



An
Bord
Pleanála

**Case Reference:
ABP- 303724-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 126 no. residential units (87 no. apartment, 12 no. duplex/apartment, 27 no. houses, creche and associated site works.
Walkers Road, Annacotty, 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. Architectural Design and Overall Layout

The overall design approach to the site to ensure that the development appropriately responds to the sites context and constraints including a full investigation of the optimal layout having regard to the existing archaeological features and response to same; that there is an appropriate transition of height and scale across the site; that there is a coherent architectural approach to the development in terms of building

style, materials and finishes; that the development creates a strong urban edge having regard to the extent of road frontages abutting the site and an appropriate public realm; that an appropriate range of housing typologies and mix is provided and a high quality living environment created.

The design of the apartment blocks to ensure that they address the Annacotty roundabout and the R445 in an appropriate manner with an innovative architectural approach. In this regard, the prospective applicant should satisfy themselves that the design strategy for the site as it relates to height and design provides the optimal architectural solution for this strategic gateway site. The proposed development shall have regard to inter alia, national policy including the National Planning Framework and Sustainable Urban Housing: Design Standards for New Apartments March 2018 and local planning policy, the sites context and locational attributes.

The configuration of the layout particularly as it relates to the creation of a hierarchy of high quality, functional and amenable public and semi-private open spaces with maximum surveillance, amenity and pedestrian connectivity should be given further consideration.

The 12 criteria set out in the Urban Design Manual which accompanies the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities and the Design Manual for Urban Roads and Streets. The documentation at application stage should clearly indicate how the 12 criteria were applied and should demonstrate consistency with the 12 criteria.

The need, scale and location of the crèche facility.

Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. **Density**

Further consideration of documents as they relate to the density in the proposed development, specifically in relation to the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009). Particular regard should be had to the need to develop at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to established social and community services in the area. Regard should be had to the effective utilisation of the site in terms of open space and unit typology. The further

consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

3. Roads Infrastructure, Access and Parking

The extent of surface parking proposed particularly along the primary access road and adjacent to the crèche and duplex units; the design and layout of the internal road layout, particularly the extensive turning area and the requirements to comply with DMURS. Further clarity should be provided on how car parking is to be assigned and managed and how visitor parking will be managed.

The extent of works to be undertaken to Walkers Lane including provision of footpaths, cycle paths and public lighting.

The extent of works to Castletroy College Road including set down for public bus and enhanced cycle and pedestrian facilities.

Pedestrian and cyclist connectivity to the wider area including future linkages to Annacotty Village.

The provision is adequate cycle parking including visitor parking.

The design and layout of the internal road network and location of principal vehicular access.

Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

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 detailed report outlining the proposed works to be undertaken to Walkers Lane and Castletroy College Road in terms of pedestrian and cycle facilities, public lighting and any road upgrade works necessary to facilitate the

development and provide for appropriate connections to the wider area. The report should also detail who is going to undertake the works required and the timelines involved relative to the construction and completion of the proposed development.

2. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings and duplex units, landscaped areas, pathways, entrances and boundary treatment/s. The treatment/screening of access areas to exposed areas of basement ramps to apartment blocks as well as the treatment of the ground floor and interface with the public realm should also be addressed. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. The documents should also have regard to the long term management and maintenance of the proposed development.
3. Photomontages/CGI's to include distant views of the development when viewed east and west along the R445, from the access road to the Technology Park and from Castletroy College Road.
4. A life cycle report shall be submitted in accordance with Section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
5. A report that addresses issues of residential amenity (both existing residents of adjoining properties and future occupants), specifically how the proposed apartment building will limit the potential for overlooking and overshadowing. The report should include full and complete drawings including levels and cross sections showing the relationship between the development and adjacent residential units. A comprehensive daylight and sunlight analysis assessing proposed residential units and open spaces should also be included.
6. A detailed schedule of accommodation which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018.
7. A layout plan that details the location and appropriate quantity of bicycle parking spaces at basement and surface level. Clarity should be provided as to how basement cycle parking will be accessed.

8. A Traffic and Transport Assessment (to include Road Safety Audit) for the proposed development.
9. A report prepared by a suitably qualified and competent person demonstrating specific compliance with the requirements set out in the Design Manual for Urban Roads and Streets.
10. A plan of the proposed open spaces within the site clearly delineating public, semi-private and private spaces and an indication of any open spaces to be taken in charge.
11. Detailed report regarding how the appropriate Sustainable Urban Drainage Systems have been incorporated into the development.
12. Phasing plan for the proposed development which includes phasing arrangements for delivery of public open spaces and Part V provision.
13. Landscaping proposals including and overall landscape masterplan for the development site including detail of tree planting, quantity, type and location of all proposed hard and soft landscaping including details of play equipment, public lighting, pedestrian entrances and boundary treatments. Resolution of any conflict between location of attenuation tank and trees to be preserved.
14. Construction and Environmental Management Plan to include a plan for the treatment and removal of Japanese Knotweed.
15. Waste management plan.
16. Archaeological Impact Assessment: A report prepared by a suitably qualified person the likely impact of the proposed development on archaeology. The applicant should satisfy themselves that the report addresses the points raised by the Development Applications unit of the Department of Culture, Heritage and the Gaeltacht detailed in their submission dated the 22nd March 2019.
17. Noise Report detailing in particular how noise impacts from the R445 will be mitigated in the proposed design of the housing/apartment units.
18. Childcare demand analysis and the likely demand for childcare places resulting from the proposed development.

19. Bat Report including any measures proposed to mitigate potential adverse impacts.

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. Transport Infrastructure Ireland
2. National Transport Authority
3. Minister for Culture, Heritage and the Gaeltacht
4. Heritage Council
5. An Taisce — the National Trust for Ireland
6. Irish Water
7. Limerick County Childcare Committee

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/Assistant Director of Planning

April, 2019