

LIMERICK CITY & COUNTY COUNCIL
SITE NOTICE OF FURTHER INFORMATION / REVISED PLANS

Large-Scale Residential Development (LRD) Application

Groody Developments Limited has submitted significant further information and revised plans in relation to Planning Application Reg. Ref. P25/60113. The development seeks planning permission for development of a Purpose-Built Student Accommodation (PBSA) scheme, for a period of seven years at this site:

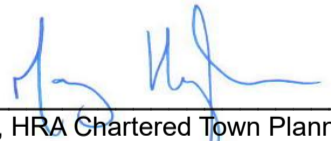
Groody Road and Dublin Road, Castletroy, in the townland of Newcastle, Limerick

The development will consist of 196 no. Bed Clusters, distributed across 5 no. separate blocks, ranging in height from 5 - 8 storeys, with a total of 1,400 no. student bedspaces to be delivered in two phases of development including: (i) Block A comprising 8 storeys providing for (a) 28 no. bed clusters and 224 no. bedspaces; (b) Student library; (c) Student union; (d) Plant room; (e) Bin store; (f) Bicycle store; (ii) Block B comprising 7 storeys providing for (a) 52 no. bed clusters and 400 no. bedspaces; (b) Reception & Office; (c) Post room; (d) Laundry room; (e) Student canteen; (f) Maintenance store; (g) Plant room; (h) ESB sub station & switch room; (i) Bin Storage; (j) and Bicycle store; (iii) Block C comprising 6 storeys providing for (a) 51 no. bed clusters and 355 no. bedspaces; (b) Student Gym; (c) Maintenance store; (d) Plant room; (e) ESB sub station & switch room; (f) Bin Storage; (g) and Bicycle store; (iv) Block D comprising 6 storeys providing for (a) 32 no. bed clusters and 211 no. bedspaces; (b) Reception & Office; (c) Post room; (d) Laundry room; (e) Student canteen; (f) Student supply retail unit (60m²); (g) Plant room; (h) Maintenance store; (i) Bin Storage; and (k) Bicycle Storage; (v) Block E comprising 5 storeys providing for (a) 33 no. bed clusters and 210 no. bedspaces; (b) Reception & Office; (c) Laundry room; (d) Maintenance store; (e) Bicycle store; and (f) Plant room; and (vi) ancillary site development works including car and bicycle parking provision; boundary treatments; roof plant; public lighting; water supply; foul and surface water drainage infrastructure; signage; and a temporary construction access to facilitate Phase 2. Vehicular access to the site will be from the Groody Road with pedestrian access to the Dublin Road. Extensive landscaping proposals, including (a) landscaped courtyards; (b) pedestrian and cycle connections from the Groody Road to the Groody Green Wedge; (c) natural landscaping and public walkways within the Groody Green Wedge; and (d) a Wetland area adjacent to the Groody River are also proposed. Planning permission is also sought for use of the accommodation, outside of student term time, for short-term letting purposes.

The planning application is accompanied by a Natura Impact Statement.

Significant Further Information / Revised Plans have been furnished to the Planning Authority in respect of this proposed development and are available for inspection or purchase at the offices of the Planning Authority at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours and is available to view online at the following website set up by the applicant: www.whiteboxstudentcampus.ie

A submission or observation in relation to the further information and/or revised plans may be made in writing to the planning authority not later than 5 weeks after the receipt of the newspaper notice and site notice by the Planning Authority. and such submissions or observations will be considered by the Planning Authority in making a decision on the application. A submission or observation must be accompanied by the prescribed fee of €20, except in the case of a person or body who has already made a submission or observation. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed:  (On behalf of the applicant)
Mary Hughes, HRA Chartered Town Planning & Environment Consultants, 3 Hartstonge Street, Limerick

Date of erection of site notice: **16th May 2025**