

07/02/2025

Groody Developments Limited
c/o Mary Hughes HRA Planning
HRA Planning
3 Hartstonge Street
Limerick

Reference: 25/60070

Application: PERMISSION for a Large-Scale Residential Development (LRD) Application. The development of a 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. The development consisting of 196 no. Bed Clusters, is 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. All planning

application documentation and information is available to view online :
www.whiteboxstudentcampus.ie

Location: Groody Road Newcastle, Castletroy, Co. Limerick

Dear Sir/Madam,

Your planning application, which was received on 31/01/2025 has been processed, as per Planning & Development Regulations 2001 (as amended), and found to be **INVALID**.

Please find enclosed returned application and **CHECKLIST** outlining the details of why this application is invalid.

The reasons for **invalidation must be corrected**, in accordance with the Planning & Development Regulations 2001 (as amended), **before the application is resubmitted**. In accordance with Article 26 of the Planning & Development Regulations 2001 (as amended) you are requested to remove the site notice(s) erected in respect of this application.

When resubmitting your application please ensure the following:

1. The reasons for invalidation are corrected
2. Updated site notice - on site and submitted with the application
3. Updated newspaper advertisement
4. Application to be submitted within 2 weeks of the newspaper advert appearing in the paper
5. Include checklist and this letter when returning the application

Arrangements have been made to refund your application fee. To enable you to prepare your new application you can clone this one on <https://planning.localgov.ie>

Yours faithfully,



**(for) Senior Planner,
Development Management**



LIMERICK CITY & COUNTY COUNCIL PLANNING APPLICATION CHECKLIST

Planning Application Reference Number **25/60070**

X Indicates the articles of the Planning & Development Regulations 2001(as amended) with which the application does not comply.

	NEWSPAPER NOTICE	
22(2)(a)	Has one relevant page, or a full page copy of the relevant page of the newspaper been submitted	
	Is the newspaper notice acceptable?	
18(1)	Approved Newspaper?	
18(1)	Is advert headed Limerick City & County Council?	
18(1)(a)	Is the name of the applicant/s included?	
18(1)(b)	Is street name or townland stated and correct?	
18(1)(c)	Is it stated– planning permission/permission for retention/outline permission/permission consequent on the grant of outline permission statin the reference number on the register of the relevant outline permission?	
18(1)(d)	Is a brief description of the nature and extent of development outlined?	
18(1)(e)	Is it stated that the planning application may be inspected or Purchased 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 that a submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application?	
7(1)	Has notice been submitted within two week timeframe?	
	SITE NOTICE	
22(2)(a)	Has one copy of site notice been submitted?	
27(a)	Is site notice in the form set out at form No. 1 of Article 19, or a form substantially to the like effect?	
	Is the site notice headed Limerick City & County Council?	
	Does site notice and newspaper development descriptions match?	
	Is site notice the correct colour?	
	Is the agents address included on the site notice if signing it on behalf of the applicant?	
17(1)	Has notice been submitted within two week timeframe?	
	PLANNING APPLICATION FORM	
27(a)	Is the application form set out at form No. 2 of Article 22, or a form, substantially to the like effect?	
	Has the planning application form been fully completed?	
	SUITABILITY OF SITE	
22(2)(c)	Where it is proposed to dispose of wastewater from the proposed development other than to a public sewer, has information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed been submitted?	
	ADDRESS	
18(1)(b)	Is street name, location, townland or postal address of the property, land, structure to which the application relates stated and correct?	
	LEGAL INTEREST	
22(2)(g)	Where the applicant is not the legal owner of the property, land or structure concerned, has written consent of the owner make the application been submitted?	
	IPPCL/WASTE LICENCE	
18(1)(d)(iv)	Is it stated that the development requires an IPPCL (Industrial Emissions License) or a Waste License - If applicable	
	FEES	
22(2)(h)	Has appropriate fee as set out in schedule 9 been paid	
18(1)(a)	Is the name of the applicant/s included?	
	PART V	
22(2)(e)	Does the application comply with Part V requirements? (if applicable)	
	NATURA IMPACT STATEMENT (NIS)	
224(d)	Has it been stated on the newspaper notice & site notice that a NATURA IMPACT STATEMENT (NIS) will be submitted to the Planning Authority with the application?	
	ENVIRONMENTAL IMPACT ASSESSMENT REPORT (EIAR)	
65	Has 10 copies of the EIAR been submitted with the planning application?	
65	Has 1 electronic copy of the EIAR been submitted with the planning application?	
	Has a copy of the confirmation notice received from the EIA portal been submitted with the planning application?	
98(a)	Has it been stated on the newspaper/site notice that an EIAR will be submitted to the Planning Authority with the planning application?	
98(a)	Has it been stated on the newspaper/site notice that the EIAR will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the Planning Authority?	
	ADDITIONAL CHECKS	
	Has a letter from the secretary from the Group Water Scheme been submitted where appropriate? (Requirement of Limerick City & County Council)	

	Is a schedule listing all drawings included? (Requirement of Limerick City & County Council)	
	Is the company registration number stated on the planning application form?	
	Is the company name in accordance with the name registered with the Companies Registration Office (CRO)?	
	SITE LOCATION MAP	
22(2)(b)(i)	Are the site boundaries marked in red?	
22(2)(b)(ii)	Is any land which adjoins, abuts, or is adjacent to the land to be developed identified in blue?	X
22(2)(b)(iii)	Are wayleaves identified in yellow?	
22(2)(b)(iv)	Is position of the site notice/s included? [Site notice req. at main entrance]	X
23(1)(g)	Do Ordnance Survey-based plans or maps contain relevant Ordnance Survey sheet numbers?	
22(2)(b)	Are location maps (1:1000-built-up areas– and 1: 2500 in all other areas) included and acceptable?	
	SITE LAYOUT 1:500 (Other scales may be agreed with the Planning Authority)	
23(1)(a)	Does the site layout submitted scale at the correct scale?	
23(1)(a)	Are the site boundaries marked in red?	
23(1)(a)	Are site layout plans included? And do they indicate the following: <ul style="list-style-type: none"> - Roads/Buildings - Boundaries - Wastewater Treatment System/Septic Tank & Percolation Area - Bored wells or other significant features (wayleaves in yellow) - Etc., adjoining or in the vicinity of the application site 	
23(1)(c)	Does the site or layout plan and other plans show the level or contours, where applicable, of the land and the proposed structures relative to Ordnance Survey datum or a temporary local benchmark?	
23(1)(f)	Do the site or layout plans indicate the distance of all proposed structures from the boundaries of the site as defined in red?	X
23(1)(h)	Is the north point included on the site layout plan and orientated correctly?	
	DRAWINGS OF ELEVATIONS AND PLANS (Applications for dwellings/dwelling extensions are only accepted at 1:50 & 1:100)	
23(1)(b)	Are plans, (1:200 or as agreed with PA, 1:50 and/or 1:100, included are acceptable? Are sections, (1:200 or as agreed with PA, 1:50 and/or 1:100, included are acceptable? Are elevations, (1:200 or as agreed with PA, 1:50 and/or 1:100, included are acceptable?	
23(1)(d)	Are drawings of elevations of any proposed structure showing the main features of any buildings which would be contiguous to the proposed structure if it were erected on the application site or in the vicinity at a scale of not less than 1:200 as may be appropriate included and acceptable?	
23(1)(e)	Are plans relating to works comprising reconstruction/alteration/extension of a structure marked or coloured so as to distinguish between the existing structure and the proposed works?	
23(1)(f)	Plans and drawings of floor plans, elevations and sections shall indicate in figures the principal dimensions of any proposed structure (including overall height)?	
23(1)(h)	Is the north point included on plans and orientated correctly?	
	OTHER ITEMS	
22(4)(a)	Is the applicant/agent consent form uploaded?	
23(1)	Is metric scale used?	
	PROTECTED STRUCTURES AND ARCHITECTURAL CONSERVATION AREAS (ACA)	
18(1)(d)(iii)	Is it stated that the development involves work to a Protected Structure/Proposed Protected Structure?	
23(2)	Are photographs/plans included to show the affect the proposed development would have on a Protected Structure/Proposed Protected Structure or to the exterior of a structure which is located within an Architectural Conservation Area (ACA)?	

COMMENTS

Invalid Application – See sheet attached

.....

.....

.....

.....

INTERNAL USE ONLY

CSO AREA:

FEE CALCULATION:

.....

.....

.....

.....

SIGNED: Damien Lyons

DATE: 07/02/2025

Limerick City & County Council

Planning Development

Validation Office

- You must erect an additional site notice at the main entrance to the development off the Groody roundabout as per the requirement of Article 19(1)(c) of the Planning and Development Regulations 2001 (as amended).

Site notice.

- 19.** (1) A site notice erected or fixed on any land or structure in accordance with article 17(1)(b) shall be—
- (a) in the form set out at Form No. 1 of Schedule 3, or a form substantially to the like effect,
 - (b) subject to sub-article (4), inscribed or printed in indelible ink on a white background, affixed on rigid, durable material and secured against damage from bad weather and other causes, and
 - (c) subject to sub-article (2), securely erected or fixed in a conspicuous position on or near the main entrance to the land or structure concerned from a public road, or where there is more than one entrance from public roads, on or near all such entrances, or on any other part of the land or structure adjoining a public road, so as to be easily visible and legible by persons using the public road, and shall not be obscured or concealed at any time.

- The site layout plan is to show a dimension from Block B to the nearest part of the south western boundary as per the requirement of Article 23(1)(f) of the Planning and Development Regulations 2001 (as amended).
- The site layout plan is to show a dimension from Block E to the south eastern boundary as per the requirement of Article 23(1)(f) of the Planning and Development Regulations 2001 (as amended).
- The position of the temporary construction access is to be indicated.
- Drawing no. 040 (Road Visibility Splay & Road and Footpath dimensions Layout) is to be stated on the Garland Drawing Register and Issue Sheet.
- You are to submit a landholding map shown any land which adjoins, abuts or is adjacent to the land to be developed and which is under the control of the applicant or the person who owns the land which is the subject of the application marked in blue as per the requirement of Article 22(2)((b)(ii) of the Planning and Development Regulations 2001 (as amended).