



An
Bord
Pleanála

**Case Reference:
ABP-307185-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 332 no. residential units (221 no. houses, 111 no. apartments), creche and associated site works.
Ballykeeffe, Raheen, Co. 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.

Residential Density

Further consideration of the documents as they relate to residential density. The prospective applicant is advised to justify the proposed residential density with regard to (i) the Core Strategy of the relevant Development Plan; (ii) national planning policy including the National Planning Framework and the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities and (iii) the location / accessibility of the site relative to existing / proposed public transport

services, district centres, retail facilities, local amenities and employment centres. The further consideration of this issue may require an amendment to the documents and/or design rationale submitted.

Design and Layout of Residential Development

Further consideration/justification of the documents as they relate to the design and layout of residential development. The prospective applicant should satisfy themselves that the proposed design and layout provide the optimal urban design and architectural solution for this site and are of sufficient quality to ensure that the proposed development makes a positive contribution to the character of the area over the long term. In this regard, the submitted documents should allow for particular consideration of the following matters:

- (i)* The proposed residential layout shall integrate with any Open Space and Recreational zoned lands adjoining the development site. The applicant shall provide a Masterplan for all the lands in their ownership at this location (including lands outside the red line site boundary) reflecting the current zonings in the Southern Environs Local Area Plan 2011-2017 (as extended), or any subsequent Local Area Plan in force when the application is lodged. The Masterplan shall also include consideration of potential links to the disused railway line to the north of the development site, which may be developed as a sustainable travel link.
- (ii)* The proposed residential layout shall avoid any areas identified as 'Flood Zone A' in the Site Specific Flood Risk Assessment, including infrastructure such as roads and surface water drainage infrastructure.
- (iii)* The proposed residential design and layout shall address the provision of a strong urban edge to the R510. The prospective applicant is also advised to consider potential impacts on the residential amenities of adjacent properties to the immediate south of the development site.
- (iv)* The development shall comprise separate Character Areas, with an integrated hierarchy of public open spaces at accessible, well overlooked locations throughout the site. The public open spaces shall address specific functions such as active / passive open spaces and play areas. The Character Areas

shall include a consistent approach to (i) the design and finish of houses / apartment buildings; (ii) roads and footpaths materials and finishes; (iii) hard and soft landscaping and tree retention (where proposed); (iv) relevant SuDS measures.

- (v) The layout, distribution, hierarchy and functionality of public open space within the development shall have regard to relevant policies in the Southern Environs Local Area Plan 2011-2017 (as amended);
- (vi) The proposed residential layout shall be consistent with DMURS and shall include satisfactory pedestrian and cycle links to the R510 and, where possible, creation of pedestrian and cycle links to adjoining residential development to the south of the development site. Proposals for any such link on lands outside the red line site boundary shall include details of (i) ownership of the lands in question; (ii) who is going to carry out the proposed works and (iii) a timeframe for completion of same and should be included within the red line site boundary if possible. The applicant shall also provide details of existing pedestrian and cycle connections in the wider area and integration with same.
- (vii) Integrated proposals for hard and soft landscaping; tree retention and enhancement (where considered desirable); SuDS measures and materiality; finishes of roads and car parking areas; design, layout and finishes of houses and apartments and related private open spaces, along with the potential creation of character areas within the development;
- (viii) The associated provision of a public lighting scheme;

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted relating to design and layout of the proposed 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. Housing Quality Assessment with regard to the standards set out in the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities. The prospective applicant shall also consider relevant policies in the Southern Environs LAP 2011-2017 (as extended) in this matter.
2. Building Lifecycle Report.
3. A site layout plan showing which, if any, areas are to be taken in charge by the planning authority.
4. A noise assessment, which addresses the potential noise impact from the N18 and R510 on the proposed development and clearly outlines proposed noise mitigation measures, if so required. The noise assessment should be carried out by a suitably qualified acoustic engineer.
5. Traffic and Transport Impact Assessment, to be prepared in consultation with Limerick City and County Council and to include consideration of (i) mobility management and public transport currently available in the area; (ii) potential impacts on relevant local road junctions including (but not necessarily limited to) the R510 Ballykeefe Roundabout, R510 Quinns Cross Roundabout and N69 Dock Road Interchange.
6. Rationale for proposed parking provision with regard to development plan parking standards and to the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to include details of parking management for the apartments. The proposed car and cycle parking provision should include areas designated for parking or drop off purposes associated with the childcare facility.
7. Stage I Road Safety Audit.

8. Updated SSFRA to include (i) details of proposals for the drainage of the site and the attenuation of surface water runoff; (ii) hydraulic modelling and (iii) Justification Test with regard to the presence of Flood Zone A at the site. The issue of existing flood defences in the area is to be considered with regard to the relevant guidance provided in the Planning System and Flood Risk Management Guidelines for Planning Authorities (including the associated Technical Appendices).
9. Landscape and Visual Impact Assessment with photomontages and CGIs of the proposed development, to include, *inter alia*, consideration of visual impacts on the R510, on the disused railway line to the north of the site, on adjacent residential areas and on any sensitive or designated views / prospects in the vicinity, with regard to relevant development plan landscape designations.
10. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture, where proposed, also a Tree Survey, Arboricultural Impact Assessment and details of measures to protect trees and hedgerows to be retained at the site (where relevant).
11. Rationale for proposed childcare provision (or lack of same) with regard to, *inter alia*, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to provide details of existing childcare facilities in the area and demand for childcare provision within the proposed scheme. The applicant is advised to consult with the relevant Childcare Committee in relation to this matter prior to the submission of any application.
12. Ecological Impact Statement to consider the retention and management of hedgerow boundaries at the site.
13. AA screening report or Natura Impact Statement.

The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document.

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. National Transport Authority**
- 4. Limerick County Childcare Committees**

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.

Tom Rabbette
Assistant Director of Planning
October, 2020