

Planning Department
Limerick City & County Council
Dooradoyle Road
Dooradoyle
Limerick
V94WV78

08/10/2024

Re: Part 8 Application at Ballycummin Road, Raheen, Co Limerick

Dear Sir/Madam

In accordance with Part XI of the (Planning and Development) Acts 2000 (as amended) and Part 8, Article 81 of the Planning and Development Regulations 2001 (as amended), please find enclosed 6no copies planning permission documents in relation to Ballycummin Road, Raheen, Limerick.

The proposed development will consist of the construction of a three to five storey building to include 20no residential units [2no 5-bed ground floor community units; 1no 1-bed ground floor unit; 9no 2-bed units and 8no 2-bed Universal Design units] to be accessed by a single stair and lift core; 1no community room (32sqm) at ground floor and all ancillary spaces. The site works consist provision of the removal of 13no public car spaces to Ballycummin Road, provision of a new vehicular entrance, 15no new car spaces, a new covered bin store, 30no bike spaces, connection to existing watermain and foul sewer and the provision of an underground attenuation tank. The development includes the provision of planting and associated landscape works.

We enclose 6no copies of the following documentation:

- Part 8 Checklist
- Planning Permission Application Form (Part 8)
- Site Notice
- Newspaper Notice
- EIA and AA Screening Assessment by Ash Ecology
- Drawings and documentation sufficient to describe the proposal from MGNE Architects, Tobin Consulting Engineers and Moloney Fox Consultant Engineers, including:

Drawings

RSH-MGNE-XX-PL-DR-A-001 Site Location Plan

RSH-MGNE-XX-PL-DR-A-002 Existing Site Plan

RSH-MGNE-XX-PL-DR-A-003 Existing GPR Survey

RSH-MGNE-XX-PL-DR-A-004 Existing Site Elevation




RSH-MGNE-XX-PL-DR-A-010 Proposed Site Plan
RSH-MGNE-XX-PL-DR-A-100-105 Proposed Plans
RSH-MGNE-XX-PL-DR-A-200-203 Proposed Elevations
RSH-MGNE-XX-PL-DR-A-210-211 Proposed Context Elevations
RSH-MGNE-XX-PL-DR-A-300-301 Proposed Sections
RSH-MGNE-XX-PL-DR-A-400-402 Proposed Detailed Layouts
11605-2001-Proposed Stormwater Layout
11605-2002-Proposed Foul Services
11605-2003-Proposed Watermain Layout
11605-2004-Proposed Roads Layout
11605-2006-Swept path analysis
11605-2007-Swept path analysis
11605-2101-Standard Manhole Details
11605-2102-Standard Manhole Details
11605-2103-Standard Pipe Bedding Details
11605-2104-Site Development Details
11605-2105-Site Development Details
23.2516 P-E300_EIR Ducting-A1
23.2516 P-E200_ESB Ducting-A1
23.2516 P-E100_Site Lighting-A1

Reports

Architect's Design Statement
11605 - Civil Works Design Report
11605 - DMURS Report
11605- Traffic Transport Assessment
23.2516 Utility Report
23.2516 Relux Lighting Calculation
23.2516 Climate - Scheme Sustainability Statement - (M&E Services)

We trust the above is in order, please don't hesitate to contact me with any queries.



Becky Fallon, MRIAI
Senior Architect

