



An
Bord
Pleanála

**Case Reference:
ABP-303210-18**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 32 no. apartments and 324 no. student bedspaces.
Punch's Cross, 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. Development Strategy

Further consideration and/or justification of the documents as they relate to the proposed strategy for the development of the site in respect of the type of residential uses proposed and the relationship/compatibility between them, particularly with regards to matters of nature of ownership and tenure, residential amenity, management and security of the proposal. Further consideration and/or justification of the documents as they relate to the appropriateness of on-site

Part V provision given the nature of the proposal, in particular given the transient nature of other residential development/residents on site. Where Part V proposals are not being provided on site, details of alternate Part V provision should be submitted. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

2. Elevational Treatment/Finishes

Further consideration and/or justification of the documents as they relate to the elevational treatment/expression and finishes of the proposed development, having regard to the context of the site within an established suburban area and the desire to ensure that the proposed development makes a positive contribution to the character of the area over the long term. An architectural report and urban design statement should be submitted with the application. In addition, a report that specifically addresses the materials and finishes of the proposed structures including specific detailing of finishes, openings, the treatment of balconies, railings, landscaped areas and boundary treatments, having regard to the long term management and maintenance of the proposed development should be submitted. Furthermore, particular regard should also be had to proposals for the treatment of the interface between the proposed buildings and public realm/areas of communal open space. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage

3. Car Parking

Further consideration and/or justification of the documents as they relate to the car parking strategy for the proposed development, having particular regard to the level of parking proposed, how it is intended that it is assigned and managed and measures proposed to address shared car parking, visitor parking and drop off locations. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

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. A plan detailing existing/proposed uses within this overall parcel of land zoned 'Local Centre'.
2. A detailed schedule of accommodation which indicates consistency with relevant standards in the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018).
3. Colour coded drawings which clearly indicates individual clusters within the student accommodation element of the proposal and apartment types within the residential element.
4. A report that addresses issues of residential amenity (both existing residents of adjoining developments and future occupants). Full and complete drawings including levels and cross sections showing the relationship between the development and nearby residential properties should be submitted. This should include a daylight/sunlight analysis and a noise assessment, and should detail any mitigation measures proposed, if considered necessary. This report should also give further consideration and/or justification of the documents as they relate to the internal layout of the proposed student accommodation element of the proposed development, having particular regard to the quantum and distribution of communal facilities.
5. A site specific Student Management Plan which includes details on management of student accommodation outside of term-time.
6. A Conservation Report that addresses the impacts, if any, of the proposed development on the O'Connell Avenue ACA.
7. Additional CGIs/visualisations/3D modelling showing the proposed development relative to existing development in vicinity.

8. A life cycle report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
9. Construction and Demolition Waste Management Plan.
10. Drainage information as detailed in in Appendices, Surface Water Drainage Report, dated 16/01/2019 of PA Opinion submitted to An Bord Pleanála.
11. Additional information in relation to roads, traffic and parking as detailed in Appendices, Roads/Traffic/Parking Report, dated 16/01/2019 and Limerick Smarter Travel Report, dated 15/01/2019 of PA Opinion submitted to An Bord Pleanála.

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. Health Service Executive
4. Commission for Energy Regulation

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, 2019