



Planning and Development Acts 2000 to 2019

Planning Authority: Limerick City and County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 17th day of June 2019 by Cloncaragh Investments Limited care of R W Nowlan and Associates, 37 Lower Baggot Street, Dublin 2.

Proposed Development:

A permission for a strategic housing development at Punches Cross, Limerick.

The development will consist of a 0.77-hectare area at the junction of Punches Cross, between Ballinacurra Road to the south-west and Rosbrien Road to the north-east to include;

- A. A street-front building ranging in height from four storey plus recessed penthouse along Ballinacurra Road and Rosbrien Road, culminating in a six storey feature corner at Punches Cross junction, for use as student accommodation, including student communal facilities, reception and social areas of 551 square metres at ground and first floor; two ancillary retail units of 105.6 square metres and 99 square metres and 56 student apartments in arrangement of three, four, five, and six-bedroom configurations. Overall area of building A is 9,028 square metres.

B. A rear courtyard building ranging in height from five storeys plus penthouse to seven storeys, containing 14 number student apartments in five-bedroom configuration; also including 30 number build-to-rent apartments as follows:

- 10 number one-bedroom apartments,
- 18 number two-bedroom apartments and
- 2 number three-bedroom apartments.

Overall area of building B is 5,330 square metres.

C. A basement level containing a total of 84 number car spaces, designated for apartments, staff and visitors, bicycle storage areas for 326 number bicycles for students, and 50 number bicycles separately stored for apartments, ancillary refuse and maintenance stores, sub-station and switch rooms and water storage tanks. Overall area of basement is 5,061 square metres.

D. Ancillary courtyard gardens of 1,486 square metres, including 48 number further surface bicycle spaces, to serve as amenity for the student apartments and a separate rear courtyard garden of 450 square metres to serve as amenity for the build-to-rent apartments development, with feature landscaping.

E. Vehicular access and egress onto Ballinacurra Road and Rosbrien Road in a strict controlled one-way arrangement to suit existing traffic flows.

F. Building boundary set back along Rosbrien Road to provide additional traffic lane for public use, and footpath for public use. Building also set back at corner of Punches Cross to provide mini public plaza and provision for future public subscription bicycle stands.

The total number of student apartments proposed is 70 number containing 326 number bed spaces. The total number of build-to-rent apartments is 30, containing 104 number bed spaces

Overall building area at or above ground level is 14,358 square metres.

Decision

Refuse permission for the above proposed development based on the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

The Board had regard to the following:

- (a) the European Union Habitats Directive (92/43/EEC),
- (b) the European Communities (Birds and Natural Habitats) Regulations 2011-2015,
- (c) the likely consequences for the environment and the proper planning and sustainable development of the area in which it is proposed to carry out the proposed development and the likely significant effects of the proposed development on a European site,
- (d) the conservation objectives, qualifying interests and special conservation interests for the River Shannon and River Fergus Estuaries Special Protection Area (site code 004077) and the Lower River Shannon Special Area of Conservation (site code 002165),
- (e) the history of the site, and the nature and extent of the proposed works as set out in the application,
- (f) the information submitted in the Appropriate Assessment Screening,

