

A N B O R D P L E A N Á L A
APPEALS NOTIFIED FROM 13/05/2024 To 19/05/2024

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
23/557	Tribeca Asset Management Limited (Trading as Tribeca Holdings) c/o	P	19/04/2024	C	Large-Scale Residential Development (LRD) Application. Tribeca Asset Management Limited (trading as Tribeca Holdings) intends to apply for planning permission for a Large-Scale Residential Development (LRD) at this site: Ardhu House, Ennis Road, Roses Avenue and North Circular Road, Limerick. Ardhu House is a Protected Structure, RPS Reg. No. 3281 (Former Limerick Ryan Hotel, Ennis Road, Roses Avenue). The application site includes an area of public road/footpaths to facilitate a watermain diversion via North Circular Road, Roses Avenue and Ennis Road. The development site area and watermain diversion works provide a total planning application site area of 2.19 hectares approx. The site is bound by Ennis Road (R857) to the north, Roses Avenue (L10053) to the west, North Circular Road (L10059) to the south-east, residential properties at The Elms to the south and the Woodfield House Hotel, Bar & Restaurant commercial property to the west. This proposed development will replace all un-built and incomplete elements of the development permitted under the planning permission Register Reference 15/645, An Bord Pleanála Reference PL 91.246960 (extended under Register Reference 21/7025). The un-built and incomplete elements to be replaced comprise (i) the change of use of Ardhu House from commercial use to residential use to provide 4 no. apartments (i) the demolition of extensions to the front, rear and side of Ardhu House (i) the construction of 7 no. detached two-storey dwelling houses (iv) vehicular access via the existing entrance on Roses Avenue (v) internal roadways, surface car parking, cycle parking, driveways and entrances (vi) service connections and (vi) ancillary site development, landscaping and boundary treatment works. In summary, the proposed development will consist of the construction of 167 no. new residential units in 5 new residential buildings ranging in height from 3 storeys to 5 storeys (Blocks 01,	15/05/2024

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02, 03, 04 and 05), a creche; the refurbishment of Ardhu House (Protected Structure RPS Reg. No. 3281) to provide ancillary residential amenity uses, and the refurbishment of the Ardhu Bar licenced premises. The refurbishment of Ardhu House and Ardhu Bar will entail the demolition of modern extensions to each building. The detailed description of the proposed development is as follows: (1) Block 01 is a 5-storey building comprising 46 apartments with 17 no. 1-bed units and 29 no. 2-bed units. Private balconies/terraces for the apartments are proposed on all elevations. (2) Block 02 is a part 4, part 5-storey building comprising a creche (193 sq.m.) at ground floor level with an outdoor play area, and 26 apartments from ground to fourth floor level with 12 no. 1-bed units, 13 no. 2-bed units and 1 no. 3-bed unit. Private balconies/terraces for the apartments are proposed on all elevations. (3) Block 03 is a 5-storey building comprising 24 apartments with 15 no. 1-bed units and 9 no. 2-bed units. Private balconies/terraces for the apartments are proposed on all elevations. (4) Block 04 is a part-4, part 5-storey building comprising 44 apartments with 26 no. 1-bed units and 18 no. 2-bed units. Private balconies/terraces for the apartments are proposed on all elevations. (5) Block 05 is a part 3 to part 5-storey building comprising 25 no. apartments and 2 no. duplex units with 11 no. 1-bed apartments, 14 no. 2-bed apartments; 1 no. 1-bed duplex unit and 1 no. 3-bed duplex unit. Private balconies/terraces for the apartments are proposed on all elevations. (6) Demolition of 20th century extensions to the front, side and rear of Ardhu House (Protected Structure RPS Reg. No. 3281). The construction of a new single storey glazed extension to provide an accessible entrance to the front of Ardhu House, and the construction of a new ground floor single storey glazed addition to the south of the side wing of Ardhu House. Ardhu House and associated structures will be refurbished for ancillary residential amenity use with a gym, co-working space and

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administrative space at ground floor level and lounge, dining, cinema and games room at first floor level. The proposed refurbishment works will include the removal of some internal walls, internal renovations to walls, ceilings, windows and joinery, repair of facades, repair and renewal of roof fabric and chimneys, repair and renewal of rainwater goods, and all associated conservation works. (7) Refurbishment of the Ardhu Bar licenced premises, including the demolition of 20th century extensions to the side and rear of the building, resulting in a licensed premises floor area of 309sq.m. Re-location of the existing vehicular entrance on Ennis Road 5.5m approx. to the west, and re-location of the existing vehicular entrance on Roses Avenue 65 metres approx. to the south. Vehicular, pedestrian and cyclist access to the development is proposed via the re-located vehicular entrance on Ennis Road, and the re-located vehicular entrance on Roses Avenue. The existing vehicular entrance on Roses Avenue is to be retained to provide pedestrian access and occasional service vehicle access to an ESB Substation and Switchroom only. (8) Pedestrian access via the former vehicular entrance on North Circular Road, and the re-location of an existing pedestrian entrance on Ennis Road 15m approx. to the east. (9) Provision of 94 no. surface car parking spaces allocated to the new residential development and the apartments (61 no.) in the existing apartment block, including 5 no. accessible spaces, 10 no. visitor spaces and 19 no. EV charging spaces; 2 no. single storey bicycle store buildings and 1 no. single storey bike and bin store building providing bin stores and 313 no. cycle spaces; 5 no. motorcycle parking spaces. (10) Demolition of an existing ESB substation and provision of a new ESB substation and switch room, and 1 no. ground mounted ESB substation. (11) The proposed development includes a creche outdoor play area, public open space including children's play area, internal access roads, pedestrian and cycle infrastructure, set-down areas, landscaping and external works

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					including earthworks, cultivation and planting, repair to existing boundaries and construction of new boundary treatments, re-design and refurbishment of entrance gateways, lighting, telecommunications infrastructure, green roofs, site services comprising underground firefighting storage tank, 2 no. new underground attenuation tanks, surface water collection and discharge via a combination of standard pipework, Sustainable Urban Drainage Systems and attenuation to an existing surface water sewer on North Circular Road, foul sewer discharge by gravity to an existing Irish Water combined sewer on North Circular Road, and a new watermain connection to an existing Irish Water watermain on Ennis Road. The watermain services will include a watermain diversion via North Circular Road, Roses Avenue and Ennis Road; site clearance and all associated site works. The planning application is accompanied by a Natura Impact Statement. All planning application documentation and information is available to view online at the following website set up by the Applicant: www.ardhuhouse.lrd.ie Ardhu House Ennis Road Roses Avenue and North Circular Road Limerick	
23/60814	Deepak Jayaram 44 Monaleen Heights Castletroy Limerick V94 EDD1	P	25/04/2024	C	the demolition of an extension to the side of my dwelling and subdivide existing site and construct a new two storey dwelling house, entrance and all ancillary site works 44 Monaleen Heights Castletroy Limerick V94 EDD1	16/05/2024

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