

PROJECT NO. 34.11/2021



Statement of Response

Residential Development at R510, Raheen, LIMERICK

DATE:FEBRUARY 2022

ON BEHALF OF: DW
RAHEEN Developments
Limited

1.0 INTRODUCTION

This report sets out a detailed response to the Opinion by An Bord Pleanála on a Strategic Housing Development for a residential development at R510, Raheen, Limerick. The opinion was issued in October 2020 and refers to case ref. no. **ABP 307185-20**.¹

The Opinion statement lists the following issues that need to be addressed:

- **Residential Density**
- **Design and Layout of Residential Development**

Section 2 of this report sets out how each of these issues have been addressed in the application documentation.

In addition, the Opinion statement lists specific information that should be submitted with an application for permission. Section 3 of this report sets out how each of these issues have been addressed in the application documentation. Section 4 summarises the changes between the proposed scheme as submitted for pre-application consultation and the scheme that is now proposed. Section 5 sets out the conclusions.

This report should be read in conjunction with all of the documentation submitted with the planning application but in particular the additional reports that have been prepared in response to the issues dealt with in sections 2 and 3 of this report.

2.0 STATEMENT OF RESPONSE TO ISSUES RAISED

Residential Density

“Further consideration of the documents as they relate to residential density. The prospective applicant is advised to justify the proposed residential density with regard to (i) the Core Strategy of the relevant Development Plan; (ii) national planning policy including the National Planning Framework and the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities and (iii) the location / accessibility of the site relative to existing / proposed public transport services, district centres, retail facilities, local amenities and employment centres. The further consideration of this issue may require an amendment to the documents and/or design rationale submitted.”

¹ *Planning and Development (Housing) and Residential Tenancies Act 2016 Notice of Pre-Application Consultation Opinion – Case Reference ABP-307185-20, An Bord Pleanála, October 2020.*

The applicant has increased the density from the previously proposed 36.5 units/ha or 37.3 units/ha excluding creche to: 40.3 units/ha or 41.1 units/ha excluding the creche.

While it is acknowledged that increased residential densities are encouraged in the Core Strategy of the Development Plan and national planning policy as reflected in the National Planning Framework and the S28 Guidelines, it is considered that the site represents a suburban location site which is not directly proximate to high quality public transport services.

Design and Layout of Residential Development

“Further consideration/justification of the documents as they relate to the design and layout of residential development. The prospective applicant should satisfy themselves that the proposed design and layout provide the optimal urban design and architectural solution for this site and are of sufficient quality to ensure that the proposed development makes a positive contribution to the character of the area over the long term. In this regard, the submitted documents should allow for particular consideration of the following matters:

- (i) The proposed residential layout shall integrate with any Open Space and Recreational zoned lands adjoining the development site. The applicant shall provide a Masterplan for all the lands in their ownership at this location (including lands outside the red line site boundary) reflecting the current zonings in the Southern Environs Local Area Plan 2011-2017 (as extended), or any subsequent Local Area Plan in force when the application is lodged. The Masterplan shall also include consideration of potential links to the disused railway line to the north of the development site, which may be developed as a sustainable travel link.*
- (ii) The proposed residential layout shall avoid any areas identified as ‘Flood Zone A’ in the Site Specific Flood Risk Assessment, including infrastructure such as roads and surface water drainage infrastructure.*
- (iii) The proposed residential design and layout shall address the provision of a strong urban edge to the R510. The prospective applicant is also advised to consider potential impacts on the residential amenities of adjacent properties to the immediate south of the development site.*
- (iv) The development shall comprise separate Character Areas, with an integrated hierarchy of public open spaces at accessible, well overlooked locations throughout the site. The public open spaces shall address specific functions such as active / passive open spaces and play areas. The Character Areas shall include a consistent approach to (i) the design and finish of houses /*

apartment buildings; (ii) roads and footpaths materials and finishes; (iii) hard and soft landscaping and tree retention (where proposed); (iv) relevant SuDS measures.

(v) The layout, distribution, hierarchy and functionality of public open space within the development shall have regard to relevant policies in the Southern Environs Local Area Plan 2011-2017 (as amended);

(vi) The proposed residential layout shall be consistent with DMURS and shall include satisfactory pedestrian and cycle links to the R510 and, where possible, creation of pedestrian and cycle links to adjoining residential development to the south of the development site. Proposals for any such link on lands outside the red line site boundary shall include details of (i) ownership of the lands in question; (ii) who is going to carry out the proposed works and (iii) a timeframe for completion of same and should be included within the red line site boundary if possible. The applicant shall also provide details of existing pedestrian and cycle connections in the wider area and integration with same. (vii) Integrated proposals for hard and soft landscaping; tree retention and enhancement (where considered desirable); SuDS measures and materiality; finishes of roads and car parking areas; design, layout and finishes of houses and apartments and related private open spaces, along with the potential creation of character areas within the development;

(vii) The associated provision of a public lighting scheme;

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted relating to design and layout of the proposed development.”

Additional reports have been prepared to address these issues. Please refer to the **Architecture Report and Urban Design Statement** by Gleeson McSweeney, Architects² for details with regard to the integration of the proposed development with lands adjoining incl. a masterplan. In addition, please refer to the **Tree Survey and Arboricultural Impact Assessment** report by SLR Consulting³, the **Exterior Lighting Plan**⁴ by DKP.

Item (i) – Please refer to the Masterplan **Drawing no. 1704-10-103 – Masterplan**. This Masterplan shows how the proposed development in the eastern portion of the lands are fronting onto an area of public open space without a road being located between the houses and the open space. This will ensure

² *Architecture Report and Urban Design Statement*, Gleeson McSweeney, Architects, November 2021.

³ *Tree Survey and Arboricultural Impact Statement*, SLR Consulting, December 2021.

⁴ *Exterior Lighting Plan*, DKPartnership, January 2022.

maximum benefit of the open space for residential amenity of the occupants of the houses. While the masterplan shows how future development could take place in a consistent manner with the layout in the planning application, it also shows that the public open space that will be provided as part of the proposed development near the eastern site boundary, will be integrated with the adjoining lands that are also controlled by the applicants. The cycle lane and footpath that are proposed near the eastern site boundary will thus form a central spine route within the public open space area that transcends the application site boundary. With regard to connections to a possible future green route along the disused railway line, the masterplan also shows how this can be achieved.

Item (ii) - Please refer to the **Site Layout Plan**⁵, which shows that no infrastructure of any kind is proposed in the area identified as Flood Zone A in the Site Specific Flood Risk Assessment with the exception of the cycle lane / walkway.

Item (iii) - A strong urban edge to the R510 has been created by means of apartment development facing the road. Please refer to the **Site Layout Plan**. Residential amenities of adjacent properties to the south of the development site have been considered by achieving adequate separation distances and limiting the height of buildings that adjoin the site boundaries or existing development, to either single or two storey height. Please refer to the **Architecture Report and Urban Design Statement** and **Site Layout Plan**.

Item (iv) - The proposed layout for the development shows a number of character areas with an integrated hierarchy of public open spaces. Each character area is also identified through use of materials (e.g. different colour bricks). Please refer to the **Architecture Report and Urban Design Statement** and **Drawing 1704-10-106 – Open Space Areas**.

Item (v) – Please refer to the **Planning Report and Statement of Consistency** by RW Nowlan & Associates⁶ in relation to the layout, distribution, hierarchy and functionality of the public open space within the development and how it complies with the Local Area Plan.

Item (vi) – The proposed layout is consistent with DMURS. A cycle lane and walkway is proposed along the R510 site frontage within the site boundary. This route connects with existing and planned cycle routes along the R510. There are three connection points from within the development site with this cycle lane/walkway. Cycle lanes and pedestrian links to the R510 are therefore provided in the site layout. Further linkages have been provided for in the site layout from the cycle lane/walkway that runs around the perimeter of the site to: (i) a possible future greenway cycle lane along the disused railway line near the northern site boundary as well as to (ii) any future cycle/pedestrian routes in the adjoining open

⁵ Drawing no. 1704-10-101.

space near the eastern site boundary. The perimeter cycle lane/walkway also links to a public road in the adjoining residential development to the south. All works relating to cycle lane and pedestrian route infrastructure are situated within the red line site boundary and will be completed as part of the proposed development. Please refer to the **Site Layout Plan**. Detailed proposals for hard and soft landscaping incl. tree enhancement are provided in the **Landscape Specification Report** by P C Roche and Ass.⁷ while details regarding tree retention are provided in the **Tree Survey and Arboricultural Impact Assessment**. The report concludes that while some trees of high arboricultural quality, the majority of trees to be removed are categorised as being of moderate quality. Considering the retention of mature trees along the western boundary and proposed native tree planting as part of the development, the overall loss of trees is not considered significant. Please refer to these documents.

Please refer to the **Civil Engineering Report** by Hutch O'Malley, Consulting Engineers⁸, in relation to SuDS measures and materiality and finishes of roads and car parking areas. Details in relation to design, layout and finishes of houses and apartments and related private open spaces, along with the potential creation of character areas within the development are set out in the **Architecture Report and Urban Design Statement**.

Item (vii) - Please refer to the **Exterior Lighting Plan**.

3.0 STATEMENT OF RESPONSE TO SPECIFIC INFORMATION REQUIRED

Housing Quality Assessment

The specific information that is required relates to a Housing Quality Assessment with regard to the standards set out in the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities as well as relevant policies in the Southern Environs LAP 2011-2017 (as extended). Please refer to the **Schedule of Compliance** by Gleeson McSweeney, Architects⁹ which sets out how each of the individual apartment units comply with the relevant standards. For houses, compliance with relevant standards is also demonstrated.

⁶ *Planning Report and Statement of Consistency*, R W Nowlan & Associates, December 2021.

⁷ *Landscape Specification Report*, P C Roche and Ass., November 2021.

⁸ *Civil Engineering Report*, Hutch O'Malley, Consulting Engineers, December 2021.

⁹ *Schedule of Compliance*, Gleeson McSweeney, Architects, December 2021.

Building Life Cycle Report

The specific information that is required relates to a Building Lifecycle Report. Please refer to the attached **Building Lifecycle Report** by DKP.¹⁰

Taking in Charge Areas

The specific information that is required relates to a site layout plan showing which, if any, areas are to be taken in charge by the planning authority. Please refer to **Drawing 1704-10-105 – Take in Charge Proposal** for the proposal by the applicant. However, the applicant will accept a condition requiring specific areas to be taken in charge to be agreed before development commences.

Noise Assessment

The specific information that is required relates to a noise assessment, which addresses the potential noise impact from the N18 and R510 on the proposed development and clearly outlines proposed noise mitigation measures, if so required. The noise assessment should be carried out by a suitably qualified acoustic engineer. Please refer to the **EIAR Chapter on Noise and Vibration** that is included with the planning application documentation.

Traffic and Transport Impact Assessment

The specific information that is required relates to Traffic and Transport Impact Assessment, to be prepared in consultation with Limerick City and County Council and to include consideration of (i) mobility management and public transport currently available in the area; (ii) potential impacts on relevant local road junctions including (but not necessarily limited to) the R510 Ballykeefe Roundabout, R510 Quinns Cross Roundabout and N69 Dock Road Interchange. Please refer to the **EIAR Chapter on Traffic and Transportation** that is included with the planning application documentation. The conclusions are that the proposed development will not have a material impact on the operation of the junctions assessed.

¹⁰ *Building Lifecycle Report*, DK Partners, December 2021.

Car Parking

The specific information that is required relates to a rationale for the proposed parking provision with regard to development plan parking standards and to the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to include details of parking management for the apartments. The proposed car and cycle parking provision should include areas designated for parking or drop off purposes associated with the childcare facility.

A total of 325 car parking spaces has been provided. While this is less than required under the development plan standards, this provision is considered to meet the requirements under Government Planning Guidelines. Management of the car parking spaces for the apartments will be controlled by the Owners Management Company that must be set up for the apartments. Car parking and drop off for the creche is from a simple cul de sac road. See for full details the **Architecture Report and Urban Design Statement**.

Stage I Road Safety Audit

The specific information that is required relates to the preparation of a Stage I Road Safety Audit. Please refer to the **Road Safety Audit**¹¹ by RoadPlan.

Site Specific Flood Risk Assessment

The specific information that is required relates to an updated SSFRA to include (i) details of proposals for the drainage of the site and the attenuation of surface water runoff; (ii) hydraulic modelling and (iii) Justification Test with regard to the presence of Flood Zone A at the site. The issue of existing flood defences in the area is to be considered with regard to the relevant guidance provided in the Planning System and Flood Risk Management Guidelines for Planning Authorities (including the associated Technical Appendices). Please refer to the **Flood Risk Assessment** by JBA Consulting Engineers.¹²

¹¹ *Road Safety Audit Stage 1 / 2*, Roadplan, 17/12/21.

¹² *Raheen Flood Risk Assessment*, JBA Consulting, January 2022..

Landscape and Visual Impact Assessment

The specific information that is required relates to a Landscape and Visual Impact Assessment with photomontages and CGIs of the proposed development, to include, inter alia, consideration of visual impacts on the R510, on the disused railway line to the north of the site, on adjacent residential areas and on any sensitive or designated views / prospects in the vicinity, with regard to relevant development plan landscape designations. Please refer to the **Landscape and Visual Impact** chapter in the EIAR.

Landscaping Plan

The specific information that is required relates to a detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture, where proposed, also a Tree Survey, Arboricultural Impact Assessment and details of measures to protect trees and hedgerows to be retained at the site (where relevant). Please refer to the **Tree Survey and Arboricultural Impact Assessment** and **Landscape Specification Report**. In relation to street furniture playground equipment and fitness/exercise equipment is proposed to be provided in suitable locations throughout the large open space. See **Architecture Report and Urban Design Statement** for further details.

Childcare Facilities

The specific information that is required relates to a rationale for proposed childcare provision (or lack of same) with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to provide details of existing childcare facilities in the area and demand for childcare provision within the proposed scheme. The applicant is advised to consult with the relevant Childcare Committee in relation to this matter prior to the submission of any application. The capacity of the childcare facility is based on the assumption that for one bed units no spaces are required. The total requirement for the proposed childcare facility is estimated to be ca. 66 places. Please refer to the separate **Childcare Demand Analysis report**¹³.

¹³ *Childcare Demand Analysis*, R W Nowlan & Associates, December 2021.

Ecological Impact Statement

The specific information that is required relates to an Ecological Impact Statement to consider the retention and management of hedgerow boundaries at the site. Please refer to the following Chapters in the EIAR: **Biodiversity, Land, Soil and Geology and Water and Hydrology**.

AA screening report or Natura Impact Statement

Please refer to the **Appropriate Assessment Screening Report & Natura Impact Statement** by SLR Consultants¹⁴.

Part V

The specific information that is required relates to details of Part V provision clearly indicating the Part V units. To satisfy Part V obligations the applicant has specified 38 units to be allocated as social units. This represents 10% of the total number of dwelling units. The units will be spread across the various blocks within the development scheme. Please refer to the **Part V Compliance Letter**¹⁵ received from the Housing Development Directorate in the local authority which has been included in the planning application documentation as well as **Drawing 1704-10-105 – Part V**.

EIAR

The Opinion further states that the information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document. This relates to requirements in relation to environmental impact assessment for subthreshold development where no screening determination was made under section 7 of Act of 2016. As the revised application site now exceeds the minimum threshold for mandatory Environmental Impact Assessment, an **Environmental Impact Assessment Report** (EIAR) has been prepared and accompanies the planning application.

¹⁴ *Appropriate Assessment Screening Report & Natura Impact Statement*, SLR Consultants, December 2021.

¹⁵ *Part V Compliance Letter*, 16/12/19, Housing Development Directorate, Limerick City & County Council

4.0 SUMMARY OF CHANGES IN THE PROPOSED SCHEME

As a result of the pre-application consultation with An Bord Pleanála a number of design changes have been made to the proposed development. The main changes can be summarised as follows:

- **Increase in residential density to 41 units per hectare**
- **Improved integration with open space to the east of the application site**
- **Provision of a strong urban edge to the R510 along western boundary of the site**
- **Coherent hierarchy of character areas defined by individual access points from a spine road and a hierarchy of open space**
- **Provision of a road hierarchy and perimeter cycle lane/walkway which is linked to existing and proposed road and cycle way infrastructure on adjoining land.**

The design changes address all suggestions and concerns expressed in the meeting and subsequent opinion document received from An Bord Pleanála. It is considered that these changes have provided further improvements to a strong development scheme and have not changed the fundamental design philosophy of the proposed development which is to provide a well designed residential development for a site located in the suburbs of Limerick City.

CONCLUSIONS

This statement of response has addressed all issues included in the Pre-Application Consultation Opinion from An Bord Pleanála. In addition, the specific information that should be submitted with the planning application for the proposed development has been included in the documents listed in Appendix A.

The prescribed authorities identified in the pre-application consultation opinion from An Bord Pleanála have also been notified of the submission of the planning application in accordance with Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. A sample letter is included in appendix B.

Appendix A – List of Supporting Documentation

New Reports Additional to the Reports Submitted with the Pre-application Consultation Documents:

- Statement of Response – *RW Nowlan & Associates*
- Childcare Rationale Report – *RW Nowlan & Associates*
- Schedule of Accommodation – *Gleeson McSweeney Architects*
- Daylight Reception Analysis Report – *DKP Partnership*
- Effect on Daylight Reception Analysis – *DKP Partnership*
- Sunlight Reception Analysis – *DKP Partnership*
- Description of Landscaping Elements and Landscape Specification – *PC Roche & Associates*
- Schedule of Landscape Drawings – *PC Roche & Associates*
- Landscape Drawings – *PC Roche & Associates*
- Statement of Design Acceptance from Irish Water
- Exterior Lighting Plan – *DKP Partnership*
- Site Investigation Report – *Priority Geotechnical*
- Tree Survey and Arboricultural Impact Assessment – *SLR Consulting*
- SLR Drawings Register – *SLR Consulting*
- Drawing T1 – Tree Survey Plan – *SLR Consulting*
- Soil Management Plan – *SLR Consulting*
- Building Lifecycle Report – *DKP Partnership*

EIAR

- Non-Technical Summary
- Environmental Impact Assessment Report

Updated Reports previously Submitted with the Pre-application Consultation Documents:

- Planning Report and Statement of Consistency – *RW Nowlan & Associates*
- S247 Pre Application Consultation Report – *Limerick City and County Council*
- Architecture Report and Urban Design Statement – *Gleeson McSweeney Architects*
- Computer Generated Images – *Gleeson McSweeney Architects*
- Compliance Schedule Houses – *Gleeson McSweeney Architects*
- Compliance Schedule Apartments – *Gleeson McSweeney Architects*
- Schedule of Architecture Drawings – *Gleeson McSweeney Architects*
- Architecture Drawings – *Gleeson McSweeney Architects*

- Site Layout Map – *Gleeson McSweeney Architects*
- Site Location Map – *Gleeson McSweeney Architects*
- Part V Confirmation Letter – *Limerick City and County Council*
- Civil Engineering Report – *Hutch O'Malley Consulting Engineers*
- Construction Waste Management Plan – *Hutch O'Malley Consulting Engineers* (Note: Name change to Construction Environmental Management Plan)
- Schedule of Engineering Drawings – *Hutch O'Malley Consulting Engineers*
- Engineering Drawings – *Hutch O'Malley Consulting Engineers*
- Road Safety Audit Stage 1 – *Road Safety Matters*
- Confirmation of Feasibility Statement from Irish Water
- Flood Risk Assessment – *JBA Consulting Engineers and Scientists*
- AA Screening and NIS Report – *SLR Consulting*

Appendix B – Sample Letter to Prescribed Bodies



Land Use Planning
Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8
D08 DK10

37 Lower Baggot
Dublin 2
D02 NV30

Date: 22nd March 2022

RE: STRATEGIC HOUSING DEVELOPMENT PLANNING APPLICATION AT LANDS AT BALLYKEEFFE, RAHEEN, LIMERICK

Dear Sir/Madam,

Please be advised that DW Raheen Developments Ltd. intend to apply to An Bord Pleanala for permission for a proposed Strategic Housing Development in Ballykeeffe, Raheen, Limerick.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application is enclosed for your information. A full list of documents contained is included as an appendix to this letter.

The proposed development will consist of the provision of 384 residential house and apartment units on a ca. 10.44 hectare site located in Ballykeeffe, Raheen, Co. Limerick.

The site is greenfield land that is enclosed by existing residential development to the south and east, the R510 to the west and open land to the north. Access to the site is provided by an existing entrance off a roundabout on the R510 regional road.

The proposed development will provide as follows:

- 202 no. housing units, comprising a variety of forms to include bungalows, detached, semi-detached and terraced houses. A mix of house sizes are proposed to include 20 no. two bedroom houses, 156 no. three bedroom houses and 26 no. four bedroom houses.
- 182 apartment and duplex units across 25 small scale blocks, 2 to 4 storeys in heights, throughout the development. The apartments and duplexes provide a mix of one, two, three and four bed units, comprising of 10 no. four bedroom duplex units, 10 no. three bedroom duplex units, 6 no. two bedroom duplex units, 18 no. three bedroom apartments, 92 no. two bedroom apartments and 46 no. one bedroom apartments.

The proposed development also includes;

- A childcare facility measuring 761.75m², providing 79 childcare places (55 full time and 24 after school places), located at the south-western edge of the development.
- The provision of 377 no. car parking spaces and 311 secured bicycle parking spaces.
- The provision of 3 no. ESB sub-stations, ancillary services and infrastructure works including foul and surface water drainage, attenuation areas, landscaped public open spaces (approximately 29,500m², or 28.2% of the total site area), landscaping, lighting, internal roads, cycle paths, and footpaths.

A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) have been prepared in respect of the proposed development.

The application together with an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Limerick City and County Council. The application may also be inspected online at the following website set up by the applicant: www.raheenlimerickshd.com.

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out.

Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Yours faithfully,



Robert Nowlan

Managing Director

R W Nowlan & Associates

Appendix A – List of Documents

Planning

- SHD Application Form – *RW Nowlan & Associates*
- Cover Letter to TII – *RW Nowlan & Associates*
- Site Notice – *RW Nowlan & Associates*
- Copy of Newspaper Notice – Limerick Leader – *RW Nowlan & Associates*

- Cover Letter to An Bord Pleanála – *RW Nowlan & Associates*
- Cover Letter to Limerick City and County Council – *RW Nowlan & Associates*
- Planning Report and Statement of Consistency – *RW Nowlan & Associates*
- Statement of Response – *RW Nowlan & Associates*
- S247 Pre Application Consultation Report – *Limerick City and County Council*
- Childcare Rationale Report – *RW Nowlan & Associates*

Architecture and Landscaping

- Architecture Report and Urban Design Statement – *Gleeson McSweeney Architects*
- Schedule of Architecture Drawings – *Gleeson McSweeney Architects*
- Site Location Map – *Gleeson McSweeney Architects*
- Site Layout Plan – *Gleeson McSweeney Architects*
- Architecture Drawings – *Gleeson McSweeney Architects*
- Booklet Computer Generated 3D Images – *Gleeson McSweeney Architects*
- Schedule of Accommodation – *Gleeson McSweeney Architects*
- Schedule of Compliance – *Gleeson McSweeney Architects*
- Part V Confirmation Letter – *Limerick City and County Council*
- Daylight Reception Analysis Report – *DKP Partnership*
- Effect on Daylight Reception Analysis – *DKP Partnership*
- Sunlight Reception Analysis – *DKP Partnership*
- Description of Landscaping Elements and Landscape Specification – *PC Roche & Associates*
- Schedule of Landscape Drawings – *PC Roche & Associates*
- Landscape Drawings – *PC Roche & Associates*

Engineering

- Civil Engineering Report – *Hutch O'Malley Consulting Engineers*
- Construction & Environmental Management Plan – *Hutch O'Malley Consulting Engineers*
- Schedule of Engineering Drawings – *Hutch O'Malley Consulting Engineers*

- Engineering Drawings – *Hutch O'Malley Consulting Engineers*
- Road Safety Audit Stage 1 + 2 – *Road Safety Matters*
- Confirmation of Feasibility Statement from Irish Water
- Statement of Design Acceptance from Irish Water
- Exterior Lighting Plan – *DKP Partnership*
- Flood Risk Assessment – *JBA Consulting Engineers and Scientists*
- Site Investigation Report – *Priority Geotechnical*

Environmental

- Appropriate Assessment and Natura Impact Statement Report – *SLR Consulting*
- Tree Survey and Arboricultural Impact Assessment – *SLR Consulting*
- Schedule of SLR Drawings – *SLR Consulting*
- Drawing T1 – Tree Survey Plan – *SLR Consulting*
- Soil Management Plan – *SLR Consulting*
- Building Lifecycle Report – *DKP Partnership*

EIAR

- Non-Technical Summary
- Environmental Impact Assessment Report