



An
Bord
Pleanála

**Case Reference:
ABP-304523-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 30 no. houses, 303 no. apartments, 64 no. student bed spaces.

Pa Healy Road and Park Road, 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.

Design, Layout and Unit Mix

1. Further consideration and/or justification of documents as they relate to the proposed strategy for the development of the site in respect of the residential uses, proposed ownership and tenure, residential amenity and management of the proposal in relation to the 12 criteria set out in the Urban Design Manual which accompanies the 'Guidelines for Planning Authorities on Sustainable

Residential Development in Urban Areas' (May 2009), and the 'Urban Development and Building Heights Guidelines'. In addition to design which is addressed above, the matters of the configuration, the layout and the architectural approach with particular emphasis on the Pa Healy Road should be given further consideration. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Elevation Treatment/Finishes

2. Further consideration and/or justification of the documents as they relate to elevation treatment/ expression of the finishes of the proposed development, having regard for the scale of the building heights included and the need for a high quality urban design which will have a positive contribution to Limerick City Centre over the long term. An architectural and urban design statement should be submitted with the application in coordination with a Building Lifecycle Report. In addition, a report that specifically addresses the materials and finishes of the proposed structures including specific detailing of finishes, openings and the treatment of balconies, having regard to the long term management and maintenance of the proposed development. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

Open Space and Permeability

3. Further consideration and/or justification of documents for the provision of high quality open space areas which incorporates the provision of appropriate play facilities, landscaped areas, boundary treatments and pedestrian/ cycle ways throughout the site, having regard to the requirements of Design Manual for Urban Roads and Streets and the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018).

Car Parking

4. Further consideration and/or justification to the provision of the documents as they relate to the car parking strategy of the proposed development, having particular regard to the level of surface parking provided at the main entrance and throughout the site. The further consideration of these issues may require an amended to the documentations and/or design proposals submitted at application stage.

Environmental Mitigation

5. Further consideration and/or justification of documents as they relate to the mitigation measures to address contamination on the site and the necessity to ensure full details of all works are included in all associated documents including any documentation relating to but not limited to Construction Environmental & Waste Management Plan and Appropriate Assessment.

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. Details of proposed earthworks and/or mitigation measures to address contamination on site, including detail of proposed cut and fill works and resultant gradient / retaining features with all works integrated into any Screening for Appropriate Assessment or Natura Impact Statement.
2. Design of the proposed surface water management system including attenuation features and cross sections of all SuDS features proposed on site in the context of surface water management on the site.

3. Details of all materials proposed for buildings, open spaces, paved areas, boundary and retaining walls and a life cycle report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
4. Details of public lighting.
5. Details of Part V provision clearly indicating the proposed Part V units.
6. A plan of the proposed open space within the site clearly delineating public, semi-private and private spaces.
7. A detailed phasing plan for the proposed development should be provided.
8. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
9. A site specific Student Management Plan which includes details on management of student accommodation outside term-time.
10. Addition CGIs/visualisations/3D modelling showing the proposed development relative to existing and proposed development.
11. Construction and Demolition Waste Management Plan

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 (nature conservation)
4. Irish Water
5. Inland Fisheries Ireland
6. 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
,2019