



An
Bord
Pleanála

**Case Reference:
ABP-306051-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 207 no. residential units (79 no. houses, 48 no. duplex units, 80 no. apartments) and associated site works.

Newcastle, Castletroy, Limerick.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Greenway

Further consideration of the documents as they relate to the provision of a Greenway through the subject lands. A detailed design rationale for the route alignment and a landscape design rationale for the Greenway elements of the overall scheme should be submitted together with any necessary legal consents. In particular, detailed design proposals should be advanced for the starting point of the

Greenway at the western side of the site taking account of the receiving context, the shopping centre surface car park. In addition, the onward connection to the east of the site and any other pedestrian/cyclist connections should be fully designed and included in any phasing layout for the overall development. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Drainage

Further consideration of the documents as they relate to the actual and existing condition of the lands and any proposed surface water management proposals including sustainable urban drainage systems for the site. This further consideration should have regard to the requirements of the Surface Water Drainage report contained in Appendix 2 of the Planning Authority's Opinion. Any surface water management proposals should be considered in tandem with a Flood Risk Assessment specifically relating to appropriate flood risk assessment that demonstrates the development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk. A Flood Risk Assessment if submitted, should be prepared in accordance with 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices'). Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. The following reports that address all aspects of building appearance and durability:
 - (a) A report that specifically addresses the proposed materials and finishes and the requirement to provide high quality and sustainable finishes and

details. Particular attention is required in the context of the visibility of the site and to the long-term management and maintenance of the proposed development.

(b) A life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).

2. Detailed contextual elevations and cross sections that show existing development in the vicinity, specifically but not confined to the following: the relationship between the northern elevation of the apartment block, landscaped boundary and the entire width of the Dublin Road including footpaths/cycleways/busways, the relationship between duplex/house units and existing houses to the south of the site and the internal relationship between units and courtyard space within the main apartment block. Any development that integrates with the public realm either existing or modified should accord with the best practice principles of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (including the associated 'Urban Design Manual') and the Design Manual for Urban Roads and Streets, that seek to provide better and safe pedestrian and cyclist environments. Additional and detailed CGIs and visualisations should be submitted in this regard.
3. A Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers and neighbours of the proposed development, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties. Specific regard should be had to ground floor apartments at sensitive locations and existing adjacent properties. Drawings that detail dual aspect ratios should be clearly laid out and accompanied by a detailed design rationale report.
4. A mobility management strategy that shall be sufficient to justify the amount of parking proposed for cars and bicycles.

5. A site layout plan showing which, if any, areas are to be taken in charge by the planning authority, and a detailed public realm strategy that outlines the provision of durable and acceptable materials and finishes that comply with the technical requirements of the planning authority. The applicant shall clarify how the works in the public realm will be carried out and by whom.
6. A housing quality assessment which provides the details regarding the proposed apartments set out in the schedule of accommodation, as well as the calculations and tables required to demonstrate the compliance of those details with the various requirements of the 2018 Guidelines on Design Standards for New Apartments including its specific planning policy requirements.
7. A detailed Construction Traffic Management Plan should be prepared with specific reference to the Dublin Road (R445) and the access requirements to the adjacent national school.
8. Construction and Demolition Waste Management Plan.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. Transport Infrastructure Ireland
3. National Transport Authority
4. Limerick Childcare Committee

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Rachel Kenny

Director of Planning

February, 2020