

Administrative Officer
Large-scale Residential Developments
Planning & Development
Limerick City and County Council
Dooradoyle
Limerick

1st April 2026

RE: APPLICATION FOR PERMISSION FOR LARGE-SCALE RESIDENTIAL DEVELOPMENT COMPRISING THE DEVELOPMENT OF 182NO. RESIDENTIAL UNITS AT A SITE AT THE MUNGRET LINK ROAD, CAHERANARDRISH, MUNGRET, CO. LIMERICK.

Dear Sir/Madam,

We, Coakley O'Neill Town Planning Ltd. of NSC Campus, Mahon, Cork, are instructed by Homeland Projects Ltd., to lodge this application for the proposed development comprising of a Largescale Residential Development (LRD) comprising of 182no. dwellings and a childcare facility.

The proposed development was subject to a Section 247 Large Scale Residential Development Pre-Planning on the 24th of July 2025 at the Limerick City and County Council Dooradoyle Offices.

The proposed development was then subject to a Section 32C Pre-Planning consultation meeting with Limerick City and County Council on the 6th November 2025. The Planning Authority issued their Opinion on the 4th December 2025.

The Planning Application has been advertised in the Limerick Leader on the 30th of March, and 2no. site notices were erected on the 27th of March. The application fee of €37,225.44 was paid on the 31st March 2026, EFT Ref. Homeland Mungret LRD.

Please see attached Appendix 1 – *Enclosed Documents* which details the documents accompanying this Planning Application.

We trust everything is in order and look forward to a favourable decision in due course. Please forward all correspondence in relation to this correspondence to this office.

Yours sincerely,



Rory Hanrahan
Assistant Planner MPlan MIPI
Coakley O'Neill Town Planning Ltd.

Coakley O'Neill Town Planning Ltd.
Registered Office: NSC Campus, Mahon, Cork, Ireland
t +353(0)21 230 7000 f +353(0)21 2307070 e info@coakleyoneill.ie w www.coakleyoneill.ie

A Private Company Limited by Shares
VAT Reg. No.IE 9737006B Registered in Ireland No. 480 633 Directors: Dave Coakley, Aiden O'Neill

APPENDIX 1 – ENCLOSED DOCUMENTS

Please find enclosed copies of the following information:

1. LRD Application Form 19;
2. Site Location Maps;
3. Site Layout Plan & Architectural Drawings prepared by Deady Gahan Architects;
4. Landowners Letters of Consent;
5. Site Notice erected on the 27th March 2026;
6. Limerick Leader Newspaper Notice advertised on the 30th March 2026;
7. Architectural Design Statement, Schedule of Accommodation and Housing Quality Assessment prepared by Deady Gahan Architects;
8. Planning Statement, Statement of Response to LRD Opinion; Statement of Consistency, Social and Community Audit and EIA Screening Report;
9. Part V Proposal prepared by Coakley O'Neill Town Planning in accordance with Article 22(2)(e) of the Planning and Development Regulations, 2001, as amended, ;
10. Landscape Design Report and Masterplans prepared by Simon Ronan Landscape Architects;
11. Ecology Impact Assessment and Natura Impact Statement prepared by DixonBrosnan Environmental Consultants;
12. Traffic and Transportation Assessment, Road Safety Audit and Mobility Management Plan prepared by MHL Consulting Engineers;
13. Engineering Services Report, Outline Construction Environmental Management Plan, Outline Construction Traffic Management Plan, Construction Resource and Waste Management Plan, Drainage Impact Assessment, DMURs Statement of Compliance, Site Specific Flood Risk Assessment and accompanying engineering drawings prepared by OSL Bulter Consulting Engineers;
14. Hydrological and Hydrogeological Assessment Prepared by IE Consulting Engineers;
15. Surface Water Audit Prepared by JBA Consulting Engineers;

16. Public Lighting Report and Plan Prepared by Molloy Consulting Engineers;
17. Verified Photomontages and CGIs Prepared by G-Net 3D;
18. Archaeological Assessment Prepared by Irish Archaeological Consultancy Ltd;
19. Daylight and Sunlight Assessment Prepared by DKP Environmental;
20. Arborist Report and Survey Prepared by Green Tree;