COAKLEY O'NEILL
town planning

Statement of Consistency

Large Scale Residential Development at

Old Orchard, Monaleen,

Co. Limerick

Prepared in May 2026 on behalf of

GLR Property 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 Golf Links Road, Monaleen, 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 proposed development comprises of the modification of the Large-Scale Residential Development granted under Application Ref. 23/60842 and Appeal Ref. ABP-319009-24. The proposed modifications comprise of the replacement of 57 no. units with 59 no. units and the provision of 5no. additional townhouse units (2 no. 3 beds and 3 no. 2 beds).

1.5 The proposed development also provides for the omission of the permitted childcare facility with capacity to accommodate 58no. children and the construction of a childcare facility on a site to the west with capacity to accommodate 102no. children.

2.0 CONSISTENCY WITH LOCAL PLANNING POLICY OBJECTIVES

Limerick City and County Development Plan, 2022 – 2028 - Volume 1 – Written Statement

Issue	Policy / Objective	Response
Compact Growth	***Policy CS P2*** *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.*	The proposed development comprises of 64no. residential dwellings and a creche to be developed at a density of 36.6 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*** *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.*	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 64no. residential units of the target residential growth for Limerick City within the boundary of Limerick City.
Core Strategy	***Policy CS P1*** *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.*	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 64no. residential units of the target residential growth for Limerick City within the boundary of Limerick City. The development is to be developed at a density of 36.6 unit pha, an increased density which will provide for compact development in line with national, regional and local policies.
Compact Growth	***Policy CGR P1*** *It is a policy of the Council to achieve sustainable intensification and consolidation, in accordance with the Core 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*	The proposed development comprises of 64no. residential dwellings and a creche to be developed at a density of 36.6 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.

	scale on brownfield, infill, backland, statelands and underutilised sites within the Towns and Villages.	
Social Inclusion	***Objective HO O1 I****t 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.*	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 Monaleen by having the ability to cater for a wide variety of groups with different housing needs.
Residential Densities	***Objective HO O2*** *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.*	The net residential density of the proposed development is 36.6 units per hectare, providing 180no. units across a site with a net developable area of 1.75hectares. The subject site, as per Table 2.6 of the Plan wis 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 36.6 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 O5*** *It is an objective of the Council to encourage an increase in the scale and extent of apartment development,*	The development proposes to include 15no. apartment units.

	particularly in proximity to core urban centres 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.	The apartment units as proposed provided for both an increase in densities as well as unit typologies. The quantum of apartments proposed is considered appropriate owing to the sites proximity to key employment and educational facilities as well as the sites connectivity to the wider Limerick Metropolitan Area via public transport.
All Ireland Pollinator Plan	***Objective EH O7*** *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.
Sustainable Mobility	***Objective TR O2*** *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.*	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.
Car and Cycle Parking	***Objective TR O49*** *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.*	In accordance with the parking standards identified in the Plan, 111no. car parking spaces are proposed across the site. This parking provision provides for 2no. spaces per 3-4 bed house, 1no. space per apartment unit and 2-bed houses and 9no. parking spaces, including 1no. set-down for the crèche facility.
Community Facilities	***Objective SCSI O1*** *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.*	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 102no. children across 7no. classrooms.
Childcare Facilities	***Objective SCSI O14*** *It is an objective of the Council to:*	In recognition of the childcare need arising as a result of the proposed development, a childcare

	a) *Encourage the provision of appropriate childcare facilities as an integral part of proposals for new residential developments and to improve/expand existing childcare facilities.* b) *Encourage the provision of childcare facilities in a sustainable manner to encourage local economic development and to assist in addressing disadvantage.*	facility to accommodate 58no. children is proposed. The crèche provides for 7no. of classrooms accommodating 102no. 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.
Land Use Zoning	***New Residential*** *To provide for new residential development in tandem with the provision of social and physical infrastructure.* ***Existing Residential*** *to provide for residential development, protect and improve existing residential amenity;* ***Open Space and Recreation*** *to protect, provide for and improve open space, active and passive recreational amenities.*	Permission is sought for the modification of a Large-Scale Residential Development which is to comprise of 64no. 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. The site of the proposed creche is zoned as Open Space and Recreation. The site is not existing open space and is hoarded off from public access. Section 12.4 of the Plan details the Land Use Zoning Matric, identifying various development types which may be permissible or not permissible in certain zoning types. When considering what is generally not permissible, a non-permissible use is 'one that would be incompatible with the zoning policies or objectives for the area, would conflict with the permitted/existing uses and would be contrary to the proper planning and sustainable development of the area'. It is clear from the site's planning history the proposed development of a childcare facility would not conflict with the existing use of the site, as no such use exists. Additionally, as detailed the previously permitted use on the site was for the development of a childcare facility.

Proposed Variation No. 3 of the Limerick City and County Development Plan, 2022 – 2028

The following proposed policies within the *Proposed Variation No. 3 of the Limerick City and County Development Plan, 2022 – 2028* which was open for public consultation from the 18th April – 18th May 2026 are of regard.

Issue	Policy / Objective	Response
Land Use Zoning	***New Residential*** *To provide for new residential development in tandem with the provision of social and physical infrastructure.* ***Existing Residential*** *to provide for residential development, protect and improve existing residential amenity;*	Permission is sought for the modification of a Large-Scale Residential Development which is to comprise of 64no. residential units and a crèche facility. Under the proposed variation, the lands which were zoned new residential are to be zoned existing residential. The Plan advises that residential dwellings are appropriate for lands identified with this zoning objective. The site of the proposed creche, currently zoned as open space and recreation is proposed to be zoned as new residential. The Plan also identifies that the development of childcare facilities within new residential developments, subject to other planning criteria, is generally acceptable. Owing to the above, it is considered the principle of the development is in keeping with the *Proposed Variation No. 3 of the Limerick City and County Development Plan, 2022 – 2028.*

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 in addition to the objectives of the Proposed Variation No. 3 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 32 of the Planning and Development Act, 2000, as amended. In addition, 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.

3.4 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.