

## McGuigan, Dara

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**From:** plandev  
**Sent:** Monday 25 November 2024 16:38  
**To:** McGuigan, Dara  
**Subject:** FW: [EXTERNAL]Application Title , 20 no. Housing units @ Ballycummin Rd. Raheen. Limerick . App No . PT 8LL161.

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**From:** Ann Fitz [REDACTED]  
**Sent:** Monday, November 25, 2024 4:30 PM  
**To:** plandev <planning@limerick.ie>  
**Subject:** [EXTERNAL]Application Title , 20 no. Housing units @ Ballycummin Rd. Raheen. Limerick . App No . PT 8LL161.

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I wish to make the following submission and objection re the above proposed development.

- \* This proposal is overdevelopment of a small site.
- \* Height of proposed development of 5 & ,3 story is not in keeping with surrounding landscape.
  - \* This development lacks a sufficient space to have a comprehensive outdoor green area for residents to enjoy .
  - \* The millennium center and Parochial house will be totally overpowered by such an enormous building .
- \* This development will cause overshadowing of existing houses and the apartments across the Rd.from this proposed development.
- \* This development will cause invasion of privacy of back gardens and the houses in The Forge estate , Raheen .
- \* Already the area is oversubscribed by apartment buildings. Within 100 meters of the proposed development there are a further 3 Apartment complexes.
  - An Dún Apt complex and retail units
  - Castle Grange Apt . Complex .
  - Holiday Home ,Castle Grange Apt complex.
- \* The Ballycummin Rd has now become a major feeder Rd and as a result traffic congestion is at an all time high. Making it impossible to gain access to the road for nearby housing areas .  
The Ballycummin Road services the following major employers of the area.
  - \* UHL and its ancillary services.
  - \*Raheen Industrial estate which has major employment industries such as.
    - \* Regeron
    - \*Analogue Devices .
    - \* Eli Lilly.
    - \* Stryker Med Devices.
    - \* Solas .

but to name a few .All dependent on this road as an infrastructure which cannot cope at present .  
This development will cause further mayhem on an already oversubscribed road.

- \* This is a major Rd for supplying transportation to the following schools also. .
  - ST Nessans NS
  - Link Educate Together

Gael Scoil An Raithlín  
Mungret Community College  
Limk Community Special School.  
Limk Comprehensive College. .

\* Removal of 13 car parking spaces to facilitate this complex will cause further chaos when Church events occur. The Forge residents And both Apt complex at present are over run with cars during the events Causing dangerous parking which prevents residents not being able to gain access or egress from their homes. It also causes a worrying situation as emergency services cannot access the area should they be needed .

Young children are constantly being put at risk by this situation on a regular basis

\* It has been most disappointing and frustrating that Limerick City and Co Council never engaged with local residents re this proposed development .

I make this objection and submission in the strongest possible manner .

Please acknowledge receipt of this email.

Yours Sincerely.

Ann and Gerry Mc Namara.

9TheForge

Raheen Cross

Ballycummin Rd.

Limerick

V94EPN1

