

Our ref.: IE002833

The Planning Department,
Limerick City and County Council,
Dooradoyle Road,
Dooradoyle,
Limerick,
V94 WV781

27 May 2026

Re: Application by Kirkland Investments Ltd. for permission for a Large-scale Residential Development (LRD) comprising 403 no. apartments, a creche and a medical centre at Parkway Valley, Singland, County Limerick.

Dear Sir / Madam,

Tetra Tech Ireland Limited is instructed by Kirkland Investments Ltd. (the Applicant) to submit this application to Limerick City and County Council (LCCC) for a proposed Large-scale Residential Development (LRD) comprising 403 no. apartments in 5 no. blocks, a creche and a medical centre, at Parkway Valley, Singland, Limerick City. Kirkland Investments Ltd. is the owner of these lands.

LRD Opinion

A pre-application meeting was held under Section 32B of the *Planning and Development Act 2000*, as amended, between the Applicant, its development team and LCCC on 19th November 2025, and an LRD Opinion dated 19th December 2025 was subsequently issued by LCCC to the Applicant.

The Applicant has had regard to the LRD Opinion and revisions and additions to the LRD proposal and to the application documentation have been made where necessary. A report comprising a *Response to LRD Opinion* is included with this application.

Content of Application

The application content is also in compliance with the requirements of the Planning and Development Act 2001 as amended and the Regulations made thereunder. We have completed a Limerick City & County Council Planning Application Checklist, noting how each requirement is complied with and as appropriate we have noted compliance with additional requirements for an LRD application. This completed Checklist is enclosed with the application.

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Fee

The appropriate LRD application fee of €80,000 has been paid to LCCC by electronic funds transfer (EFT). Proof of payment is enclosed with the application.

Enclosures

A *Schedule of Enclosures* is included separately with this application and lists the entire suite of documentation and drawings which form the application.

We trust that the documentation issued provides sufficient information for LCCC to reach a favourable decision in due course.

Yours faithfully,

**Maria Lombard**

Director

Planning

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