



<b>Case Reference / Description</b>	332 no. residential units (221 no. houses, 111 no. apartments), creche and associated site works. Ballykeeffe, Raheen, Co. Limerick.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	24 <sup>th</sup> September 2020	<b>Start Time</b>	9.30 am
<b>Location</b>	Via Microsoft Teams	<b>End Time</b>	11.50 am
<b>Chairperson</b>	Tom Rabbette	<b>Senior Executive Officer</b>	Cora Cunningham

**Representing An Bord Pleanála:**

Tom Rabbette, Assistant Director of Planning
Sarah Moran, Senior Planning Inspector
Cora Cunningham, Senior Executive Officer

**Representing Prospective Applicant:**

Gary Lawlor, Lawlor Burns
Henk van der Kamp, RW Nowlan & Associates
Kirsty McDonnell, RW Nowlan & Associates
Liam Gleeson, Gleeson McSweeney Architects
David O'Malley, Hutch O'Malley Consulting Engineers
Tim Paul, SLR Consulting

**Representing Planning Authority**

Stephane Duclot, Senior Planner
Donogh O'Donoghue, Senior Executive Planner
Darragh Ryan, Assistant Planner
Matthew Clark
Trevor McKechnie, Senior Executive Engineer

## **Introduction**

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) via Microsoft Teams having regard to the Covid-19 virus.

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 17<sup>th</sup> June 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 15<sup>th</sup> May 2020 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. Consistency with relevant zoning objectives under the Southern Environs Local Area Plan 2011-2017 as extended**
- 2. Design and layout of development including provision of public open space and communal facilities**
- 3. Flood risk**
- 4. Appropriate Assessment**
- 5. Roads, Traffic and Transportation Issues. Pedestrian and cycle connections**
- 6. Any Other Matters**

## 1. Consistency with relevant zoning objectives under the Southern Environs Local Area Plan 2011-2017 as extended

### ABP Comments:

- The proposed site is currently zoned for new residential development under the LAP. The adjoining lands are zoned for open space and recreation.
- The applicant owns adjoining lands (blue line site boundary) and has submitted an Indicative Masterplan, which includes development on the open space zoned lands.
- The current LAP is under review. Lands adjoining the proposed site may be zoned as open space under the next LAP, this needs to be considered by the applicant and addressed in any application relating to the development site. This matter has been raised by the PA in their submission.
- ABP will consider application under the LAP that is in force when the application is lodged, not any draft LAP.
- The applicant will also need to consider the compatibility of the development with the Development Plan core strategy objectives regarding density, population distribution, etc., as well as relevant national planning policy, i.e. the NPF.
- The site appears to have limited transport accessibility but is located close to enterprise units / employment centres such as the hospital. The applicant is to address this in the application, also any proposed new public transport connections under LSMATS.
- The applicant is advised to provide a strong justification regarding residential density having regard to local and national policy, public transport connections, accessibility to employment centres, local services and amenities.
- ABP notes that the PA is satisfied with the proposed density.
- The applicant will need to provide clarity regarding any proposed works outside the red line site boundary, i.e. ownership of lands and who will carry out works
- The PA will have to make case for any special contribution that they require having regard to planning gain.
- Applicant to show how pedestrians/cyclists are accommodated and how this has led to the proposed layout.
- ABP will look for sustainable residential developments in urban areas
- Applicant to have regard to national planning policy for residential development i.e. the NPF and the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas.
- Good quality design required having regard to housing mix, PA may have specific objectives in Development Plan

### Prospective Applicant's Comments:

- The application is under the current LAP, is consistent with the LAP and the zoning will not change
- The applicant would suggest rezoning the open space and recreational zoned lands at a future date but would address the current zoning in the proposed application
- The applicant will be making a submission on the draft LAP regarding the adjoining open space zoned lands
- The applicant engaged with the PA regarding the overall masterplan
- The applicant will accept the relevant zoning and will work with it

- The adjoining open space won't be developed in the same way as the Mungret Park development. The relevant Part 8 permissions are not going ahead.
- The applicant does not envisage expanding the red line site boundary to include additional open space
- The proposed open space provision within the application stands on its own merit, linear open space along rail line will provide biodiversity
- The district park previously proposed under Part 8 was located on a flood zone
- The open space is designed to be centre of district park
- Density discussed extensively during section 247 meetings with PA, difficult to get balance right.
- Density approach related to demand, location and transport available
- Variety of house types provided; applicant satisfied with same
- Difficulty in providing permeability to the adjoining site to south
- Adjoining lands to east – in order to achieve density then zoning will have to be looked at and this will then provide permeability to east
- Proposed development is designed to high standard
- Permeability throughout site, no access to adjoining sites
- Applicant will have regard to DMURS in relation to the proposed design
- The site is at the edge of the developed / zoned area of Limerick City.
- Site close to amenities, diversity of potential accommodation

**Planning Authority's Comments:**

- Current LAP, draft LAP due 12<sup>th</sup> October 2020
- LAP zoning will have regard to the development plan core strategy, zoning of adjoining lands will remain the same, no additional residential zoning proposed
- Applicant has indicated that they may seek rezoning of open space at later date
- Unlikely that open space zoned lands will be rezoned
- Current plan to expire in May 2021
- City plan to be reviewed and new Metropolitan plan to be published, this will be an 18-month process
- Southern Environs LAP to be interim plan
- Part 8 process was to provide a primary park in this area, however land then became available in Mungret and a new park was developed there
- District level park in this area and having regard to Covid-19, PA's may come under more pressure to create more amenity areas
- Applicant may consider developing a portion of this open space as part of this application
- PA not satisfied with open space area in the flood zone
- PA satisfied with density having regard to zoning
- Site is located in suburban area

**2. Design and layout of development including provision of public open space and communal facilities**

**ABP Comments:**

- Applicant to provide a detailed rationale for the proposed design and layout in the application.

- Address issues raised in PA Opinion regarding the design and layout, ABP would have similar issues
- The proposed development is different to those around it
- More information required in relation to the distribution and use/function of public open spaces within the development.
- Applicant to address issues raised in the PA Opinion regarding landscaping
- Applicant to look at character areas within the development
- Have regard to pedestrian/cycleways in proposed development as layout appears to be roads dominated
- How to create edge to open space that will serve wider area, creating edge/presence on regional road and to open space zoned lands
- Address how proposed development will fit into wider area
- Have regard to finishes, materials, etc.
- Address flood zone use of open space
- Integrated approach needed
- Application to provide an integrated approach to roads, pedestrian / cycle facilities, parking, landscaping, SuDs, etc.
- Appears a lot more work carried out than what has been submitted in the documentation
- Address green route objective
- Access indicated to southeast, ensure included in redline and provide details of who will carry works out.
- Submit rationale in relation to car parking provision, have regard to national policy and apartment guidelines in conjunction with Development Plan and transport etc. in area.
- Address how lighting and landscaping will integrate with car parking
- Address design and functionality of landscaping proposed
- 3-D images/axonometrics may assist in showing design and layout
- Address noise and potential impacts from the R510 and the motorway to the north of the site.

**Prospective Applicant's Comments:**

- Design and layout were prepared in consultation with the PA
- Road proposed through development to connect to adjoining lands.
- Maximises pedestrian/cycle provision, including new connection to the south.
- 1 access from regional road into proposed development but may be more in future pending open space zoning
- Created streetscapes which change as you walk through development, leading to different open spaces and squares
- Open space can be used by those outside proposed development, providing amenity for children
- Houses designed to overlook open spaces within the development
- Higher density along central square to create a plaza
- Trying to create permeability to adjoining sites
- Car parking provision is as is required in Development Plan, intend to reduce having regard to national policy
- No on-street car parking as you enter proposed development, parking will be located at side and behind houses
- Grouped car parking proposed in less conspicuous spaces
- Incidental open space will have trees etc. planted
- All houses have integrated landscaping which will change colour seasonally

- Grouping of car parking can help reduce number of spaces
- Can submit car parking design process in application to show how proposals were developed
- Some houses will be dual aspect and will overlook car parking
- Additional drawings to be submitted in application to show walkways and cycleways etc.
- Will show how private and public spaces meet each other
- Details to be submitted showing each apartment block and how it relates to amenities around it
- No hidden car parking in proposed development
- Will consider proposed development facing regional road, eastern boundary edge
- Loop road/spine road will allow for people travelling into proposed development and futureproofing proposals and open space

**Planning Authority's Comments:**

- PA satisfied with proposed development
- Development dominated by car parking spaces
- Open space at northern corner, consider integrating more home zones/play lots
- Address who will manage open space
- Consider provision of streetscape on regional road, have regard to noise impacts from the R510 and motorway

**3. Flood risk**

**ABP Comments:**

- Flood zone in northwest corner of proposed site
- Site Specific Flood Risk Assessment submitted
- Some surface water attenuation infrastructure located in flood zone A which might be problematic
- Guidance from PA in relation to flood defences, address in application with regard to the provisions of the Planning System and Flood Risk Management Guidelines for Planning Authorities (including the associated Technical Appendices)
- Have regard to issues that have arisen in relation to attenuation and other infrastructure in flood zones adjoining residential development in other areas
- PA and applicant should engage in further discussions to resolve issues prior to lodging application

**Prospective Applicant's Comments:**

- Proposed site slopes, attenuation kept above levels of roads etc.
- Designed so overflow will flow into lower lands
- Attenuation at elevated levels locally

**Planning Authority's Comments:**

- Residential development kept out of flood zone
- Address attenuation of stormwater
- Hydrological modelling should be submitted

#### **4. Appropriate Assessment**

##### **ABP Comments:**

- Designated sites at the River Shannon to the north of the development site
- PA Opinion raised issues regarding potential ground water connections to designated sites
- Address any indirect impacts on designated sites
- Address source-pathway-receptor connections to designated sites, also potential ex-situ issues.
- Have regard to AA issues on other SHD applications in Limerick, consider NPWS comments on same.
- Department guidance refers to 15 km radius for direct and indirect impacts on designated sites
- ABP will not carry out AA as part of pre-application

##### **Prospective Applicant's Comments:**

- Groundwater linkages will be addressed in updated NIS
- Ecological survey carried out and will submit with application
- Otter survey to be submitted with application
- Cumulative effects will be addressed
- Indirect effects assessed at 2Km which brings in 2 designated sites but can look at wider radius, will address in application
- Will engage with NPWS

##### **Planning Authority's Comments:**

- Address issues raised in PA Opinion

#### **5. Roads, Traffic and Transportation Issues. Pedestrian and cycle connections**

##### **ABP Comments:**

- Roads and pedestrian/cycle provision already discussed
- Address transport issues raised in PA Opinion including impacts on junctions and parking
- Consideration of traffic impacts having regard to mobility management and public transport
- Address if there is any public transport corridors proposed
- Address strategic development and public transport
- Address future infrastructure and how it can be included in application
- ABP can only have regard to plans and policies that are in place when the application is lodged
- Road infrastructure connecting to roundabout carried out prior to DMURS, address DMURS in application
- Address pedestrian/cycle connections to the wider area in application
- Ensure pedestrian / cycle connections are clear in all drawings not solely engineering drawings
- Be clear in documentation regarding pedestrian/cycle connections from proposed site into adjoining site, i.e. ownership of lands and who is going to carry out works. Should be within red line site boundary if possible.

- ABP have refused SHD applications where sections of public infrastructure are missing, show all connections in application
- Clearly demonstrate if using pedestrian/cycle connections in adjoining estate

**Prospective Applicant's Comments:**

- PA informed applicant at section 247 meetings that majority of traffic study had been carried out, might indicate what stage this is now at
- Traffic and Transport Impact Assessment to be submitted with application
- Site access will be from regional road, can show roundabout can carry traffic from proposed development
- Mobility management will be integrated with TTIA Report
- Traffic generated from proposed development should not be any more than what previously permitted development would have generated
- Dock Road junction upgrade
- N69 to be downgraded to regional road and be under the control of the PA
- Cycle connections to R510 and adjoining site
- Bus connections clearer in draft LSMATS proposals
- Roundabout constructed to serve previously approved development on site
- Pedestrian/cycleway within adjoining estate with public right of way
- Access to Quinn Cross Roundabout from adjoining estate
- 2-way cycleway within proposed site will link to 2-way cycleway to north

**Planning Authority's Comments:**

- TTIA still outstanding
- TII also looking for assessment
- Applicant should engage in further discussions with PA
- Address public transport
- Strategic bus corridor proposed for area which will be within walking distance from proposed development
- Proposed bus corridor will be carried out in conjunction with NTA
- Any future proofing of rail line as transport corridor to the north of proposed site, may form part of LSMATS
- LSMATS currently at public consultation stage
- Development on proposed site will affect junction on Dock Road
- Currently no pedestrian/cycle provision going south, consider including in application
- Access to south brings you away from desire line
- No pedestrian/cycleways on regional road to Quinn Cross Roundabout, adjoining site pedestrian/cycleways goes to Fr. Quinn Road away from desire line
- No short to medium term proposals for any infrastructural works to regional road

**6. Any other matters**

**ABP Comments:**

- EIA screening not addressed in pre-application, address in application
- Schedule 7a to be included in application if not submitting EIAR
- Ensure clear and consistent details in all documents and drawings in application from all agencies



**Prospective Applicant's Comments:**

- Full EIA screening to be submitted with application
- Proposed development stands on its own merits
- TTIA and Landscape strategy to be submitted with application

**Conclusion**

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 [cgsdesignqa@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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Tom Rabbette  
Assistant Director of Planning  
October, 2020