

Board Order ABP-306541-20

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 31st day of January 2020 by Revington Developments Limited care of RW Nowlan and Associates, 37 Lower Baggot Street, Dublin.

Proposed Development

A ten-year permission for a strategic housing development at Canal Bank, Pa Healy Road, Limerick.

The development will consist of a mixed-use development of build-to-rent apartments, student apartments incorporating common areas, café and three number retail units, creche and management facilities building, and dwelling houses at Canal Bank, Pa Healy Road, Limerick.

The development will consist of a four-hectare area bounded by City Canal to the north, Pa Healy Road to the south and Park Road to the east, Canal Bank, Limerick:

- (A) Demolition of existing 530 square metres warehouse building on site;
- (B) Block 1 student accommodation building of 8,238 square metres stepped from three to six storeys, with ground floor café of 144.60 square metres and three number retail units facing onto Pa Healy Road of 86.59 square metres each, with nine number two-bedroom, 37 number three-bedroom, and 15

- number four-bedroom student apartments, totalling 189 number bed spaces, ancillary laundry, refuse and enclosed communal courtyard with landscaping and bicycle storage;
- (C) Block 2 a residential apartment building of 6,013.25 square metres with eight storeys and two penthouse storeys, total 10 storeys containing 10 number studio, one number one-bedroom and 52 number two-bedroom apartments;
- (D) Block 3 a residential apartment building of 8,107.10 square metres with six storeys and two penthouse storeys, total eight storeys containing 16 number studio, nine number one bedroom, and 63 number two-bedroom apartments;
- (E) Block 4 a residential apartment building of 3,869.18 square metres with six storeys and one penthouse storey, total seven storeys containing seven number studio, 13 number one-bedroom and 25 number two-bedroom apartments;
- (F) Block 5 a residential apartment building of 5,849.40 square metres with six storey and one penthouse storey total seven storeys containing 14 number studio, 15 number one-bedroom and 37 number two-bedroom apartments;
- (G) Block 6 a residential apartment building of 3,869.18 square metres with six storeys and one penthouse storey, total seven storeys containing seven number studio, 13 number one-bedroom and 25 number two-bedroom apartments;
- (H) Block 7 a residential apartment building of 4,962 square metres with five storeys and one penthouse storey, total six storeys containing 12 number studio, 13 number one-bedroom and 31 number two-bedroom apartments;
- (I) Community facilities building of 1,336.90 square metres and three storeys with creche, café, management offices and common accommodation for use by apartment dwellers;
- (J) 18 number executive houses consisting of two number detached four-bedroom houses of 194.62 square metres each and 16 number terraced four-bedroom houses of 177.82 square metres each, with off street parking to front separate from communal parking;
- (K) 148 number car parking spaces throughout the development and 420 number secured bicycle parking spaces throughout the development;

(L) Ancillary works comprising; new vehicular entrances onto Pa Healy Road, pedestrian and cycle links to Pa Healy Road, Park Road and City Canal, bin storage for all developments adjacent to all entrances, new public park of 0.5 hectares along City Canal, communal open space and communal roof gardens for all apartments, all ancillary drainage, civil and landscape works, public lighting within estate and electricity sub-station to rear of Block 1.

The total number of units is as follows:

- Build to rent apartments 363 (66 number studio, 64 number one-bedroom, 233 number two-bedroom);
- Student apartments 61 (nine number two-bedroom, 37 number three-bedroom and 15 number four-bedroom, totalling 189 student bed spaces);
- 18 dwelling houses.

Overall total of residential units is 442. Overall gross floor area of development proposed is 45,478.65 square metres on a site of circa four hectares.

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.

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Reasons and Considerations

Having regard to the deficiencies in the information provided in the submitted Natura Impact Statement, in particular the lack of information in relation to the baseline ecology of the site and of the surrounding area, and in relation to potential impacts on the qualifying interests of the Lower River Shannon Special Area of Conservation (site code 002165), including, but not limited to, 'Otters' [1355] and 'Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation' [3260]; and having regard to the inadequate information provided within the Natura Impact Statement in relation to the potential impacts on the special conservation interests associated with the River Shannon and River Fergus Estuaries Special Protection Area (site code 004077), resulting from development on the site and from potential impacts both on the adjacent Park Canal and on the wetlands to the north of the Park Canal, the Board is not satisfied that the proposed development would not adversely affect the integrity of the Lower River Shannon Special Area of Conservation (site code 002165) or of The River Shannon and River Fergus Estuaries Special Protection Area (site code 004077), in view of the sites' conservation objectives. In such circumstances the Board is precluded from granting permission for the proposed development.

Terry Prendergast

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this day of 2020

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