



COAKLEY O'NEILL
town planning

Planning Statement

Large Scale Residential Development
at Caheranardrish, Mungret,
Co. Limerick

Prepared in March 2026 on behalf of
Homeland Projects Ltd.

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1.0 INTRODUCTION

- 1.1 Homeland Projects Ltd., intend to seek permission for the development of a new residential development on lands at Caheranardrish, Mungret, Co. Limerick. The proposal takes the form of a Largescale Residential Development (LRD) comprising of 180no. dwellings and a childcare facility.
- 1.2 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.
- 1.3 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, which stated that the they were of the opinion that on the basis of the documentation submitted with the consultation request under section 32B of the Planning and Development Act, 2000 (as amended), the proposed development required further consideration to constitute a reasonable basis on which to make an application for planning permission.
- 1.4 This report, read in conjunction with the Statement of Opinion Response, sets out an overview of how the development as proposed, responds to the LRD Opinion issued by Limerick City and County Council and the zoning of the subject site, its planning context and planning history as well as the planning, technical and environmental considerations that have informed the design of this proposed development.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The proposed development is located at Mungret, County Limerick. Mungret is located in the southwest of the Limerick City and forms part of the City's extended suburbs.



Figure 1. Subject Site indicatively identified in Red.

- 2.2 The overall site comprises of greenfield agricultural fields totally 5.66 hectares. The site hosts a number of utilities, a 110 KV Power line across the northwest of the site in addition to an underground gas line which

runs centrally through the site in a northeasterly direction. The site is accessed off the Mungret Park Road (LIHAF) adjacent to the Mungret Community College.

- 2.3 The immediate environs of the site are currently characterised by greenfield sites, however there is an emerging residential character as housing estates are developed including Bishops Quarter with a number of further development having recently being granted planning permission.

3.0 PLANNING HISTORIES

- 3.1 There is no planning history in relation to the subject development site.

- 3.2 The following planning histories in the local area are noteworthy:

- **Planning Application Ref: 21/1216:** In July 2021 a decision to grant permission was made for the development of 99no. residential units. This decision was appealed to An Bord Pleanála by a third party. Planning permission was subsequently granted by An Bord Pleanála in July 2023.
- **Planning Application Ref: 21/1217:** In July 2021 a decision to grant permission was made for the development of 99no. residential units. This decision was appealed to An Bord Pleanála by a third party. Planning permission was subsequently granted by An Bord Pleanála in July 2023.
- **Planning Application Ref. 21/800:** In July 2021 a decision to grant permission was issued by Limerick City and County Council for construction of 253no. residential units, a crèche and all associated site development works.
- **Planning Application Ref. 26/60173:** Planning permission is being sought for the development of a new athletics facility comprising an indoor running track, gymnasium, changing rooms and associated ancillary spaces, along with an outdoor running track, astro-turf pitches with fencing, a car parking area, together with all associated site development works and services such as; appropriate lighting, floodlighting, regrading and landscaping. The proposal also includes the installation of roof-mounted solar photovoltaic panels on the athletics building. A decision is due on the 15th April 2026.
- **Planning Application Ref. 25/61231:** Planning permission is being sought for the development of a Large-scale Residential Development (LRD) comprising of the construction of 169 no. residential units (comprising of 145 no. houses and 24 no. apartments), 1 no. crèche, 1 no. pumping station, 3 no. ESB substations and all associated development works including footpaths, cycle paths, car and bicycle parking, drainage, fencing, bicycle and bin stores, lighting and landscaping/amenity areas. Further Information was requested on the 27th January 2026

4.0 PLANNING POLICY PROVISIONS

4.1 This section sets out the relevant national, regional, and local planning policy applicable to the proposal.

National Planning Framework First Revision (2025)

4.2 The National Planning Framework (NPF), which forms part of Project Ireland 2040, is the national level statutory plan guiding land use and sustainable development in Ireland to 2040.

4.3 The NPF is guided, in part, by the aim of achieving regional parity in the country by significantly growing the population of both the Southern and the Northern and Western Regions over the next two decades, to counterbalance the urban dominance of the Greater Dublin Area.

4.4 It sets out a targeted population growth of an additional 300,000 people in the Southern Region by 2040.

4.5 In pursuing this population growth target, the NPF sets out to deliver 50% of our future development within the five major cities, with the remaining 50% to be delivered and accommodated within our larger and smaller rural towns.

4.6 In pursuing the national policy objective of delivering compact growth, the NPF sets out to deliver 40% of our new homes within existing settlement footprints.

4.7 The NPF sets out the following national objectives in relation to the future development:

National Policy Objective 12: *Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.*

National Policy Objective 13: *Develop cities and towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment, and prosperity.*

National Policy Objective 14: *Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area.*

4.8 Further to this, in relation to the development of housing, the NPF outlines that there is an acute need to develop good quality housing in suitable locations which can support diverse communities. In relation to this, the NPF sets out the following objectives:

National Policy Objective 42: *To target the delivery of 50,000 additional homes per annum to 2040.*

National Policy Objective 43: *Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.*

Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)

- 4.9 *The Sustainable Residential Development and Compact Settlements Guidelines were published in 2024 with a view to ensuring that new housing developments are provided at a residential density, which is appropriate to the development's location and context, while also facilitating the provision of an adequate supply of housing.*
- 4.10 With regard to creating compact and balanced residential developments and settlements, the Guidelines set out the appropriate development density ranges for a range of settlement types, including:

City- Suburban/Urban Extension

Suburban areas are the low density car orientated residential areas constructed at the edge of cities in the latter half of the 20th and early 21st century, while urban extension refers to greenfield lands at the edge of the existing built-up footprint that are zoned for residential or mixed-use(including residential) development. It is a policy and objective of these Guidelines that residential densities in the range 35dph to 50dph (net) shall generally be applied at suburban and urban extension locations in Limerick, Galway and Waterford, and that densities of up to 100 dph(net) shall be open for consideration at 'accessible' suburban/urban extension locations .

- 4.11 In addition to identifying density ranges for new housing developments, the Guidelines outline updated development management standards, which must be adhered to by all planning authorities, and which include the following:

SPPR 1 - Separation Distances: *When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms¹⁶ at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.*

SPPR 2 - Minimum Private Open Space Standards for Houses: *It is a specific planning policy requirement of these Guidelines that proposals for new houses meet the following minimum private open space standards:*

- 1 bed house - 20 sq.m
- 2 bed house - 30 sq.m
- 3 bed house - 40 sq.m
- 4 bed + house - 50 sq.m

- 4.12 A further reduction below these minimum standards may be considered acceptable where an equivalent amount of high quality semi-private open space is provided in lieu of the private open space, subject to at least 50 percent of the area being provided as private open space.

- 4.13 **Policy and Objective 5.1** addresses Public Open Space and states:

It is a policy and objective of these Guidelines that statutory development plans include an objective(s) relating to the provision of public open space in new residential developments. The requirement in the development plan shall be for public open space provision of not less than a minimum of 10% of net site area and not more than a minimum of 15% of net site area save in exceptional circumstances. Different minimum requirements (within the 10-15% range) may be set for different areas. The minimum requirement should be justified taking into account existing public open space provision in the area and broader nature conservation and environmental considerations.

Design Standards for Apartments, Guidelines for Planning Authorities (2025)

- 4.14 *The Design Standards for Apartments, Guidelines for Planning Authorities (2025)* were published in July 2025 to account for the changing National Policy guidance in relation to the development of apartment schemes in light of evolving Government policy and economic, social and environmental considerations.
- 4.15 These Guidelines apply to all housing or mixed-use developments that include apartments that may be made available for sale, whether for owner occupation or for individual lease, or for rental purposes.
- 4.16 It is noted within the Guidelines that unit mix requirements can impact on the viability of apartment schemes and may not support the best outcomes in terms of the number of units delivered, or the particular need within an area.
- 4.17 In light of the above, the Guidelines have, in the context of sustainably increasing housing supply, removed the requirement to provide specific mixes of units within apartment developments in SPPR 1, which states:
- A. *With the exception of social housing developments, social/affordable housing provided for under Part V the Act or schemes to provide housing for older persons where a specific mix of unit sizes may be required, such as in accordance with a Housing Need and Demand Assessment (HNDA), there shall be no restrictions within statutory plans in relation to the mix of unit sizes or types to be provided within apartment developments. There shall be no minimum or maximum requirements for apartments with a certain number of bedrooms.*
 - B. *Where any such restriction or requirement is set out within a statutory plan, this Specific Planning Policy Requirement shall apply to any single apartment scheme and there shall be no restriction in relation to the mix of unit sizes or types and there shall be no minimum requirements for apartments with a certain number of bedrooms within the development, except in the circumstances set out above.*

4.18 The Guidelines in SPPR 2 set out the following minimum apartment floor areas that shall apply:

- *Studio apartment (1 person) 32sq.m*
- *1-bedroom apartment (2 persons) 45 sq.m*
- *2 bedroom apartment (3 persons) 63 sq.m*
- *2-bedroom apartment (4 persons) 73 sq.m*
- *3-bedroom apartment (4 persons) 76 sq. m*
- *3-bedroom apartment (5 persons) 90 sq.m*

Limerick City and County Development Plan 2022-2028

4.19 The *Limerick City and County Development Plan 2022-2028* (hereafter the Plan) is the relevant statutory plan under which the regulation and development of the subject site is to be considered. Below, we set out policy provisions and objectives of the Plan that are relevant to the consideration of this proposal.

4.20 The site is zoned as '**New Residential**'. Under the Plan, the objective of this land use zoning is to '*provide for new residential development in tandem with the provision of social and physical infrastructure*'.

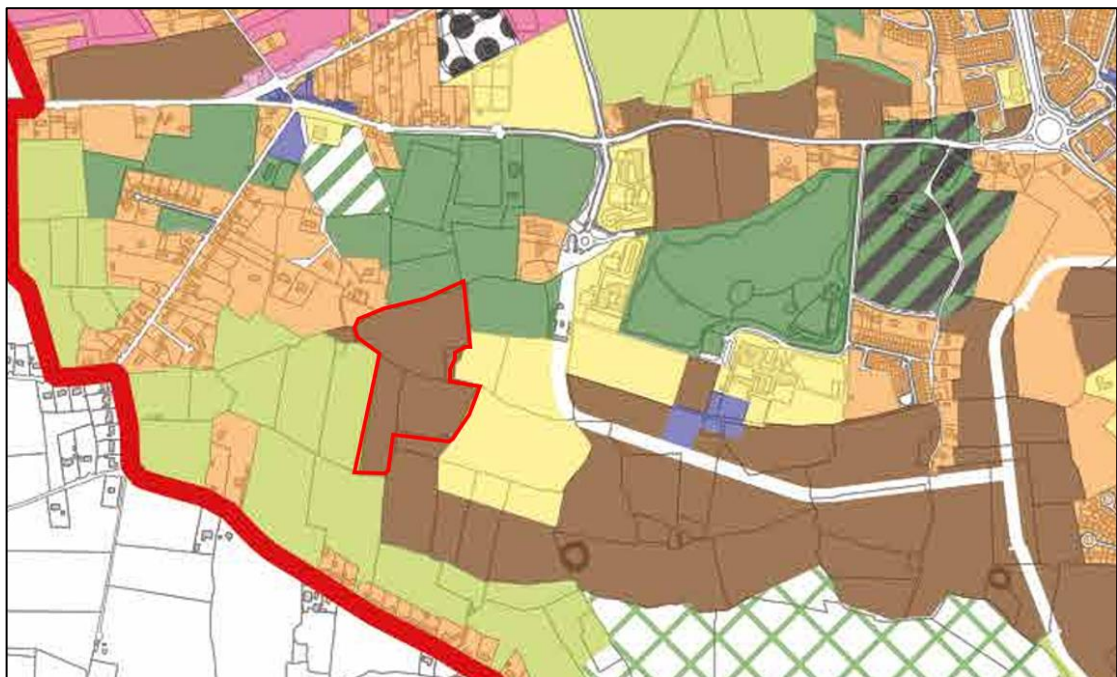


Figure 2. Subject Site in Relation to the Limerick City and County Development Plan Zoning.

4.21 The Plan outlines that this land use zoning 'is intended primarily for new high quality housing development, including the provision of high-quality, professionally managed and purpose built third level student accommodation. The quality and mix of residential areas and the servicing of lands will be a priority to support balanced communities. New housing and infill developments should include a mix of housing types, sizes and tenures, to cater for all members of society. Design should be complimentary to the surroundings and should not adversely impact on the amenity of adjoining residents. These areas require high levels of accessibility, including pedestrian, cyclists and public transport where feasible.

- 4.22 The Core Strategy identifies a population growth of 41,661 people. Of this growth, 30,621 people are to live within Limerick City and its suburbs which includes Mungret. To accommodate this growth, the Plan identifies a housing delivery target of 11,442 no. dwellings within Limerick City and suburbs.
- 4.23 Mungret is identified as a key area for phased residential development. As per Policy CGR P3, Mungret and Annacotty as a key driver of social and economic growth in Limerick and become a vibrant living, retailing and working City. The following objective relates to Limerick City and Suburbs, Mungret and Annacotty:

Objective CGR 08: *It is an objective of the Council to:*

- a) *Promote development which incorporates a high quality, sustainable and inclusive approach to proposals in the City and Suburbs (in Limerick), Mungret and Annacotty, which is supported by sustainable means of travel and which creates locally distinctive neighbourhoods and positively contributes to the existing built and natural heritage.*
- b) *Promote residential development in the historic areas of Limerick City, provided development is consistent with the architectural integrity and character of the area.*

- 4.24 The potential for Mungret to deliver substantial, sustainable residential development was recognised in the Limerick Shannon Metropolitan Area Spatial Plan prepared by the Southern Regional Assembly. In line with this Limerick City and County Council prepared a Mungret Framework Plan. The Framework Plan seeks to *'facilitate the creation of a vibrant neighbourhood that accommodates and encourages a variety of uses that nurtures a strong sense of community. The framework seeks to ensure that the new neighbourhood at Mungret is a place that is safe, with people friendly streets and spaces that relates well to its surroundings'*. The Plan sets out the following objective in relation to the Mungret Framework Plan:

Objective MF 01: *It is an objective of the Council to:*

- a) *Deliver an exemplar new neighbourhood with a clear identity and character that responds to the natural and historic environment and provides a great place to live.*
- b) *Deliver a green neighbourhood that encourages healthy lifestyles, offering easy and safe access to amenities and opportunity for play, recreation and learning.*
- c) *Create a strong and legible structure that leads people to a mixed-use centre at Mungret College, integrates the site with the wider area and strengthens existing centres.*
- d) *Grow the existing community hub at Mungret College so that it forms a heart for the new neighbourhood and is accessible to all residents.*
- e) *Protect and celebrate the site's historic assets including the College, Mungret Abbey and medieval ringforts.*
- f) *Embrace the wider landscape and create a green framework across the site that retains the site's green assets and enhances biodiversity.*
- g) *Create a walkable and cycle friendly neighbourhood that provides easy access to schools and amenities through a safe and attractive network of streets and paths.*
- h) *Create a legible network of streets defined by new buildings and laid out as part of a clear hierarchy.*
- i) *Incorporate bus routes through the heart of the neighbourhood, reducing the need to travel by car.*

- j) *Provide a mix of dwelling sizes and types of the highest quality design, materials and energy efficiency, that give the opportunity for every stage of the life cycle and to up or downsize within the neighbourhood.*
- k) *Residential development shall be designed to create a streetscape along the main spine roads, with properties fronting onto the road where appropriate.*
- l) *Higher density development e.g. apartment blocks are encouraged along the LIHAF Road and at the corner of street blocks in particular.*

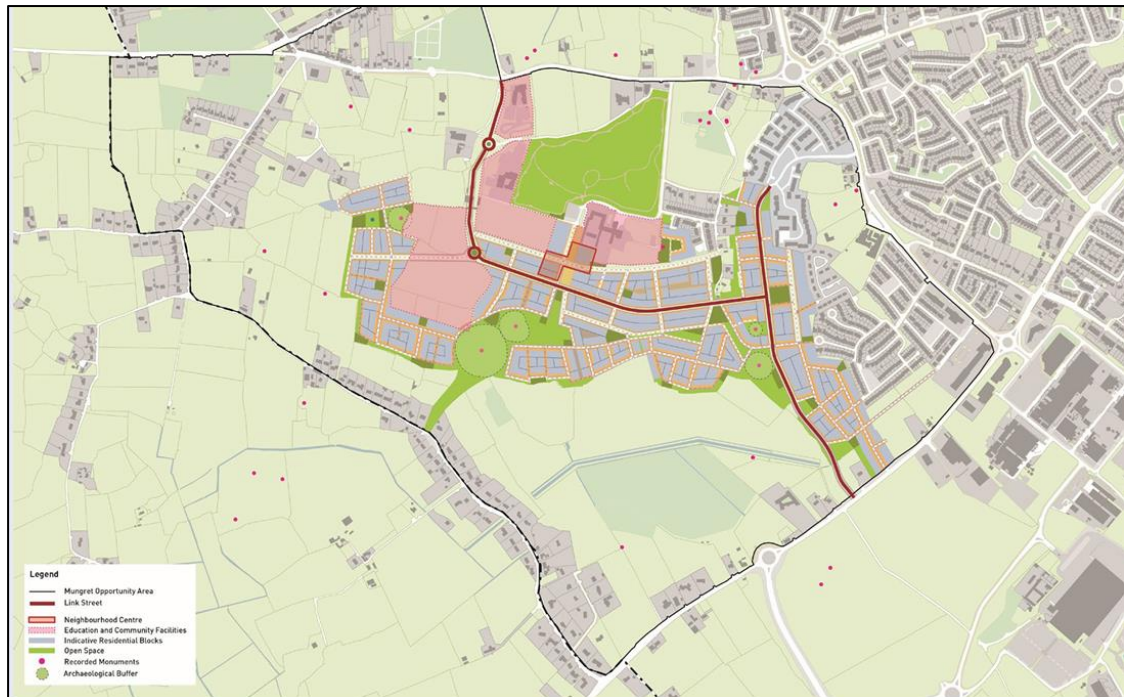


Figure 3. Mungret Framework Plan.

- 4.25 Chapter 4 of the Plan outlines the policies in relation to the development of housing in Limerick. It notes the acute need for housing both nationally and locally and acknowledges the role the local authority plays in facilitating the development of new housing. With regard to this, the plan sets out the following:

Objective HO 01 Social Inclusion: *It is an objective of the Council to ensure that new developments are socially inclusive and provide for a wide variety of housing types, sizes and tenure, in suitable locations, throughout Limerick, to cater for the demands established in the Housing Strategy and the Housing Need Demand Assessment.*

Objective HO 03 Protection of Existing Residential Amenity: *It is an objective of the Council to ensure a balance between the protection of existing residential amenities, the established character of the area and the need to provide for sustainable new development.*

- 4.26 The Plan outlines that it is the aim of the Council to provide for the development of new buildings at a height and scale which is appropriate to the context of the development, while also acknowledging the role increased building heights play in the optimisation of urban sites and facilitating compact growth.

5.0 PROPOSED DEVELOPMENT

- 5.1 The proposed development comprises of a Large-Scale Residential Development, comprising of 182no. residential dwellings as follows:
- a) 104no. detached/semi-detached dwellings (24no. 4-beds, 78no. 3-beds and 2no. 2-beds);
 - b) 37no. townhouses (18no. 3-beds and 19no. 2-beds);
 - c) 1no. triplex unit (2no. 2-beds and 1no. 1-bed) and a
 - d) five-storey apartment building (13no. 2-beds and 25no. 1-beds) with a crèche with capacity to accommodate 70no. children at ground floor level.
- 5.2 The proposed development will include the provision for car parking, including EV charging points and bicycle parking. The proposed development will also include the provision of private, communal, and public open spaces; internal roads and pathways; pedestrian and cyclist routes; hard and soft landscaping and boundary treatments; waste storage; plant; signage; public lighting; substations; all associated site development works; and all drainage and foul sewer infrastructure and network works including a pumping station and connections to the existing networks and nature-based suds measures.
- 5.3 Permission is also sought for the development of a new access point providing both vehicular and pedestrian access to the site from the Mungret Park Road.
- 5.4 As detailed above, the proposed development includes the provision of a childcare facility to accommodate 70no. children to meet the childcare needs arising as a result of the development.



Figure 4. Proposed Development (G-Net 3D).



Figure 5. Proposed Development (G-Net 3D).



Figure 6. Proposed Development (G-Net 3D).

6.0 PLANNING ASSESSMENT

Principle

- 6.1 Permission is sought for the development of a Large-Scale Residential Development which is to comprise of 182no. residential units and a crèche facility.
- 6.2 The site is zoned as 'New Residential'. Under the Plan, the objective of this land use zoning is to 'to provide for new residential development in tandem with the provision of social and physical infrastructure'.
- 6.3 The Plan outlines that this land use zoning *'is intended primarily for new high quality housing development, including the provision of high-quality, professionally managed and purpose built third level student accommodation. The quality and mix of residential areas and the servicing of lands will be a priority to support balanced communities. New housing and infill developments should include a mix of housing types, sizes and tenures, to cater for all members of society. Design should be complimentary to the surroundings and should not adversely impact on the amenity of adjoining residents. These areas require high levels of accessibility, including pedestrian, cyclists and public transport where feasible'*.
- 6.4 The Plan advises that residential dwellings are appropriate for lands identified with this zoning objective. The Plan also identifies that the development of childcare facilities within new residential developments, subject to other planning criteria, is generally acceptable.
- 6.5 Given the Plan's zoning objectives for the site and the emerging residential character of the immediate area, a residential development is therefore the most appropriate use for the site. In addition, the principle of a residential development on the site is also supported by:
- The Government's national housing policy, *Delivering Homes, Building Communities*;
 - The NPF which seeks to develop new housing within existing settlements; and
 - The Mungret Framework Plan, which earmarks Mungret for significant residential growth.
- 6.6 In light of all of the above, as the proposed development will provide 182no. new homes in Mungret as well as a crèche facility which can accommodate 70no. children, it can be concluded that the proposed development is acceptable in terms of the proper planning and sustainable development of the town and should be supported in principle.

Dwelling Types and Mix

- 6.7 The proposed development is for the construction of 182no. residential units, which includes a range of unit sizes and typologies. These are set out in detail in the application's Housing Quality Assessment but in general are as below:

Building / Unit Type	Bed Spaces	Unit Area (Sqm)	Quantity
House A1	4 Bed	134	21
House A2	4 Bed	136.5	3
House B1	3 Bed	115.3	39
House B2	3 Bed	104.4	23
House B3	3 Bed	119.6	5
House B4	3 Bed	108.6	5
House C2	3 Bed	114.2	2
House C4	3 Bed	114.2	2
House C10	3 Bed	114.2	2
House C5	2 Bed	84.7	2
Townhouse D1	3 Bed	109.8	13
Townhouse D3	3 Bed	109.8	5
Townhouse E1	2 Bed	80.2	19
Apartment H1	2 Bed	71.9	1
Apartment H2	1 Bed	61.6	1
Apartment H3	2 Bed	69.4	1
Apartment J1	2 Bed	73.6 - 75.7	13
Apartment J2	1 Bed	46.8 – 59.3	25

Table 1. Proposed Unit Mix

Unit Type	Quantity	% Total
4-Bed	24	13.2%
3-Bed	96	52.7%
2-Bed	36	19.8%
1-Bed	26	14.3%

Table 2. Proposed Housing Mix

- 6.8 The Plan states that the provision of a good housing mix in all developments will be encouraged to ensure that residents have access to a range of house types and tenures which match the needs of households and to provide for new residential developments which are socially inclusive.
- 6.9 This is further emphasised in Objective HO 01, which seeks to *ensure that new developments are socially inclusive and provide for a wide variety of housing types, sizes and tenure, in suitable locations, throughout Limerick, to cater for the demands established in the Housing Strategy and the Housing Need Demand Assessment.*
- 6.10 As indicated above in Tables 1 and 2, the proposed development includes a wide range of unit sizes as well as a wide range of unit typologies, providing both apartments, townhouses and houses of all sizes.
- 6.11 The development therefore provides for larger units for families in addition to smaller units which are suitable for those wishing to downsize units, creating a diverse and socially inclusive development.

- 6.12 The apartment units comply with *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2022)* and have regard to the *Design Standards for Apartments Guidelines for Planning Authorities (2025)*. The houses are designed in accordance with *Quality Housing for Sustainable Communities (2007)*. The various unit types are described in further detail in the application's Architectural Design Statement and Housing Quality Assessment.
- 6.13 Having regard to the above, it is considered that the proposed development will facilitate the development of inclusive residential communities within Mungret by having the ability to cater for a wide variety of groups with different housing needs, all in accordance with national, regional and local planning policies.

Density and Height

- 6.14 The net residential density of the proposed development is 40.5 units per hectare, providing 182no. units across a site with a net developable area of 4.49 hectares.
- 6.15 As outlined, the Limerick City and County Development Plan identifies Mungret as a key area for the provision of new sustainable residential development.
- 6.16 The subject site, as per Table 2.6 of the Plan is within density Zone 3 – suburban edge, where a density of 35+ units is required. The proposed development meets this requirement.
- 6.17 The *Sustainable Residential Development and Compact Settlements Guidelines*, published in 2024, are also of regard. As per the guidelines the subject site is considered to be a city/suburban extension where '*it is a policy and objective of these Guidelines that residential densities in the range 35dph to 50dph (net) shall generally be applied at suburban and urban extension locations*'.
- 6.18 Having regard to the above, the proposed density of 40.5 units per hectare is considered to be in keeping with both national and local planning policies. The density, as proposed, successfully responds to planning policies seeking increased densities in line with compact growth targets while respecting the planned emerging character of the area.
- 6.19 The development proposes building heights ranging from 2-storey to 5-storeys. All house types comprise of two-storey dwellings, with 1no. three-storey triplex unit, hosting 3no. apartments and a five-storey apartment building consisting of 13no. 2-bed units and 25no. 1-bed units.
- 6.20 The height and locations of these units have been given careful consideration. The three-storey unit has been sited on a corner site where they provide overlooking of proposed open amenity spaces and act as nodal points within the development site itself.
- 6.21 The five-storey apartment unit has been located adjacent to the access road into the site, fronting onto the road. This unit has been sighted in this location to act as a visual landmark as one approaches the site along the Mungret Park Road. Due to the wide ranging typography of the immediate area, the site itself

is located below the Mungret Park Road, reducing the potential for negative visual amenity arising from the development but still providing animation to the road space.

- 6.22 Given the national and local policies which seek enhanced urban densities, it is considered that the proposed five-storey apartment units represent a modest and appropriate scale of development that is in line with both such policies. Verified Views and Photomontages have been prepared by G-Net 3D which accompany this submission. They demonstrate that the proposal is not visually obtrusive.
- 6.23 The proposed development therefore achieves a high residential density which responds to the existing and emerging character of the area in a positive manner.
- 6.24 It is therefore submitted that the proposed scheme strikes an appropriate balance between achieving increased urban density in accordance with statutory policies and targets and respect for its existing context.

Crèche

- 6.25 The proposed development includes a crèche facility with capacity to accommodate 70no. children.
- 6.26 The design of the new crèche has been guided by the principles set out in the 2001 *Guidelines for Planning Authorities for Childcare Facilities* and the general childcare needs arising in the area.
- 6.27 The crèche provides for 4no. of classrooms, sleep rooms, changing facilities, toilets and outdoor play areas in addition to staff accommodation across 374.7 sqm. The crèche also provides for a 350sqm external play area.
- 6.28 It also provides for sufficient staff facilities, i.e. office space, staff room, changing rooms and toilets. 7no. parking spaces are provided in addition to 2no. set-down spaces and 8no. secure bicycle parking spaces.
- 6.29 In this regard, the proposed crèche represents a high quality childcare facility, which will provide an essential service to the future occupants of the proposed development as well as those living in the wider environs.

Public Open Space and Landscaping

- 6.30 The proposed development provides for 15% open space across the site. The Landscape Masterplan prepared by Simon Ronan Landscape Architects identifies 6no. main areas of open space as follows:
- North Park (2,805sqm): Comprising of a meadow lawn planted with native tree species, kick-about lawn and resting seats;
 - Central Node (560sqm); Comprising of seatings and meadow planting;
 - Cheche Plaza and Rain Garden (430sqm): Comprising of integrated seating, a rain garden, tree and meadow planting;

- South West Park (1,725sqm): Comprising of multifunctional lawn, natural play area including mounds and seating;
- Archaeological Area (580sqm): Comprising of a natural play area and kick about lawn, which is adjacent to the archaeological monument on the site;
- SUDs Lawn (660sqm): Meadow lawn area for informal play.

- 6.31 The proposed development provides other areas of public open space, which have been carefully integrated into the overall site layout to allow for safe play areas for use of children, integrating the archaeological features on the site as well as ensuring all these areas benefit from passive surveillance.
- 6.32 These open space areas will provide appropriate social and community spaces within the development.
- 6.33 The application's Landscape Masterplan shows how they will be developed by providing a comprehensive landscaping and planting schedule, which includes tree planting, shrubs and groundcover and hedgerow planting.

Car and Bicycle Parking

- 6.34 The overall parking strategy is to promote sustainable travel through encouraging modal shift. Table DM9a of the Development Plan sets out the maximum standards of parking provision required for both residential and commercial developments. As per Table 2.6 and DM9a, the site of the proposed development is located within Zone 3.
- 6.35 In accordance with the parking standards identified in the Plan, 287no. car parking spaces are proposed across the site. This parking provision provides for 2no. spaces per 3-4 bed house, 1no. space per 2-bed houses and 0.45 spaces per apartment unit. Additionally, 9no. parking spaces, including 2no. set-down are provided for the crèche facility. Universal Access and EV charging spaces are also provided.
- 6.36 It is proposed to provide 159no. bike parking spaces across the site. 19no. in curtilage bike stores are provided to serve mid terrace units. Each store has the provision to store 3no. bikes. A secure internal bike store to accommodate 52no. bikes is provided to serve the apartment units. Additionally, 42no. visitor bicycle spaces are provided for across the site in both covered and uncovered Sheffield stands..
- 6.37 The proposed parking provision is in keeping with Table Dm9a of the Limerick City and County Development Plan and SPPR 4 of the *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)*.

Access and Connectivity

- 6.38 Vehicular and pedestrian access is proposed to the site via a connection to the Mungret Park Road, connecting onto the existing public road, pedestrian and cycle infrastructure.

- 6.39 A Stage 1 Road Safety Audit (RSA) has been prepared by MHL Consulting Engineers and accompanies this application. All concerns identified by the RSA team and the subsequent measures recommended have been accepted and incorporated into the proposed development.
- 6.40 A Design Manual for Urban Roads and Streets (DMURS) Compliance Statement has been prepared by OSL Butler Consulting Engineers. It concludes that the proposed development is consistent with both the principles and standards outlined in the guidance.
- 6.41 A Traffic and Transportation Assessment (TTA) has by MHL Consulting Engineers and accompanies this application. The TTA assessed 2no. junctions adjacent to the development site. The TTA concludes that the development will not have a significant negative impact on the operation of the junctions from a capacity point of view.
- 6.42 The proposed site layout therefore promotes and prioritises walking and cycling. While car parking has been provided, it is the objective of this layout to positively encourage users of the area to use the many safe and attractive pedestrian and cycle routes. For further information please refer to the DMURs Compliance Statement which accompanies this submission.

Services and Drainage

- 6.43 It is proposed to connect to the existing watermain and foul sewer located on the Mungret Park Road. A pre-connection feasibility enquiry has been made to Uisce Éireann to confirm whether there is adequate capacity in the public network to accommodate the proposed Large-scale Residential Development (CDS 25001670). The proposed connection was deemed feasible with upgrades. The upgrade works required, as determined by Uisce Éireann, includes approximately 90m of the existing 100mm diameter to be upgraded to a 200mm diameter.
- 6.44 It is proposed to connect to the existing foul sewer located on the Mungret Park Road. The pre-connection enquiry from Uisce Eireann has confirmed that this connection is feasible without upgrades. Due to the topography of the site, and invert levels of the existing foul sewer infrastructure mentioned above, it is not possible to connect to the existing infrastructure by means of gravity. It is thus proposed to include a foul sewer pump station within the development in order to lift foul sewer through pumping to the existing foul sewer. The proposed foul sewer pumping station has been designed in accordance with Uisce Éireann's Code of Practice for Wastewater Infrastructure.
- 6.45 A submission for the design vetting (Statement of Design Acceptance, SODA) of the design proposal has been made to Uisce Éireann in October 2025. OSL Butler is yet to receive the SODA from Uisce Éireann.
- 6.46 In regard to surface water, there is an existing surface water sewer located on the Mungret Park Road. Due to the topography of the site, it is not feasibly to connect to the sewer via gravity, as such a pump station is proposed on the southern boundary of the site. Surface water from the site will be collected and attenuated on site. As part of the development, a number of different SuDS measures will be provided to

minimise the impact on water quality and water quantity of the runoff and maximise the amenity and biodiversity opportunities within the site.

- 6.47 Further detail on the proposed services and drainage for the development can be found in the reports prepared by OSL Butler Consulting Engineers which accompanies this submission.

Part V

- 6.48 The applicant proposes to provide 38no. dwelling units to the Planning Authority to satisfy the 20% Part V allocation. The breakdown of this proposal is as follows:

Building / Unit Type	Bed Spaces	Unit Area (SQM)	Quantity
Apartment J1	2 Bed	73.6 -75.7	13
Apartment J2	1 Bed	46.8 – 59.3	25

Table 3. Proposed Part V Units

- 6.49 Plans, sections and elevations of these units have been prepared by Deady Gahan Architects and is enclosed in the planning application submission. The locations of these units have been identified in Drawing No. 25028/P/006 – Proposed Part V Allocation, prepared Deady Gahan Architects.
- 6.50 The Applicant has engaged with an Approved Housing Body in relation to the development of these Part V units. A Part V Costing has been undertaken by the Applicant and is enclosed in the Part V Proposal prepared by Coakley O'Neill Town Planning which accompanies this application.
- 6.51 The proposal fully meets with the requirements of Article 22(2)(e) of the Planning and Development Regulations, 2001, as amended.

Visual Amenity, Landscape and Heritage.

- 6.52 Chapter 6 of the Plan sets out the policies and objectives in relation preservation of areas of high landscape value, views and prospects as well as areas which are identified as having specific landscape or heritage amenity value.
- 6.53 The Plan identifies Mungret as a Special Control Area under Objective EH 035, under which it is to protect and maintain the integrity of the Special Control Areas at Mungret Monastic Complex, incorporating all national monuments and protected views including the view from Mungret College northeast to the Monastic Complex and views northwest across the Monastic Complex.
- 6.54 Additionally, there are a number of buildings and ruins to the northeast of the site which are identified as Protected Structures under the Plan: Mungret College (RPS 1660), Mungret Abbey (RPS 1656), Mungret Abbey Church (RPS 1657) Mungret College Folly (RPS 6004), School (RPS 1653) and Gate Lodge (1659).

- 6.55 In light of the above, Verified Views were prepared by G-NET 3D to assess the potential for the proposed development to impact upon the views identified with the Plan, and to assess the potential the development may have on the setting of the Protected Structures as listed above.
- 6.56 The development by nature of its location to the southwest of Mungret Monastic Complex, will not impact on the views protected under the Plan.
- 6.57 The Verified Views prepared clearly also illustrate that the development due to the nature of its scale and location, and the topography of the receiving environment will not give rise to any undue negative impact on the visual amenity or setting of the Protected Structures identified.

Archaeology

- 6.58 There are 2no. Recorded Monuments on the site of the proposed development LI013-005 and LI0-13-221. An Archaeological Assessment has been prepared by Irish Archaeological Consultancy Ltd., to assess the impact, if any, of a proposed residential development on the archaeological and historical environment.
- 6.59 Analysis of the baseline resources did not reveal any previously unrecorded sites of archaeological potential within the development area. Geophysical survey, carried out in 2025, identified some potential archaeological anomalies, but no definitive archaeological remains.
- 6.60 Test trenching was carried out across the proposed development area which identified a single archaeological feature, comprising a pit containing silty clay with heat-affected stone and charcoal flecks. The pit is located approximately 80m southeast of the previously excavated fulacht fia (LI013-221). It is likely that the identified pit was associated with the excavated site. The pit identified in AA1 is located within the footprint of a proposed access road and as such it cannot be preserved in situ. Given the small and isolated nature of the feature, it should be fully excavated and recorded in advance of construction. Excavation should be undertaken under archaeological licence as issued by the National Monuments Service of the DoHLGH.
- 6.61 As set out, the enclosure (LI013-005) is located within the proposed development area. The site will be preserved within greenspace, with a 20m buffer area set back from the stone wall that surrounds the monument. The Archaeological Assessment includes a detailed Conservation Management Plan which includes mitigation to be undertaken during both the construction and operational phases of the development to ensure the continued preservation of the recorded monument on the site.
- 6.62 The Archaeological Assessment concludes that the development will not, subject to the mitigation, give rise to any significant negative impact on the archaeological heritage of the site. All mitigation measures set out in the Archaeological Assessment have been incorporated into the Outline Construction Management Plan prepared by OSL Butler Consulting Engineers which accompanies this application.

Loughmore Common Turlough Proposed National Heritage Area

- 6.63 The site of the proposed development is located c. 440m southeast of the Loughmore Common Turlough Proposed National Heritage Area (pNHA). In light of the proximity of the site to the pNHA and owing to the planning history of the adjacent area, a Hydrological & Hydrogeological Assessment has been undertaken by IE Consulting to investigate the risk that activities associated with the proposed development, during construction and operation might impact the nearby pNHA.
- 6.64 The Assessment identified the baseline hydrological conditions of Loughmore Common Turlough and the surrounding environs have been established. Loughmore Turlough receives groundwater recharge primarily from south-east and west of the Turlough. It also receives some surface water recharge from surrounding higher topography.
- 6.65 The assessment identifies that active dewatering in the Mungret Quarry to the north of the site, modifies groundwater flow paths, and accelerates flow from the proposed development site towards the quarry.
- 6.66 A small proportion of the proposed development site, in its existing state, at the extreme southern end, may generate some surface water run-off to the Turlough. Surface water management, associated with the proposed development, will however reduce, any direct run-off to the south from this small area. As this is a small area, removed from the wetland, it will not negatively impact the water quantity to the turlough.
- 6.67 Instead, infiltration of stormwater will be encouraged, and where the infiltration capacity is exceeded, stormwater will be attenuated and collected in a sump to be pumped northwards towards the public stormwater system and discharged through a large soakaway.
- 6.68 The infiltrated stormwater on the site, and that pumped to the existing stormwater network on the LIHAF road and thereafter discharged via a large soakaway to the north of the LIHAF road, will infiltrate vertically to the water table, and then move northwards with the groundwater gradient towards the River Shannon.
- 6.69 The assessment concludes that there will therefore be no significant effect on water recharge to the Turlough from the proposed development. Potential sources of contamination, that might affect the water quality in the Turlough, will be effectively managed by the CEMP during construction and by the sealed and contained wastewater network, which will pump wastewater to the public foul sewer to the north.
- 6.70 These measures together with no groundwater flow from the proposed development site to the turlough and the insignificant risk of run-off from the site reaching the Turlough will therefore ensure that water quality in the Turlough will remain unaffected by the proposed development.
- 6.71 The Ecological Impact Assessment prepared by Dixon Brosnan, on review of the Outline Construction Management Plan prepared by OSL Butler, that the mitigation measures to be implemented during construction will effectively prevent any significant discharges of hydrocarbons or excess levels of silt from the individual elements of the project thus ensuring that no in-combination impacts will occur.

- 6.72 Additionally the EclA concludes that the operational design measures, including SuDS measures will ensure there are no impacts on local water quality or flooding risk and therefore no in-combination impacts from operational surface water discharges will occur. No cumulative effects on the Loughmore Common Turlough pNHA have been identified.

Ecological Impact Assessment

- 6.73 Dixon Brosnan Environmental Consultants have assessed the potential impacts of the proposed development on ecology. This assessment is based on surveys at the proposed development site carried out on the September 2025, 5th September 2025, 9th October 2025, 17th October 2025, 25th November 2025, 11th December 2025, 19th February 2026 and 5th March 2026. The surveys undertaken included a habitat mapping and invasive and rare floral species surveys, a general mammal survey; non-volant mammals; bat surveys; wintering bird surveys and general bird surveys.
- 6.74 The Ecological Impact Assessment (EclA) prepared concludes that the proposed development will impact on habitats of low local ecological value and that there will also be a loss of common habitats. The EclA identifies a number of biodiversity enhancement measures which will be incorporated into the development and include: nest boxes; log piles; and insect hotels.
- 6.75 The EclA concludes that no undue ecological impacts arise as a result of the development subject to the implementation of the measures identified.

Natura Impact Assessment

- 6.76 Following the preparation of an Appropriate Assessment (AA) Screening Report, it was concluded that likely significant effects from the proposed development on European sites could not be ruled out. On this basis, a Natura Impact Statement (NIS) was undertaken.
- 6.77 The NIS examined and analysed, in light of the best scientific knowledge, with respect to Designated Sites within the potential likely zone of impact of the proposed development, the potential effect pathways, how these could impact on qualifying species and habitats and whether the predicted effects would adversely affect the integrity of these European sites.
- 6.78 The NIS objectively concluded following an examination, analysis and evaluation of the relevant information, including in particular the nature of the predicted effects from the proposed development and with the implementation of the mitigation measures proposed that the construction and operation of the proposed development will not adversely affect (either directly or indirectly) the integrity of any European site, either alone or in combination with other plans or projects. There is no reasonable scientific doubt in relation to this conclusion.

7.0 CONCLUSIONS

- 7.1 The development of 182no. residential units will see the development of a new residential neighbourhood and community within Mungret, in line with the overall development objectives of both the Limerick-Shannon MASP and the Limerick City and County Development Plan, contributing towards to the creation of a new compact and sustainable community.
- 7.2 The development will provide much needed housing along with a crèche facility in close proximity to both existing and permitted residential developments on serviceable lands.
- 7.3 Having regard to the objectives of the Limerick City and County Development Plan 2022-2028, as well as the pattern of development in the local area, it is considered that the proposed development represents a high quality residential development at an appropriate density that will complement the existing and evolving character of the local area.
- 7.4 As set out in this report, the proposed development of this zoned greenfield site is acceptable in principle, subject to normal planning and sustainable development considerations. And given the residential zoning objective that applies to the site, the proposed residential development is also the most suitable type of use for the site.
- 7.5 The proposed development does not give rise to any undue negative traffic, public health or other planning impacts and the proposal will not adversely affect the residential amenity of adjoining properties in the area.
- 7.6 The proposal does not give rise to any significant issues in relation to flooding, ecology, natural or built heritage, or archaeology and the site can be successfully serviced and connected to existing public systems.
- 7.7 In conclusion, it is therefore found that the proposed development is in accordance with the proper planning and sustainable development of the area, and, on this basis, it is respectfully submitted that the Planning Authority should support a grant of planning permission in this instance.