



**HRA | PLANNING**

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Planning & Placemaking Department,  
Limerick City & County Council,  
Civic Buildings,  
Dooradoyle,  
Limerick

12<sup>th</sup> February 2025

**Re: LRD Application – Proposed Purpose-Built Student Accommodation (PBSA) scheme on land fronting the Groody Road and Dublin Road, Castletroy, in the townland of Newcastle, Limerick for a period of seven years.**

Dear Sir / Madam,

We have been requested by our client Groody Developments Limited to submit this Large-scale Residential Development (LRD) application to Limerick City & County Council under Section 32C of the Planning & Development Act 2000 as amended.

This application is made in accordance with the details set out in the Planning & Development (Large Scale Residential Development) Regulations 2021 whereby a pre-application LRD Meeting has taken place with Limerick City & County Council on the 18<sup>th</sup> July 2024, followed by an LRD Meeting on the 7<sup>th</sup> November 2024 with the LRD Opinion issued on the 05<sup>th</sup> December 2024. The final proposal reflects the discussions with Limerick City & County Council.

A digital application has been made to Limerick City & County Council. A planning application fee of €80,000 has already been paid to Limerick City & County Council, payment reference E25012405277923. This is the maximum fee payable to a planning authority by an applicant in respect of an application for permission for a large-scale residential development.

A website containing the plans and particulars associated with the application has been set up and can be viewed at the following URL: [www.whiteboxstudentcampus.ie](http://www.whiteboxstudentcampus.ie)

The following documentation has been submitted:

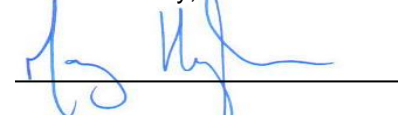


**RTPI**  
mediation of space · making of place

- LRD Application Form;
- Landowner Consent & Consent Letter from Limerick City & County Council;
- A full suite of architectural drawings prepared by Fewer Harrington Architects;
- Architectural Design Statement;
- Residential Quality Assessment;
- Schedule of Accommodation & Areas;
- CGI's;
- Mood Board;
- Landscape Drawings;
- Landscape Specification Report;
- Landscape Report;
- Landscape & Visual Impact Assessment;
- Verified Views;
- Engineering Drawings prepared by Garland Consulting Engineers;
- Civil Engineering Report;
- Sorm Sewers & Systems Maintenance Plan;
- DMURS Compliance Report;
- Site Specific Flood Risk Assessment;
- Appropriate Assessment Screening Report
- Natura Impact Statement
- Ecological Impact Assessment
- Construction Environmental Management Plan
- Operational Waste Management Plan
- Resource & Waste Management Plan
- Acoustic Assessment
- Energy Report
- Air & Climate Impact Assessment
- Archaeological Report
- Daylight & Sunlight Analysis
- Wind Microclimatic Study
- Traffic Impact Assessment
- Mobility Management Plan
- Quality Audit Report;
- Road Safety Audit;
- Public Lighting Plan & Report;
- Planning Statement of Consistency;
- EIA Screening Report;
- Student Demand Assessment; and
- Operational Student Management Plan

I look forward to discussing the development proposal with you and receiving a date for a meeting. In the meantime should you have any queries please do not hesitate to contact the undersigned.

Yours sincerely,



Mary Hughes MIPI

**Director HRA | PLANNING**



## Transaction confirmation

### Transaction details

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Amount	EUR 80,000.00
My statement message	Limerick City and
Payee message	120000049821
Type	Debit
Currency	EUR
Additional information for payee	120000049821
Payment option	Standard
AIB reference no	0M68W30P0D7QLT3N
Payment status	Completed
Payment reference	IE25012405277923
Transaction Date	24/01/2025 09:26

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### Payer details

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Name	GROODY DEVELOPMENTS LIMITED
Currency	EUR
Account	

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### Payee details

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Payee name	Limerick City and County Council
Payee account	IE93AIBK93524787042040
Payee address	Limerick, Limerick
Payee bank details	IE93AIBK93524787042040 AIBKIE2DXXX, Ireland

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