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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 30<sup>th</sup> day of March 2020 by Regal Park Developments Limited care of HRA Planning, 3 Hartstonge Street, Limerick.

#### **Proposed Development:**

A planning permission for a strategic housing development at Walkers Lane, Annacotty, Limerick. The site is bordered to the north by the R445 Dublin Road, to the west by the Castletroy College Road and to the south by a local road named Walkers Lane.

The development will consist of:

- 137 number residential units comprising:
  - 61 number apartments,
  - 51 number duplex units,
  - 25 number houses.
- The apartments are divided across two blocks (A and B) of four and five storeys respectively accommodating two number three-bed units, 52 number two-bed units, and seven number one-bed units;
- The duplex units comprise two and three storey units providing for 24 number three-bed units, 25 number two-bed units and two number one-bed units;
- The housing units comprise two and three storey units providing for seven number four-bed units and 18 number three-bed units;

- The proposed development will also include the provision of communal and public open space including a playground facility;
- Apartment Blocks A and B accommodate resident services and amenities including shared co-living spaces and communal rooftop gardens at ground and first floor levels;
- Provision is made for a basement car park under Apartment Block B providing for 61 number car parking in addition to 122 number car parking at ground level. A total of 120 number bicycle spaces are provided within the apartment blocks and in three number covered bicycle shelters,
- Access to the development is provided via a priority-controlled T-junction off Walker's Lane, with a footpath and cycle lane extending along the full extent of the southern site boundary adjoining Walkers Lane. A setback has been accommodated within the proposed development along the western site boundary adjoining Castletroy College Road to facilitate future road widening,
- Provision of Electricity Supply Board sub-station, sustainable drainage system drainage, and all ancillary site development works necessary to facilitate the development,
- The total floor area of the development is 16,458.1 square metres (excluding basement level of 1,969 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

It is considered that the Screening for Appropriate Assessment Report is inadequate as it failed to identify all Natura 2000 sites which could potentially be affected by the proposed development and, therefore, the Board cannot be satisfied, on the basis of reasonable scientific doubt, that the proposed development would not adversely affect the integrity of the Lower River Shannon Special Area of Conservation (site code 002165) or the River Shannon and River Fergus 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.

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**Stephen Bohan**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this          day of                          2020**