



An
Bord
Pleanála

**Case Reference:
ABP-307484-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 157 no. residential units (115 no. houses, 42 no. apartments), creche and associated site works. Rathkeale Road, Adare, 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.

1. Further consideration and / or justification of the documents as they relate to the development strategy for the site. The further consideration and / or justification should set out a rationale for the proposed site layout having regard to the need to create high quality and people friendly streets and spaces. In particular the documents should address:
 - The integration of existing features including tree stands and hedgerows.

- The dominance of roadways and car parking within the layout (inc. parallel and circuitous roadways and open spaces bounded by car parking).
- The level of active frontage and enclosure along key streets and open spaces, including the interface with the N21.
- The number of car parking spaces per units having regard to the demands of the scheme.
- The design of open spaces having regard to the need to provide integrated and clearly defined public open spaces and landscape areas that provide for active and passive amenity and biodiversity (including SUDS features and children's play); and
- The design and enclosure of communal open spaces associated with duplex and apartment units.

The further consideration / justification should have regard to, inter alia, the guidance contained in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the accompanying Urban Design Manual, the Design Manual for Urban Roads and Streets (2013), the Urban Development and Building Height Guidelines for Planning Authorities (2018); the Architectural Heritage Protection Guidelines for Planning Authorities (2011); Limerick County Development Plan 2010-2016 (as extended) and the Adare Local Area Plan.

The 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. The prospective applicant is advised to address the following in the documents submitted:

- (a) Provide further clarification / justification in relation to compliance with local planning policy. In particular, the further consideration and / or justification should address the provisions of Objective SS01 of the Limerick County Development Plan 2010-2016.
 - (b) Provide clarity in relation to net density having regard to the guidance set out in Appendix A of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009. The documents should address the exclusion of wayleaves and tree stands from the stated net site area.
 - (c) Provide confirmation from Irish Water that it is feasible to provide a wastewater connection (s) to service the proposed development. The documents at application stage should address the issues raised in the submission of Irish Water dated 4th August 2020 and set out a clear strategy for the provision of wastewater services.
 - (d) Provide confirmation that it is feasible to provide a surface water connection (s) to service the proposed development. The documents at application stage should address the matters raised in the submissions received from the PA dated 30th July 2020 and set out a clear strategy for the provision of surface water drainage infrastructure to cater for the development.
 - (e) In the event that network upgrades or extensions are required to facilitate wastewater or surface water connections, the applicant is advised to clarify whether the proposed works require statutory consent and/or may require a compulsory purchase order and whether such consenting processes have been received or CPO completed, who is going to undertake the works required and the timelines involved in addressing the identified constraints relative to the construction and completion of the proposed development.
2. An updated Architectural Design Statement. The statement should set out a clear rationale and / or justification for the proposed site layout having regard to urban design considerations, the locational context and local character and national and local planning policy.

3. A Materials Strategy that details all materials proposed for buildings, open spaces, paved areas, boundaries and any retaining walls. The statement should present a justification for the materials being used having regard to the need for high quality and sustainable finishes that create a distinctive character for the development overall, whilst also responding to the character of the area.
4. A Landscaping Plan that includes a schedule of open space and address the design and function of open spaces within the development including public, and semi-private spaces.
5. Arborist Report detailing the condition of existing trees onsite.
6. Details of proposed earthworks, including details of any cut and fill works and resultant gradients or retaining features.
7. Design details for 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.
8. Details of public lighting.
9. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
10. Letters of consent in relation to any works proposed on lands that are outside of the applicant's ownership or control.

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. Minister for Culture, Heritage and the Gaeltacht (nature conservation)**
- 3. Heritage Council (nature conservation)**
- 4. An Chomhairle Ealaíon**
- 5. Fáilte Ireland**
- 6. An Taisce — the National Trust for Ireland (nature conservation)**
- 7. Irish Water**
- 8. Inland Fisheries Ireland**
- 9. 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

January, 2021