

LARGE-SCALE RESIDENTIAL DEVELOPMENTS GRANTED FROM 15/01/2024 To 21/01/2024

In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
23/60842	Philip Collins	P	17/11/2023	<p>a Large-Scale Residential Development (LRD) at this site: Golf Links Road, Newtown, Monaleen, Co. Limerick. The development will consist of the provision of 122 residential house and apartment units on a site of 3.2ha. The site is generally greenfield land with one existing residential dwelling (119.9m²) which is to be retained and integrated into the new development. The site is bound by the Kylemore Estate to the east, Evanwood Estate to the south and south west, Ashfort Estate to the north west and open land to the north which contains a ring fort. Access to the site is off School House Road. The proposed development will provide as follows; (1) Demolition of existing agriculture buildings on site with a total gross floor area of 284.4m²; (2) 65 no. housing units comprising a variety of forms to include detached, semi-detached and terraced houses, all two storey in height. The mix of proposed houses include 6 no. four bedroom units and 59 no. three bedroom units to provide a total of 6,820.8m² of residential house gross floor area; (3) 57 no. apartment units across 7 no. 3 storey blocks throughout the development. The apartment units provide a mix of one, two and three bedroom units, comprising 29 no. one bedroom units, 26 no. two bedroom units, and 2 no. three bedroom units to provide a total of 4,929.1m² of residential apartment gross floor area. The proposed development also includes; (i) A childcare facility measuring 352.2m², providing 58 childcare places, located at the northern most edge of the development. (ii) The provision of 114 no. car parking spaces within the curtilage of the proposed dwelling houses and 89 no. public car parking spaces and 311 no. bicycle parking spaces. (iii) The provision of 1 no. ESB sub-station, ancillary services and infrastructure works including foul and surface water drainage, blue roofs, landscaped public open spaces (approximately .5 ha or 15.9% of the overall site area), landscaping, lighting, internal roads, cycle paths, footpaths. In total, the proposed development would provide a total residential gross floor area of 11,749.9m² and a creche facility of 352.2m². A Natura Impact Statement has been prepared in respect of the proposed development. The application may be inspected online at the following website URL, setup by the applicant: www.golflinksroadlrd.com.</p> <p>Golf Links Road Newtown</p>	19/01/2024	50/2024

T

*** END OF REPORT ***