



COAKLEY O'NEILL
town planning

Statement of Consistency

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 This Statement of Consistency has been prepared by Coakley O'Neill Town Planning Ltd. in support of a proposed Large Scale Residential (LRD) development at the Caheranardrish, Mungret, County Limerick.

1.2 Section 32(b)(2)(ga) of the Planning and Development Act, 2000, as amended, states:

32B. (1) *A prospective LRD applicant may, once he or she has consulted the appropriate planning authority or authorities in whose area or areas the proposed LRD would be situated in accordance with section 247, request an LRD meeting with that planning authority or authorities.*

(2) *A request under subsection (1) shall be in writing, be accompanied by the appropriate fee and include—*

....(ga) a statement setting out how the proposed LRD has had regard to the relevant objectives of the development plan or local area plan in whose area or areas the proposed LRD would be situated, and.....

1.3 The subject site is within the Local Authority jurisdiction of Limerick City and County Council. As such, the applicable local statutory planning policy document pertaining to the development of the site is the *Limerick County Council County Development Plan 2022-2028* (hereafter the Plan). This statement outlines the development proposal's consistency with the objectives set out in this plan.

1.4 The development will consist of a Largescale Residential Development (LRD), comprising of 182no. residential dwellings as follows: 141no. houses consisting of 104no. detached/semi-detached dwellings (24no. 4-beds, 78no. 3-beds and 2no. 2-beds), 37no. townhouses (18no. 3-beds and 19no. 2-beds) and 41no. apartment units across 1no. triplex unit (2no. 2-beds and 1no. 1-bed) and a five-storey apartment building (13no. 2-beds and 25no. 1-beds) with a crèche with capacity to accommodate 70no. children at ground floor level.

1.5 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; a new vehicular and pedestrian access onto the Mungret Park Road; 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.

2.0 CONSISTENCY WITH LIMERICK CITY AND COUNTY DEVELOPMENT PLAN 2022 -2028

CHAPTER 2 – CORE STRATEGY

Issue	Policy / Objective	Response
Compact Growth	Policy CS P2 <i>It is a policy of the Council to support the compact growth of Limerick City Metropolitan Area, towns and villages by prioritising housing and employment development in locations within and contiguous to existing City and town footprints where it can be served by public transport and walking and cycling networks, to ensure that development proceeds sustainably and at an appropriate scale, density and sequence, in line with the Core Strategy Table 2.7.</i>	The proposed development comprises of 182no. residential dwellings and a creche to be developed at a density of 40.5 units pha. The development provides for increased residential densities within the Limerick City Suburbs, an area identified for significant residential growth, in line with the principles of compact growth. The site layout provides for the creation of distinct residential character areas within the scheme, each of which is linked through the green amenity spaces provided. This seeks to create a new and distinct sense of place as well as to ensure a high quality of place in regard to amenity, safety and convenience.
Settlement Hierarchy	Policy CS P8 <i>It is a policy of the Council to develop Limerick in accordance with the Settlement Strategy and Hierarchy and to require future residential development to locate at and be of a scale appropriate to, the settlement and growth levels identified in the Core Strategy.</i>	The Core Strategy to the Plan identifies a target growth of 11,442no. residential units within Limerick City and its Suburbs. The proposed development will deliver 182no. residential units, 1.5% of the target residential growth for Limerick City within the boundary of Limerick City.
Core Strategy	Policy CS P1 <i>It is a policy of the Council to implement the Core Strategy for Limerick to ensure consistency with policies at a national and regional level, in particular population targets and distribution.</i>	11,442no. housing units are identified within the core strategy to be delivered within Limerick City and its suburbs over the plan period. The proposed development will deliver 182no. residential units, 1.5% of the target residential growth for Limerick City within the boundary of Limerick City. The development is to be developed at a density of 40.5 unit pha, an increased density which will provide for compact development in line with national, regional and local policies.

CHAPTER 3 – SPATIAL STRATEGY

Compact Growth	Policy CGR P1 <i>It is a policy of the Council to achieve sustainable intensification and consolidation, in accordance with the Core</i>	The proposed development comprises of 180no. residential dwellings and a creche to be developed at a density of 40.5 units pha. The development
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	<i>Strategy, through an emphasis on revitalisation and the delivery of more compact and consolidated growth, integrating land use and transport, with the use of higher densities and mixed use developments at an appropriate scale on brownfield, infill, backland, statelands and underutilised sites within the Towns and Villages.</i>	provides for increased residential densities within the Limerick City Suburbs, an area identified for significant residential growth, in line with the principles of compact growth. The site of the proposed development is located on the Mungret Park Road, a busconnects route which will provide significant public transport connectivity to the wider Limerick Metropolitan Area. Given the above, the proposed residential densities are considered appropriate and in keeping with National, Regional and local planning policies.
Place-making Universal Design and Public Realm	Objective CGR 02 <i>It is an objective of the Council to:</i> a) <i>Ensure that all developments are designed to the highest quality with respect to the principles of placemaking, universal design and public realm including the guidance set out under the Urban Design Manual – A Best Practice Guide (2009) and the Design Manual for Urban Roads and Streets (2013) the Whole of Government National Disability Inclusion Strategy (NDIS) 2017-2022 and the 2020 DMURS Interim Advice Note – Covid 19 Pandemic Response.</i>	The proposed development has been designed to ensure that connectivity, community and biodiversity are key components of the development. The development includes 7no. open spaces across the site of various scales. Each of these open spaces provides opportunities for play for children as well as nodal points for community interaction. Further details in relation to the placemaking of the development are detailed in the Design Statement prepared by Deady Gahan Architects and the Landscape Design Report prepared by SLRA. All roads and streets have been designed in accordance with the Design Manual for Urban Roads and Streets as set out in the DMURS Compliance Statement enclosed in the application.
Limerick City and Suburbs	Objective CGR 08 <i>It is an objective of the Council to:</i> a) <i>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.</i>	The proposed development provides a broad range of unit sizes and typologies which will support the creation of a socially inclusive community. Additionally, the development has been designed to promote active travel and modal shift, with reduce parking where appropriate. The development also provides strong pedestrian and cyclist connections in addition to infrastructure to support bicycle use.

Limerick City and Suburbs	Objective CGR 09 <i>It is an objective of the Council to:</i> a) <i>Ensure that all new tall buildings in Limerick City are designed in accordance with the character area objectives, tall building recommendations and criteria set out in the Development Management Standards. All such buildings shall be of an exceptional architectural quality and standard of design and finish.</i> b) <i>Focus delivery of tall buildings in the City Centre, in particular the areas that have been identified as having potential for increased building height. In particular, tall building clusters will be encouraged at The Quays, Colbert Station Quarter, Cleeves Site and The Docklands in accordance with the building classification criteria set out in the Building Height Strategy. There shall be a general presumption against tall buildings in other areas, except at designated areas and the gateway locations identified in the Tall Buildings at City Level Map below.</i> c) <i>Protect the unique intrinsic character, scale and significant views of Limerick City, the skyline and key landmark buildings in the delivery of increased building heights, through the application of the Tall Building Classifications, Recommendations, High Level Principles and Assessment Tools and Criteria set out in the Building Height Strategy.</i> d) <i>Ensure applications for tall buildings are supported by the following assessments and any additional assessments required at the discretion of the Planning Authority - Environmental Assessment, Wind Analysis, Sunlight and Daylight Analysis, Verified View Analysis, Landscape and Visual Impact Assessment, Architectural Design Statement, Traffic Impact Assessment including a Mobility Management Plan for non- residential uses, Building Services Strategy.</i>	The proposed development includes the provision of a five-storey apartment building consisting of 13no. 2-bed units and 25no. 1-bed units with a crèche with capacity to accommodate 70no. children at ground floor level. The subject apartment buildings have been sighted at the entrance to the development site, acting as a visual landmark identifying the residential development as one travels along the Mungret Park Road. Given the topography of the wider area, the site of the development is below the Mungret Park Road, this means the increased heights of the apartment unit are mitigated from the potential for a negative visual impact arising from the development. In addition to this, the height profile is in keeping with the Mungret Community College adjacent as well as other permitted apartment units along the Mungret Park Road.
Mungret Framework	Objective MF 01 <i>It is an objective of the Council to:</i> a) <i>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.</i>	The design and layout of the proposed development have been guided by principles of placemaking. Ensuring that the development creates a new residential neighbourhood that has a distinct character.

	<i>b) Deliver a green neighbourhood that encourages healthy lifestyles, offering easy and safe access to amenities and opportunity for play, recreation and learning.</i> <i>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.</i> <i>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.</i> <i>e) Protect and celebrate the site's historic assets including the College, Mungret Abbey and medieval ringforts.</i> <i>f) Embrace the wider landscape and create a green framework across the site that retains the site's green assets and enhances biodiversity.</i> <i>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.</i> <i>h) Create a legible network of streets defined by new buildings and laid out as part of a clear hierarchy.</i> <i>i) Incorporate bus routes through the heart of the neighbourhood, reducing the need to travel by car. 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.</i> <i>k) Residential development shall be designed to create a streetscape along the main spine roads, with properties fronting onto the road where appropriate.</i> <i>l) Higher density development e.g. apartment blocks are encouraged along the LIHAF Road and at the corner of street blocks in particular.</i>	The layout of the site has incorporated the Archaeological features into the dedicated open spaces on the site, responding the receiving environment of the site. The overall morphology of the site has been guided by the Mungret Framework plan to create a legible, accessible and permeable site while also reacting to the site constraints such as the existing energy infrastructure on the site. The proposed development included a wide range of unit sizes as well as a wide range of unit typologies, providing both apartments, townhouses and houses of all sizes. The development 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.
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CHAPTER 4 – HOUSING

Social Inclusion	Objective HO 01 <i>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.</i>	The proposed development included a wide range of unit sizes as well as a wide range of unit typologies, providing both apartments, townhouses and houses of all sizes. The development 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. It is considered that the proposed development will facilitate the development of an inclusive residential community within Mungret by having the ability to cater for a wide variety of groups with different housing needs.
Residential Densities	Objective HO 02 <i>It is an objective of the Council to: a) Promote, where appropriate, increased residential density in the exercise of its development management function and in accordance with Table 2.6 Density Assumptions per Settlement Hierarchy in Chapter 2: Core Strategy and the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities and the accompanying Urban Design Manual, DEHLG, May 2009. b) Encourage increased densities that contribute to the enhancement of a town or village by reinforcing street patterns or assisting in redevelopment of backlands and centrally located brownfield sites.</i>	The net residential density of the proposed development is 40.5 units per hectare, providing 180no. units across a site with a net developable area of 4.5 hectares. 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 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'. 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 prevailing character of the area.
Apartments	Objective HO 05 <i>It is an objective of the Council to encourage an increase in the scale and extent of apartment development, particularly in proximity to core urban centres</i>	The development proposed a five-storey apartment building consisting of 13no. 2-bed units and 25no. 1-bed units. The apartment units as proposed provided for

	and other factors including existing public transport nodes, or locations where high frequency public transport can be provided, close to locations of employment and a range of urban amenities including parks/waterfronts, shopping and other services.	both an increase in densities as well as unit typologies. The quantum of apartments proposed is considered appropriate owing to the sites proximity to the BusConnects network along the Mungret Park Road in addition to the significant employment opportunities located in the Raheen and Dooradoyle area.
Social and Affordable Housing	Objective HO 013 It is an objective of the Council to require lands zoned for residential use, or for a mixture of residential and other uses and any land which is not zoned for residential use, or for a mixture of residential and other uses, in respect of which permission for the development of 4 or more houses is granted, to comply with the Affordable Housing Act 2021 and Part V of the Planning and Development Act 2000 (as amended) and any subsequent amendments thereof. The Council reserves the right to determine the appropriateness of 'Part V' Cost Rental and/or affordable purchase delivery on individual sites on a case-by case basis.	The preliminary proposal to satisfy the developer's Part V obligations is to provide 38no. dwelling units to an Approved Housing Body to satisfy the 20% Part V allocation.

CHAPTER 6 – ENVIRONMENT, HERITAGE, LANDSCAPE AND GREEN INFRASTRUCTURE

All Ireland Pollinator Plan	Objective EH 07 It is an objective of the Council to: a) Continue to actively support the aims and objectives of the All Ireland Pollinator Plan 2021 – 2025, by encouraging measures to protect and increase the population of bees and other pollinating insects in Limerick. b) Support the aims of the National BioDiversity Action Plan and succeeding plans, in emphasising the importance of ecological issues in planning.	As detailed in the Landscape and Green Infrastructure Report prepared by Simon Ronan Landscape Architects, the pollinator plan 2021-2025 has greatly influenced the planting palette and soft landscape strategy and been incorporated into the planting schedule proposed.
Trees and Hedgerows	Trees and Hedgerows It is an objective of the Council to: a) Retain and protect amenity and biodiversity value of the County and City by preserving as far as possible trees, woodlands and hedgerows, having regard to the significant role that trees and hedgerows play in local ecology, climate change and air quality and their contribution to	The protection of the biodiversity of the site has remained, throughout the design process a key component of the design strategy. The subject site is the location of a number of mature hedgerows and treelines, these have been surveyed and mapped by a suitably qualified Arborist and Ecologist. It has been identified that the hedgerows and trees to be removed, while limited, are not of significant ecological value and

	quality place making and the associated health and wellbeing benefits. b) Require, in the event that mature trees or extensive mature hedgerow is proposed to be removed, that a comprehensive tree and hedgerow survey be carried out by a suitably qualified tree specialist to assess the condition, ecological and amenity value of the tree stock/ hedgerow proposed for removal and to include mitigation planting and a management scheme. The Council will seek in all cases to ensure when undertaking development, or when permitting development, that the loss of, or damage to, existing trees is minimised. c) Require, in the event that mature trees or extensive mature hedgerow is proposed to be removed, that a comprehensive tree and hedgerow survey be carried out by a suitably qualified tree specialist to assess the condition, ecological and amenity value of the tree stock/ hedgerow proposed for removal and to include mitigation planting and a management scheme. The Council will seek in all cases to ensure when undertaking development, or when permitting development, that the loss of, or damage to, existing trees is minimised.	will not give rise to any undue negative ecological impacts as a result of the development. The development, as set out in the Landscape and Green Infrastructure Report prepared by SLRA, provides a significant planting schedule which includes native trees, hedgerows and plants to mitigate any biodiversity loss but also enhance the overall ecological value of the site.
Light Pollution	Objective EH O24 It is an objective of the Council to ensure that the design of external lighting schemes minimise the incidence of light spillage or pollution in the immediate surrounding environment. In this regard, developers shall submit lighting elements as part of any design, with an emphasis on ensuring that any lighting is carefully directed, not excessive for its purpose and avoids light spill outside the development and where necessary will be wildlife friendly in design.	A lighting design in line with the Limerick City and County Council's Public Lighting Specification has been prepared by Molloy Consulting Engineers and accompanies this application. The design approach has ensured that there is no light spill on adjacent sites. The lighting design has been reviewed by the project Ecologist to ensure that the design is wildlife friendly.
Special Control Areas	Objective EH O35 It is an objective of the Council to protect and maintain the integrity	Due to the location of the proposed development, the development will not interfere with the views

Mungret	of the Special Control Areas at Mungret Monastic Complex, incorporating all national monuments and protected views including: 1) View from Mungret College northeast to the Monastic Complex and; 2) Views northwest across the Monastic Complex. Development within this area will be prohibited with the exception of leisure facilities and moderate extensions to existing dwellings, which will not adversely impact on the character or setting of the complex. The Council will facilitate the provision of interpretative panels and directional signage for Mungret Monastic Complex and park, will be considered in consultation with local community groups.	identified from: • View from Mungret College northeast to the Monastic Complex and; • Views northwest across the Monastic Complex. Verified views have been prepared by G-Net 3D and accompany this application. These views illustrated that the development is not visible from the ruins of the Mungret Monastery of the Mungret College. As such it can be considered that the development will not give rise to any undue impacts on the views of, or historical character of the Mungret Monastic Complex.
Archaeological Heritage	Objective EH O36 It is an objective of the Council to seek the preservation of all known sites and features of historical and archaeological interest. This is to include all the sites listed in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act 1994. The preferred option is preservation in situ, or at a minimum preservation by record.	There are 2no. Recorded Monuments on the site of the proposed development LI013-005 and LI0-13-221. An Archaeological Assessment has been undertaken which was informed by a geophysical survey and archaeological testing. Test trenching was carried out across the proposed development area but revealed only a single archaeological feature, comprising a pit (C27.1) containing silty clay with heat-affected stone and charcoal flecks, which was designated as Archaeological Area 1. 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 recorded enclosure will be preserved within greenspace, with a 20m buffer area set back from the stone wall that surrounds the monument. The Archaeological Assessment sets out a number of mitigation measures to be used during the construction phase of the development to ensure the preservation of the monument. In addition to the above, the Archaeological Assessment sets out a Conservation Management Plan for the Operational Phase of the development to ensure the continued preservation of the

		monument.
Archaeological Heritage	Objective EH 037 <i>It is an objective of the Council to protect and preserve the preservation in situ (or at a minimum by record) of all sites and features of historical and archaeological interest, discovered subsequent to the publication of the Record of Monuments and Places.</i>	There are 2no. Recorded Monuments on the site of the proposed development LI013-005 and LI0-13-221. An Archaeological Assessment has been undertaken which was informed by a geophysical survey and archaeological testing. Test trenching was carried out across the proposed development area but revealed only a single archaeological feature, comprising a pit (C27.1) containing silty clay with heat-affected stone and charcoal flecks, which was designated as Archaeological Area 1. 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 recorded enclosure will be preserved within greenspace, with a 20m buffer area set back from the stone wall that surrounds the monument. The Archaeological Assessment sets out a number of mitigation measures to be used during the construction phase of the development to ensure the preservation of the monument. In addition to the above, the Archaeological Assessment sets out a Conservation Management Plan for the Operational Phase of the development to ensure the continued preservation of the monument.
Protection of the setting of Archaeological Monuments	Objective EH 039 <i>It is an objective of the Council to ensure that no development shall have a negative impact on the character or setting of an archaeological monument.</i>	As noted, there are 2no. Recorded Monuments on the site of the proposed development LI013-005 and LI0-13-221. The recorded enclosure will be preserved within greenspace, with a 20m buffer area set back from the stone wall that surrounds the monument. The Archaeological Assessment sets out a number of mitigation measures to be used during the construction phase of the development to ensure the preservation of the monument. In addition to the above, the Archaeological Assessment sets out a Conservation Management Plan for the Operational Phase of the development

		to ensure the continued preservation of the monument.
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CHAPTER 7 – SUSTAINABLE MOBILITY AND TRANSPORT

Sustainable Mobility	Objective TR O2 <i>It is an objective of the Council to support the appropriate road design standards of all roads and streets within the urban areas, including suburbs, towns and villages within the 60km/h zone as per the Design Manual for Urban Roads and Streets and TII Publication Standards DNGEO-03084 The Treatment of Transition Zones to Towns and Villages on National Roads.</i>	A Stage 1 Road Safety Audit (RSA) has been prepared, also by MHL Consulting Engineers. All concerns identified by the RSA team and subsequent measures recommended have been accepted and incorporated into the proposed development. 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.
Walking and Cycling Infrastructure	Objective TR O8 <i>It is an objective of the Council to:</i> <i>Improve and provide clear, safe and direct pedestrian linkages, cycle networks, including the greenways and primary segregated cycle routes, between the employment zones, shopping areas and residential areas throughout Limerick;</i> <i>Maintain and expand the pedestrian route network, infrastructure and where possible, retrofit cycle and pedestrian routes into the existing urban road network, to provide for accessible safe pedestrian routes within Limerick.</i>	The proposed development has sought to ensure that pedestrian and cyclist permeability is carried through the site to encourage active travel. The development has continued the spinal road off the Mungret Park Road incorporating a segregated footpath and cycleway into the site and to provide future connections to adjoining lands. This ensures that the development connects to and enhances the pedestrian and cyclist network which has been established.
Car and Cycle Parking	Objective TR O49 <i>It is an objective of the Council to support the provision of parking and cycle standards in accordance with Section 11.8.3, Table DM 9(a) and 9(b) of Chapter 11: Development Management Standards.</i>	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, 0.45 spaces per apartment unit and 9no. parking spaces, including 2no. set-down for the crèche facility. Universal Access and EV charging spaces are also provided.
Mobility Management	Objective TR O23 <i>It is an objective of the Council to require the submission of Mobility Management Plans, subject to the guidance provided in the Toolkit for School Travel, Safe</i>	A Mobility Management Plan has been prepared by MHL Consulting Engineers and is enclosed with the subject planning application.

	<i>Routes to School Programme, Workplace Travel Plans – A Guide for Implementers and Achieving Effective Workplace Travel Plans – Guidance for Local Authorities, for any development that the Council consider will have significant trip generation and attraction rates, at peak hours or throughout the day and where existing or proposed public transport may be utilised.</i>	
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CHAPTER 10 – SUSTAINABLE COMMUNITIES AND SOCIAL INFRASTRUCTURE

Community Facilities	Objective SCS1 01 <i>It is an objective of the Council to ensure new residential developments incorporate appropriate provision for community and recreational facilities, for the benefit of local residents, or are located within easy access to such facilities.</i>	The proposed development includes 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. The proposed facility has the capacity to accommodate 70o. children across 4no. classrooms.
Ten - Minute Neighbourhood	Objective SCS1 04 <i>It is an objective of the Council to implement a strategy based on the sustainable compact settlements concept '10-minute city and town', whereby, a range of community facilities and services are accessible in short walking and cycle timeframes from homes, or are accessible by high quality public transport services by connecting people to larger scaled settlements delivering these services.</i>	The proposed development will provide for the delivery of 182no. dwellings in close proximity to a number of key social and educational facilities. The development is located immediately adjacent to Mungret Community College and the Limerick City East Educate Together School. Additionally, St. Nessans National school is located in close proximity to the site. The development will provide for a crèche to accommodate 70no. children. There are a number of hospitality and café uses immediately adjacent to the site and Mungret Park. The site benefits from significant proximity to a range of community facilities, as detailed within the Social and Community Audit prepared and submitted as part of this planning application.
Childcare Facilities	Objective SCS1 014 <i>It is an objective of the Council to:</i> a) <i>Encourage the provision of appropriate childcare facilities as an integral part of proposals for new residential</i>	In recognition of the childcare need arising as a result of the proposed development, a childcare facility to accommodate 70no. children is proposed.

	<i>developments and to improve/expand existing childcare facilities.</i> <i>b) Encourage the provision of childcare facilities in a sustainable manner to encourage local economic development and to assist in addressing disadvantage.</i>	The crèche provides for 4no. of classrooms accommodating 70no. children ranging in age from toddlers to pre-school children. It includes all required accompanying spaces such as a sleep room, changing facilities, toilets and outdoor play areas.
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CHAPTER 11 – DEVELOPMENT MANAGEMENT STANDARDS

Car Parking	Table DM 9(a) Maximum Car Parking Zone 3 <i>Dwellings of 3+ Bedrooms 2 Spaces Per Unit</i> <i>Dwellings of <3 Dwellings 1.5 Space Per unit</i> <i>Apartment 1 – 2 Bedrooms 1 Space Per Unit</i>	The proposed development provides for the following parking provision: Dwellings of 3+ Bedrooms 2 Spaces Per Unit Dwellings of <3 Dwellings 1 Space Per unit Apartment 1 – 2 Bedrooms .45 Space Per Unit The proposed parking allocation is in line with standards set out in Table DM9A of the Development Plan and actively reduces the parking provision on site to encourage modal shift and active travel in line with the principles of sustainable development.
Bicycle Parking	Table DM 9(a) Required Bicycle Parking Zone 3 <i>Dwellings of 3+ Bedrooms 2 Spaces Per Unit and 1 Visitor Space Per 2 Units</i> <i>Dwellings of <3 Dwellings 1 Space Per unit and 1 Visitor Space Per 2 Units</i> <i>Apartment 1 – 2 Bedrooms 1 Space Per Unit and 1 Visitor Space Per 2 Units</i>	The proposed development provides for the 159no. bicycle parking spaces across the site. Dwellings of 3+ Bedrooms – No dedicated provision as bicycles can be safely stored in the curtilage of the dwellings. Dwellings of <3 Dwellings 1 Space Per unit – 19no. in curtilage bike stores provided across the site to serve mid terrace units. Each store has the provision to store 3no. bikes. Apartment 1 – 2 Bedrooms - Secure internal bike store to accommodate 52no. bikes. 42no. visitor bicycle spaces are provided for across the site in both covered and uncovered Sheffield stands to serve the development. The proposed bicycle parking allocation is in line with standards set out in Table DM9A of the

		Development Plan and actively encourages modal shift and active travel in line with the principles of sustainable development.
Creche Car Parking	Table DM 9(a) Maximum Car Parking Zone 3 <i>1 Space per 40sqm +set down</i>	The proposed creche provides for: 7no. car parking spaces including 1no. EV Space and 1no. Accessible Space and 2no. Set Down Spaces.
Creche Bicycle Parking	Table DM 9(a) Maximum Bicycle Parking Zone 3 <i>1 Space per 3 staff</i>	The proposed creche provides for: 8no. bicycle spaces.

CHAPTER 12 – LAND USE ZONING STRATEGY

Land Zoning	Use New Residential <i>To provide for new residential development in tandem with the provision of social and physical infrastructure.</i>	Permission is sought for the development of a Large-Scale Residential Development which is to comprise of 182no. residential units and a crèche facility. 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.
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3.0 CONCLUSION

- 3.1 This Statement of Consistency has demonstrated the compliance of the proposed development with the various objectives of the Limerick City and County Development Plan 2022-2028.
- 3.2 It is submitted that the proposed development will provide an appropriate form of high-quality residential development for this residentially zoned site, providing for an efficient use of lands, which will contribute to achieving the aims and objectives for the development of Mungret and the Limerick Metropolitan Area as set out by the Planning Authority.
- 3.3 The design and layout of the proposed development have been prepared following pre-planning consultation with the Planning Authority under Section 247 and 32C of the Planning and Development Act, 2000, as amended.
- 3.4 In addition to the above statutory pre planning consultations, separate informal consultations were undertaken with relevant personnel in the Planning Authority to ensure all relevant matters have been addressed as part of the pre-application process and the design and layout have been amended to respond to the issues raised in those discussions.
- 3.5 In conclusion, it is submitted that the proposed development is consistent with all relevant national, regional and local planning policies and guidelines and therefore in accordance with the proper planning and sustainable development of the area.