

Application number PT8LL161, 20 no housing units on Ballycummin Road Raheen.  
I wish to make a submission for the current part 8 consultation.

Stephen Cleary, Baunacloka, Mungret, Limerick

- Not suitable for the area Does not fit in with existing buildings. Too big for the area.
- Protected structures in the area, too close to historical building -St Nessans Church
- Too close to industrial estate – noise & pollution to be considered.
- Previously Limerick Council carried out survey with Paul O Raw for need of a community centre in Raheen Dooradoyle Mungret area would this site not be more suited for a community centre which is needed in the area
- Significant impact arising from development increased demand on amenities in the area which are not adequate/ impact on existing properties in the vicinity. Could lead to anti social behaviour.
- Drinking water supply – the existing water connections in the area are under demand and at times the pressure is affected. The quality of water is poor.
- Sewage facility with Irish water, This system is under pressure & smell of sewage around Raheen Church / South court roundabout etc. There is massive sewage issues as a result of the St Nessans Active travel works. Capacity issues from Raheen Industrial Estate & hundreds of existing houses in the area.
- reuse of existing buildings. There are many buildings within Limerick city & urban areas which are not in use.
- The AA screening report does not have any mention of Loughmore Common (pNHA) located within a short distance of proposed development.
- No ground investigations have been completed for this planning application. Private developers need to carry out ground investigations prior to planning applications eg percolation test. Why are the council exempt from this? Is it one rule for them & another rule for others?
- Under the Water Framework Directive groundwater must be assessed. No assessment available. The groundwater must be assessed for compliance. Are the council going to guess the answers?
- intend to discharge stormwater directly to ground in this development. The documents do not include any information on the geology of the site. Development plan states objective is to protect ground and surface water resources.
- Removing car spaces – these spaces are actively used by people using Raheen church and are often full. What alternative will be provided for these spaces? If no alternative provided then double parking will happen outside houses etc & double parking on roadways making the road narrower & creating road safety issues. Are Limerick Council going to ignore the fact that people drive? Are they going to assume we are all going to jump on bicycles considering that these spaces are mostly used by the elderly.
- The traffic assessment which has an Oct 2024 date states some planning applications that were granted, there are currently active plannings which will add to traffic which was not accounted for 253 residential units along with a crèches community facility & café etc behind Mungret college, The housing development located beside this was mentioned (211216& 211217). No mention of current planning application for housing units under appeal in the area – for 96 residential units & crèche & 100 apartments. There are other planning developments either currently in planning or in the planning line in the area. Including industrial & commercial. Cumulative impact needs to be reviewed. Traffic in the area is already a nightmare with tail backs each day. The Junction at St Nessans church is already under pressure, poorly laid out & will not be able to withstand more traffic from more housing units.