

A N C O I M I S I Ú N P L E A N Á L A
APPEALS NOTIFIED FROM 01/12/2025 To 07/12/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	A.C.P. DATE
25/60788	Connect Investments Limited 6 Hartstronge Street Limerick	P	12/11/2025	C	<p>a Large Scale Residential Development (LRD) for the provision of a total of 107no. residential units along with the provision of a creche. Particulars of the development comprise as follows:</p> <p>(a) Site excavation works to facilitate the proposed development to include excavation and general site preparation works to include for demolition of existing derelict outbuilding.</p> <p>(b) The provision of a total of 46no. 2storey residential dwellings which will consist of 33no. 3 bed units and 13no. 4 bed units.</p> <p>(c) The provision of a total of 61no. apartments units consisting of a total of 2no.1 bed units and 59no. 2bed units in 2no. apartment buildings. Apartment building no.1 comprises 23 apartments (2no. 1bed units and 21no. 2bed units) and Apartment building no.2 comprises 38 apartments (38no. 2bed units). The apartment blocks are 5 storeys in height and incorporate bicycle storage and storage rooms at ground level. External storage buildings for bins to serve apartment blocks one and two are also proposed.</p> <p>(d) Provision of a two storey creche.</p> <p>(e) Provision of associated car parking at surface level via a combination of in-curtilage parking for dwellings and via on-street parking for the creche and apartment units.</p> <p>(f) Provision of electric vehicle charge points with associated site infrastructure ducting to provide charge points for residents throughout the site.</p> <p>(g) Provision of associated bicycle storage facilities at surface level throughout the site and bin storage facilities.</p> <p>(h) Provision of associated open space areas, residential communal open space areas to include formal play areas along with all hard and soft landscape works for private gardens and amenity spaces along with public lighting, planting and boundary treatments.</p> <p>(i) Provision of a new vehicular entrance and associated works</p>	05/12/2025

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along with a separate emergency vehicle access.
(j) Provision of an ESB substation.
(k) Internal site works and attenuation systems to include for a hydrocarbon and silt interceptors on the storm networks prior to discharge to the storm outfall pipes from the site along with provision of a wastewater foul pumping station.
(l) All ancillary site development/construction works to facilitate foul, water and service networks for connection to the existing foul, water and ESB networks.
A Natura Impact Statement has been prepared and accompanies this application.
Lands at Rivers Road, Ballyclogh Townland
Castletroy
Co. Limerick

Total: 1

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