



An
Bord
Pleanála

Record of Meeting ABP-306051-19

Case Reference / Description	207 no. residential units (79 no. houses, 48 no. duplex units, 80 no. apartments) and associated site works. Newcastle, Castletroy, Limerick.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	24 th January, 2020	Start Time	11.30 am
Location	Offices of Limerick City and County Councils	End Time	1.00 pm
Chairperson	Rachel Kenny	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Stephen Rhys Thomas, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

John Begley, Applicant
Jordan West, Applicant
Gary Rowan, HRA Planning
Dominic Stevens, JFOC Architects
Mike O'Dell, JFOC Architects
Simon Ronan, Niall Montgomery & Partners Landscape Architect
Ciaran O'Shea, PUNCH Consulting Engineers
Aiden O'Connell, PUNCH Consulting Engineers

Representing Planning Authority

Donogh O'Donoghue, A/Senior Executive Planner
Trevor McKechnie, Senior Executive Engineer
Robert Gallagher, Senior Engineer

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 7th January, 2020 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 2nd December, 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. Site Integration and Public Realm
2. Street Layout, Parking Quantum and Greenway/Landscape Design
3. Residential Amenity and Building Finishes
4. Surface Water Drainage and SuDs
5. Any other matters

1. Site Integration and Public Realm

ABP sought further elaboration/discussion on:

- The permitted and existing development in the area and how the proposed development will fit in with the existing housing estate in terms of connections and open space
- How the development will present a 'front door' to the Dublin Road, greater detail in terms of setback, landscaping and privacy required

Prospective Applicant's response:

- Proposed development will provide a strong edge with an urban character with lower scale towards existing estates
- A greenway proposed through the site and pedestrian/cycle permeability is being provided, the scheme will not create rat runs through careful road design and managed access
- The Dublin Road already has a central median installed to prevent right hand turns, prospective applicant to extend median along Dublin Road
- The proposed building line and the existing road are already setback and the prospective applicant sees no need to set back any further. There is ample setback and space provided for future infrastructure to be put in place, such as cycle paths and bus lanes
- Front door entry proposed along street front will add an active frontage

Planning Authority's comments:

- Transport Strategy under consultation, to be published later in 2020 (Limerick Shannon Metropolitan Transport Strategy) which seeks to provide improved transport strategy. PA hope to publish Transport Strategy in Q3, some infrastructure being put in place in the interim
- The site is located at a busy section of road, PA have issues with turning along Dublin Road, and try to eliminate where possible, in this instance they welcome continuation of median
- Dublin Road has space for dedicated bus corridor and possible dedicated cycle corridor
- There is a Part 8 proposed to provide a greenway through the site
- The applicant should address the boundary treatment along apartments along the Dublin Road

Further ABP comments:

- Dublin Road is quite busy and traffic and turning controls are in place, a bus corridor is indicated in the local plan along Dublin Road, ensure there is sufficient space to provide upgrades on the road for bus priority
- Provide cross sections in the application from front building line edge to footpath, cycleways, and entire road section, to ensure the overall design is future-proofed
- Highlight on the layout plans where proposed development is set out in relation to Chawke's Garage and the Munster GAA building
- Provide enough street space with a strong edge, and provide a design rationale for the street profile

2. Street Layout, Parking Quantum and Greenway/Landscape Design

ABP sought further elaboration/discussion on:

- Street layout in terms of DMURS guidance
- Clarity in relation to the status of the Part 8 – greenway proposal through the site, approval date, design and delivery

Prospective Applicant's response:

- The line of the greenway in the development plan is indicative
- A street along the greenway is proposed to only serve houses
- Car storage is out of view and cars should become invisible so children can play safely in front of houses, management of cars is important in the proposed development, streets should create character, the design gets away from suburban feel and brings something unique to the scheme
- Proposed development meeting residential standard requirements, designated visitor parking is proposed
- Spaces where cars are currently stored can provide future house extension or additional units

Planning Authority's comments:

- The proposed greenway should be adequately overlooked, and should be 6 metres in width, housing should front onto either side of greenway and parking be provided elsewhere
- The greenway will run from Castletroy College Road to the R445
- The PA are working closely with the NTA in relation to the delivery of the greenway, construction if approved will begin in summer 2020
- Details of greenway on proposed site needs to be discussed further between PA and prospective applicant
- PA hope that parents will park in the shopping centre and use greenway to walk their children to school
- PA would hope for the delivery of greenway in proposed development in advance of housing
- There is a concern about the route of the proposed greenway and the potential conflicts with traffic, a revised layout could reduce conflicts
- PA have concern over shared surfaces and have indicated alternative layout that may be considered an option
- The prospective applicant is in discussions with management of the shopping centre in relation to consents and the delivery of the greenway
- Transport Strategy will highlight reduced car parking
- PA have concerns with proposed second access, prospective applicant should consider revised internal layout

Further ABP comments:

- Consents may be required to deliver the greenway at the shopping centre car park, design changes may also be involved
- Consider extent of taking in charge, have regard to this as they effect levels of finishes

- Is carparking sustainable, provide rationale in application for parking proposed, opportunity to reduce carparking due to good transport network and pedestrian/cyclist linkages proposed
- Quantum of parking proposed is higher than what ABP would accept, ABP would look for 0.5 parking spaces per unit, address how visitor parking will be managed. In this respect the prospective applicant should consider car clubs, shared usage and so on
- Clear diagrams, drawings and layouts are key to showing how the proposed street layout will work
- Pedestrian/cycle permeability at second access is acceptable, vehicular permeability questionable and may compromise the scheme ethos

3. Residential Amenity and Building Finishes

ABP sought further elaboration/discussion on:

- Building finishes – the long-term durability and management
- Residential amenity – perimeter block apartment, explain how day light penetrates the internal courtyard and how usable is this internal space in the context of tilted lawns, stairs and changes in level

Prospective Applicant's response:

- Finishes proposed would have an approximate 20-year lifespan
- Issues relating to light can be explored and ensure everyone is benefitting from adequate levels of access to day light
- Prospective applicant had concern over antisocial behaviour, entire block will have own door access and there will be a sense of ownership being provided on each internal deck
- Proposed development is to encourage movement and social interaction rather than providing lifts for movements

Planning Authority's comments:

- Have regard to building finishes along the Dublin Road, ensure durability and create sense of place
- Detail the relationship of the apartment block with the adjacent buildings
- PA satisfied with proposed development; increased height suggested along shopping centre side as there will be no impacts created in relation to existing residential amenity

Further ABP comments:

- Building Lifecycle Report should be submitted with an application, design statement should clearly detail finishes and the overall strategy for the site including heights, density and amenity.

4. Surface Water Drainage and SuDs

ABP comments:

- Site inspection indicates that the lands are quite wet in areas close to the shopping centre car park

- Prospective applicant to show how this portion of land is dealt with, and was it included in any SuDS strategy for the site
- Address all issues relating to surface water in engineering documents in application
- Ensure landscaping proposals tie in with SuDs proposals.

Prospective Applicant's response:

- Permeable paving and attenuation being used in that area, levels are being built up
- Minimum amount of surface water being collected
- Standard approach and normal attenuation rates
- PA might indicate if their preference is part of full discharge
- Will include all details in application documentation

Planning Authority's comments:

- PA concern if surface water system can cope with discharge proposed

5. Any other matters

ABP comments:

- Clay Farm is an example of an SHD Application that included a walkway as part of the phasing

Planning Authority's comments:

- PA would welcome further discussions with the prospective applicant in relation to the proposed greenway

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 **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

Rachel Kenny
Director of Planning
February, 2020