

Kirkland Investments Ltd.

Social Infrastructure Audit

Parkway Valley LRD



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Tetra Tech Cork, Innishmore, Ballincollig, Co. Cork, P31 KR68

Tetra Tech Ireland Limited. Registered in Ireland: No. 161581
Registered Office: West Pier Business Campus, Old Dunleary Road, Dún Laoghaire, Co. Dublin,
A96 N6T7, Ireland

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Appendices

Appendix A: List of Existing Social Infrastructure Services

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1.0 Introduction

Tetra Tech, is instructed by Kirkland Investments Ltd. (“the Applicant”) to prepare this Social Infrastructure Audit (“this Report”) in respect of an application for a proposed Large-scale Residential Development (“LRD”), Parkway Valley (“the proposed development”) comprising of 403 No. apartments, a creche and a medical centre at the former Horizon Mall site in Singland, Limerick City.

This proposed LRD will comprise a first phase of development at the Parkway Valley site and is set in the context of a Parkway Valley Masterplan. The Masterplan which also forms part of the application documentation presents a future overall development mixed-use development with residential and social uses, all to deliver a sustainable new neighbourhood at Parkway Valley. Other potential development elements identified in the Masterplan will be subject of separate future planning applications.

This Report examines the existing provision of social infrastructure in the local area and assesses the proposed social infrastructure included in this phase of the Parkway Valley development in relation to the existing facilities. For the purposes of this Report, social infrastructure is considered to include a range of facilities and services that contribute to the quality of life for residents in the area. These aid local communities in a number of different ways, supporting social, physical and mental wellbeing.

2.0 Subject Site & Context

The entire Parkway Valley development lands comprise c. 6.603ha of Mixed Use zoned land in the townland of Singland at the eastern edge of Limerick City. The lands are bounded to the east by the Groody River valley and the suburb of Castletroy, to the north by the R445 (Dublin Road), to the west by the Parkway Retail Park, and to the south and southwest by the Castletroy View and Carn Na Ree residential areas.

Part of the neighbouring ‘Groody Valley Green Wedge’ zoned land to the east, is also in the ownership of Kirkland Investments. Part of this area has been incorporated into the Masterplan proposals prepared to provide for connectivity between the development and the green wedge, and also to provide for SUDS drainage proposals to serve the development.

Figure 2-1 shows the extent of the Masterplan area which is primarily zoned Mixed Use with a small area of Groody Valley Green Wedge zoning.



Figure 2-1: Extent of Overall Masterplan Lands

Source: Parkway Valley Masterplan, Reddy A+U

3.0 Policy Context

3.1 Project Ireland 2040: National Planning Framework (First Revision, 2025)

Project Ireland 2040 is the government's long-term overarching development strategy for the state. The plan seeks to align investment in public infrastructure with a well-thought-out and defined development strategy. The National Development Plan (NDP) and the National Planning Framework (NPF) combine to form Project Ireland 2040. The NPF sets the vision and strategy for the development to 2040 and the NDP provides enabling investment to implement the strategy.

The NPF sets out population growth targets at various levels. Within these targets, the NPF allocates a growth target for Limerick City and Suburbs of 44,000 people by 2040, to give a minimum population target of 150,000.

In terms of settlement growth, the NPF includes a mandate for compact growth in order to reduce urban sprawl and preserve the rural areas surrounding urban settlements. The nationwide goal is to provide 40% of all new homes within the footprints of existing settlements to combat urban sprawl and urban generated rural housing.

3.2 Regional Spatial & Economic Strategy for the Southern Region

The Regional Spatial and Economic Strategy (RSES) for the Southern Region sets out the overall plan for the wider region, including County Limerick. The RSES lists Limerick City under the “*Cities – Metropolitan Area*” designation within its Settlement Typology. These types of settlements are described by the RSES as “*accessible with national and international connectivity, strong business core, innovation, education, retail, health and cultural role*”. The RSES also notes

“the need to increase residential density in Limerick City and Shannon through a range of measures including, reductions in vacancy, re-use of existing buildings, infill and site-based regeneration”.

3.3 Limerick Development Plan 2022 – 2028

The Limerick Development Plan 2022 – 2028 (LDP) sets out the vision for both the city and county's development over the six-year plan period. The LDP contains both high-level, strategic objectives as well as specific development management standards which apply to new development within LCCC's administrative area.

The current LDP includes a settlement strategy for the county which designates Limerick and Shannon Metropolitan Area as the primary urban area in the county and wider region. To support the growth of the city, the LDP notes the capacity of Limerick City and other urban areas in the county for “*development of infill, brownfield and underutilised urban*

lands". The LDP also highlights the importance of social infrastructure and states that the Planning Authority will require a Social Infrastructure Assessment in cases where 5 or more residential units are proposed.

The Proposed Variation No. 3 to the LDP was published on 18th April 2026. LDP objectives relating to Parkway Valley are proposed to be amended under Variation No. 3. The references given below are taken from Proposed Variation No. 3.

Given the Parkway Valley development land's planning history of an abandoned partially constructed development and potential for the delivery of a new working and living neighbourhood within Limerick, the LDP provides site-specific objectives for the site with the aim of guiding any future proposals for development. Section 3.4.5.1 'Parkway Valley' of the LDP gives a brief description of the site's history and the Planning Authority's requirements for any future proposals:

"The former Horizon Mall brownfield site of 16.04ha. [sic] comprising a mixed-use zone is located adjacent to the Parkway Retail Park in the townland of Singland. The vision for development of these lands will be focused on the creation of a high-quality environment in terms of design and layout, a mixture of functions, tenure types, unit sizes and the provision of a broad range of on-site facilities for residents, visitors and employees. The principle [sic] uses shall be for residential development. A range of other uses are considered open for consideration but are seen as ancillary to the primary use as residential scheme. The retail needs of the area are being sufficiently met by the adjoining retail parks and shopping centres and the provision of retail development will not be permitted."

Considering the above, and the more detailed Objective PV01 which sets out site-specific objectives for Parkway Valley, it is clear that LCCC require the provision of on-site facilities for future residents, visitors and employees. The Planning Authority will also require access to social infrastructure services by future residents through access to existing services in the wider area and also to on-site support services.

4.0 Summary of Proposed Development

4.1 Parkway Valley Masterplan

Objective PV 01 of the Limerick Development Plan 2022 – 2028 (the LDP) requires the preparation of a masterplan for the Parkway Valley lands to inform future development. A masterplan which provides for the orderly and comprehensive full build out of the site has accordingly been prepared by Reddy A+U to inform and support phased development applications.

The masterplan aims to transform the Parkway Valley site into a leading example of a sustainable residential neighbourhood supported by employment / enterprise uses and the provision of high-quality services and amenities. The Parkway Valley development will be an outstanding destination for leisure with distinctive and diverse public spaces, which organically merge into the future Groody Valley Green Wedge.

4.2 Proposed Uses for Phase 1

The proposed development comprises 5 no. blocks with a total of 403 no. residential units, ranging from 5 to 8 storeys in height; a medical centre located at the western edge of the site; a creche located at ground level within Block B; and all associated site works and development.

Medical Centre

A c. 3,082sq.m, 4-storey over podium level medical centre is proposed to be located at the western extent of the application site.

Creche

A c. 306sq.m, 29 no. space creche is proposed on the lower ground floor level of Block B.

Residential Development

The subject proposals will provide a total of 403 no. units comprising of 246 no. 1 Bed units, 29 no. 2 Bed (3 person) units and 128 no. 2 Bed (4 person) units.

Table 4-1 summarises the proposed unit mix per Block.

Table 4-1: Proposed Schedule of Residential Accommodation

| Development Element | Number of Residential Units |
|---------------------------------|-----------------------------|
| Block A | 78 no. |
| 1-bedroom apartments | 48 no. |
| 2-bedroom (3 person) apartments | 6 no. |
| 2-bedroom (4 person) apartments | 24 no. |
| Block B | 92 no. |
| 1-bedroom apartments | 56 no. |
| 2-bedroom (3 person) apartments | 7 no. |

| | |
|---------------------------------|----------------|
| 2-bedroom (4 person) apartments | 29 no. |
| Block C | 88 no. |
| 1-bedroom apartments | 54 no. |
| 2-bedroom (3 person) apartments | 6 no. |
| 2-bedroom (4 person) apartments | 28 no. |
| Block D | 83 no. |
| 1-bedroom apartments | 51 no. |
| 2-bedroom (3 person) apartments | 6 no. |
| 2-bedroom (4 person) apartments | 26 no. |
| Block E | 62 no. |
| 1-bedroom apartments | 37 no. |
| 2-bedroom (3 person) apartments | 4 no. |
| 2-bedroom (4 person) apartments | 21 no. |
| TOTAL | 403 no. |

4.3 Provision of Social Infrastructure within the Development

The key social infrastructure facilities provided within the proposed development are as follows:

- 3,082sq.m, 4-storey over podium medical centre;
- 306sq.m, 29 no. space creche; and
- Open space throughout the application site.

Further to the above, the Parkway Valley masterplan includes a second phase which will provide additional social infrastructure (including additional open space and a civic plaza) in the northern half of the site. Therefore, when considered as a whole, the Parkway Valley masterplan will deliver a considerable amount of social infrastructure for the area.

5.0 Methodology

In order to assess the context of the application site and the availability of social infrastructure in the wider area, a desktop study was undertaken. This study assessed the availability of services and facilities in the area surrounding the application site which include education, childcare, medical, recreation and other facilities. 500m and 1000m catchment zones from the application site boundary were used to create the study area. The chosen study area is relatively conservative in terms of its catchment as a large portion of its eastern side is undeveloped land within the Groody Valley. This catchment is also considered to be suitable for considering sustainable travel by foot, cycling or public transport.

The following sources and documents were used in the course of the survey:

- Central Statistics Office 2022 and 2016 Census data for both Electoral Divisions (EDs) and Small Area Populations (SAPs);
- Google Maps;
- Pobal 2025 Database of Túsla Childcare Facilities;
- Department of Education and Skills School Enrolment Figures.
- Open Street Maps;
- Health Service Executive;
- Sports Ireland Digital Database; and
- Transport Infrastructure Ireland (Transport for Ireland data).

The demographics for this area have been assessed across the 2016 and 2022 National Census data to obtain an existing profile of the area. Other sources listed above were used to conduct an audit of existing social infrastructure facilities in the area.

6.0 Existing Profile of the Area

The profile of the area has been reviewed against the following factors:

- Demographics (by Electoral Divisions);
- Small Area Populations Statistics; and
- Existing Facilities (examined in **Section 7**):
 - Education and Childcare
 - Sports and Recreation
 - Health and Wellbeing
 - Community Services
 - Faith
 - Emergency Services
 - Transport Services

6.1 Demographics

Population figures from the CSO Electoral Divisions data were used to create a profile of the area surrounding the site. The catchment area was defined as a 1km zone around the site. Electoral Divisions (ED) which fell on the border of the 1km catchment area or where only a very small area fell within the zone were excluded. 5 no. Electoral Division areas (EDs) were deemed to form part of the catchment area:

- Limerick South Rural
- Cappavilla (County Clare)
- Ballysimon
- Singland B
- Abbey B

Figure 6-1 shows the 5 no. EDs within the context of the wider Limerick City metropolitan area.

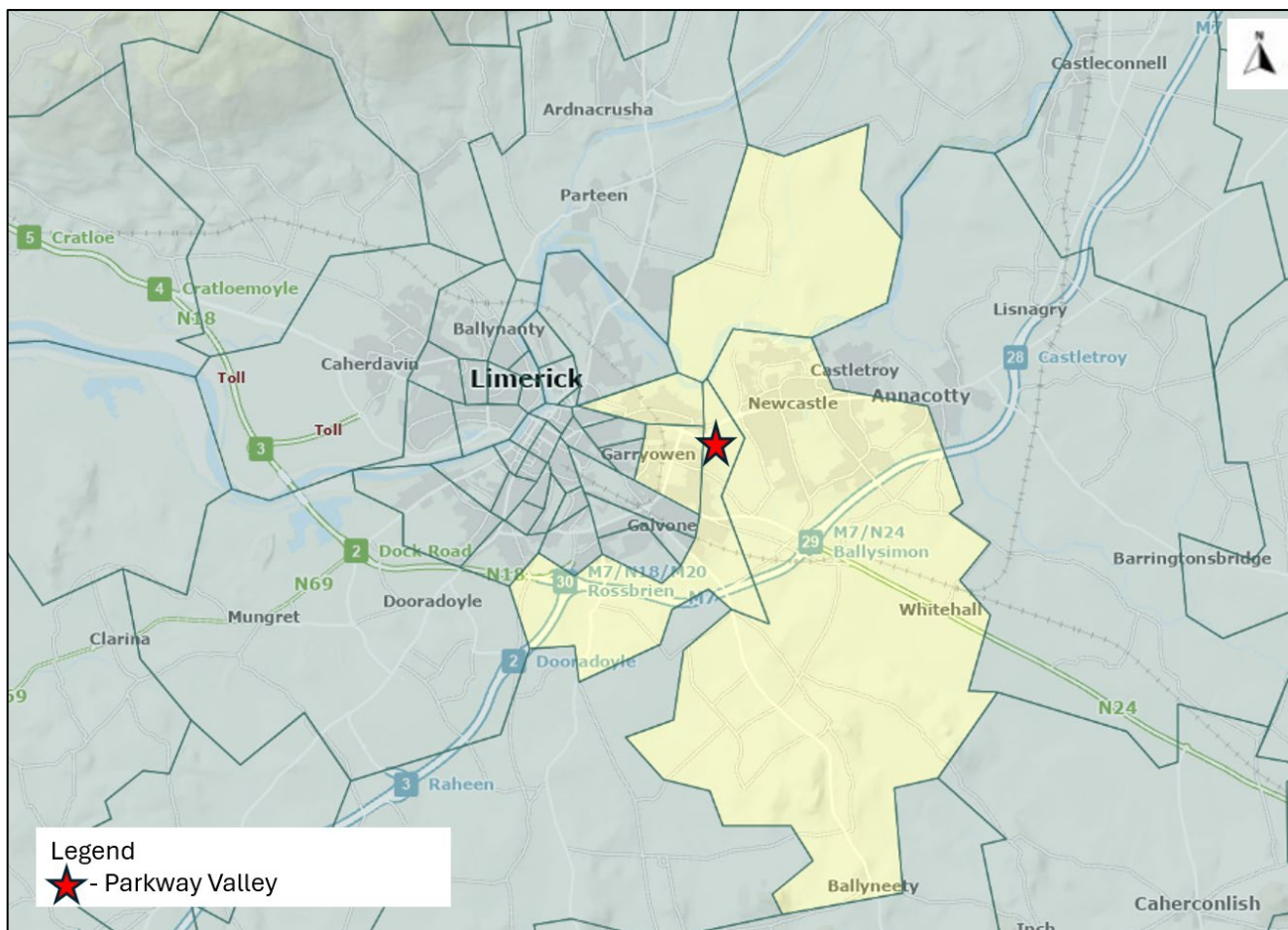


Figure 6-1: Electoral Divisions used for demographic profile study area

Source: CSO (additional annotations by Tetra Tech)

Table 6-1 below provides a comparative analysis of population figures between 2016 and 2022 Census data for each of the 5 no. EDs as well as the combined figures for the entire study area.

Table 6-1: Electoral Division Areas and Population Change

| Electoral Division (ED) | 2016 | 2022 | Population Change | Percentage Change |
|-------------------------|---------------|---------------|-------------------|-------------------|
| Limerick South Rural | 1,786 | 2,215 | 429 | 24% |
| Cappavilla | 846 | 1,111 | 265 | 31% |
| Ballysimon | 13,590 | 16,540 | 2,950 | 21% |
| Singland B | 3,873 | 3,777 | (96) | (2%) |
| Abbey B | 2,653 | 2,807 | 154 | 5% |
| Total | 22,748 | 26,450 | 3,702 | 16% |

Source: CSO.ie

The EDs show a significant overall population increase of 16% for the study area between 2016 and 2022 as demonstrated in **Table 6-1**. The overall population trend is expected to

continue with increased population growth and urbanisation increasing the need for more homes.

6.2 Small Area Population Statistics

A detailed profile of the population can also be obtained using Small Area Population Statistics (SAPs). A 1km radius study area from the Parkway Valley site intersects 43 SAPs.

The 43 SAPs show quite a stable population profile in the area, with 64% of the population in the working age brackets and roughly a 25% concentration of children and teenagers in the school age brackets and below. Approximately 10% of the population is in the retirement age bracket.

This population breakdown will shift over time but is likely to maintain a high concentration of people within the working age bracket. Circa 15% of the population are entering this working age bracket in the next decade.

Considering the foregoing, it is submitted that the proposed residential mix for this first phase of Parkway Valley is appropriate, and that the proposed social infrastructure will be more than sufficient to support future residents and the surrounding local area's population.

6.3 Affluence and Deprivation

The Pobal HP Deprivation Index is Ireland's most widely used social gradient metric, which scores each small area (50 – 200 households) and Electoral Division areas in terms of affluence or disadvantage. The index calculates this score using information from the Census, such as employment, age profile, and educational attainment.

Table 6-2 states the Pobal Deprivation Index for the 5 no. Electoral Divisions which constitute the study area, between 2016 and 2022 data and the percentage of change. Overall, the study area experienced a reduction in deprivation levels, with the Pobal Deprivation Index of the 5 no. EDs decreasing by an average of 0.63, indicating general improvements in socio-economic conditions. Of the 5 no. Eds, 3 no. are classed as "*marginally above average*" in the 2022 data. Singland B and Abbey B were both classed as "*marginally below average*" in 2022.

Table 6-2: Change in Pobal Deprivation Index in Study Area 2016 - 2022

| Electoral Division | Pobal Index (2016) | Pobal Index (2022) | Change 2016-2022 |
|----------------------|--------------------|--------------------|------------------|
| Limerick South Rural | 1.33 | 0.76 | (0.57) |
| Cappavilla | -0.38 | 2.41 | 2.03 |
| Ballysimon | 8.55 | 9.51 | 0.96 |
| Singland B | -5.61 | -5.91 | (0.30) |

| | | | |
|----------------|------------|-------------|-------------|
| Abbey B | -2.39 | -1.30 | 1.09 |
| Average | 0.3 | 1.08 | 0.63 |

Source: [Pobal Maps](#)

7.0 Audit of Existing Facilities

The baseline survey undertaken identified social infrastructure sites within 500m and 1000m catchment zones of the application boundary. These sites have been broken down into categories and are described in the following sections below. A full listing of the facilities and services shown is provided in **Appendix A**. Maps are provided in figures below and in full-scale in **Appendix B**.

7.1 Childcare / Preschools

7 no. childcare facilities were identified within 1km of the site. The facilities included provide childcare for an age range of 0 – 6 years. **Figure 7-1** below shows the 7 no. childcare facilities within the study area.



Figure 7-1: Creche and Preschool Facilities within 500m and 1000m catchment zones

Source: Tetra Tech

The childcare facilities shown in **Figure 7-1** have capacity as follows:

- Castletroy View Montessori: 11 spaces
- Tall Trees Childcare (Springfield): 103 spaces
- Park Childcare: 75 spaces

- Lilliput Montessori: 22 spaces
- Small World Preschool: 9 spaces
- Happy Times Preschool: 22 spaces
- Starting Small Standing Tall: 175 spaces

Total spaces within 1000m of site: 417

A more detailed assessment of the potential childcare space demand generated by the proposed development and the proposed provision of a childcare facility is provided in **Section 8.1** of this Report.

7.2 Education & Training

2 no. education facility was identified within 1km of Parkway Valley, St Brigid's National School and Limerick Educate Together Secondary School (previously known as Limerick City East Secondary School) which is located on the 1000m catchment boundary to the southeast of Parkway Valley. The location of St Brigid's and Limerick Educate Together in relation to Parkway Valley are shown in **Figure 7-2**. It is noted that there are also several primary and secondary schools which fall just outside the 1000m catchment. The lower number of schools in the immediate proximity of the site can be explained by Parkway Valley's location on the edge of Limerick City's contiguous urban area, the sizeable area of undeveloped land to the east of the site formed by the Groody Valley and the significant amount of commercial development within the 1000m catchment.

Although it is located outside the 1000m catchment, the University of Limerick main campus is located c. 1.7km to the northeast of the site and provides third-level education for c. 17,700 students.



Figure 7-2: Education Facilities within 500m and 1000m catchment zones

Source: Tetra Tech

7.3 Sports & Recreation, Medical, Community Services and Retail

Retail

Given its location adjacent to the Parkway Retail Park and Parkway Shopping Centre, and the location of the Limerick One Shopping Park south of the site, Parkway Valley benefits from a very high provision of retail facilities within a 500m catchment zone. **Figure 7-3** below provides an overview of the location of these facilities, as well as those within the wider 1000m catchment zone.

Medical

There are 7 no. facilities providing health and medical services within 1km of the site. 2 no. of these are primary care and GP services, 2 no. are dental practices, and 3 no. are pharmacies. These facilities are all shown on **Figure 7-3**.

The existing availability of medical and health facilities in the immediate area surrounding the Parkway Valley site will be bolstered by the proposed c. 2,800sq.m medical centre.

Sports and Recreation

There are 5 no. facilities for sports and recreation identified within the 500m and 1000m catchment zones as shown in **Figure 7-3**. These include GAA clubs, soccer clubs, and

multi-sport facilities. The majority of these facilities such as sports clubs and playgrounds cater to youth recreation and provide an essential service to the area.



Figure 7-3: Sports and Recreation, Medical, Community Services and Retail Facilities within 500m and 1000m catchment zones

Source: Tetra Tech

7.4 Other Social & Community Services

4 no. other community and service facilities were identified within the 1000m zone. These include a place of worship, a bank, a credit union, and a recycling centre. **Figure 7-4** below shows the location of these facilities. No emergency services are stationed within a 1000m catchment zone of the site.



Figure 7-4: Other Social and Community Services within 500m and 1000m catchment zones
Source: Tetra Tech

7.5 Transport Services

Figure 7-5 below shows the public transport services available within the 500m and 1000m catchment zones of the Parkway Valley site. The high number of bus stops in proximity to the site is visible, with the frequency of services at these stops set to increase upon the implementation of the future planned BusConnects proposals. Also visible are the Limerick Junction – Limerick and Ennis – Limerick railway lines, which converge just outside the 1000m catchment zone. Although there are no train stations within the immediate catchment zones, Limerick Colbert station is c. 2.5km from Parkway Valley and readily accessible from bus stops near the site.



Figure 7-5: Transport Services within 500m and 1000m catchment zones
Source: Tetra Tech

8.0 Evaluation of Demand & Provision

8.1 Childcare / Preschool Facilities

8.1.1 Relevant Guidelines and Assessment of Demand

To inform the scale of childcare provision required to serve the development at Parkway Valley, we have had regard to both the *Planning Guidelines for Childcare Facilities*, 2001 (Childcare Guidelines) and *Planning Design Standards for Apartments - Guidelines for Planning Authorities*, 2025 (Apartment Guidelines).

As per the Childcare Guidelines, “a benchmark provision of one childcare facility per 75 dwellings is recommended” in new residential developments, with a standard facility providing 20 no. childcare spaces. However, the guidelines also note that any modifications to this standard should have regard to “The make-up of the proposed residential area, i.e. an estimate of the mix of community the housing area seeks to accommodate”.

This initial benchmark for a childcare facility of 20 space per 75 dwellings is refined and further clarified in the Apartment Guidelines which provide:

*“Notwithstanding the Planning Guidelines for Childcare Facilities (2001), which are subject to review, and which recommend the provision of one child care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development, the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. **One-bedroom or studio type units should not generally be considered to contribute to a requirement for any on-site childcare provision and subject to the factors above, this may also apply in part or whole, to units with two or more bedrooms**”*

Having regard to both sets of guidelines, the proposed mix of units and the existing level of childcare provision within local reach of the site, the following assumptions are considered reasonable to apply when calculating childcare demand:

- One bedroom apartment units are disregarded as contributing to childcare demand;
- Approx. 50% of the 2 bed (3 person) apartments may contribute to childcare demand; and
- Approx. 70% of the 2 bed (4 person) apartments may contribute to childcare demand.

Based on these assumptions, the number of units at Parkway Valley which are considered likely to contribute to childcare demand are presented in **Table 8-1**.

Table 8-1: Units at Parkway Valley which Contribute to Childcare Space Demand

| Unit Size & Type | No. of units | Predicted proportion of units contributing to demand (%) | No. of units contributing to childcare space demand |
|------------------|--------------|--|---|
| 1 Bed Apt. | 246 | 0% | 0 |
| 2 Bed (3P) Apt. | 29 | 50% | 15 |
| 2 Bed (4P) Apt. | 128 | 70% | 90 |
| Total | 403 | | 105 |

As outlined above, a total of 105 no. proposed units are reasonably considered have the capacity to generate a demand for childcare needs. With a provision of 20 childcare places for every 75 no. of these 105 dwellings, the potential childcare space demand would be 28 no. spaces.

8.1.2 Suitability of Facility Proposed

As set out in **Section 4.2** of this Report, a total of 29 no. childcare spaces will be provided for within the 306sq.m creche at ground floor level in Block B of Parkway Valley based on the child space requirements as set out in the Childcare Guidelines. Considering the potential demand figure of 28 no. childcare spaces, as calculated in line with the relevant guidelines and assumptions above, it is submitted that the 29 no. space creche (in addition to existing facilities in the locality) will meet the childcare demand generated by the proposed development.

Furthermore, it is noted that the figure of 29 no. childcare spaces is based on a simple application of the floorspace requirements for children of different ages as set out in the Childcare Guidelines. It is submitted that in reality, the number of child spaces which would be approved by TUSLA within the same space would likely to be higher, in particular as all spaces are not likely to be used for full day occupancy by all children attending.

8.2 Medical Facilities

The audit of existing health and medical facilities in within the catchment zones (see **Section 7.3**) revealed that the area is currently served by 7 no. such facilities. These include 2 dentist's clinics, 2 general practitioners' clinics, and 3 pharmacies.

In addition to these existing facilities, the proposed development will include the provision of a c. 3082sq.m, 3-storey medical centre at the western edge of the application site.

In light of the above, it is concluded that the Study Area is well-served by a range of health and wellbeing facilities, and therefore, together, the existing and proposed health and wellbeing facilities will adequately meet the needs of future residents. The proposed

medical centre will also enhance the access to health and medical services for existing communities in the area.

8.3 Education Facilities

The audit of education facilities within the study area (see **Section 7.2**) revealed 1 no. primary school and 1 No. secondary school within the 1000m catchment. In addition, there are several primary and secondary schools which fall just outside the immediate catchment zone or on its boundary.

Considering the housing mix proposed (as shown in **Table 4-1**) and the existing demographic profile of the area (see **Section 6**), it is submitted that the demand for education services generated by the proposed development can be accommodated by existing schools in the area.

8.4 Open Space, Sports and Recreation Facilities

The audit of sports and recreation facilities within the 500m and 1000m catchment zones (see **Section 7.3**) revealed that it is served by 5 no. in the category. These include GAA clubs, soccer clubs, and multi-sport facilities.

In addition to these existing amenities in the local area, the proposed development will include generous provision of open space comprised of a series of spaces to create an overall attractive and inviting design using soft and hard landscape elements. The Groody Valley green wedge will also be developed as a public open space in due course.

Considering the foregoing, it is submitted that both existing and proposed public open spaces and sports / recreational facilities will adequately meet the needs of future residents. The proposed public open spaces will also improve access to recreational spaces for existing communities surrounding the Parkway Valley site.

8.5 Public Transport Services

The audit of the study area (see **Section 7.5**) showed that the immediate area surrounding Parkway Valley is well-served by a high number of bus stops and a variety of routes which provide access to the centre of Limerick and other public transport services such as Limerick Colbert train station. Upon implementation of BusConnects proposals for Limerick, the existing public transport services in the area will be further strengthened ensuring that future residents of Parkway Valley will have access to frequent and high-quality public transport services.

The proposed development will also include the construction of a network for pedestrians, cyclists, and vehicles, linking future residents to existing public transport, cycling and pedestrian networks, adjacent developments, and local social and community facilities. Notably, the scheme will create connections to the R445 ensuring direct access to public transport and Limerick City centre. The internal network will incorporate cycling and pedestrian facilities to promote active travel.

In conclusion, the study area is well-served by transport services, including comprehensive public transport options. Together, the existing and proposed transport facilities will adequately meet the needs of future residents. The proposed internal road network will also enhance connectivity and accessibility for existing communities to public transport and active travel infrastructure.

9.0 Conclusions

Tetra Tech has prepared this Report on behalf of Kirkland Investments Limited to support an application for the proposed Parkway Valley development.

An analysis of the existing demographic profile of the area showed that there is a quickly growing population in the study area, with population growth of 16% occurring between the 2016 and 2022 period. The population also includes a high portion of people in the working age bracket at 64%, with roughly 25% of the population being children and teenagers in the school age groups and below, and the remaining c. 10% being within the retirement age group.

In assessing the existing and proposed social infrastructure in the area, this Report has shown that there is a wide range of services and an ample number of facilities currently available and that the facilities proposed as part of the proposed LRD application (creche, medical centre, open space) will further bolster the availability and quality of social infrastructure in the area.

Therefore, it is submitted that the facilities proposed within the development combined with ease of access to existing services and facilities in the wider area will ensure the future residents of the development are well served by social and community facilities.

Appendix A: List of Existing Social Infrastructure Services

Table 9-1: Childcare Facilities within 1000m Catchment Area

| Name | Address | Est. Driving Distance to Site | Lat | Long |
|------------------------------|--|-------------------------------|----------|----------|
| Castletroy View, Montessori | 1 Castletroy View, Singland, Limerick, V94 Y584 | 1.2km | 52.6583 | -8.5931 |
| Happy Times Pre School | 12 St Patrick's Rd, Singland, Limerick, V94 VRK3 | 1.6km | 52.6594 | -8.6029 |
| Lilliput Montessori | Mount Charlotte, Reboge, Limerick | 1.5km | 52.6658 | -8.6008 |
| Park Childcare | Reboge, Limerick, V94 P9V2 | 750m | 52.6646 | -8.592 |
| Small World Pre School | 21 Hilltop, Singland, Limerick, V94 RHY0 | 2.2km | 52.66077 | -8.60221 |
| Starting Small Standing Tall | Crossagalla Industrial Estate, Ballysimon Rd, Monaclinoe, Limerick | 2.5km | 52.6523 | -8.5994 |
| Tall Trees Childcare Ltd | Ashfort, Golf Links Rd, Kilbane, Limerick | 3.1km | 52.6574 | -8.5933 |

Table 9-2: Education & Training Facilities within 1000m Catchment Area

| Type | Name | Address | Lat | Long |
|------------------|--|---|-----------|-----------|
| Primary School | St. Brigid's National School | Singland, Limerick, V94 FN12 | 52.656313 | -8.598636 |
| Secondary School | Limerick Educate Together Secondary School | Groody Rd, Castletroy, Limerick, V94 32H4 | 52.653350 | -8.576278 |

Table 9-3: Sports and Recreation Facilities within 1000m Catchment Area

| Type | Name | Address | Lat | Long |
|--------------|---|--|-------------|--------------|
| Gaelic Games | Cloughaun GAA Club | Childers Road, Singland | 52.65895804 | -8.595299721 |
| Gaelic Games | St Patrick's GAA Club (Limerick) | Rhebogue, Dublin Road | 52.66828018 | -8.596286774 |
| Multi-sport | Down Syndrome Association Limerick Branch | Unit 2 Castletroy Park Business Centre, Castletroy | 52.667 | -8.5769 |
| Multi-sport | St. Brigid's N.S. | St Brigid's N.S, Singland | 52.65596018 | -8.59903872 |

| | | | | |
|--------|----------------------|---------------------|-------------|--------------|
| Soccer | Fairview Rangers F.C | Fairgreen, Limerick | 52.65888645 | -8.602831364 |
|--------|----------------------|---------------------|-------------|--------------|

Table 9-4: Health & Medical Services within 1000m Catchment Area

| Type | Name | Address | Lat | Long |
|----------|--|---|-------------|--------------|
| Pharmacy | Boots | Unit 3 Childers Road Retail Park, Dublin Road | 52.65532542 | -8.594086215 |
| Pharmacy | Castletroy Park Pharmacy Retail Limited | Unit 5, Castletroy Park Business Centre, Plassey Road | 52.66733034 | -8.574598733 |
| Pharmacy | DocMorris Pharmacy | Parkway Shopping Centre, Limerick | 52.66269712 | -8.596033659 |
| Dentist | Limerick Dental Laboratory | Unit 1, Childers Road Enterprise Centre, Childers Road, Limerick, V94hx70 | 52.655303 | -8.598812 |
| Dentist | Blue Dental Clinic | Dublin Road, Castletroy, Co. Limerick | 52.663550 | -8.590997 |
| GP | Park Lodge Medical Centre (5 no. GPs) | Park Lodge Medical Centre, Dublin Road | 52.66368561 | -8.592201827 |
| GP | Castletroy Park Medical Centre (5 no. GPs) | Unit 1, Castletroy Park Commercial Centre, Castletroy | 52.66734775 | -8.574922353 |

Table 9-5: Faith, Emergency and Other Services within 1000m Catchment Area

| Type | Name | Address | Lat | Long |
|-----------------------|---|--|---------|---------|
| Recycling centre | Limerick Metal Recycling Company Ltd. | Ballysimon Rd, Monaclinoe, Limerick, V94 5C67 | 52.6525 | -8.5928 |
| Place of worship | St. Brigid's Catholic Church | 12 St Patrick's Rd, Singland, Limerick, V94 VRK3 | 52.6594 | -8.6027 |
| Financial Institution | Limerick & District Credit Union - St. Patrick's Branch | 113 Hilltop, St Patrick's Rd, Singland, Limerick, V94 FW1Y | 52.6601 | -8.6016 |

Table 9-6: Bus stops within 1000m Catchment Area

| Stop name | Stop code | Lat | Long |
|------------------------|-----------|-------------|--------------|
| Childers Road Retail | 607571 | 52.65703772 | -8.597334957 |
| Claughaun GAA | 607581 | 52.65892072 | -8.596444169 |
| Parkway Retail | 607591 | 52.66255932 | -8.591378865 |
| Plassey Park Road | 607601 | 52.667004 | -8.579523 |
| Parkway | 607711 | 52.66220218 | -8.590901 |
| Childers Road Retail | 607721 | 52.65767873 | -8.596767231 |
| Granville Park | 608231 | 52.65880043 | -8.600684822 |
| Cathal Brugha Road | 608241 | 52.65748158 | -8.601982258 |
| St Brigids Church | 608251 | 52.65910719 | -8.602226314 |
| Claughaun Fort | 608261 | 52.661494 | -8.604698 |
| Claughaun Fort | 608481 | 52.661459 | -8.604639 |
| St Brigid's Church | 608491 | 52.65924283 | -8.60206558 |
| Rose Avenue | 608541 | 52.65459945 | -8.601381026 |
| Woodlawn Park | 608571 | 52.65513074 | -8.602955025 |
| Dublin Road | 608631 | 52.66419433 | -8.60225189 |
| Dublin Road | 608641 | 52.66418068 | -8.603168268 |
| Brookfield | 332891 | 52.657124 | -8.57447 |
| Lower Ballysimon | 337311 | 52.65048689 | -8.586235557 |
| Upper Ballysimon | 337321 | 52.65038364 | -8.585303121 |
| Groody Roundabout | 607701 | 52.66571939 | -8.577554296 |
| Caislean na hAbhann | 609481 | 52.655798 | -8.573492 |
| Service Station | 11074 | 52.65234691 | -8.593561417 |
| Groody Road | 11076 | 52.66028871 | -8.576093205 |
| Groody Road | 11079 | 52.65985033 | -8.57567355 |
| Garryowen | 11080 | 52.65040176 | -8.585273805 |
| Eastlink Business Park | 11081 | 52.65281302 | -8.595607297 |
| Plassey Park Road | 11086 | 52.66696848 | -8.579448362 |
| Curragh Birin | 11087 | 52.66451308 | -8.579785472 |

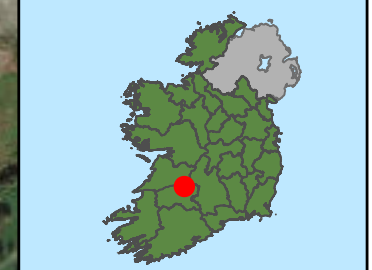
Appendix B: Social Infrastructure Mapping



Legend

- Crèche and Preschool Facilities
- Site Location
- 500m Catchment Area
- 1000m Catchment Area

Data Sources: Pobal



Client
Kirkland Investments Limited

Parkway Valley Proposed LRD Application

Title

**Crèche
and
Preschool Facilities**

| | | |
|--|--|--|
|  TETRA TECH |  RPS <small>A TETRA TECH COMPANY</small> | West Pier Business Campus, Dun Laoghaire, Co Dublin, Ireland. +353 (0) 1 4882900 rpsgroup.com |
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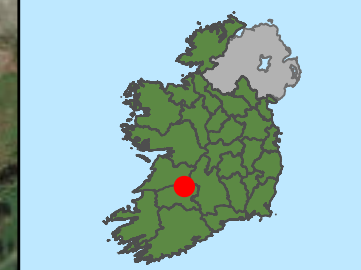
Maxar, Microsoft



Legend

- Secondary_Schools
- Primary Schools
- Site Location
- 500m Catchment Area
- 1000m Catchment Area

Data Sources: Department of Education



Client
Kirkland Investments Limited

Parkway Valley Proposed LRD Application
Title
Primary, Secondary and Third-Level Education Institutes

| | | |
|--|--|--|
| | | West Pier Business Campus, Dun Laoghaire, Co Dublin, Ireland. +353 (0) 1 4882900 rpsgroup.com |
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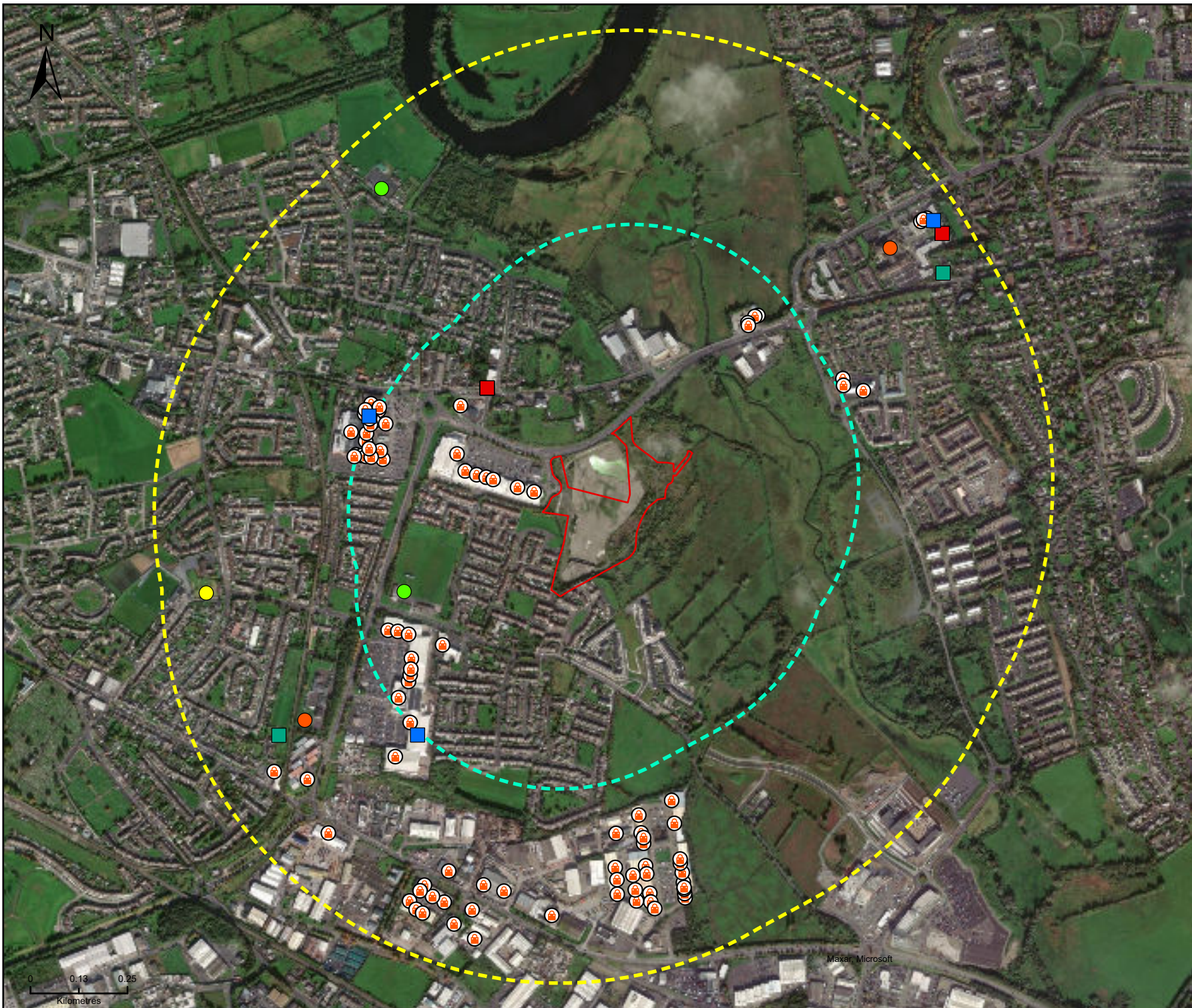
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ST BRIGIDS NS

**Limerick Educate Together
 Secondary School**





Legend

- Site Location
- 500 Buffer
- 1000 Buffer
- Retail Facilities
- Sports and Recreation**
- Gaelic Games
- Multi-sport
- Soccer
- Health Services & Facilities**
- Dentist
- GP
- Pharmacy

Data Sources: OSM, HSE, Sport Ireland Digital Database Pilot Project 2021.



Client
Kirkland Investments Limited

Parkway Valley Proposed LRD Application

Title
Sports and Recreation, Medical, Community Services and Retail Facilities

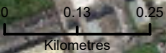
Tetra Tech | **RPS** West Pier Business Campus, Dun Laoghaire, Co Dublin, Ireland. +353 (0) 1 4882900 rpsgroup.com

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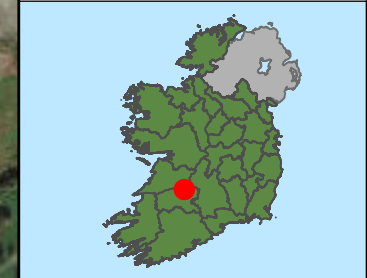
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Legend

- Places of Worship
- Bank
- ⊙ Credit Union
- ★ Recycling Centre
- Site Location
- 1000m Catchment Area
- 500m Catchment Area

Data Sources:OSM



Client
Kirkland Investments Limited

Parkway Valley Proposed LRD Application

Title
Faith, Emergency and Other Services

| | | |
|--|--|--|
| | | West Pier Business Campus, Dun Laoghaire, Co Dublin, Ireland. +353 (0) 1 4882900 rpsgroup.com |
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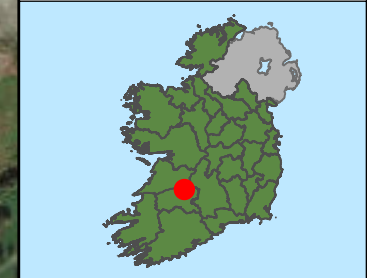
Legend

- Site Location
- 1000m Catchment Area
- 500m Catchment Area

Transport Services

- Bus Route
- Rail
- Bus Stops

Data Sources: TII, TFI.



Client
Kirkland Investments Limited

Parkway Valley Proposed LRD Application
Title
Transport Services

| | | |
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