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## **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 31<sup>st</sup> 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.

