

## A N B O R D P L E A N Á L A

## APPEAL DECISIONS NOTIFIED FROM 14/04/2025 To 20/04/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
23/60703	Can2 Investments Ltd. 70/71 O Connell St. Limerick V94 KFD3	P	09/07/2024	development that will consist of: (1) The partial demolition of 1895sq.m of a building currently in use as the South Court Hotel and the construction of a 6 no. storey, 2 no. basement (a total of 8 levels) mixed use development on a 0.935ha site, which will be comprised of the following: (a) 84 no. residential apartments comprised of: (i) 42 no. 1 bed apartments; (ii) 39 no. 2 bed apartments; (iii) 3 no. 3 bed apartments. (b) 1 no. Childcare facility (139 m <sup>2</sup> ) and as well as dedicated secure open space (111.35 m <sup>2</sup> ); (c) The provision of internal residential amenity areas (330 sq.m) at first floor level which includes a gym and library; (d) 2 no. retail units (Unit A: 1602 m <sup>2</sup> , Unit B: 45m <sup>2</sup> ) with customer and staff carparking (2687m <sup>2</sup> ); (2) The development of a new 1 no. storey & 1 no. basement 'Hotel Link' between the South Court Hotel and the proposed mixed-use development (870sq. m.) to include hotel reception, café and seating area, commercial kitchen, staff welfare facilities and an extension to the existing 'Cream Room' Bar (107 m <sup>2</sup> ); (3) The provision of 149 no. car parking spaces (79 no. residential spaces at basement level with 70 no. customer spaces provided at lower ground floor level); (4) The provision of bike parking for 170 no. residential and customer bicycles with additional secured staff bicycle parking facilities located at lower ground floor level; (5) The provision of site landscaping (1343 sq.m) which includes	14/04/2025	CONDITIONAL

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communal open space and play equipment; (6) Road upgrades to the existing site entrance and upgrades to the footpath along the R510, R526 and upgrades to the existing surface car parking on the northern portion of the subject site; (6) Erection of signage on building façade (43.2 sq.m); (8) All ancillary site development works. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

Southcourt  
Raheen, Dooradoyle  
Co. Limerick  
V94 E77X

**Total: 1**

**\*\*\* END OF REPORT \*\*\***