of extant parking spaces will mean encroachment on the Forge area for Mass , funerals and other religious services. The matter of the proposed development on the site of the South Court Hotel must also be considered as a consequence of additional vehicle traffic and the reduced road capacity in the Raheen roundabout, St. Nessan's school area. It will be impossible to move around in a car with these proposed developments. What is proposed in neither reasonable nor proportional.

These are my initial thoughts on the matter and I have an expectation that I and those of us living in the area will be consulted before any further action is taken.

Mayor's Response:

- (a) The Part 8 process upholds a public publication and consultation period during which the public can make submissions relating to the application which will be considered by the Council.
- (b) The overall height of the building is a single storey above the built datum in the area, which is within an appropriate range of scale.
- (c) It is essential to remove 13no spaces to accommodate sight lines emerging from the development and particularly for emergency vehicles accessing the front of the proposed building, in accordance with Second Schedule to the Building Regulations, Technical Guidance Document B. The car spaces to this road are owned and operated by the Local Authority, and every possible liaison has been made with Roads and Active Travel Teams in advance of submitting this application. The capacity of the external road network has been assessed in accordance with TII guidelines in consultation with LCCC Transport Dept using industry-standard software. Junction capacities have been assessed for the proposed development with future projections up to the design year of 2041. Active travel linkages have likewise been assessed. Findings are listed in the TTA. The cumulative impact of the development on the surrounding road network is found to be minimal.