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

17th June 2026

RE: APPLICATION FOR PERMISSION FOR DEVELOPMENT FOR LARGE-SCALE RESIDENTIAL DEVELOPMENT COMPRISING MODIFICATIONS OF THE LARGE-SCALE RESIDENTIAL DEVELOPMENT GRANTED UNDER APPLICATION REF. 23/60842 AND APPEAL REF. ABP-319009-24 ON A SITE GOLF LINKS ROAD, CASTLETROY, LIMERICK AND A SITE AT EVANWOOD, CASTLETROY, LIMERICK.

Dear Sir/Madam,

We, Coakley O'Neill Town Planning Ltd. of NSC Campus, Mahon, Cork, are instructed by GLR Property Ltd., to lodge this application for a Large-Scale Residential Development in respect of the proposed modifications to the permitted Large-Scale Residential Development granted by An Bord Pleanála under Appeal Case Reference ABP-319009-24 on a site at Golf Links Road, Castletroy, Limerick and a site at Evanwood, Castletroy, Limerick.

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

Following this, a Section 32C Pre Planning Meeting in relation to the proposed Large-Scale Residential Development was held on the 4th December 2025 at Limerick City and County Council. The Planning Authority issued their opinion on the 9th January 2026.

The Planning Application was advertised in the Limerick Post on 6th June 2026 and site notices were erected on site on the 4th June 2026.

The application fee of payable in regard to the subject planning application is €19996.16. €18,320 was been paid by EFT in regard to application ref. 26/60644 and the remaining fee balance of €1,676.16 has been paid prior to the resubmission of this application. The EFT Reference is 120000101891.

In regard to the invalidation letter received in regard to planning application ref. 26/60644 it was cited that a letter of principle in regard to Part V is required.

The Part V Proposal included has been finalised in accordance with Article 22(2)(e) of the Planning and Development Regulations 2001, which states:

'(e) in the case of an application for permission for the development of houses or of houses and

other development, to which section 96 of the Act applies, details as to how the applicant proposes to comply with a condition referred to in sub-section (2) of that section to which thepermission. if granted, would be subject, including –

i. *details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to he leased to the planning authority, or details of any combination of the foregoing, and*

ii. *details of the calculations and methodology for calculating values of land, site costs. normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act'.*

In this regard, as a Part V units has been identified for transfer and calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs have been submitted, the application fulfils the requirements for a valid planning application in respect of Part V under Article 22(2)(e).

The relevant Departmental Guidelines, Part V of the Planning and Development Act 2000 Guidelines issued by the Minister for Housing, Planning, Community and Local Government under section 28 of the Planning and Development Act 2000, January 2017, are clear about the process involved in meeting Part V obligations.

They make a clear distinction between the period prior to any grant of planning permission and post the grant of a planning permission, when a Part V agreement is to be made.

There has, as of yet, been no decision to grant permission for this application. Hence, no Part V agreement can yet be made and thus no evidence can be submitted at this stage.

Any request for evidence of an agreement at this stage is contrary to both the relevant planning legislation and the statutory guidelines to which the Planning Authority must have due regard.

Certainly, an agreement in principle can be reached at pre-planning stage or prior to a grant of permission. But it is not a requirement and, often, not appropriate.

The only requirement on the applicants prior to any grant of planning permission is to submit a Part V proposal in accordance with Article 22(2)(e) of the Planning and Development Regulations, 2001, as amended.

The applicants have fulfilled this requirement and acted entirely in accordance with the relevant guidance and regulations.

Should a grant of permission be forthcoming the appropriate course of action will be to attach a condition to the planning permission requiring the applicants to enter into an agreement with the planning authority to fulfil their Part V obligations on the site. The applicants are happy to comply with any such condition.

Furthermore, the Planning Authority will be aware that they are precluded from commencing development without having reached an agreement in relation to Part V.

Please find enclosed copies of the following information:

1. LRD Application Form;
2. Landowners Letter of Consent;
3. Applicants Letter of Consent to Agent;
4. Site Location Maps prepared by Deady Gahan Architects;
5. Site Layout Plan & Architectural Drawings prepared by Deady Gahan Architects;
6. Architectural Design Statement, Schedule of Accommodation and Housing Quality Assessment prepared by Deady Gahan Architects;
7. Site and Newspaper Notices prepared by Coakley O'Neill Town Planning;
8. Planning Statement, Statement of Consistency, Statement of Response to Council Opinion, Social and Community Audit, Part V Statement and EIAR Screening Report prepared by Coakley O'Neill Town Planning;
9. Landscape Design Report and Masterplans prepared by Simon Ronan Landscape Architects;
10. Natura Impact Statement prepared by Ecofact;
11. Road Safety Audit prepared by MHL Consulting Engineers;
12. Archaeological Assessment prepared by IAC Archaeology;
13. Engineering Services Report, Outline Construction Environmental Management Plan, Outline Construction Traffic Management Plan, Outline Construction Resource and Waste Management Plan, Drainage Impact Assessment, DMURs Statement of Compliance, and accompanying engineering drawings prepared by OSL Bulter Consulting Engineers.

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

Yours sincerely,

Rory Hanrahan

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