



An  
Bord  
Pleanála

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## Planning and Development (Housing) and Residential Tenancies Act 2016

### Notice of Pre-Application Consultation Opinion

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**Case Reference: ABP-309772-20**

**Proposed Development: 30 no. Build to Rent apartments, 326 no. student bedspaces and associated site works.**

**Punches 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 constitute a reasonable basis for an application for strategic housing development.

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 response to matters raised within the PA Opinion and Appended City and County Council Department comments submitted to ABP on the 02 April 2020.
2. A robust Water Environment Risk Assessment, Ground Water Management Plan, AA screening report and NIS which support and have regard to one

another, and which inter alia, consider the possibility of contamination reaching the Lower River Shannon SAC from the proposed development site, through the medium of ground water.

3. A Construction and Demolition Waste Management Plan (CDWMP) that addresses, inter alia, site investigation, demolition of structures on site, basement construction, end destination and treatment of contaminated waste / soils / oils, cumulative impact and where construction technology proposed has been effectively used in other similar sites.
4. A detailed statement of consistency and planning rationale, clearly outlining how in the prospective applicant's opinion, the proposal is consistent with local planning policies having specific regard to the zoning objective of the site, Zoned 'C1': 'To protect, provide for and/or improve the retail function of local centres and provide a focus for local centres and its applicability to the development site in question having regard to the mainly residential nature of the proposed scheme.
5. An updated Architectural Design Statement. The statement should include a justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The statement should specifically address finishes of the blocks, the design relationship between the individual blocks within the site, the relationship with adjoining development and the interface along the site boundaries. The statement should be supported by contextual plans and contiguous elevations and sections.
6. A site specific student management plan
7. A detailed schedule of accommodation which shall indicate clearly number of bed spaces proposed. Colour coded drawings which clearly indicates individual clusters within the student accommodation element of the proposal and apartment types within the residential element
8. A response to the issues raised by the planning authority in relation to potential noise impacts as referred to in their document by Simon Jennings, Executive

Scientist Physical Development Directorate, dated 23rd March 2020 and also as raised at the tripartite meeting of the 26th May 2020.

9. A report that specifically addresses boundary treatment, the proposed building materials and finishes and the requirement to provide high quality and sustainable finishes and details.
10. As per SPPR7 of the Sustainable Urban housing: Design Standards for New Apartments Guidelines for Planning Authorities, March 2018 the development must be described in the public notices associated with a planning application specifically as 'Build to Rent' housing development and a covenant/legal agreement is required at application stage for BTR development.

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. National Transport Authority
3. Transport Infrastructure Ireland
4. Department of Culture Heritage and the Gaeltacht
5. An Taisce
6. Heritage Council
7. Health Service Executive
8. 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.

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Tom Rabbette  
Assistant Director of Planning  
June, 2020