



HRA | PLANNING

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

11th August 2025

Re: Clarification of Further Information Response P25/60113
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,

In response to your letter of the 09th July 2025 and your request for clarification of further information, please find attached a Groundwater Risk Assessment Technical Note for the proposed development with a Below Ground Site Sections drawing.

The Groundwater Risk Assessment Technical Note serves as an addendum to the Construction Environmental Management Plan (CEMP). The information contained within the report is a consolidation of data already provided or utilised within the planning application documentation, including the Water Framework Directive Assessment, the CEMP, and the geotechnical investigation information contained within the Resources and Waste Management Plan. A particular focus of this report is to provide greater detail on the type of piling that will be employed during construction. The purpose of this addendum is to elaborate solely on the previously submitted information within the planning application.

The Natura Impact Statement (NIS) submitted with the planning application does not change as a result of the information now submitted. The NIS was prepared having regard to the information in the Technical Note, prepared specifically to inform the NIS at the time of preparation, but not submitted with the planning application. The NIS was prepared taking into account the measures in the CEMP and the mitigation contained therein and concluded that *“provided the mitigation measures are implemented as detailed in the CEMP and Technical Note, Groundwater Risk Assessment (Garland Consulting Engineers, 2025), the potential risks to groundwater will be avoided”*.



RTPI
mediation of space · making of place

I trust that this clarifies all outstanding issues at this time, and I look forward to a positive decision. In the meantime, should you have any queries please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'MH', is written over a horizontal line.

Mary Hughes MIPI

Director HRA | PLANNING