



An  
Bord  
Pleanála

## Record of Meeting ABP-304523-19

<b>Case Reference / Description</b>	30 no. houses, 303 no. apartments, 64 no. student bedspaces. Pa Healy Road and Park Road, Limerick.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	1 <sup>st</sup> July, 2019	<b>Start Time</b>	11.30 am
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	12.55 pm
<b>Chairperson</b>	Rachel Kenny	<b>Executive Officer</b>	Cora Cunningham

### Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Karen Hamilton, Planning Inspector
Cora Cunningham, Executive Officer

### Representing Prospective Applicant:

Gary Lawlor, Lawlor Burns
Neil Fanning, OCA Architects
Henk van der Kamp, RW Nowlan & Associates
Kirsty McDonnell, RW Nowlan & Associates
Philip O'Regan, PHM Consulting

### Representing Planning Authority

Jennifer Mc Nulty Executive Planner
Donogh O'Donoghue A/Senior Executive Planner
Trevor McKechnie, Senior Executive Engineer Operations Directorate
Dan Slavin, A/Senior Executive Engineer Physical Development Directorate

## **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 20<sup>th</sup> June, 2019 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 24<sup>th</sup> May, 2019 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 inter alia:
  - Layout and interfaces along the Pa Healy Road,
  - Architectural Response and external material rational,
  - Architectural Response to the student accommodation,
  - Layout and interface between the dwellings and the apartments,
  - Connectivity, permeability and use of DMURS throughout,
  - Sunlight and Daylight analysis for existing and proposed,
  - Quantum and Quality of open space for apartment scheme,
  - Boundary Treatments.
2. Compliance with section 28 Guidance.
3. Management of apartments and student accommodation.
4. Appropriate Assessment.
5. Any other matters

## 1. Development Strategy

### ABP sought further elaboration/discussion on:

- Provision of interface and interaction along the Pa Healy Road
- Treatment of parking within the site
- Design of student accommodation and crèche
- Visuals/ CGIs not indicative of what prospective applicant is proposing within the site
- Daylight/sunlight standards in apartments and their amenity
- Quality of open space provided throughout the site, in particular interface with canal and roads
- Provision of play facilities in line with national guidance

### Prospective Applicant's response:

- Permeable site, provision of simple route through site, provision of high and low density
- Pedestrian access to the east of proposed site, pedestrian access along towpath in proposed site which will be provided as a public site
- Holistic parking provided for crèche and café
- Proposals worked up as part of section 247 meetings
- Housing was included to provide street frontage with own door access
- Central spine left proposed site more open, other accesses to proposed site considered
- Proposed development now redesigned as a result of Irish Water submission, redesign will create green open space along canal
- 1 parking space provided per apartment, will discuss further with PA
- Relocating crèche and café will create more active street frontage
- Issue relating to car parking along PA Healy Road
- Proposal to have orientation of student accommodation to turn you into proposed site
- Portuguese Limestone proposed, limestone finishes on all high-rise buildings, render finish proposed on houses
- Open space located to rear of dwellings to ensure no overshadowing
- High-rise will meet wind standards, wind analysis to be included in application
- Possible winter gardens proposed at higher levels of apartments
- Open space to be provided at tip of proposed site for public use

### Planning Authority's comments:

- 3 interfaces requiring active frontage
- Student accommodation does not provide active frontage along Pa Healy Road
- Consider relocating crèche and café onto PA Healy Road
- Provide activity through to canal
- Development Plan provides for 1 parking space per apartment, PA satisfied with .5 space per apartment and 2 spaces per house
- Ensure materials used in finishes will withstand weather
- Downdraft raised in 1<sup>st</sup> section 247 meeting
- Ensure clarity between public and private open space provision

**Further ABP comments:**

- Stronger design rationale and justification required
- Carpark dominated at entrance and the site is road dominated
- Have regard to visual access across site to canal a rationale of visual connectivity is required
- Ensure sufficient level of privacy and amenity for bedroom accommodation in the student accommodation along PA Healy Road
- Ensure green infrastructure brought through site
- Have regard to boundary treatments around the proposed site
- Revisit quantity of car parking proposed, have regard to previous SHD decision in relation to quantum of car parking
- Opinion will issue on current scheme, appears redesign considered by prospective applicant having regard to Irish Water submission
- Finishes differ across documents, render finishes not recommended for these buildings, in particular any tall landmark buildings
- Submit Building Lifecycle Report
- Create character areas by changing materials on different blocks
- Have regard to finishes on student accommodation
- Boundary treatments may be overbearing on dwellings
- Provide cross sections in application
- Consider dwellings in centre of site as may not necessarily be best option with the treatment of higher density considered
- Lack of information on treatment along Park Road and within site
- Open space quality, SuDs indicated as being provided

**2. Compliance with section 28 Guidance****ABP comments:**

- Have regard to DMURS
- Have regard to apartment guidelines for open space, usability of open space between apartments
- Regard to the apartment sizes and heights

**Prospective Applicant's response:**

- Consideration of all SPPR requirements in the national guidelines

**Planning Authority's comments:**

- n/a

**3. Management of apartments and student accommodation****ABP sought further elaboration/discussion on:**

- Management of site and taking in charge

**Prospective Applicant's response:**

- Student accommodation to be managed, apartments to be private rental and private homes
- Taking in charge to be agreed with PA
- Proposed apartments to be possibly Build To Rent

**Planning Authority's comments:**

- Further discussions required with prospective applicant
- Thought proposed development would remain in private ownership
- May be issues with public lighting etc.

**Further ABP comments:**

- Private rental is Build to Rent
- Height of ground floor lower than compliance standard
- BTR has specific design and management standards and any proposal for same would include specific restrictions via conditions.

**4. Appropriate Assessment**

**ABP comments:**

- SAC along canal
- Contamination on site as referred to in screening assessment, details have not followed into documentation
- Consider if NIS is required for application as mitigation measures cannot be included
- Case law changes, have regard to how the Board deal with AA

**Prospective Applicant's response:**

- Mitigation measures relate to piling on proposed site
- Site investigation has been carried out on propose site

**5. Any other matters**

**ABP comments:**

- Address issues raised in PA Opinion in relation to flood displacement
- Include phasing proposals in application
- Show clear hierarchy in proposed development of how site flows.

**Applicants Comments:**

- Quality of proposed development needs improvement

**Planning Authority's comments:**

- Proposed revised scheme layout improved including better open space
- Clarity required in relation of public and private open space

## 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)

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Rachel Kenny  
Director of Planning  
July, 2019