



An  
Bord  
Pleanála

## Record of Meeting ABP-303210-18

<b>Case Reference / Description</b>	32 no. apartments and 324 no. student bedspaces. Punch's Cross, Limerick.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>1<sup>st</sup> Meeting</b>	1 <sup>st</sup> Meeting		
<b>Date:</b>	25 <sup>th</sup> January, 2019	<b>Start Time</b>	11.30 am
<b>Location</b>	Offices of Limerick City and County Councils	<b>End Time</b>	1.20 pm
<b>Chairperson</b>	Rachel Kenny	<b>Executive Officer</b>	Cora Cunningham

### Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Lorraine Dockery, Senior Planning Inspector
Cora Cunningham, Executive Officer

### Representing Prospective Applicant:

Pierce McGann, Consulting Engineers
Gary Lawlor, Lawlor Burns
Neil Fanning, OCA Architects
Henk Van der Kamp, R W Nowlan & Associates
Alan Lipscombe, Alan Lipscombe Traffic

### Representing Planning Authority

Stephane Duclot, A/Senior Planner
Donogh O'Donoghue, Senior Executive Planner
Vincent Murray, Senior Engineer
Trevor McKechnie, Senior Executive Engineer
Matt Clarke, Executive Engineer
Anne Goggin, Senior Executive Engineer
Simon Jennings, Executive Technician
Seamus Barrett, Assistant Chief Fire Officer

Sadbh Hanley, Smarter Travel Co-ordinator
Charles McCarthy, Senior Executive Technician
Darragh Ryan, Assistant Planner
Gerry Doherty Senior Executive Engineer
Carol Sweetman, Executive Scientist
Sarah Newell, Executive Planner
Jennifer McNulty, Planning Department
Thomas O'Neill – Heritage Officer

### **Introduction**

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and introductions were made. The procedural matters relating to the meeting were as follows:

- The written record will be placed on the pre-application consultation file and will be made public, along with that file, should an application arise following the conclusion of this consultation process,
- ABP received a submission from the PA on 18<sup>th</sup> January, 2018 providing the records of consultations held pursuant to section 247 and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on ABP's decision,
- The consultation meeting will not involve a merits-based assessment of the proposed development,
- The meeting will focus on key site-specific issues at strategic overview level, and whether the documents submitted require further consideration and/or amendment in order to constitute a reasonable basis for an application.
- Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant,
- A reminder that neither the holding of a consultation or the forming of an opinion shall prejudice ABP or the PA concerned in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings.

The ABP representatives acknowledged the letter dated 12<sup>th</sup> December, 2018 formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. It was also noted that the Inspector dealing with the pre-application consultation request would be different to who would deal with the application when it was submitted. Recording of the meeting is prohibited.

## **Agenda**

- 1. Development Strategy for the site to include proposal in context of SHD legislation; proposed uses in context of zoning objective; elevational treatment/finishes; connectivity**
- 2. Development Standards to include internal layout, landscaping, daylight/sunlight**
- 3. Residential Amenity**
- 4. Traffic and Parking**
- 5. Surface water drainage**
- 6. Any other matters**

- 1. Development Strategy for the site to include proposal in context of SHD legislation; proposed uses in context of zoning objective; elevational treatment/finishes; connectivity**

### **ABP sought further elaboration/discussion on:**

- Local centre zoning, advise than plan be submitted showing various uses within context of local centre zoning,
- Clarification in relation to public accessibility to proposed retail units
- Creation of active street scape
- Clarification whether proposed residential element is a build-to-rent scheme
- Links with third level institutions/need for proposed student accommodation- Student Demand and Concentration Report to be submitted at application stage, look at other SHD applications relating to student accommodation for guidance
- Address proposed uses outside of term-time

### **Prospective Applicant's response:**

- Retail units primarily for student use, public accessibility could be provided
- Letter of support from Mary Immaculate College to be submitted with application, have had discussions with UL as well as other colleges
- Possible links to summer schools
- Management Plan from management company to be submitted with application
- Will submit possible modifications in application if applicable,
- Will engage in further discussions with PA

### **Planning Authority's comments:**

- Lack of student accommodation in area
- Zoning objective is partly to protect retail uses in the area, satisfied with quantum of retail proposed on this site
- PA satisfied with proposals, address elevations and justify
- Engage in further discussions with PA prior to lodging application

### **Further ABP comments:**

- Submit details relating to management of proposed scheme; clarification in relation to whether single management company to be involved in both elements of the proposed scheme
- Elevational treatment in particular in relation to design of upper elements of elevations, finishes, fenestration, blank gable elevations

- Consider appropriate, quality signage on gable elevation
- Submit plan showing connections/permeability, both through the site and to the wider area

## **2. Development Standards to include internal layout, landscaping, daylight/sunlight**

### **Further ABP comments:**

- Schedule of accommodation to be included in application documentation, in context of the minimum standards set out in 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018)
- Clearly demarcate unit types/sizes in relation to proposed apartments; colour code cluster sizes for student accommodation
- Provision of communal uses and concentration of proposed communal uses in basement- both from a usage/quality perspective; management perspective and access to daylight
- Compatibility of proposed student accommodation and apartment block in terms of amenity; management/security
- Quality of open space provision and public realm; include detailed landscaping plan for open space and show how it will be managed; interface between proposed communal open space and apartment block
- Cross sections to be included in application
- Items to be addressed in application: noise issues, different users on site, management of site, interface of student open space with private apartments
- Daylight/sunlight/shadow analysis to be submitted to ensure adequate amenity for future residents

### **Prospective Applicant's response:**

- Courtyard area primarily for student use
- Own door entrances created for residential blocks
- Ramped internal open space to allow for disabled access
- Emergency services access to be improved
- Separate access to be provided to apartments so public do not have to traverse student accommodation
- Prospective applicant initially envisaged entire site being student accommodation, redesigned to include private apartments following discussions with PA

### **Planning Authority's comments:**

- It was felt in Initial discussions with prospective applicant that private apartments were suited in this location in order to provide a mix of uses on site

### **3. Residential Amenity**

#### **ABP comments:**

- Residential amenity discussed in 2 above regarding layout and the management/security of same, together with internal amenity for future residents
- Address potential impacts, if any, on existing residential development in vicinity in terms of overlooking, overshadowing, overbearing and noise, address possible 3<sup>rd</sup> party submissions that may arise in application
- Include cross sections in application
- Submit Conservation Report and address issues raised in PA Opinion regarding ACA on O'Connell Avenue
- Provide mitigation measures regarding possible noise issues
- Have regard to other SHD student applications and support services provided, Dublin City Council Development Plan details ancillary services recommended for students,
- Quality of overall scheme is paramount in SHD applications

#### **Prospective Applicant's response:**

- Satisfied applicant can address points made in relation to layout of proposed scheme and potential conflicts between student/apartment uses in terms of layout, management and residential amenity
- Providing additional lane of traffic and footpath to north of site, with subsequent setback of building in order to address possible issues of overshadowing of existing dwellings on Rosbrien Road
- Development Design Masterplan will show evolution of proposed development
- Student ancillary services provided for in Mary Immaculate College, applicant does not want to damage services already there

#### **Planning Authority's comments:**

- Noise Assessment Report to be submitted with application
- Have regard to a Waste Management Plan and how students manage waste, consider common area to allow for recycling

### **4. Traffic and Parking**

#### **ABP comments:**

- Widening of Rosbrien Road, discuss further with PA and submit details in application
- Set out clear plan regarding how basement parking will be allocated
- Ensure bicycle parking is covered and secure
- Management plan to include details of move in/out for student accommodation, set downs areas- also have regard also to usage during summer months
- Ensure red line boundary includes for external road improvements, include consent letters in application, detail who is providing upgrades
- Construction Management Plan to be submitted with application

**Prospective Applicant's response:**

- Site boundary set back to provide additional lane, taxi set down also being provided
- Applicant may provide upgrades as part of application
- Details of construction plan to be submitted with application

**Planning Authority's comments:**

- Address issues raised in PA Opinion in a Road Safety Audit

**5. Surface water drainage****ABP comments:**

- Irish Water have raised no concerns
- Address issues raised in PA Opinion in relation to drainage matters; liaise with PA prior to lodging application

**Prospective Applicant's response:**

- Attenuation carried out with SUDS
- Separate stormwater sewer being provided, not going into any combined sewer

**Planning Authority's comments:**

- Connections issues at Ballinacurra Road

**6. Any other matters****ABP comments:**

- Have regard to potential impact on ACA
- Submit CGI's/visualisations and cross sections in application
- Ensure agreement reached with PA in relation to Part V prior to lodging application and submit details of same
- Submit Waste Management Plan and Demolition Plan with application
- Site slope/levels to be shown at application stage
- Taking in charge drawing to be submitted, if applicable

## Conclusions

### The representatives of ABP emphasised the following:

- There should be no delay in making the planning application once the public notice has been published
- Sample notices, application form and procedures are available on the ABP website
- Irish Water would like prospective applicants to contact Irish Water at [cdsdesignqa@water.ie](mailto:cdsdesignqa@water.ie) **between the Pre-Application Consultation and Application stages**, to confirm details of their proposed development and their proposed design.
- The email address to which applicants should send their **applications** to Irish Water as a prescribed body is [spatialplanning@water.ie](mailto:spatialplanning@water.ie)

---

Rachel Kenny  
Director of Planning  
February, 2019