

## Parkway Valley LRD

This application for a Large-scale Residential Development (LRD) made by Kirkland Investments Ltd. to Limerick County and City Council (LCCC) includes the following enclosures:

### 1.1 Planning (prepared by Tetra Tech)

#### Documents:

- Cover Letter
- LRD Form 19
- Application form (completed on Local Government Ireland Planning System)
- Confirmation of payment of appropriate fee (€80,000) (Confidential)
- Copy of Site Notice (erected on 25<sup>th</sup> May 2026)
- Copy of Newspaper Notice (as published in the Irish Examiner on 25<sup>th</sup> May 2026)
- EIAR Portal Acknowledgement (dated 25<sup>th</sup> May 2026)
- Applicant Letter of Consent to Agent
- Letter of Consent to making of Planning Application from LCCC
- Validation Checklist
- Schedule of Enclosures (including Drawing Schedules)

#### Reports:

- Planning Report and Statement of Consistency
- Statement of Response to LRD Opinion
- Social Infrastructure Audit
- Preliminary Part V Agreement Letter from LCCC
- Part V Units Proposed to be Transferred
- Part V Cost Proposal (Confidential)

### 1.2 Architecture and Design (prepared by Reddy A+U)

#### Reports:

- Parkway Valley Masterplan
- Architectural Design Statement

## Schedule of Enclosures

- Schedule of Accommodation
- Housing Quality Assessment
- Daylight & Sunlight Assessment (prepared by Digital Dimensions)
- CGIs (prepared by Digital Dimensions)

### Drawings:

Drawing No.	Drawing Title	Scale	Pg. Size
<b>Location &amp; Site Plans</b>			
PVAL-02-SW-ZZ-DR-RAU-AR-1001	Site Location Map	1:1000	A1
PVAL-02-SW-XX-DR-RAU-AR-1020	Site Layout – Overall	1:750	A1
PVAL-02-SW-XX-DR-RAU-AR-1021	Site Layout – Overall – Zone 01	1:500	A1
PVAL-02-SW-XX-DR-RAU-AR-1022	Site Layout – Overall – Zone 02	1:500	A1
PVAL-02-SW-ZZ-DR-RAU-AR-1002	Site Topographical Survey	1:1000	A1
PVAL-02-SW-L01-DR-RAU-AR-1003	Site Masterplan – Proposed Construction Phasing	1:750	A1
PVAL-02-SW-L00-DR-RAU-AR-1004	Proposed Masterplan - Lower Ground Floor	1:1000	A1
PVAL-02-SW-L01-DR-RAU-AR-1005	Proposed Masterplan - Ground Floor	1:1000	A1
PVAL-02-SW-L00-DR-RAU-AR-1006	Site Layout - Lower Ground Floor	1:750	A1
PVAL-02-SW-L00-DR-RAU-AR-1007	Site Layout - Lower Ground Floor - Zone 01	1:500	A1
PVAL-02-SW-L00-DR-RAU-AR-1008	Site Layout - Lower Ground Floor - Zone 02	1:500	A1
PVAL-02-SW-L01-DR-RAU-AR-1009	Site Layout - Ground Floor	1:750	A1
PVAL-02-SW-L01-DR-RAU-AR-1010	Site Layout - Ground Floor - Zone 01	1:500	A1
PVAL-02-SW-L01-DR-RAU-AR-1011	Site Layout - Ground Floor - Zone 02	1:500	A1
PVAL-02-SW-L01-DR-RAU-AR-1012	Net Developable Area and Net Residential Development Area	1:750	A1
PVAL-02-SW-L01-DR-RAU-AR-1013	Proposed Active Travel Site Plan	1:1000	A1
PVAL-02-SW-ZZ-DR-RAU-AR-1014	Site Wide - Car Parking Layout	1:1000	A1
PVAL-02-SW-ZZ-DR-RAU-AR-1015	Site Wide - Bike Parking Layout	1:1000	A1
PVAL-02-SW-L01-DR-RAU-AR-1016	Site Plan - Open Space Area Extents	1:750	A1
<b>Contiguous Elevations &amp; Site Sections</b>			

## Schedule of Enclosures

PVAL-02-SW-ZZ-DR-RAU-AR-2001	Contiguous Elevations – Sheet 01	As Shown	A0
PVAL-02-SW-ZZ-DR-RAU-AR-2002	Contiguous Elevations – Sheet 02	As Shown	A0
PVAL-02-SW-ZZ-DR-RAU-AR-2003	Contiguous Elevations – Sheet 03	As Shown	A0
PVAL-02-SW-ZZ-DR-RAU-AR-3001	Site Sections	1:500	A1
PVAL-02-SW-ZZ-DR-RAU-AR-3002	Site Section A-A -Zone 01 & Zone 02	1:200	A0
PVAL-02-SW-ZZ-DR-RAU-AR-3003	Site Sections -B-B & C-C	1:200	A0
<b>Unit Typologies</b>			
PVAL-02-SW-XX-DR-RAU-AR-1018	Site Wide Unit Typologies - Sheet 1	1:100	A1
PVAL-02-SW-XX-DR-RAU-AR-1019	Site Wide Unit Typologies - Sheet 2	1:100	A1
<b>Block A</b>			
PVAL-02-BTA-XX-DR-RAU-AR-1100	Block A - Planning Drawings - Plans	1:200	A1
PVAL-02-BTA-ZZ-DR-RAU-AR-2100	Block A - Planning Drawings - Elevations	1:200	A1
PVAL-02-BTA-ZZ-DR-RAU-AR-3100	Block A - Planning Drawings - Sections	1:200	A1
<b>Block B (incl. Creche)</b>			
PVAL-02-BTB-XX-DR-RAU-AR-1200	Block B - Planning Drawings - Plans	1:200	A1
PVAL-02-BTB-ZZ-DR-RAU-AR-2200	Block B - Planning Drawings - Elevations	1:200	A1
PVAL-02-BTB-ZZ-DR-RAU-AR-3200	Block B - Planning Drawings - Sections	1:200	A1
<b>Block C</b>			
PVAL-02-BTC-XX-DR-RAU-AR-1300	Block C - Planning Drawings – Plans	1:200	A1
PVAL-02-BTC-ZZ-DR-RAU-AR-2300	Block C - Planning Drawings – Elevations	1:200	A1
PVAL-02-BTC-ZZ-DR-RAU-AR-3300	Block C - Planning Drawings – Sections	1:200	A1
<b>Block D</b>			
PVAL-02-BTD-XX-DR-RAU-AR-1400	Block D - Planning Drawings – Plans	1:200	A1
PVAL-02-BTD-ZZ-DR-RAU-AR-2400	Block D - Planning Drawings – Elevations	1:200	A1
PVAL-02-BTD-ZZ-DR-RAU-AR-3400	Block D - Planning Drawings – Sections	1:200	A1
<b>Block E</b>			
PVAL-02-BTE-XX-DR-RAU-AR-1500	Block E - Planning Drawings – Plans	1:200	A1
PVAL-02-BTE-ZZ-DR-RAU-AR-2500	Block E - Planning Drawings – Elevations	1:200	A1
PVAL-02-BTE-ZZ-DR-RAU-AR-3500	Block E - Planning Drawings – Sections	1:200	A1

## Schedule of Enclosures

<b>Medical Building</b>			
PVAL-02-MED-XX-DR-RAU-AR-1600	Medical Centre - Planning Drawings - Plans	1:200	A1
PVAL-02-MED-ZZ-DR-RAU-AR-2600	Medical Centre - Planning Drawings - Elevations & Sections	1:200	A1
<b>Ancillary Buildings</b>			
PVAL-02-BAT-ZZ-DR-RAU-AR-1701	Bat House	1:50	A1
PVAL-02-AUX-ZZ-DR-RAU-AR-1702	Auxiliary Buildings	1:200	A1
<b>Part V</b>			
PVAL-02-BTA-XX-DR-RAU-AR-1102	Block A - Part V Proposal	1:200	A1
PVAL-02-BTD-XX-DR-RAU-AR-1402	Block D - Part V Proposal	1:200	A1

### 1.3 Landscape Architecture (prepared by JBA)

#### Reports:

- Landscape Design Statement
- Arboricultural Impact Assessment – incl. Tree Protection Plan (prepared by Arbor Care)

#### Drawings:

Drawing No.	Drawing Title	Scale	Pg. Size
PSO-JBAI-XX-XX-DR-L-0001	Overall Landscape Masterplan	1:1000	A3
PSO-JBAI-XX-XX-DR-L-0002	Landscape Masterplan LRD	1:1000	A3
PSO-JBAI-XX-XX-DR-L-0003	Landscape Planting Plan	1:1000	A3
PSO-JBAI-XX-XX-DR-L-0004	Landscape Planting Schedule	As Shown	A3
PSO-JBAI-XX-XX-DR-L-0005	Landscape Sections – Sheet 1	1:100	A3
PSO-JBAI-XX-XX-DR-L-0006	Landscape Sections – Sheet 2	1:100	A3
01	Tree Protection Plan	1:500	A3

## Schedule of Enclosures

### 1.4 Civil & Transport Engineering (prepared by Punch Consulting Engineers)

#### Reports:

- Engineering Planning Report (incl. Uisce Éireann Confirmation of Feasibility)
- Site-Specific Flood Risk Assessment
- Construction Environmental Management Plan
- Public Transport Capacity Assessment
- Traffic and Transportation Assessment
- DMURS Compliance Statement
- Mobility Management Plan
- Stage 1 Stormwater Audit
- DMURS Quality Audit Including Stage 1 & 2 Road Safety Audit (prepared by Bruton Consulting Engineers Ltd.)

#### Drawings:

Drawing No.	Drawing Title	Scale	Pg. Size
231171-PUNCH-XX-XX-DR-C-0101	Proposed Drainage Layout - Sheet 1	1:500	A1
231171-PUNCH-XX-XX-DR-C-0102	Proposed Drainage Layout - Sheet 2	1:500	A1
231171-PUNCH-XX-XX-DR-C-0151	Proposed SuDS Strategy - Sheet 1	1:500	A1
231171-PUNCH-XX-XX-DR-C-0152	Proposed SuDS Strategy - Sheet 2	1:500	A1
231171-PUNCH-XX-XX-DR-C-0175	Foul Drainage Sections	As Shown	A1
231171-PUNCH-XX-XX-DR-C-0201	Surface Water Drainage Sections	As Shown	A1
231171-PUNCH-XX-XX-DR-C-301	Proposed Watermain Layout	1:500	A1
231171-PUNCH-XX-XX-DR-C-401	Proposed Roads Layout - Sheet 1	1:500	A1
231171-PUNCH-XX-XX-DR-C-402	Proposed Roads Layout - Sheet 2	1:500	A1
231171-PUNCH-XX-XX-DR-C-403	Proposed Roads Layout - Sheet 3	1:500	A1
231171-PUNCH-XX-XX-DR-C-404	Proposed Access Junction with R445 (Dublin Road)	1:250	A1
231171-PUNCH-XX-XX-DR-C-441	Proposed Finishes Layout - Sheet 1	1:500	A1
231171-PUNCH-XX-XX-DR-C-442	Proposed Finishes Layout - Sheet 2	1:500	A1
231171-PUNCH-XX-XX-DR-C-461	Road Markings & Signage Layout - Sheet 1	1:500	A1
231171-PUNCH-XX-XX-DR-C-462	Road Markings & Signage Layout - Sheet 2	1:500	A1

## Schedule of Enclosures

Drawing No.	Drawing Title	Scale	Pg. Size
231171-PUNCH-XX-XX-DR-C-463	Response To Road Safety Audit - Sheet 1	1:500	A1
231171-PUNCH-XX-XX-DR-C-464	Response To Road Safety Audit - Sheet 2	1:500	A1
231171-PUNCH-XX-XX-DR-C-480	Proposed Roads Long Sections	As Shown	A1
231171-PUNCH-XX-XX-DR-C-0501	Drainage Details - Sheet 1	As Shown	A1
231171-PUNCH-XX-XX-DR-C-0502	Drainage Details - Sheet 2	As Shown	A1
231171-PUNCH-XX-XX-DR-C-0503	Drainage Details - Sheet 3	As Shown	A1
231171-PUNCH-XX-XX-DR-C-0504	Drainage Details - Sheet 4	As Shown	A1
231171-PUNCH-XX-XX-DR-C-0505	Drainage Details - Sheet 5	As Shown	A1
231171-PUNCH-XX-XX-DR-C-0506	Drainage Details - Sheet 6	As Shown	A1
231171-PUNCH-XX-XX-DR-C-0507	Drainage Details - Sheet 7	As Shown	A1
231171-PUNCH-XX-XX-DR-C-0508	Drainage Details - Sheet 8	As Shown	A1
231171-PUNCH-XX-XX-DR-C-0509	Drainage Details - Sheet 9	As Shown	A1
231171-PUNCH-XX-XX-DR-C-0525	Watermain Details - Sheet 1 of 2	As Shown	A1
231171-PUNCH-XX-XX-DR-C-0526	Watermain Details - Sheet 2 of 2	As Shown	A1
231171-PUNCH-XX-XX-DR-C-0551	Road Details - Sheet 1	As Shown	A1
231171-PUNCH-XX-XX-DR-C-0552	Road Details - Sheet 2	As Shown	A1
231171-PUNCH-XX-XX-DR-C-0553	Road Details - Sheet 3	As Shown	A1
231171-PUNCH-XX-XX-DR-C-0601	Autotrack Simulations - Fire Tender - Sheet 1	1:500	A1
231171-PUNCH-XX-XX-DR-C-0602	Autotrack Simulations - Fire Tender - Sheet 2	1:500	A1
231171-PUNCH-XX-XX-DR-C-0603	Autotrack Simulations - 4x4 Vehicle	1:500	A1
231171-PUNCH-XX-XX-DR-C-0604	Autotrack Simulations – Refuse Truck – Sheet 1	1:500	A1
231171-PUNCH-XX-XX-DR-C-0605	Autotrack Simulations – Refuse Truck – Sheet 2	1:250	A1

### 1.5 Mechanical & Electrical (prepared by Moloney Fox)

#### Reports:

- Site Lighting Report
- Utility Report
- Climate Action Statement

# Schedule of Enclosures

## Drawings:

Drawing No.	Drawing Title	Scale	Pg. Size
25.2977-MFC-XX-ST-DR-E-6030	Site Lighting and Lux Levels	1:500	A1
25.2977-MFC-XX-ST-DR-E-6031	Site Lighting and Lux Levels (Schedule)	NTS	A1
25.2977-MFC-XX-ST-DR-E-6800	Eir Ducting	1:500	A1
25.2977-MFC-XX-ST-DR-E-6801	ICT Ducting	1:500	A1

## 1.6 Environmental Impact Assessment Report (prepared by Awn Consulting)

### Environmental Impact Assessment Report (EIAR) contents:

EIAR Chapter / Appendix No.	Chapter Title
<b>EIAR Volume 1</b>	
	Non-Technical Summary
<b>EIAR Volume 2</b>	
Chapter 1	Introduction
Chapter 2	Description of the Proposed Development
Chapter 3	Alternatives
Chapter 4	Human Health and Population
Chapter 5	Land, Soils, and Geology
Chapter 6	Hydrology and Hydrogeology
Chapter 7	Biodiversity
Chapter 8	Air Quality
Chapter 9	Climate
Chapter 10	Noise and Vibration
Chapter 11	Townscape and Visual Impact

## Schedule of Enclosures

Chapter 12	Archaeological, Architectural and Cultural Heritage
Chapter 13	Material Assets – Traffic and Transportation
Chapter 14	Material Assets – Waste Management
Chapter 15	Material Assets – Utilities
Chapter 16	Interactions – Interrelationship between the Aspects
<b>EIAR Volume 3</b>	
Appendix 5.1	NRA/TII Criteria for Rating the Magnitude and Significance of Soils and Geological Impacts
Appendix 5.2	Site Investigation
Appendix 6.1	NRA/TII Criteria for Rating the Magnitude and Significance of Hydrogeological Impacts
Appendix 6.2	Stage 2 Flood Risk Assessment
Appendix 6.3	Water Framework Directive Assessment
Appendix 6.4	Hydrology & Hydrogeology Risk Assessment
Appendix 7.1	Bird and Bat Survey Report
Appendix 7.2	AA Screening Report
Appendix 7.3	Natura Impact Statement
Appendix 11.1	Verified Views
Appendix 13.1	Traffic and Transportation Assessment
Appendix 14.1	Resource and Waste Management Plan
Appendix 14.2	Operational Waste Management Plan
Appendix 15.1	Aviation Glint and Glare Assessment

### 1.7 Environmental & Other Reports

- Wind Microclimate Study (prepared by IES)
- Acoustic Design Statement (prepared by Dalton Acoustics)