

Submission Details

RECEIVED: 22/11/2024

Submitter

Name	EMMET SHIRE
Address	6 BALLYCUMMIN DRIVE CHURCH ROAD Co. LIMERICK V94EH2D

Note	<p>Application number PT8LL161, 20 No. housing units on Ballycummin Road Raheen I wish to make a submission for the current part 8 consultation Emmet Shire, 6 Ballycummin drive, Ballycummin road, Raheen. 1. This is an elevated site, the highest point on Ballycummin Road. A five storey building would tower over all nearby buildings, over looking neighbouring dwellings. It is the most unsuitable site for such a tall building. 2. The proposed high rise development is next to St. Nesson's Church a protected structure. 3. It is planned to remove 13No. parking spaces from Ballycummin road. Due to cycle and bus lanes on St. Nesson's road all parking for Raheen Church has been removed. Currently during funerals and busy church gatherings parking spaces are at a premium and leads to double and dangerous parking causing traffic congestion. Any plan to remove parking especially 13No. spaces is a very bad plan. 4. The proposed development has 20No. housing units, 2 have 5 bedrooms but yet only 13No. car spaces and 2 disabled will be provided on site. Several residents and any visitors will have to park opposite side of Ballycummin road walking back and forth across the busy road, since the majority of the existing spaces have been removed to cater for this development. All adding to the parking problems previously mentioned. 5. Limestone is found at a shallow depth on many nearby sites. LCCC propose to discharge storm water directly to the ground in this site adding to already well documented problems. 6. This site is the only green space left on Ballycummin road and now LCCC plan the tallest and highest density apartment building in the area to occupy it. 7. We believe there are possible plans for a future cycle lane down Ballycummin road, no doubt this would also impact on car parking spaces. Since this site is now in council ownership surely the best use for it would be a car park for Raheen church. 8. It is obvious that a private developer would not get planning permission for such a development. So why should Limerick city and county council give planning permission to themselves. 9. LCCC have made no effort to engage with the local residents regarding a development of this scale or who they intend to house. 10. A development of the type and scale could only contribute to devaluing all houses in the wider area.</p>
------	---

In relation to application

Application Number	PT8LL161
Applicant Name	Limerick City and County Council
Development Address	Ballycummin Road Raheen