



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-307956-20

Proposed Development: Demolition of existing warehouse building on site, a ten year permission for a mixed use development of 18 no. houses, 363 no. Build to Rent apartments, 189 no. student bedspaces, childcare facility and associated site works.

Canal Bank, Pa Healy Road, Park Road, 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 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 robust Ecological Impact Statement Report, AA screening report and NIS which support and have regard to one another, and which inter alia, consider potential impacts on all of the Qualifying interests (QI's) of the Lower River Shannon Special Area of Conservation (SAC) and River Shannon and River Fergus Estuaries Special Protection Area (SPA).
2. Further clarification regarding site specific information in relation to biodiversity including a dedicated bat survey carried out within the optimal season for bats.
3. A detailed schedule of accommodation which shall indicate clearly dual and single aspect units. Colour coded drawings which clearly indicates individual clusters within the student accommodation element of the proposal and apartment types within the BTR element.
4. A detailed Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.
5. A report that specifically addresses site context, the locational attributes of the area, boundary treatments, open / gated / controlled linkages through the site, pedestrian and cycle connections to the wider area, in particular, along the canal, Park Road and Pa Healey Road cognisance being had to national and local planning policy.
6. 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.
7. Justification for a 10 year planning permission and a detailed and justified phasing plan for the construction of the development.
8. A site-specific student management plan
9. A response to matters raised within the PA Opinion and Appended City and County Council Department comments submitted to ABP on the 11th September 2020.

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 (NTA)
3. Transport Infrastructure Ireland (TII)
4. Department of Culture Heritage and the Gaeltacht
5. An Taisce
6. Heritage Council

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.

Director of Planning
December, 2020